



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 2, 2017

Date: October 26, 2017
Case No.: **2016-002754CUAVAR**
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: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes outdoor seating (Outdoor Activity Area) in the rear yard of the existing building for use by customers of the Restaurant use (dba "Cultivar"). Proposed improvements to the rear yard include concrete paving, new landscaping, a perimeter fence up to ten feet in height, a new pergola, and installation of new furniture including tables, chairs, and fire pits. The case was continued indefinitely by the Planning Commission at the public hearing on October 27, 2016, and the restaurant has since begun operating without the use of the outdoor space.

The proposal requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 711 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.

The project also requires a Variance from the Planning Code's Usable Open Space Requirements since it would result in the loss of access to and use of the rear yard by the occupants of the building's two residential units.

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 formerly occupied by a Formula Retail Specialty

Grocery use (dba “We Olive”), which closed this location in July, 2015. The existing rear yard is approximately 625 square feet in size. “Cultivar” began operations in April, 2017.

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 13, 2017	October 13, 2017	20 days
Posted Notice	20 days	October 13, 2017	October 13, 2017	20 days
Mailed Notice	20 days	October 13, 2017	October 13, 2017	20 days

PUBLIC COMMENT

- To date, the Planning Department has received one letter of non-opposition from the tenants of one of the building’s residential units, and two letters of support: one from the tenants of the other residential unit and one from the landlord. The Department has also received a letter from an adjacent neighbor requesting that noise reduction techniques as recommended in the Outdoor Noise Space Analysis completed by Charles M. Salter Associates (attached herein as Exhibit C) be implemented. These letters are included in the staff report. There is no known opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed hours of operation for the Outdoor Activity Area are as follows: Sunday 9:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday 11:00 AM to 9:30 PM, Friday 11:00 AM to 10:00 PM, and Saturday 9:00 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. 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 restaurant has been operating since April 20, 2017 without any known adverse effects on the neighborhood.
- 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.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Project Sponsor Submittal

