



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 27, 2016

Date: October 17, 2016
Case No.: **2016-002754CUA**
Project Address: **2379 Chestnut Street**
Zoning: NC-2 (Neighborhood Commercial, Small Scale)
40-X Height and Bulk District
Block/Lot: 0936/018C
Project Sponsor: Courtney Leader
915 Battery Street, First Floor
San Francisco, CA 94111
Staff Contact: Wayne Farrens – (415) 575-9172
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PROJECT DESCRIPTION

The project proposes outdoor seating (Outdoor Activity Area) in the rear yard of the existing building for use by customers of the proposed Restaurant use (a wine bar dba "Cultivar"). Proposed improvements to the rear yard include concrete paving, new landscaping, construction of a perimeter fence up to ten feet in height, and installation of new furniture including tables, chairs, and fire pits.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303 and 711.24 to allow an Outdoor Activity Area in the rear of the existing building, in the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Chestnut Street, between Divisadero and Scott Streets, Block 0936, Lot 018C. The property is located within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 2,186 square feet and is developed with an approximately 4,305 square-foot three-story mixed use building consisting of the subject ground floor commercial space and two residential units above. The subject commercial tenant space is approximately 1,145 square feet in size and was last occupied by a Formula Retail Specialty Grocery use (dba "We Olive"), which closed this location in July of 2015. The existing rear yard is approximately 625 square feet in size.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Chestnut Street commercial corridor on the south side of Chestnut Street. The subject NC-2 Zoning District covers approximately four blocks of Chestnut Street between Fillmore Street in the east and Divisadero Street in the west. The NC-2 Zoning District is intended to provide convenience goods and services to the surrounding neighborhoods as well as comparison shopping goods and services on a specialized basis for a wider market. Commercial businesses are active during the day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores. The surrounding zoning is primarily RH-3 (Residential, House, Three-Family) and NC-3 (Neighborhood Commercial, Moderate Scale).

The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two- to four-story structures mostly built between the 1920s and the 1940s. The adjacent property to the west is developed with a three-story residential building containing 28 dwelling units. The adjacent property to the east is a two-story commercial building containing a nail salon (dba "Hand Touch Nail Care") and a restaurant (dba "Mezés").

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION REQUIREMENTS

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days | October 7, 2016 | October 5, 2016 | 22 days |
| Posted Notice | 20 days | October 7, 2016 | October 7, 2016 | 20 days |
| Mailed Notice | 20 days | October 7, 2016 | October 7, 2016 | 20 days |

PUBLIC COMMENT

- As of October 17, 2016, the Planning Department has not received any public comment in support of or in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed hours of operation for the Outdoor Activity Area are as follows: Sunday 8:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday-Friday 11:00 AM to 10:00 PM, and Saturday 8:00 AM to 10:00 PM.
- A noise study prepared by a qualified sound consultant is included for the Commission's information.

- The project will eliminate access between the rear yard and the two residential units above. In addition to the requested Conditional Use authorization, the project sponsor is seeking a Variance from the Open Space requirements of the Planning Code. The Zoning Administrator will consider this request under Case No. 2016-002754VAR, following the Commission's action on the Conditional Use application.

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to allow an Outdoor Activity Area in the rear of the existing building, within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District, pursuant to Planning Code Sections 303 and 711.24. In addition, the Zoning Administrator must grant a Variance from the Open Space requirements of the Planning Code (Case No. 2016-002754VAR).

BASIS FOR RECOMMENDATION

- The project would attract a diverse customer base and help contribute to the vitality of the Chestnut Street commercial corridor.
- The project includes physical improvements and operational standards to minimize impacts to adjacent properties.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.

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| RECOMMENDATION: Approval with Conditions |
|--|

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photograph
- Environmental Analysis
- Project Sponsor Submittal

Exhibit 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"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

WF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

Planning Commission Draft Motion

HEARING DATE: OCTOBER 27, 2016

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Case No.: **2016-002754CUA**
Project Address: **2379 Chestnut Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 711.24 OF THE PLANNING CODE TO ESTABLISH AN OUTDOOR ACTIVITY AREA IN THE REAR YARD OF THE EXISTING BUILDING FOR USE BY A PROPOSED RESTAURANT (DBA “CULTIVAR”) IN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 30, 2016, Courtney Leader (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 711.24 to establish an Outdoor Activity Area in the rear of the existing building for use by a proposed Restaurant (dba “Cultivar”) in the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District.

On October 27, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002754CUA.

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

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. 2016-002754CUA, 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.** The project is located on the south side of Chestnut Street, between Divisadero and Scott Streets, Block 0936, Lot 018C. The property is located within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District and the 40-X Height and Bulk District. The parcel measures approximately 2,186 square feet and is developed with an approximately 4,305 square-foot three-story mixed use building consisting of the subject ground floor commercial space and two residential units above. The subject commercial tenant space is approximately 1,145 square feet in size and was last occupied by a Formula Retail Specialty Grocery use (dba "We Olive"), which closed this location in July of 2015. The existing rear yard is approximately 625 square feet in size.
3. **Surrounding Neighborhood.** The project site is located within the Chestnut Street commercial corridor on the south side of Chestnut Street. The subject NC-2 Zoning District covers approximately four blocks of Chestnut Street between Fillmore Street in the east and Divisadero Street in the west. The NC-2 Zoning District is intended to provide convenience goods and services to the surrounding neighborhoods as well as comparison shopping goods and services on a specialized basis for a wider market. Commercial businesses are active during the day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores. The surrounding zoning is primarily RH-3 (Residential, House, Three-Family) and NC-3 (Neighborhood Commercial, Moderate Scale).

The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two- to four-story structures mostly built between the 1920s and the 1940s. The adjacent property to the west is developed with a three-story residential building containing 28 dwelling units. The adjacent property to the east is a two-story commercial building containing a nail salon (dba "Hand Touch Nail Care") and a restaurant (dba "Mezés").

4. **Project Description.** The project proposes outdoor seating (Outdoor Activity Area) in the rear yard of the existing building for use by customers of the proposed Restaurant use (a wine bar dba "Cultivar"). Proposed improvements to the rear yard include concrete paving, new landscaping, construction of a perimeter fence up to ten feet in height, and installation of new furniture including tables, chairs, and fire pits.
5. **Public Comment.** As of October 17, 2016, the Planning Department has not received any public comment regarding this proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Open Space.** Pursuant to Planning Code Section 711.93, the subject property is required to provide 100 square feet of usable open space per dwelling unit if private or 133 square feet per unit if shared.

The subject property currently provides usable open space in the form of two private balconies (one for use by each dwelling unit) of approximately 30 square feet each and an approximately 625 square-foot rear yard. The proposal would eliminate residential access to the rear yard, resulting in a usable open space deficit of approximately 70 square feet per unit. A Variance from the open space requirements of the Planning Code is required in order for the project to proceed. The Variance request will be considered by the Zoning Administrator under Case No. 2016-002754CUA.

- B. **Outdoor Activity Area.** Pursuant to Planning Code Section 711.24, an Outdoor Activity Area is principally permitted in the NC-2 Zoning District if located in the front or is permitted with Conditional Use authorization if located elsewhere. In addition to the criteria listed in Planning Code Section 303, the Planning Commission shall find that:

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

The project sponsor is aware of the potential for noise impacts to adjacent residential uses and has agreed to actively address any such complaints. The project includes physical improvements to the existing rear yard, including a new property line fence and landscaping, for the purposes of screening and sound insulation. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

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

The project sponsor is aware of the potential for privacy impacts to adjacent residential uses and has agreed to actively address any such complaints. The project includes physical improvements to the existing rear yard, including a new property line fence and landscaping, intended to protect the privacy of adjacent uses. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

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

The proposed hours of operation for the Outdoor Activity Area are as follows: Sunday 8:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday-Friday 11:00 AM to 10:00 PM, and Saturday 8:00 AM to 10:00 PM. A condition of approval will limit the hours of operation of the Outdoor Activity Area to the hours specified above.

- C. **Use Size.** Pursuant to Planning Code Section 711.21, non-residential uses up to 3,999 square feet in size are principally permitted in the NC-2 Zoning District.

The existing tenant space is approximately 1,145 square feet in size. Inclusion of the approximately 625 square-foot rear yard will increase the use size to approximately 1,770 square feet.

- D. **Hours of Operation.** Pursuant to Planning Code Section 711.27, the principally permitted hours of operation are from 6:00 AM to 2:00 AM.

The proposed hours of operation for the Outdoor Activity Area are as follows: Sunday 8:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday-Friday 11:00 AM to 10:00 PM, and Saturday 8:00 AM to 10:00 PM.

- E. **Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:

- i. 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 subject property is located in a Neighborhood Commercial District and is surrounded by several entertainment options, including restaurants, bars, and movie theaters. The proposed Outdoor Activity Area is a desirable addition to the existing tenant mix along the Chestnut Street commercial corridor.