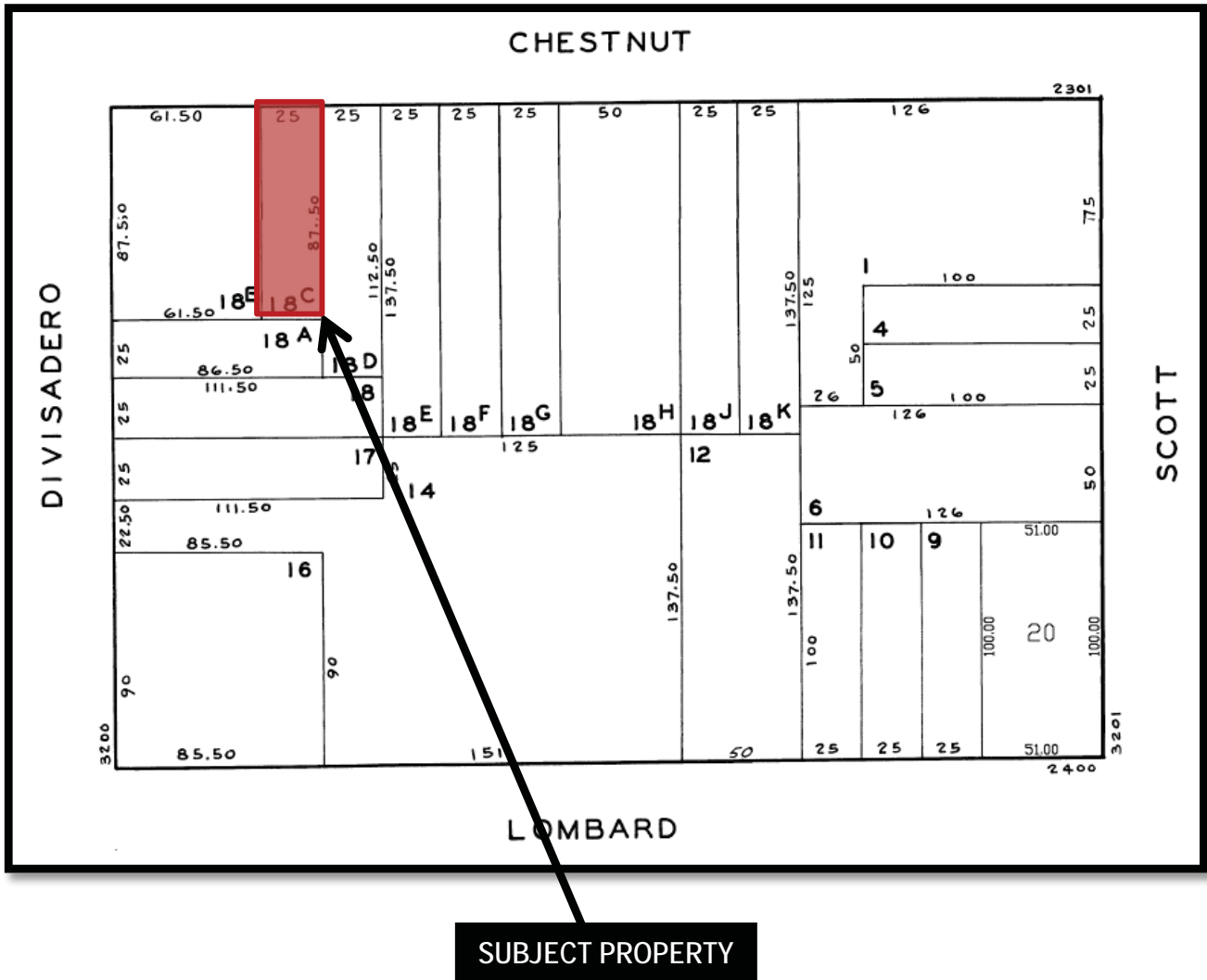
Exhibit Checklist

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

DNW
Planner's Initials

Block Book Map

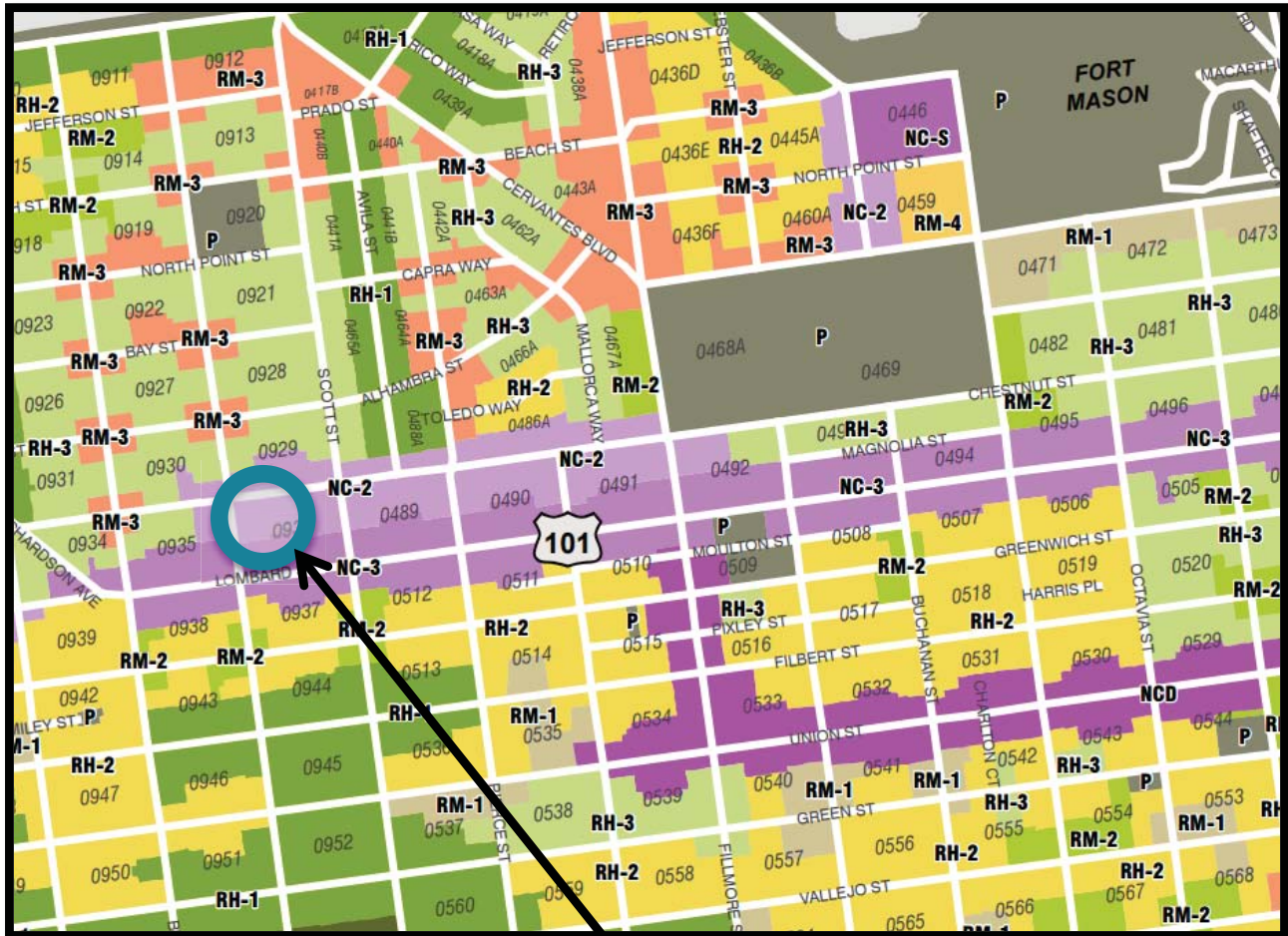


SUBJECT PROPERTY



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

Zoning Map



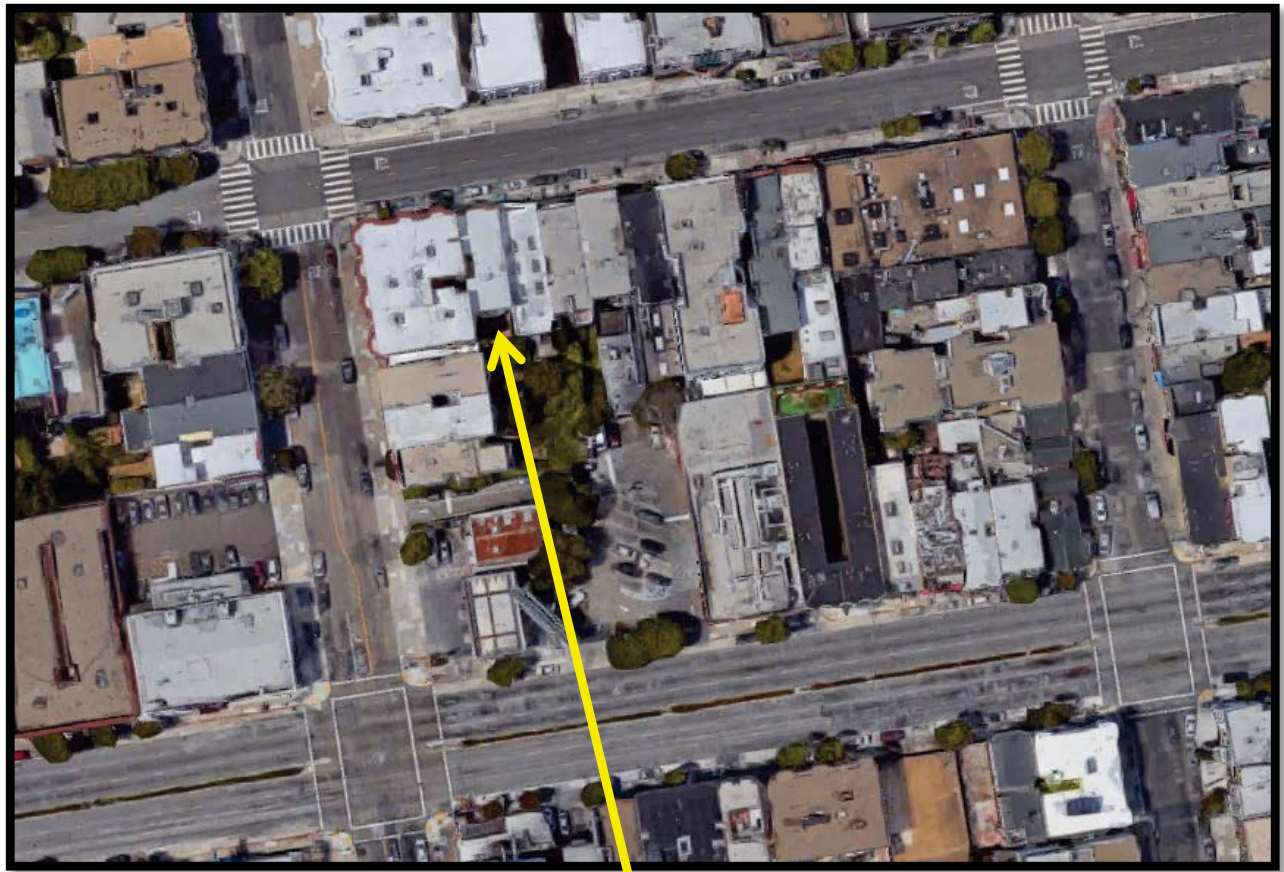
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