The project sponsor is aware of the potential for noise impacts to adjacent residential uses and has agreed to actively address any such complaints. The project includes improvements to the existing rear yard that will protect the privacy of adjacent uses and will provide both aesthetic and sound insulating benefits. The conditions of approval will ensure that the use meets minimum, reasonable performance standards and will limit the hours of operation for the Outdoor Activity Area.

- ii. 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:

Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project sponsor is aware of the potential for noise impacts to adjacent neighbors and has agreed to actively address any such complaints. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

- iii. 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 would not have any effect on accessibility or traffic patterns for persons or vehicles.

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

The conditions of approval will ensure that the use meets minimum, reasonable performance standards, including limits to the hours of operation of the Outdoor Activity Area.

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

The project includes improvements to the existing rear yard that will provide both aesthetic and sound insulating benefits.

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

The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- vii. 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 NC-2 (Neighborhood Commercial, Small Scale) Zoning District, which is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

- 7. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

The proposal will fill an existing vacancy within the Chestnut Street commercial corridor.

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.

The proposal will allow for a unique outdoor dining experience, contributing to the character of the Chestnut Street commercial corridor.

8. **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 will fill an existing vacancy, restoring a retail use to the subject property and providing opportunities for resident employment.

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

The proposal would not have any effect on housing. The proposed Outdoor Activity Area is compatible with the existing neighborhood character.

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

The proposal would not have any effect on the City's supply of affordable housing.

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

The project will not impede MUNI services or overburden streets or neighborhood parking.

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

The project will not displace any service or industry establishment. 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.

This proposal will not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The project does not involve a landmark or historic building.

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

The project will have no effect on existing parks and open spaces.

- I. 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 will contribute to the overall economic vitality of the district, thereby preserving and enhancing future opportunities for resident employment and business ownership.

9. 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.
10. 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. 2016-002754CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 30, 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 October 27, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish an Outdoor Activity Area in the rear of the existing building for use by a proposed Restaurant (dba "Cultivar"), located at 2379 Chestnut Street, Block 0936, Lot 018C pursuant to Planning Code Sections 303 and 711.24 within the **NC-2 (Neighborhood Commercial, Small Scale) Zoning District** and the **40-X** Height and Bulk District; in general conformance with plans, dated **March 30, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-002754CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 27, 2016** under Motion No. **xxxxx**. 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 **October 27, 2016** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

- 6. Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

- 9. Hours of Operation.** Use of the Outdoor Activity Area shall be limited to the following days and times: Sunday 8:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday-Friday 11:00 AM to 10:00 PM, and Saturday 8:00 AM to 10:00 PM. Staff may remain in the facility as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

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

- 10. Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when

being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

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

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

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

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

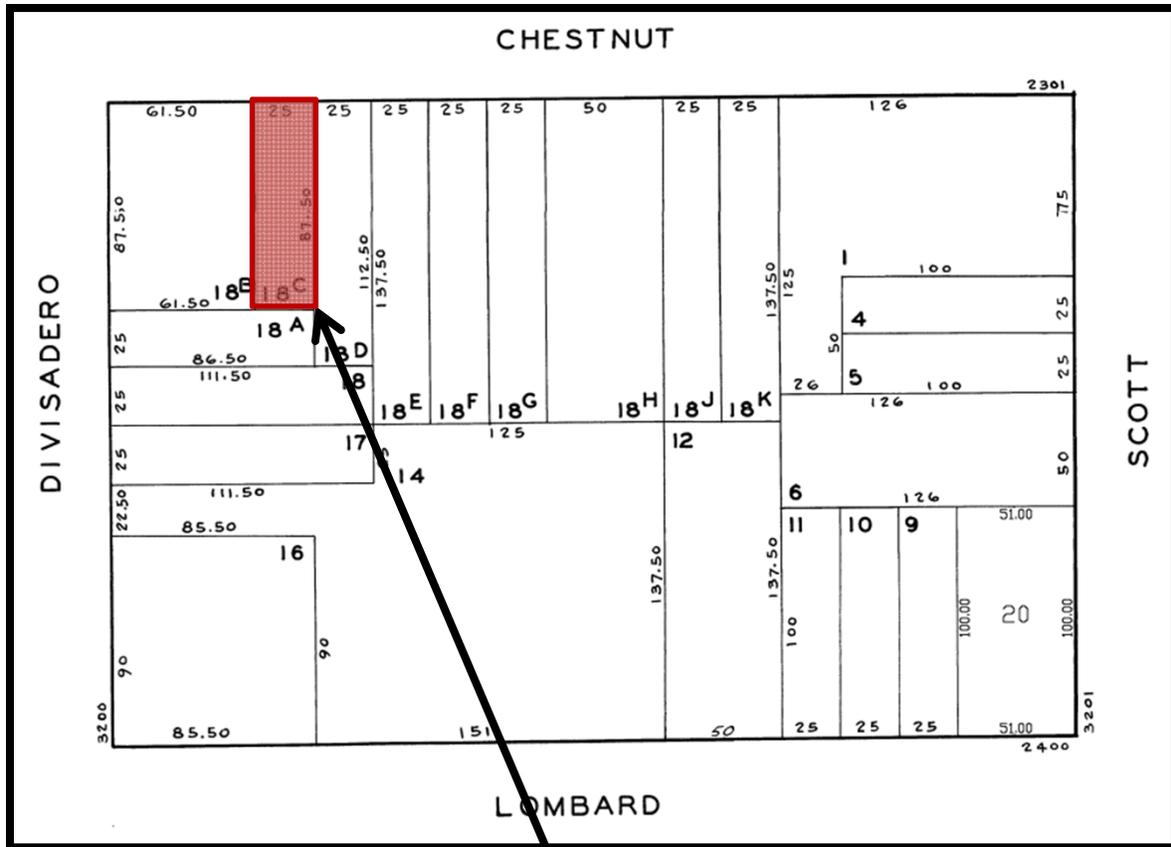
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