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

Aerial Photo



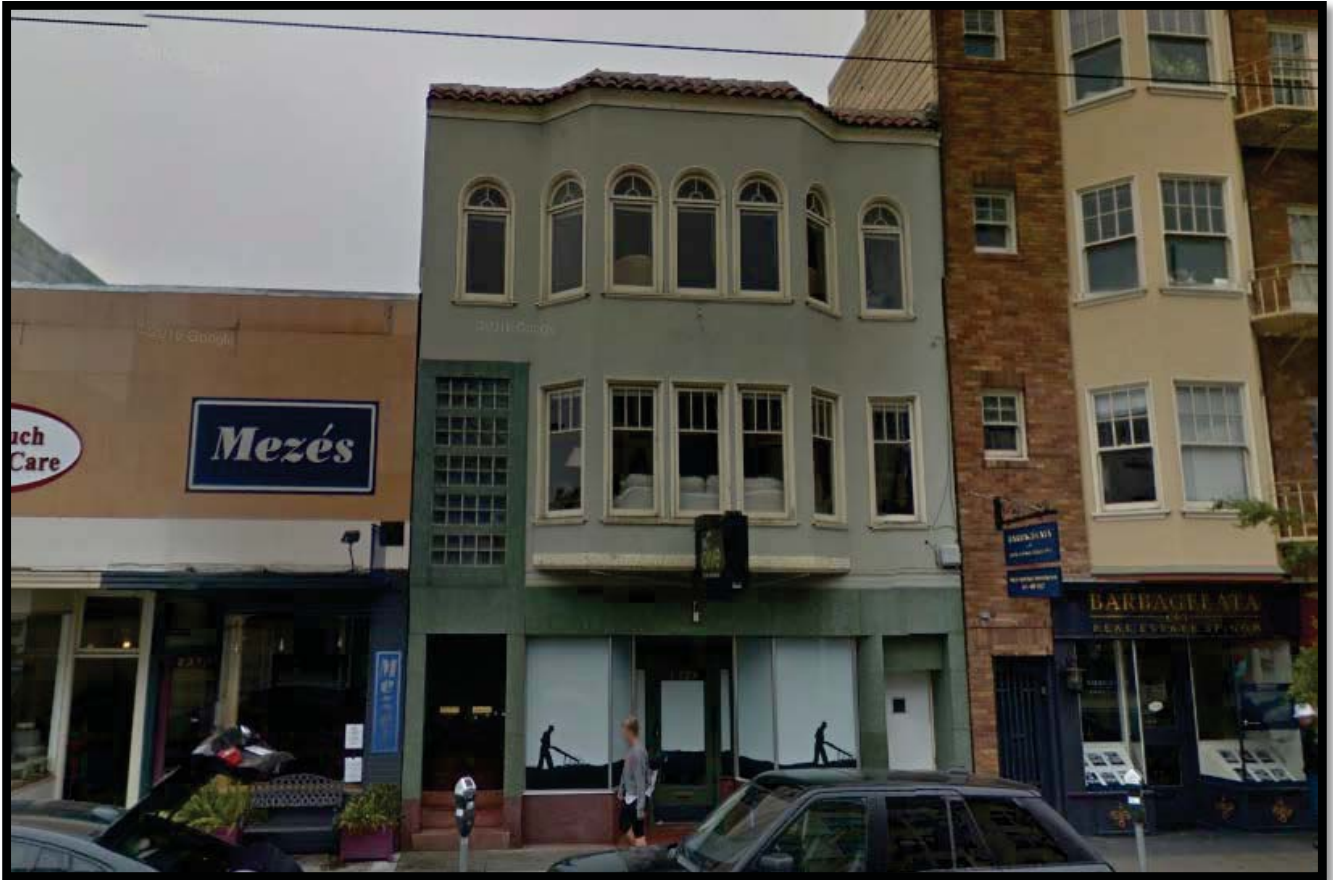
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



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

Site Photo



Facade Photo



SAN FRANCISCO
PLANNING DEPARTMENT



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

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.

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



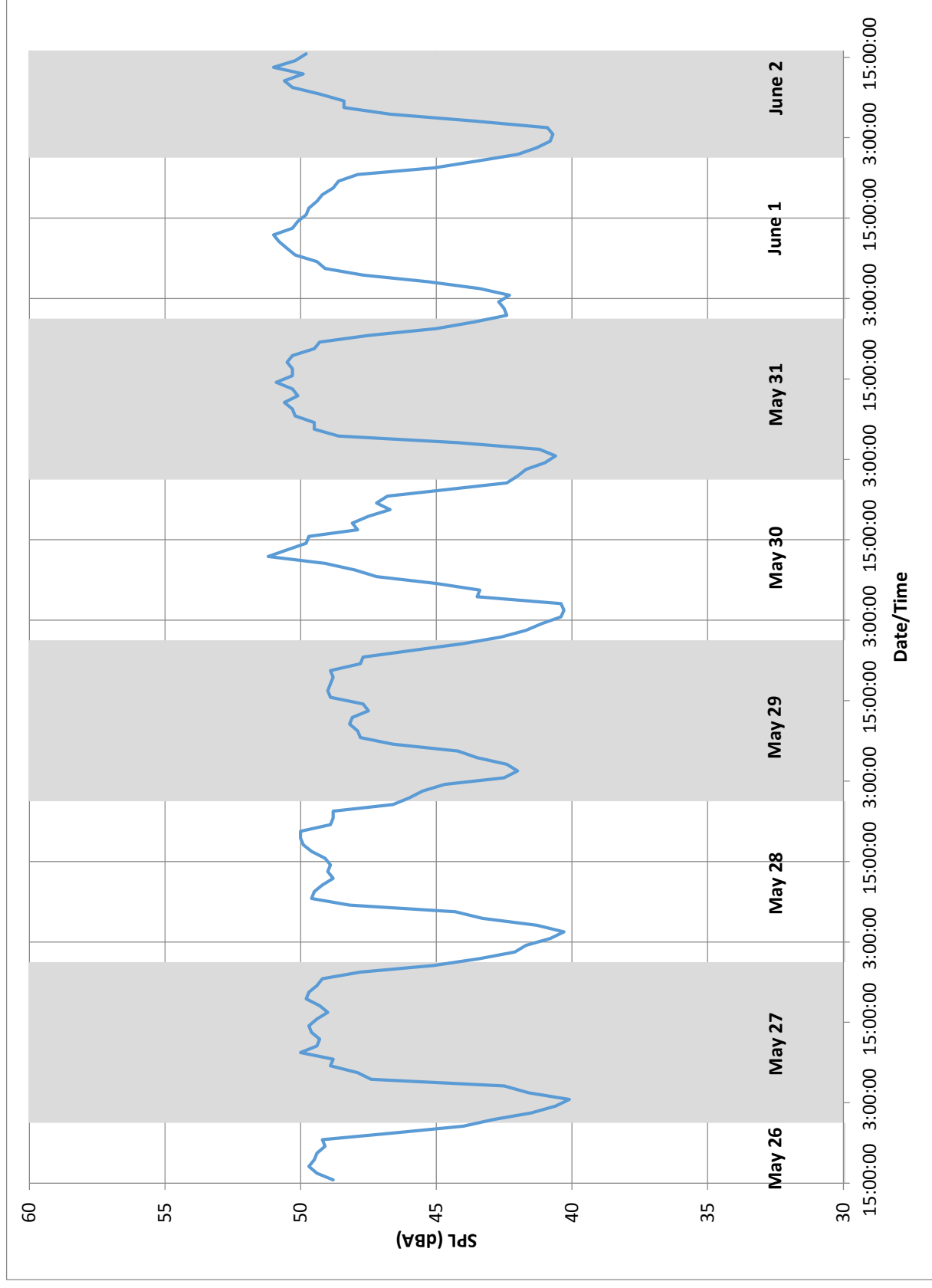
Valerie Smith, PE
Principal Consultant

cc: Courtney Leader
Sutro Architects
cleader@sutroarchitects.com

Acoustics
Audiovisual
Telecommunications
Security

130 Sutter Street
Floor 5
San Francisco, CA
94104
T 415.397.0442
F 415.397.0454
www.cmsalter.com

Appendix A: Measured Ambient Noise Levels





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:

<p>Please see host for outdoor seating Please talk softly and respect our neighbors</p>

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:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
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



Home Realty Investments

Antonio Castellucci
1757 Union Street, Ste 2
San Francisco, CA 94123

Re- Landlord Letter of Support for Cultivar Patio

Located at: 2379 Chestnut Street
San Francisco, CA 94123

Attention San Francisco Planning Department,

I am writing this letter as the Landlord of 2375-79 Chestnut Street, San Francisco. We are in support of the exterior patio that Cultivar is proposing. We've had several meetings and understand the scope of work and fully support the Harris' project. Please grant them approval. I can be reached anytime at (415) 279 7595 and my office address is above if an in person meeting is necessary.

Thank you.

Antonio Castellucci
Owner

September 28, 2017

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,

I am the upstairs tenant of the commercial restaurant space and we in favor of the project moving forward and hope you will improve it as it will be a great asset to the neighborhood.

Lauren Yeary

A handwritten signature in cursive script that reads "Lauren Yeary".

Jessica Solomon

A handwritten signature in cursive script that reads "Jessica Solomon".


February 22, 2017

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,


We are the upstairs tenant of the commercial restaurant space "Cultivar" located at 2379 Chestnut Street. The project owner has addressed our concerns and we have no objections to the project moving forward.



Patricia Janacek



Alexandra Farrokhian



Kristen Nelson

Tenants
2379 Chestnut Street

5

October 23, 2017

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Cultivar Wine Bar, 2379 Chestnut Street
Case No.: 2016-002754CUA/VAR

We are the owners of 3234-3236 Divisadero Street, a two-unit building, one property removed from the Cultivar business. Our rear windows overlook the back patio of the Cultivar property, and our rear yard is separated from it by one yard and two non-solid fences. Therefore, we have a significant interest in ensuring that the back patio does not cause undue noise.