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

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

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

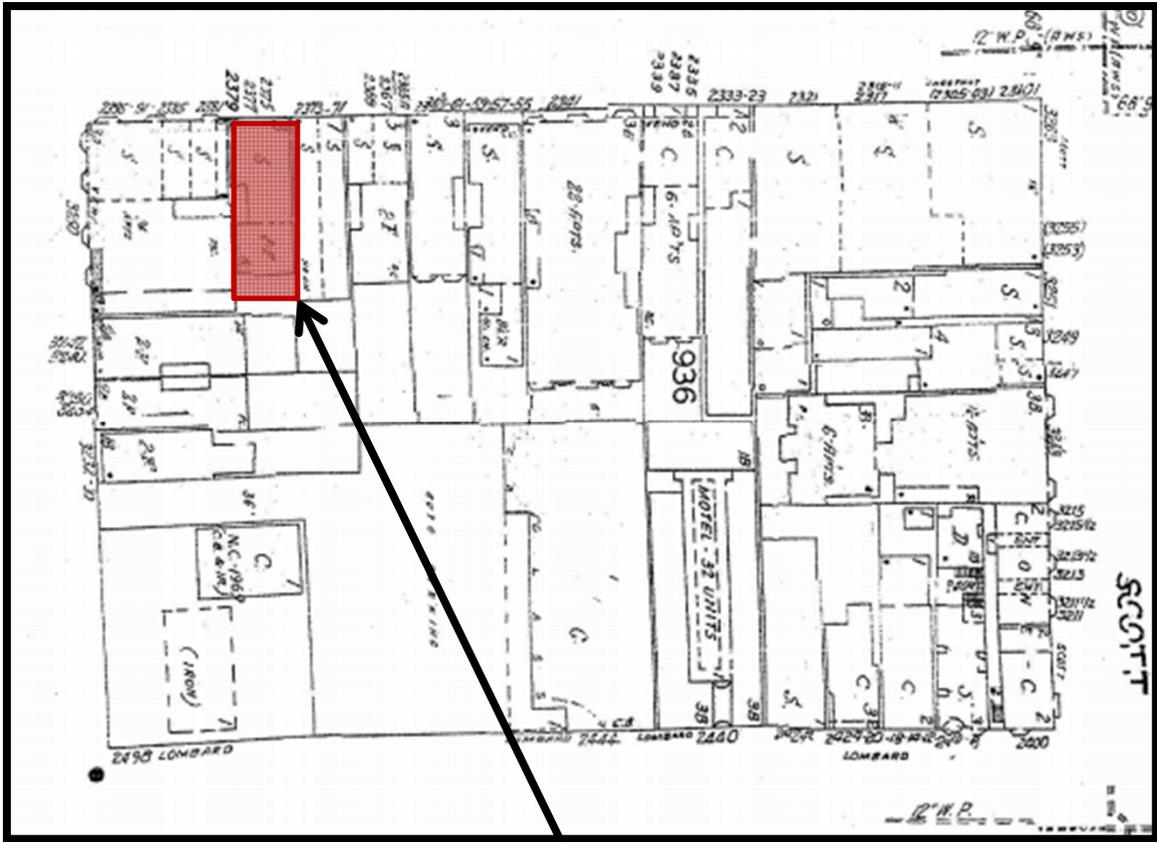
Block Book Map



SUBJECT PROPERTY



Sanborn Map*

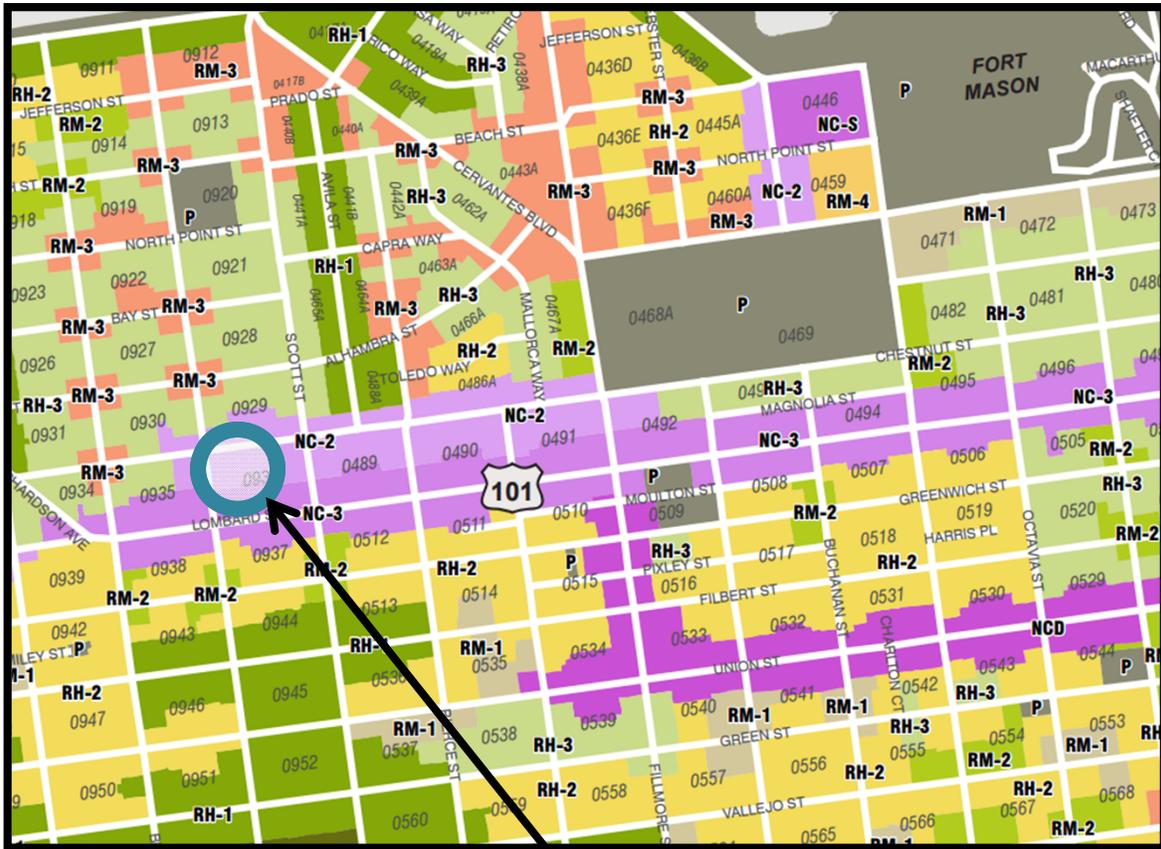


SUBJECT PROPERTY

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



Zoning Map



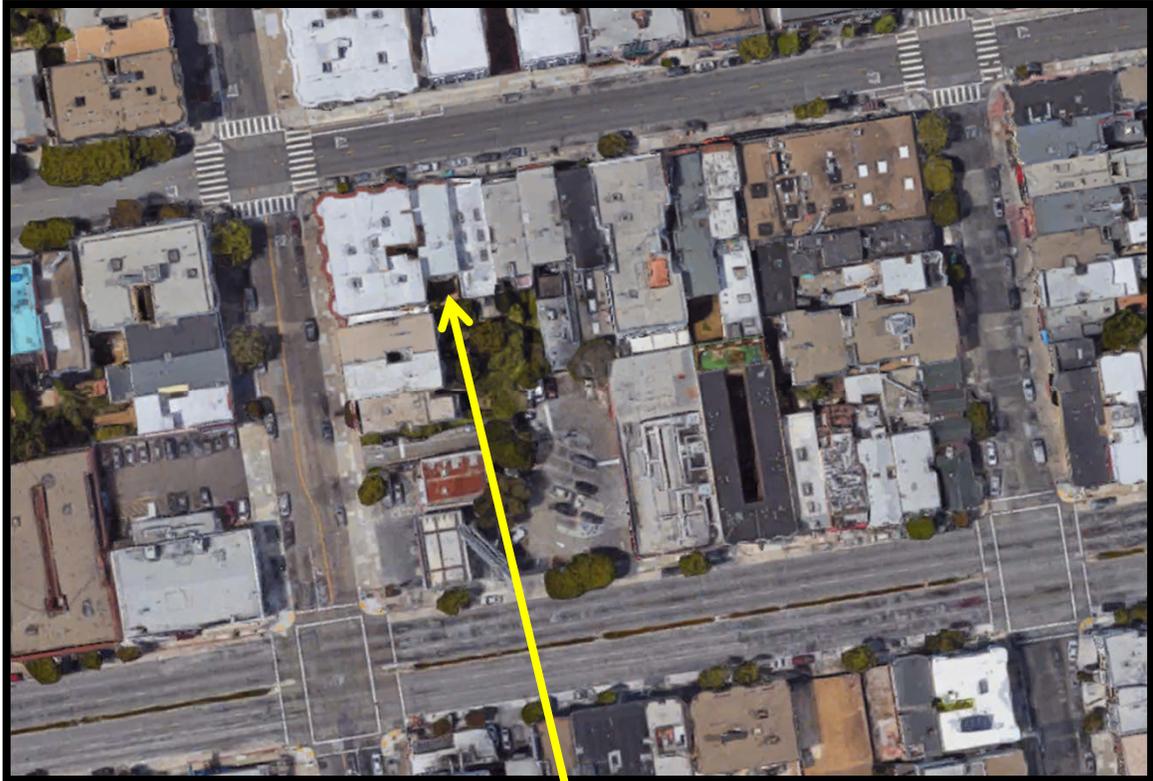
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use and Variance Hearing
Case Number 2016-002754CUA/VAR
2379 Chestnut Street
Block 0936 Lot 018C

Aerial Photo



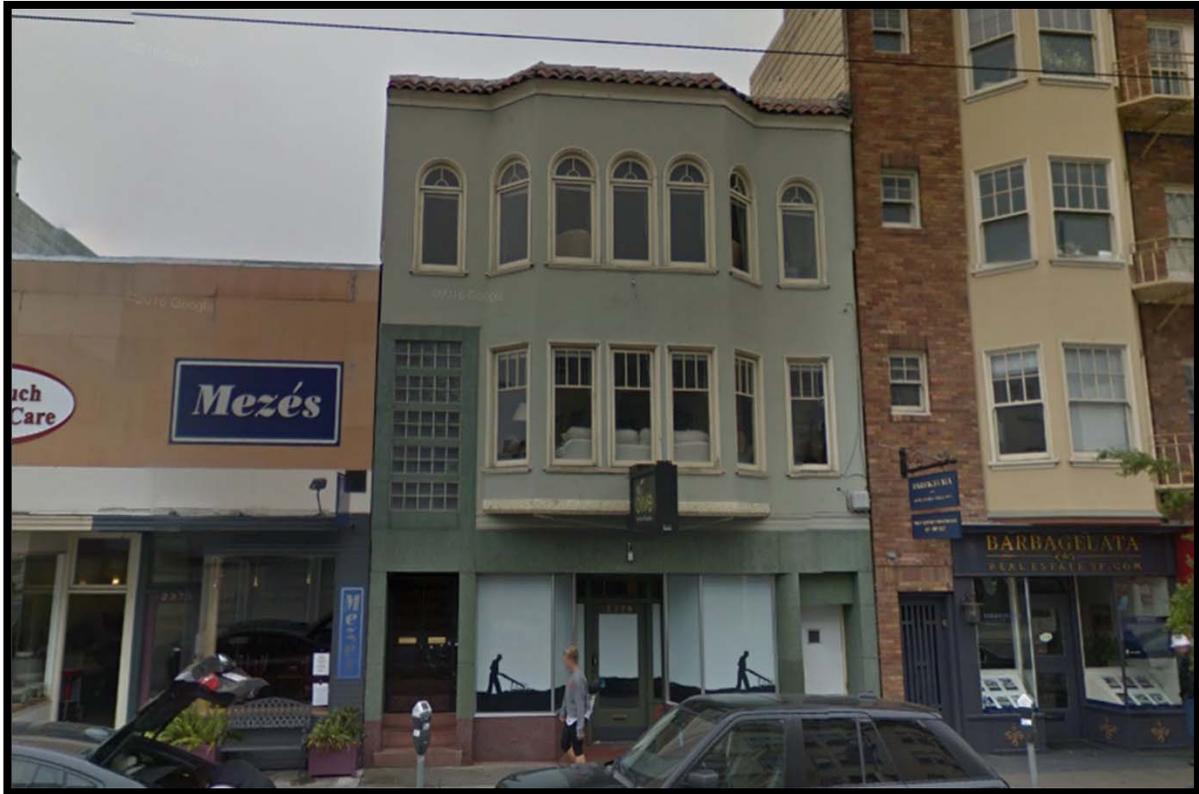
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use and Variance Hearing
Case Number 2016-002754CUA/VAR
2379 Chestnut Street
Block 0936 Lot 018C