We do not oppose the expansion of the Cultivar business to the back patio; indeed, we believe this will be an excellent addition to the neighborhood. We have met with the owner, Mr. Jody Harris, who appears sincere in his commitment to be both a responsible businessman and good neighbor.

We respectfully request that the Commission adopt the following conditions – which we believe are acceptable to the business – along with approval of this project:

1. Rear patio operating hours end no later than 9:00 pm Sunday through Thursday, and 10:00 pm Friday and Saturday. If it is important to the business to be open until 9:30 pm on Thursday, that would also be acceptable.
2. Adoption as conditions the recommendations in the Charles M. Salter Associates “Outdoor Space Noise Analysis” report dated June 9, 2016, or substantially similar conditions which would reduce potential noise. The recommendations in the Salter report were:
 - a. Amplified music should not be used in the outdoor space.
 - b. 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.
 - c. 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.

Thank you for your consideration.

David Gamson and Carol Siegal
3236 Divisadero Street
San Francisco, CA 94123
(510) 414-0189 / (510) 701-8906
davegamson@gmail.com
carolsiegal@comcast.net

Peter Browning
3234 Divisadero Street
San Francisco, CA 94123
(503) 998-6328
peterabrowning@gmail.com

cc: David Weissglass, San Francisco Planning Department
Jody Harris, owner of Cultivar Wine Bar



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Order of Council Section

☐ First Source Review Code

☐ Jobs Housing Linkage Program Section

☐ Child Care Requirements Section

☐ Donation Car Fee Section

☐ Other

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 2, 2017

Date: October 26, 2017
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: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 711 OF THE PLANNING CODE TO ESTABLISH AN OUTDOOR ACTIVITY AREA IN THE REAR YARD OF THE EXISTING BUILDING FOR USE BY AN EXISTING 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 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 November 2, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002754CUA.

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 formerly occupied by a Formula Retail Specialty Grocery use (dba "We Olive"), which closed this location in July, 2015. "Cultivar" began operations in April, 2017. 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 Restaurant use (dba "Cultivar"). The case was continued indefinitely by the Planning Commission at the public hearing on October 27, 2016, and the restaurant has since begun operating in the space without the use of any outdoor space. Proposed improvements to the rear yard include concrete paving, new landscaping, construction of a perimeter fence up to ten feet in height as well as a pergola above the outdoor area, and installation of new furniture including tables, chairs, and fire pits.

The proposal requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 711 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. The project also requires a Variance from the Planning Code's Usable Open Space Requirements since it would result in the loss of access to and use of the rear yard by the occupants of the building's two residential units.

5. **Public Comment.** To date, the Planning Department has received one letter of non-opposition from the tenants of one of the building's residential units, and two letters of support: one from the tenants of the other residential unit and one from the landlord. The Department has also received a letter from an adjacent neighbor requesting that noise reduction techniques as recommended in the Outdoor Noise Space Analysis completed by Charles M. Salter Associates (attached herein as Exhibit C) be implemented. These letters are included in the staff report. There is no known opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Open Space.** Pursuant to Planning Code Section 135, 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. 2016-002754VAR.

- B. **Outdoor Activity Area.** Pursuant to Planning Code Section 711, 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 has been made aware of the potential for negative impacts on nearby residential uses that can result from outdoor activity areas. The sponsor has sought out the support of residents of the residential units above and will ensure that operations are carried out in a manner that is compatible with the surrounding commercial and residential uses.

- 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, as well as a pergola, intended to protect the privacy of adjacent uses. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

Further, the sponsor plans to implement the Noise Reduction Techniques outlined in the Outdoor Space Noise Analysis completed by Charles M. Salter Associates (attached herein as Exhibit C) included in the staff report. These techniques are:

- 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.*
- 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 9:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday 11:00AM to 9:30PM, Friday 11:00 AM to 10:00 PM, and Saturday 9:00 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, 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, 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 9:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday 11:00AM to 9:30PM, Friday 11:00 AM to 10:00 PM, and Saturday 9:00 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 restaurant has been operating without the use of any outdoor areas since April 20, 2017, and there have been no known adverse effects on the neighborhood.

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 support an existing small business on 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 support an existing neighborhood-serving business and provide additional 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 November 2, 2017.

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 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 **November 2, 2017** 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 **November 2, 2017** 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 415-575-9177, 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 9:00 AM to 9:00 PM, Monday-Wednesday 11:00 AM to 9:00 PM, Thursday 11:00AM to 9:30PM, Friday 11:00 AM to 10:00 PM, and Saturday 9:00 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 415-575-9177, 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. Recorded or live music or amplified sound shall be prohibited in the outdoor space.