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use and Variance Hearing
Case Number 2016-002754CUA/VAR
2379 Chestnut Street
Block 0936 Lot 018C



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

| | |
|--|---|
| *Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.* | |
| <input type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. 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. |
| <input type="checkbox"/> | Class ___ |

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|---|
| If any box is checked below, an <i>Environmental Evaluation Application</i> is required. | |
| <input type="checkbox"/> | Air Quality: 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i> |
| <input type="checkbox"/> | Hazardous Materials: 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>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i> |
| <input type="checkbox"/> | Transportation: 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"/> | Archeological Resources: 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 > CEQA Catex Determination Layers > Archeological Sensitive Area)</i> |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: 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 > CEQA Catex Determination Layers > Topography)</i> |
| <input type="checkbox"/> | Slope = or > 20%: 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 > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required. |
| <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> | |
| <input type="checkbox"/> | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above. |
| Comments and Planner Signature (optional): | |

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

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

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

| Check all that apply to the project. | |
|--|--|
| <input type="checkbox"/> | 1. Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| <input type="checkbox"/> | 4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | 8. Addition(s) 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. |
| Note: Project Planner must check box below before proceeding. | |
| <input type="checkbox"/> | Project is not listed. GO TO STEP 5. |
| <input type="checkbox"/> | Project does not conform to the scopes of work. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves four or more work descriptions. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves less than four work descriptions. GO TO STEP 6. |

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

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

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

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

| | | |
|---|---|--------------------------|
| <input type="checkbox"/> | <p>Further environmental review required. 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</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p> | |
| <input type="checkbox"/> | <p>No further environmental review is required. The project is categorically exempt under CEQA.</p> | |
| | <p>Planner Name:</p> | <p>Signature:</p> |
| | <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> | |
| <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> | | |

**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? |
| If at least one of the above boxes is checked, further environmental review is required. | |

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: |
| | |

TRANSMITTAL

To: Wayne Farrens
San Francisco Planning Dept
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Date: 06.30.2016

Copy to:

Project: Cultivar
2379 Chestnut Street
San Francisco, CA 94123

Job No: 2015.033

Attachments: Sound study and Restaurant management plan

NOTES:

Hi Wayne,

Please see the attached sound study prepared by a qualified noise consultant, and the restaurant management plan for how Cultivar plans to run and address noise, safety, and security concerns. Please let me know if you have any questions or need any further information.

Sincerely,

Courtney Leader

Issued By: SUTRO ARCHITECTS

By: Courtney Leader **Signature:**

Acoustics
Audiovisual
Telecommunications
Security

9 June 2016

Jody Harris
Cultivar Wine Bar
2379 Chestnut Street
San Francisco, CA 94123
Email: jody@cultivarwine.com

Subject: **Cultivar Wine Bar (2379 Chestnut Street)**
Outdoor Space Noise Analysis
CSA Project: 16-0351

Dear Jody:

We have conducted a noise analysis for the proposed outdoor wine space at Cultivar Wine Bar. For this project, the Planning Department has required¹ "a sound study prepared by a qualified noise consultant describing expected noise impacts to adjacent properties". After discussion with the project architect, we understand that the Planning Department is concerned with noise from patrons of the outdoor space, not project mechanical equipment. This letter summarizes our analysis.

The San Francisco Noise Ordinance² limits noise levels that can be generated by machines, devices, music or entertainment, or any combination of the same, from commercial properties. However, Appendix C of the December 2014 San Francisco Police Code noise guidelines³ states that the unamplified human voice does not violate the Noise Ordinance and will not be investigated by any city department.

MEASUREMENTS

To quantify the existing noise environment, we conducted long-term noise measurements from 26 May to 2 June 2016 in the proposed outdoor space of the Cultivar Wine Bar. Appendix A shows the measured ambient⁴ noise levels throughout the measurement period. Over the course of the week, ambient noise levels varied from 45 to 51 dB during assumed operational hours of 12pm to 11pm. The overall daily average noise levels at the outdoor space ranged from DNL⁵ 57 to 59 dB.

¹ As stated in the 5 May 2016 Review of the Conditional-Use Permit for 2379 Chestnut Street.

² Section 2909.b of the San Francisco Police Code

³ San Francisco Police Code, Article 29: Regulation of Noise, Guidelines for Noise Control Ordinance Monitoring and Enforcement, Appendix C. December 2014.

⁴ For the purposes of our analysis we are using the L₉₀ noise level of a 1-hour period as the "ambient". The L₉₀ is the noise level which is exceeded 90 percent of the time during a certain time period (1 hour). This is consistent with the City's ambient noise level definition.

⁵ DNL (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. DNL is sometimes written as L_{dN}.

Charles M. Salter, PE
David R. Schwind, FASA
Eric (Broadhurst) Mori, PE
Philip N. Sanders, LEED AP
Thomas A. Schindler, PE
Durand R. Begault, PhD, FAES
Ken Graven, PE, RCDD, CTS-D
Anthony P. Nash, PE
Cristina L. Miyar
Jason R. Duty, PE
Lloyd B. Ranola
Thomas J. Corbett, CTS
Eric A. Yee
Joshua M. Roper, PE, LEED AP
Peter K. Holst, PE, LEED AP
Ethan C. Salter, PE, LEED AP
Craig L. Gillan, RCDD
Alexander K. Salter, PE
Jeremy L. Decker, PE
Rob Hammond, PSP, NICET III
Andrew J. McKee
Steven A. Woods
Josh J. Harrison
Vinay C. Patel
Valerie C. Smith, PE
Benjamin D. Piper
Elisabeth S. Kelson
Ryan G. Raskop, AIA, NCARB
Brian C. Wourms
Diego Hernandez
Ryan A. Schofield
Alex T. Schiefer
Abner E. Morales
Adrian L. Lu
Greg R. Enenstein
Philip J. Perry, PMP
Steve L. Leiby
Kenneth W. Lim
Felipe Tavera
Blake M. Wells, LEED GA
Katherine M. Moore
Jordan L. Roberts
Sybille M. Roth
Bryce M. Graven
Heather A. Salter
Dee E. Garcia
Catherine F. Spurlock

This week-long measurement period included several nights with professional sports games (basketball and hockey), as well as typical weekday and weekend noise levels.

OUTDOOR SPACE NOISE ANALYSIS

The outdoor space will be at the rear of the 2379 Chestnut Street building and will be used as a gathering space for approximately 12 patrons. There are residences directly adjacent to the property line on the west, south, and east sides. The closest residences are located directly above the wine bar, with windows and balconies overlooking the outdoor space. Per the project drawings dated 30 March 2016, there will be an approximately 8 to 10 foot wall around the outdoor space.

When speaking at a normal voice level, sound levels are 60 to 65 dB at a reference distance of approximately 3 feet. For a raised voice level, sound levels are increased to approximately 71 to 75 dB. For the purposes of our analysis, we have assumed that half of the 12 patrons will be speaking at the same time. Estimated exterior noise levels would be as shown in Table 1. During times with fewer patrons, noise levels are expected to be lower.

Table 1: Estimated Exterior Noise Levels

| Location | Estimated Exterior Noise Level | |
|---|--------------------------------|----------------------|
| | "Normal" Voice Level | "Raised" Voice Level |
| Cultivar Wine Bar outdoor space | 73 dB | 83 dB |
| Residential balcony above outdoor space | 63 dB | 73 dB |
| Residential backyard adjacent to outdoor space* | 52 dB | 62 dB |

* This calculation assumes a minimum 8-foot tall barrier between the Cultivar outdoor space and the adjacent backyard

Estimated noise levels will generally be above the measured ambient noise levels with 12 patrons in the space, assuming that half are speaking at any given time. However, as stated above, these unamplified voices are exempted from the Noise Ordinance criterion.

We have also considered the overall increase of noise levels at the site due to the outdoor space. Assuming the wine bar will be operating from 12pm to 11pm, and that half of the patrons will be speaking simultaneously at a normal voice level for at least 30 minutes of every hour during operation (with noise levels as shown in Table 1), overall average daily noise levels will increase by approximately 3 dB at the balcony (from DNL 59 dB to DNL 62 dB). At the adjacent backyard, the overall daily average noise level is estimated to be approximately the same.

For reference, a change of 3 dB is typically perceived as just noticeable. A change of 10 dB would be perceived as a doubling of loudness.

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NOISE REDUCTION TECHNIQUES

As discussed, the City Noise Ordinance does not govern unamplified voice noise from patrons. However, to reduce occupant noise to the adjacent residences, the following preventative measures could be implemented.

1. Amplified music should not be used in the outdoor space.
2. The wall should be approximately 3 psf and should be free of cracks and gaps, including any drainage holes/slots along the bottom of the wall. Many constructions will meet the surface density requirement. For example, multiple layers of plywood or a stud wall with exterior-grade plywood sheathing and a stucco finish (or two layers of 5/8-inch thick plywood) would meet this requirement. The joints between sheathing layers should be offset by a minimum of 16 inches.
3. In order to reduce noise levels to the residences overlooking the outdoor space, a solid overhang would be needed above the outdoor space. If this is implemented, an absorptive material should be included at the underside of the overhang to reduce noise "build-up". This absorptive material could consist of two-inch thick Rainbarrier 45 mineral fiber insulation.

* * *

This concludes our current comments on the proposed outdoor space at Cultivar Wine Bar. Should you have any questions, please give us a call.

Sincerely,

CHARLES M. SALTER ASSOCIATES



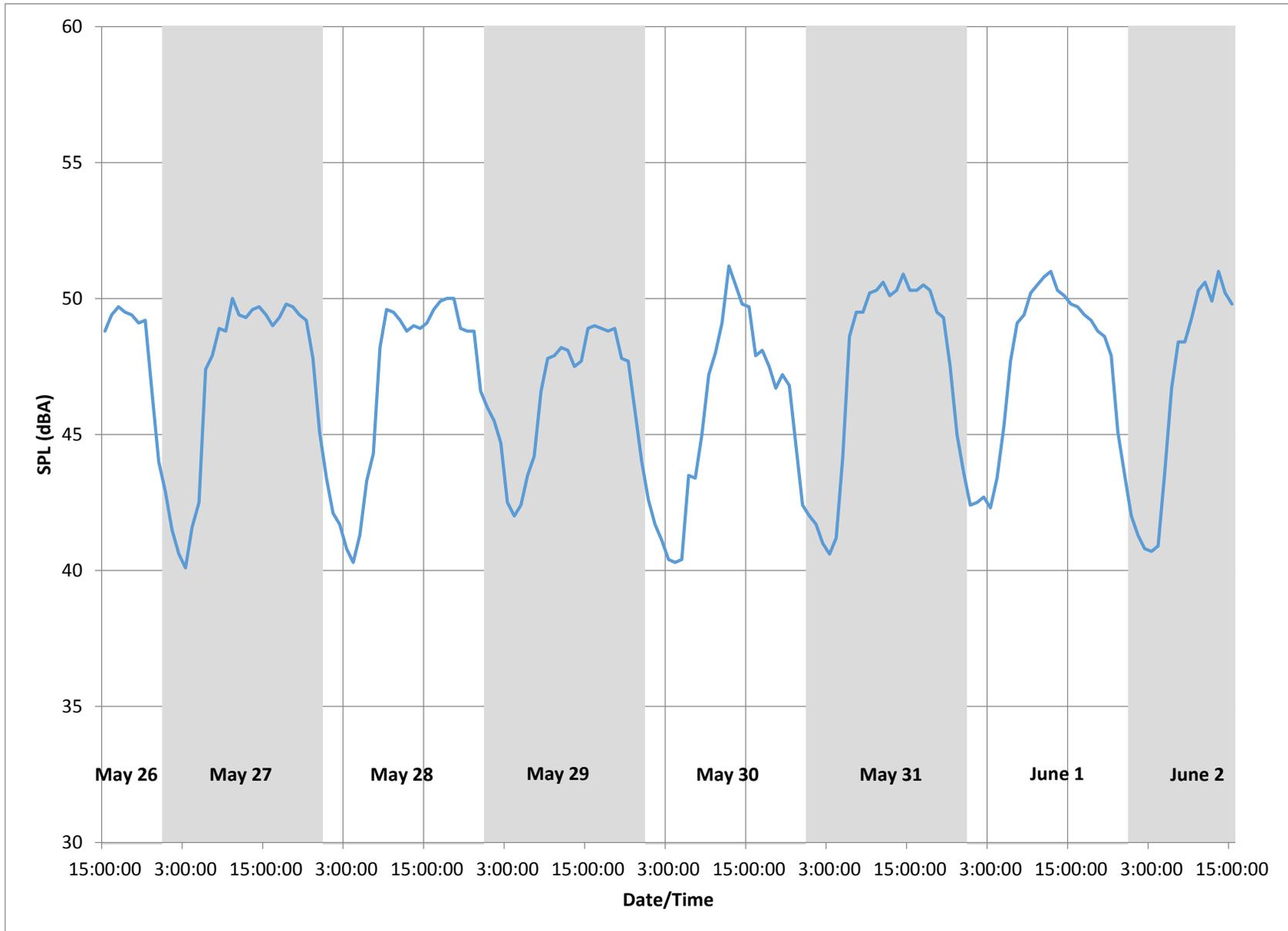
Valerie Smith, PE
Principal Consultant

cc: Courtney Leader
Sutro Architects
cleader@sutroarchitects.com

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Appendix A: Measured Ambient Noise Levels



cultivar

N A P A V A L L E Y

July 30, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: Management Plan for the Restaurant Operations
2379 Chestnut (Address of Permit Work)
0936/018C (Assessor's Block/Lot)
2016-002754CUA (case #)

Dear San Francisco Planning Department,

Thank you very much for the consideration of our use of the rear yard, as it is an essential component to our restaurant business. It is our desire to work with all your concerns to find a workable solution to meet everyone's concerns as much as reasonably possible.

The rear yard includes a 10' tall fence on 3 sides and is accented with planters to include seasonal about 40 Italian Cypress trees for both privacy and noise suppression.

At the exit to the rear yard there will be a sign posted:

Please see host for outdoor seating
Please talk softly and respect our neighbors

The rear yard will be monitored for noise at all times and we will always have a waiter / waitress assigned to the rear yard to serve food and drinks, and to



monitor and supervise our guests. It is our goal to move people inside before an incidents or noise is created.

The hours of operation for guest to use the rear yard will be:

| | <u>Monday</u> | <u>Tuesday</u> | <u>Wednesday</u> | <u>Thursday</u> | <u>Friday</u> | <u>Saturday</u> | <u>Sunday</u> |
|--------------|---------------|----------------|------------------|-----------------|---------------|-----------------|---------------|
| Open | 11am | 11am | 11am | 11am | 11am | 8am | 8am |
| Close | 9pm | 9pm | 9pm | 10pm | 10pm | 10pm | 9pm |

At this time we have a phone setup which is **415-962-4200**. For our neighbors with questions and concerns this number will be posted on the storefront, and once we open, the onsite manager, staff, and I will always be available for comments or concerns.