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. Noise Reduction Techniques.** With respect to the construction of the Outdoor Activity Area and the features surrounding such area, the Noise Reduction Techniques outlined in the Outdoor Space Noise Analysis completed by Charles M. Salter Associates (attached herein as Exhibit C) shall be implemented.

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

- 14. 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

2379 CHESTNUT STREET, SAN FRANCISCO, CA 94123

&	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		stainless steel
A.C.	air conditioning	H.R.	handrail	STA.	station
A.D.	area drain	HT.	height	ST STL	stainless steel
ADJ.	adjustable	H.T.	hot water heater	S.S.D.	see structural drawings
A.F.F.	above finish floor	H.W.H.		STD.	standard
AGGR.	aggregate	I.D.	inside diameter	STL.	steel
ALT.	alternate	IN.	inch	STN.	stone
ALUM.	aluminum	INSUL.	insulation	STOR.	storage
APPROX.	approximate	INT.	interior	STRUCT.	structural
ARCH.	architectural	INTER.	intermediate	SUSP.	suspended
				S.V.	sheet vinyl
B.B.	butcher block	JST.	joint	S.W.	shear wall
BD.	board	JT.	joint	SYM.	symmetrical
BITUM.	bituminous			SYS.	system
BLDG.	building	LAM.	laminated		tread
BLK.	block	LAV.	lavatory	T.O.C.	top of curb
BLKG.	blocking	LB.	pound	TEL.	telephone
BM.	beam	LT.FIXT	light fixture	TEMP.	tempered
B.O.	bottom of	LIN.	linear	TER.	terrazzo
B.P.	building paper	LN.	line	T & G	tongue & groove
B.R.	brick	LT.	light	THK	thick
BTWN.	between				through
		MACH.	machine	THRU.	through
C.	centerline	MAINT.	maintenance	T.M.E.	to match existing
CAB.	cabinet	MAT.	material	T.N.	toe nailed
CAM.	cement	MAX.	maximum	T.O.C.	top of concrete
CER.	ceramic	MECH.	mechanical	T.O.P.	top of plate
CHIM.	chimney	MEMB.	membrane	T.O.PLY	top of plywood
C.J.	control joint	MTL.	metal	T.O.W.	top of wall
CLG.	ceiling	MFR.	manufacturer	T.V.	television
CLG.	caulking	MIN.	minimum	TYP.	typical
CLR.	clear	MIR.	mirror		
C.M.U.	concrete masonry unit	MISC.	miscellaneous	U.B.C.	uniform building code
C.O.	clean out	MSRY.	masonry	UNEXC.	unexcavated
COL.	column	MTD.	mounted	UNF.	unfinished
CONC.	concrete	MUL.	mullion	U.O.N.	unless otherwise noted
COND.	condition	(N)	new	V.C.T.	vinyl composition tile
CONN.	connection	N.	north	VEN.	veneer
CONSIR.	construction	N.I.C.	not in contract	VERT.	vertical
CONT.	continuous	NO OR#	number	VEST.	vestibule
CPR.	copper	NOI.	nominal	V.I.F.	verify in field
CPT.	carpet	N.T.S.	not to scale	VOL.	volume
CTR.	center				
C.W.	cold water	O.	owner		west or wester
D	dryer	O.A.	overall		with
DBL	double	OBS.	obscure	W.C.	water closet or wall covering
DEPT.	department	O.C.	on center	WD.	wood
DET.	detail	O.D.	outside diameter	W/D.	washer / dryer
DIA.	diameter	OFF.	office	W.H.	water heater
DIM.	dimension	OPNG.	opening	W/O	without
DISP.	dispenser	OPP.	opposite	W.P.	work point
DN.	down			W.P.M.	waterproof membrane
DR.	door	P.	pole	WT.	weight
D.S.P.	dry staple	PAC.	pacific	W.R.	water resistant
D.W.	dishwasher	PBWL	paper backed wire lath	W.W.M.	welded wire mesh
DWG.	drawing	PERM.	perimeter	W.W.F.	welded wire fabric
DWR.	drawer	PG & E	pacific gas & electric company		
		P.L.P.	poured in place		
(E)	existing	PL	plate		
EA.	each	P.LAM.	plastic laminate		
E.J.	expansion joint	PLAS.	plaster		
ELEV.	elevation	PLYWD.	plywood		
ELEC.	electrical	PNL.	panel		
EMER.	emergency	PNT.	paint		
ENCL.	enclosure	PR	pair		
E.P.B.	electrical panel board	P.S.I.	per square inch		
EQ.	equal	PT.	pressure treated		
EQUIP.	equipment	P.T.	pressure treated		
EXT.	expansion	PTD.	painted		
EXT.	exterior	Q.T.	quarry tile		
		(R)	existing to be removed		
F.A.	fire alarm				
F.A.U.	forced air unit	R.	riser		
F.D.	floor drain	R.A.	return air		
F.E.C.	fire extinguisher cabinet	RAD.	radius		
FIN.	finish	R.C.P.	reflected ceiling plan		
FIXT.	fixture	R.D.	roof drain		
FLOOR.	floor	REC.	recessed		
FLASH.	flashing	REF.	reference		
FLUOR.	fluorescent	REFL.	reflected		
F.O.C.	face of concrete	REFR.	refractor		
F.O.F.	face of finish	REG.	register		
F.O.M.	face of masonry	REINF.	reinforced		
F.O.PLY	face of plywood	REMOV.	removable		
F.O.S.	face of studs	REQ'D.	required		
F.P.	fireproof	RESL.	resilient		
FR.	frame	RET.	retaining		
F.R.P.	fiberglass reinforced panel	REV.	revision, revised, reversed		
FT.	foot or feet	RM.	room		
FURR.	furring	R.O.	rough opening		
FUT.	future	RWD.	redwood		
		R.W.L.	rain water leader		
G.	gas outlet	S.	south		
GA.	gauge	S.A.D.	see architectural drawings		
GALV					