Thank you very much,



Jody Harris
Founder and General Manager



CULTIVAR WINE BAR

2379 CHESTNUT STREET, SAN FRANCISCO, CA 94123

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

ABBREVIATIONS

| | | | | | |
|----------|-----------------------|----------|--------------------------------|----------|-------------------------------|
| & | and | HD. | head | S.L.D. | see landscape drawings |
| < | angle | HDR. | header | S.M.D. | see mechanical drawings |
| @ | at | HGR. | hanger | S.P.D. | see plumbing drawings |
| # | pound or number | H.M. | hollow metal | SPEC. | specification |
| + | plus or minus | HORIZ. | horizontal | sq. | square |
| A.B. | anchor bolt | HR. | hour | STA. | stainless steel |
| A.C. | air conditioning | H.R. | handrail | STL. | station |
| A.D. | area drain | HT. | height | ST.STL. | stainless steel |
| ADJ. | adjustable | H.W.H. | hot water heater | S.S.D. | see structural drawings |
| A.F.F. | above finish floor | I.D. | inside diameter | STD. | standard |
| AGGR. | aggregate | IN. | inch | STL. | steel |
| ALT. | alternate | INSUL. | insulation | STN. | stone |
| ALUM. | aluminum | INT. | intermediate | STOR. | storage |
| APPROX. | approximate | INTER. | intermediate | STRUC.T. | structural |
| ARCH. | architectural | JST. | joist | SUSP. | suspended |
| B.B. | butcher block | JT. | joint | S.V. | sheet vinyl |
| BD. | board | JT. | joint | S.W. | shear wall |
| BITUM. | bituminous | LAM. | laminate | SYM. | symmetrical |
| B.L.D.G. | building | LAV. | lavatory | SYS. | system |
| BLK. | block | LB | pound | T.O.C. | tread |
| BLKG. | blocking | LT.FIXT | light fixture | TEL. | top of curb |
| BM. | beam | LN. | linear | TEMP. | tempered |
| B.O. | bottom of | LN. | line | TER. | terrazzo |
| B.P. | building paper | LT. | light | T & G | tongue & groove |
| BR. | brick | MACH. | machine | THK. | thick |
| BTWN. | between | MAINT. | maintenance | THRU. | through |
| C. | centerline | MAT. | material | T.M.E. | to match existing |
| CAB. | cabinet | MAX. | maximum | T.N. | tee nailed |
| CEM. | cement | MECH. | mechanical | T.O.C. | top of concrete |
| CER. | ceramic | MEMB. | membrane | T.O.P. | top of plate |
| CHIM | chimney | MIL. | metal | T.O.PLY | top of plywood |
| CHIM | control joint | MFR. | manufacturer | T.O.W. | top of wall |
| CLG. | ceiling | MIN. | minimum | T.V. | television |
| CLKG. | caulking | MIR. | mirror | TYP. | typical |
| CLOS. | closet | MISC. | miscellaneous | U.B.C. | uniform building code |
| CLR. | clear | MSY. | masonry | UNEXC. | unexcavated |
| C.M.U. | concrete masonry unit | MTD. | mounted | UNF. | unfinished |
| C.O. | clean out | MUL. | mullion | U.O.N. | unless otherwise noted |
| COL. | column | (N) | new | V.C.T. | vinyl composition tile |
| CONC. | concrete | N. | north | VEN. | veneer |
| COND. | condition | N.I.C. | not in contract | VERT. | vertical |
| CONN. | connection | NO. OR# | number | VEST. | vestibule |
| CONSTR. | construction | NO.M. | nominal | V.I.F. | verify in field |
| CONT. | continuous | N.T.S. | not to scale | VOL. | volume |
| COPR. | copper | O. | owner | W. | west or washer |
| CPT. | carpet | O.A. | overall | W.C. | water closet or wall covering |
| CIR. | center | OBS. | obscure | WOOD | wood |
| C.W. | cold water | O.C. | on center | W/D. | washer / dryer |
| D. | dryer | O.D. | outside diameter | W.H. | water heater |
| DBL. | double | OFF. | office | W/O | without |
| DEPT. | department | OPNG. | opening | W.P. | work point |
| DET. | detail | OPP. | opposite | W.P.M. | waterproof membrane |
| DIA. | diameter | P. | pole | WT. | weight |
| DIM. | dimension | PAC. | pacific | W.R. | water resistant |
| DISP. | dispenser | PBWL | paper backed wire lath | W.W.M. | welded wire mesh |
| DN. | down | PERIM. | perimeter | W.W.F. | welded wire fabric |
| DR. | door | PG & E | pacific gas & electric company | | |
| D.S.P. | dry standpipe | P.I.P. | pooured in place | | |
| D.W. | dishwasher | PL. | plate | | |
| DWG. | drawing | P.LAM. | plastic laminate | | |
| DWR. | drawer | PLAS. | plaster | | |
| | | PLYWD. | plywood | | |
| | | PNL. | panel | | |
| | | PNT. | paint | | |
| | | ENCL. | enclosure | | |
| | | E.P.B. | electrical panel board | | |
| | | EQ. | equal | | |
| | | EQUIP. | equipment | | |
| | | EXST. | existing | | |
| | | EXP. | expansion | | |
| | | EXT. | exterior | | |
| | | (R) | existing to be removed | | |
| | | R. | riser | | |
| | | R.A. | return air | | |
| | | RAD. | radius | | |
| | | R.C.P. | reflected ceiling plan | | |
| | | R.D. | roof drain | | |
| | | REC. | recessed | | |
| | | REF. | reference | | |
| | | REFL. | reflected | | |
| | | REFR. | refrigerator | | |
| | | REG. | register | | |
| | | REINF. | reinforced | | |
| | | REMOV. | removable | | |
| | | REQ'D. | required | | |
| | | RESIL. | resilient | | |
| | | RET. | retaining | | |
| | | REV. | revision, revised, reversed | | |
| | | RM. | room | | |
| | | R.O. | rough opening | | |
| | | RWD. | redwood | | |
| | | R.W.L. | rain water leader | | |
| | | S. | south | | |
| | | S.A.D. | see architectural drawings | | |
| | | S.C. | solid core | | |
| | | S.C.E.D. | see civil engineering drawings | | |
| | | SCHED. | schedule | | |
| | | S.D. | soap dispenser/dish | | |
| | | SECT. | section | | |
| | | SFP. | separation | | |
| | | SERV. | service | | |
| | | SH. | shelf | | |
| | | S.H. | sprinkler head | | |
| | | SHR. | shower | | |
| | | SHT. | sheet | | |
| | | SHG. | sheathing | | |
| | | SIM. | similar | | |
| | | SL. | sliding | | |

PROJECT DIRECTORY

| | | | | | | | |
|-------------------|--|-----------------|--|-----------------------------|--------------------|-----------------|---|
| OWNER: | JODY HARRIS | CONTACT: | TELEPHONE: 707-967-8400 EMAIL: JODY@CULTIVARWINE.COM | CONTRACTOR: | TBD | CONTACT: | |
| ARCHITECT: | SUTRO ARCHITECTS 915 BATTERY STREET SAN FRANCISCO CA 94111 | CONTACT: | STEPHEN SUTRO TELEPHONE: 415.956.3445 EMAIL: SSUTRO@SUTROARCHITECTS.COM CLEADER@SUTROARCHITECTS.COM | STRUCTURAL ENGINEER: | DUARTE ENGINEERING | CONTACT: | DUKE DUARTE 925.775.4111 DUKE@DUARTEENGINEERING.COM |

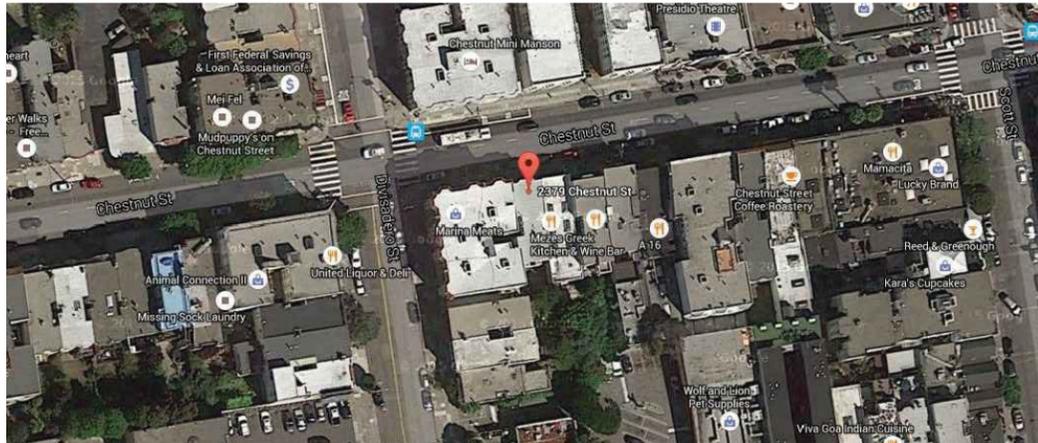
SYMBOL LEGEND

| | | |
|------------------------|----------|-------------|
| ROOM NAME | STUDIO A | room name |
| | 1111 | room number |
| WALL TYPE | 1111 | |
| DOOR TYPE | 1111 | |
| WINDOW TYPE | 1111 | |
| RCP ELEVATION | 1111 | |
| FINISH FLOOR ELEVATION | 1111 | |
| ELEVATION DATUM | 1111 | |
| SECTION | 1111 | |
| DETAIL | 1111 | |
| ELEVATION | 1111 | |
| INTERIOR ELEVATION | 1111 | |
| COLUMN GRIDLINE | 1111 | |
| ADDENDUM | 1111 | |

PROJECT DATA

| | |
|-----------------------------------|---|
| SITE DATA | |
| PROJECT NAME: | CULTIVAR WINE BAR |
| PROJECT TYPE: | COMMERCIAL REMODEL |
| PROJECT ADDRESS: | 2379 CHESTNUT ST, SAN FRANCISCO, CA, 94123 |
| DESCRIPTION OF WORK: | (N) PAVING, PLANTING, AND SEATING AT (E) REAR YARD. PROPOSED USAGE OF THE REAR YARD FOR CULTIVAR CUSTOMERS. |
| BUILDING DATA | |
| APPLICABLE BUILDING CODES: | 2013 California Building Code (CBC) 2013 California Electrical Code (CEC) 2013 California Mechanical Code (CMC) 2013 California Plumbing Code (CPC) 2013 California Fire Code (CFC) 2013 Green Building Code 2010 California Energy Code. (2013 California Energy Code Effective July 2014) |
| TYPE OF CONSTRUCTION: | TYPE V - B |
| SPRINKLER PROTECTION: | NOT SPRINKLERED |
| OCCUPANCY TYPE / USE: | M (RETAIL), A-2 (WINE BAR) |
| ASSESSOR'S BLOCK/LOT: | 0936, 018C |
| ZONING DISTRICT: | NC-2 |
| NO. OCCUPIED FLOORS: | 1 STORY |
| GROSS FLOOR AREA EXISTING: | 1145 SF |
| GROSS FLOOR AREA PROPOSED: | 1145 SF |

VICINITY MAP / SITE PLAN



SHEET INDEX

| CONDITIONAL USE AND VARIANCE SET | ARCHITECTURAL DRAWINGS |
|--|---|
| REVISED BID SET - 2016.03.03 | A0.1 COVER SHEET / PROJECT INFO. |
| PERMIT REVISION - CHANGE OF USE - 01.08.2016 | A0.2 GENERAL NOTES |
| PERMIT - CHANGE OF USE - 09.15.2015 | A0.3 ADA STANDARDS |
| PERMIT - DEMOLITION - 07.31.2015 | A0.4 SITE PHOTOS |
| | A1.0 SITE PLAN |
| | A2.0 EXISTING/DEMO FLOOR PLAN |
| | A2.1 PROPOSED FLOOR PLAN & FURNITURE PLAN |
| | A2.2 EXISTING & PROPOSED REAR YARD PLAN |
| | A4.0 EXISTING & PROPOSED EXTERIOR ELEVATION |
| | A4.1 PROPOSED REAR YARD ELEVATIONS |
| | INTERIOR DESIGN DRAWINGS |
| | ID-1 FLOOR PLAN AND FLOOR FINISH PLAN |
| | ID-2 RCP AND PROPOSED HVAC PLANS |
| | ID-3 INTERIOR ELEVATIONS |
| | ID-4 INTERIOR ELEVATIONS |
| | ID-5 FINISH SCHEDULE |
| | EQUIPMENT DRAWINGS |
| | FS-1 PROJECT INFORMATION AND GENERAL NOTES |
| | FS-2 FOOD SERVICE EQUIPMENT PLAN, SCHEDULE, & NOTES |
| | FS-3 FOOD SERVICE ELECTRICAL PLAN AND SCHEDULE |
| | FS-4 FOOD SERVICE ELECTRICAL PLAN AND SCHEDULE |
| | FS-5 FOOD SERVICE PLUMBING PLAN AND SCHEDULE |
| | FS-6 SPECIAL CONDITIONS/ ELEVATIONS |
| | STRUCTURAL DRAWINGS |
| | S0.1 STRUCTURAL NOTES |
| | S2.1 FIRST FLOOR FOUNDATION PLAN |
| | S2.2 FIRST FLOOR FOUNDATION PLAN |
| | S8.3 TYPICAL CONCRETE DETAILS |
| | S8.4 STANDARD FRAMING DETAILS |
| | S8.5 STRUCTURAL DETAILS |

CULTIVAR WINE BAR

2379 CHESTNUT STREET, SAN FRANCISCO, CA 94123
BLOCK 0936 LOT 018C | PROJECT NO. 2015.033

ISSUED
CU AND VARIANCE:
2016.03.30

PROJECT INFO

A0.1

SUTRO ARCHITECTS

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sutroarchitects.com
915 Battery Street, Fifth Floor, San Francisco, CA 94111

CULTIVAR WINE BAR

2379 CHESTNUT STREET, SAN FRANCISCO, CA 94123

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE. AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication in whole or in part, is prohibited. Title in the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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 BLOCK 0936 LOT 018C | PROJECT NO. 2015.033



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GENERAL NOTES

A0.2

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EXISTING FRONT FACADE



1 2379 CHESTNUT - FRONT FACADE



2 2379 CHESTNUT - FRONT FACADE



3 2379 CHESTNUT - FRONT FACADE

EXISTING REAR FACADE AND PATIO



4 2379 CHESTNUT- NORTH REAR/PATIO



5 2379 CHESTNUT - EAST REAR/PATIO



6 2379 CHESTNUT - SOUTH REAR/PATIO



7 2379 CHESTNUT - WEST REAR/PATIO

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BLOCK 0936 LOT 018C | PROJECT NO. 2015.033



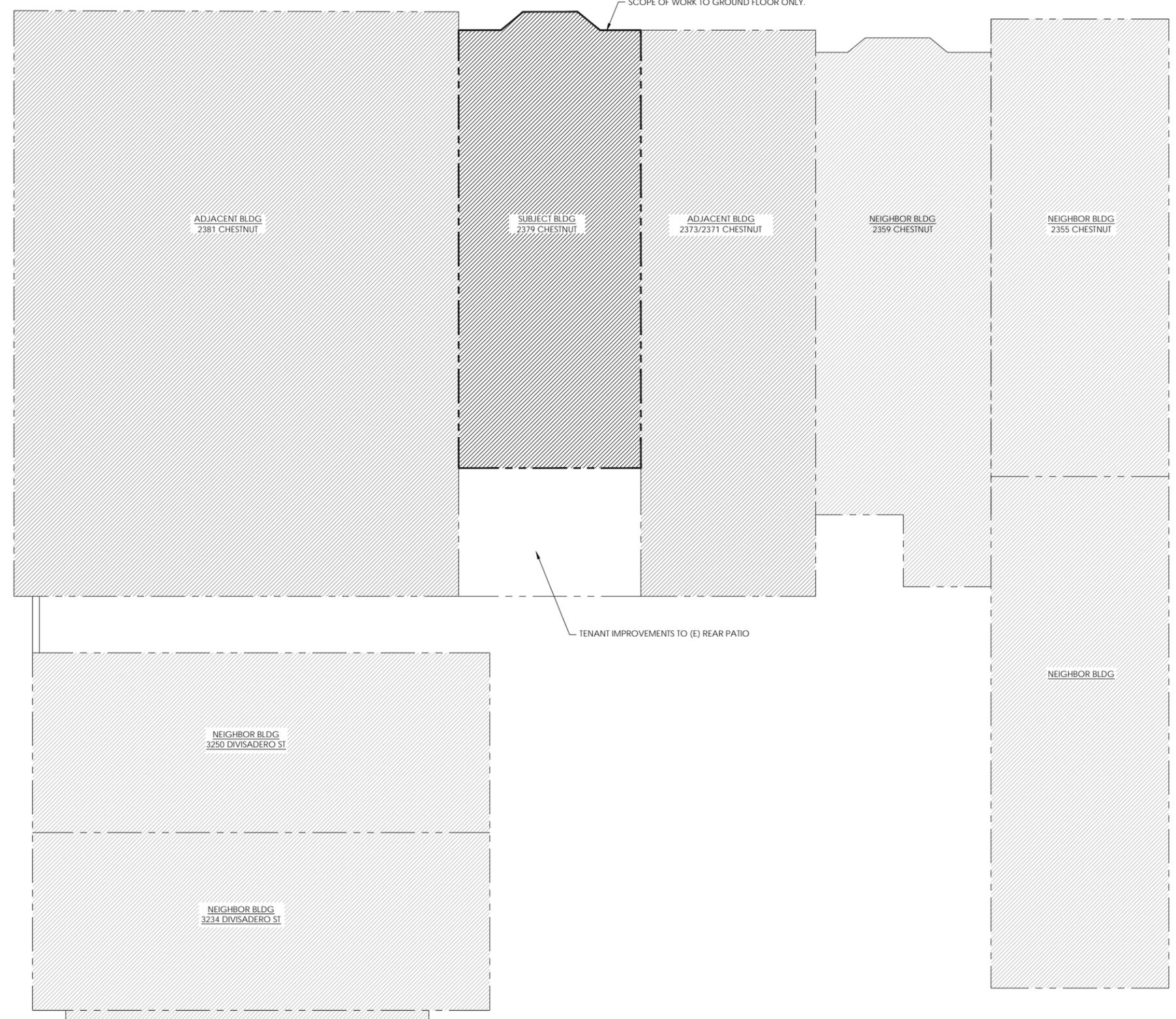
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SITE PHOTOS

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DIVISADERO STREET

CHESTNUT STREET



GENERAL SITE PLAN NOTES:

SITE PLAN LEGEND:

-  SUBJECT BUILDING
-  ADJACENT BUILDINGS
-  NEIGHBORING BUILDINGS



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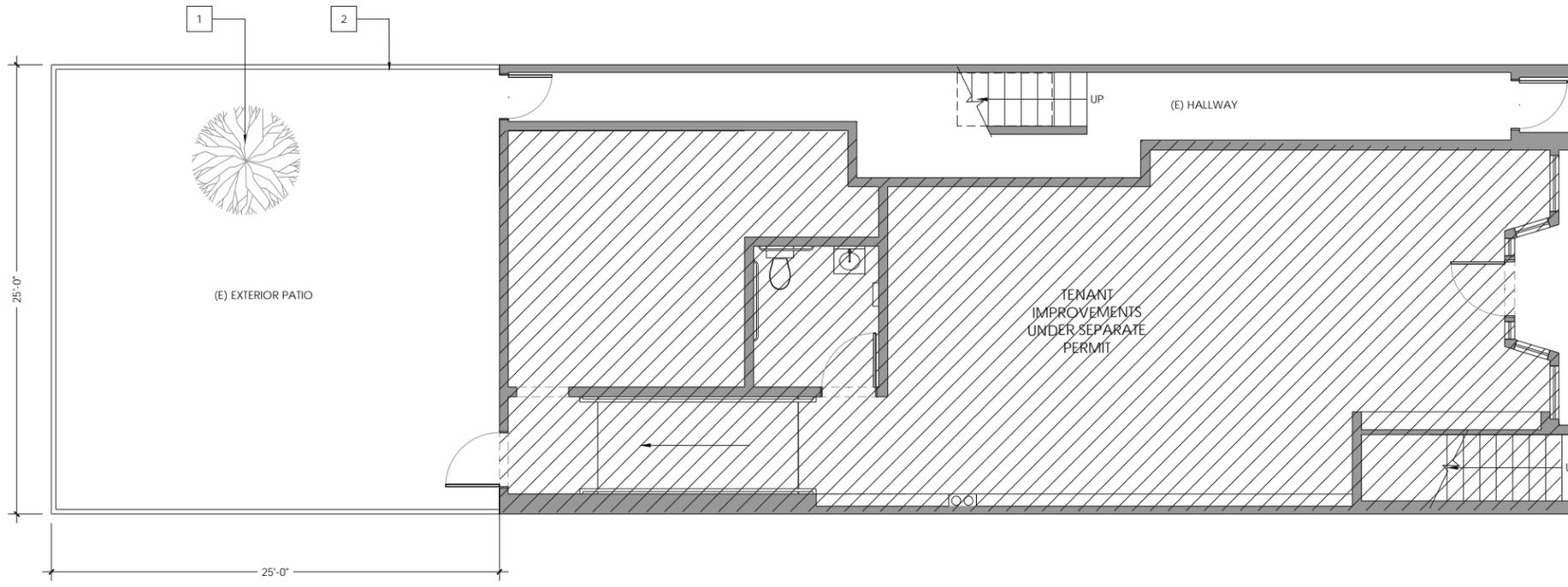
SITE PLAN

1/8" = 1'-0"

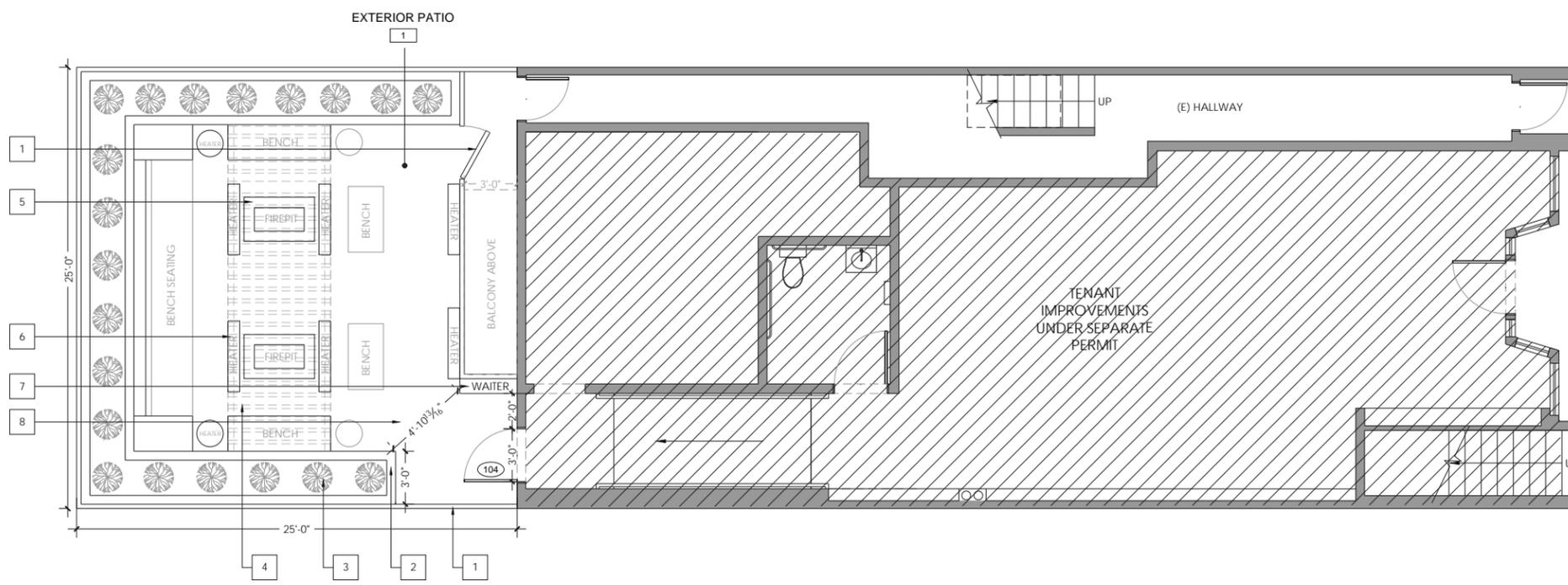
A1.0

1 SITE PLAN
 1/8" = 1'-0"

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1 EXISTING REAR YARD PLAN
1/4" = 1'-0"



2 PROPOSED REAR YARD PLAN
1/4" = 1'-0"

DEMO KEY NOTES:

- D1 EXISTING TREE TO BE REMOVED
- D2 EXISTING FENCE TO BE REMOVED AND REPLACED W/ (N)

KEY NOTES:

- 1 (N) 10' HIGH REDWOOD FENCE TO WRAP PERIMETER
- 2 (N) STEEL PLATED PLANTERS 24" HIGH
- 3 (N) CYPRESS TREES
- 4 (N) STEEL TRELLIS 10' HIGH W/ BUILT-IN BENCH SEATING ON ENDS
- 5 (N) THOS BAKER RECTANGULAR COR-TEN STEEL FIRE PIT TO SIZE 30" X 48"
- 6 (6) NEW SUNPAK S25 BTU HEATERS. FOUR TO HANG FROM TRELLIS AND TWO FROM FENCE.
- 7 (N) REDWOOD WAITER STATION SHELF TO BE PLACED AT 42" A.F.F.
- 8 (N) HANDY DECK XTERRA PORCELAIN PAVERS

LEGEND:

- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (N) WALLS



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BLOCK 0936 LOT 018C | PROJECT NO. 2015.033



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BUSINESS SIGN PERMIT:
2016.07.07

EXISTING AND
PROPOSED REAR YARD
PLAN

1/4" = 1'-0"

A2.2

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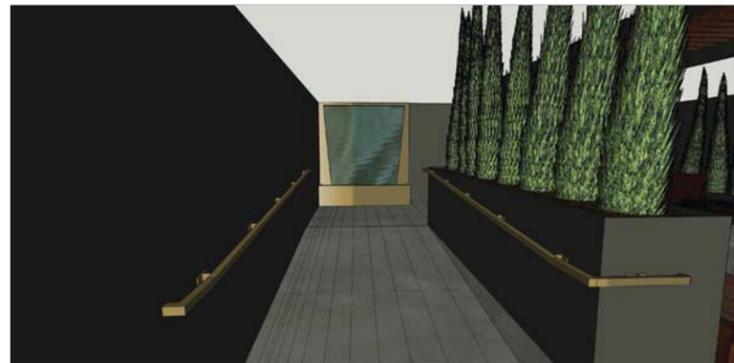
1 PROPOSED REAR PATIO - NORTH ELEV
1/4" = 1'-0"



2 PROPOSED REAR PATIO - NORTH ELEV
1/4" = 1'-0"



3 PROPOSED REAR PATIO - EAST ELEV
1/4" = 1'-0"



4 PROPOSED REAR PATIO - SOUTH ELEV
1/4" = 1'-0"



5 PROPOSED REAR PATIO - SOUTH ELEV
1/4" = 1'-0"



6 PROPOSED REAR PATIO - WEST ELEV
1/4" = 1'-0"



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PROPOSED REAR PATIO
ELEVATIONS

1/4" = 1'-0"

A4.1