OWNER:	JODY HARRIS	CONTACT: TELEPHONE: 707-967-8400 EMAIL: JODY@CULTIVARWINE.COM	CONTRACTOR:	N/A	CONTACT:
ARCHITECT:	SUTRO ARCHITECTS 915 BATTERY STREET SAN FRANCISCO CA 94111	CONTACT: STEPHEN SUTRO, COURTNEY LEADER TELEPHONE: 415.956.3445 EMAIL: SSUTRO@SUTROARCHITECTS.COM CLEADER@SUTROARCHITECTS.COM	STRUCTURAL ENGINEER:	N/A	CONTACT:

ROOM NAME

STUDIO A — room name
117 — room number

WALL TYPE

954

DOOR TYPE

99

WINDOW TYPE

7

RCP ELEVATION

±9.65

FINISH FLOOR ELEVATION

X'-XX'

ELEVATION DATUM

FIRST FLR FFL — datum location
EL. = +X'-X' A.F.F — elevation

SECTION

view direction
X/A X X
sheet number
drawing number

DETAIL

X
X/A X X
drawing number
sheet number

ELEVATION

view direction
X/A X X
sheet number
drawing number

INTERIOR ELEVATION

1 — drawing number
2 — elevation designation
3 — sheet number
X
X/X X X

COLUMN GRIDLINE

99

ADDENDUM

△

<u>SITE DATA</u>	
PROJECT NAME:	CULTIVAR WINE BAR
PROJECT TYPE:	COMMERCIAL REMODEL
PROJECT ADDRESS:	2379 CHESTNUT ST, SAN FRANCISCO, CA, 94123
DESCRIPTION OF WORK:	(N) PAVING, FENCING, TRELLIS, AND SEATING AT (E) REAR YARD. PROPOSED USAGE OF REAR YARD FOR CULTIVAR CUSTOMERS.
<u>BUILDING DATA</u>	
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) 2013 San Francisco Building Code Amendments 2013 San Francisco Electrical Code Amendments 2013 San Francisco Mechanical Code Amendments 2013 San Francisco Plumbing Code Amendments 2013 San Francisco Green Building Code Amendments 2013 San Francisco Housing Code Amendments
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

[illegible]

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.

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1005 Post Street, San Francisco, CA 94109

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



ISSUED
REVISED REAR YARD
PERMIT SET: 2017.10.04

PROJECT INFO

A0.1

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.

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 APPORVED 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.



ISSUED
REVISED REAR YARD
PERMIT SET: 2017.10.04

GENERAL NOTES

A0.2

CULTIVAR WINE BAR
2379 CHESTNUT STREET, SAN FRANCISCO, CA 94123
BLOCK 0936 LOT 018C | PROJECT NO. 2015-033

SUTRO ARCHITECTS
415.896.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

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EXISTING FACADE AND INTERIOR PHOTOS



1 CULTIVAR - FRONT FACADE



2 CULTIVAR- INTERIOR



3 CULTIVAR - INTERIOR

EXISTING REAR YARD PHOTOS



4 REAR YARD - NORTH



5 REAR YARD - EAST



6 REAR YARD - SOUTH



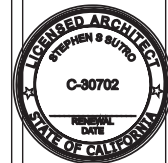
7 REAR YARD - WEST

SUTRO ARCHITECTS

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(E) PHOTOS

A0.3

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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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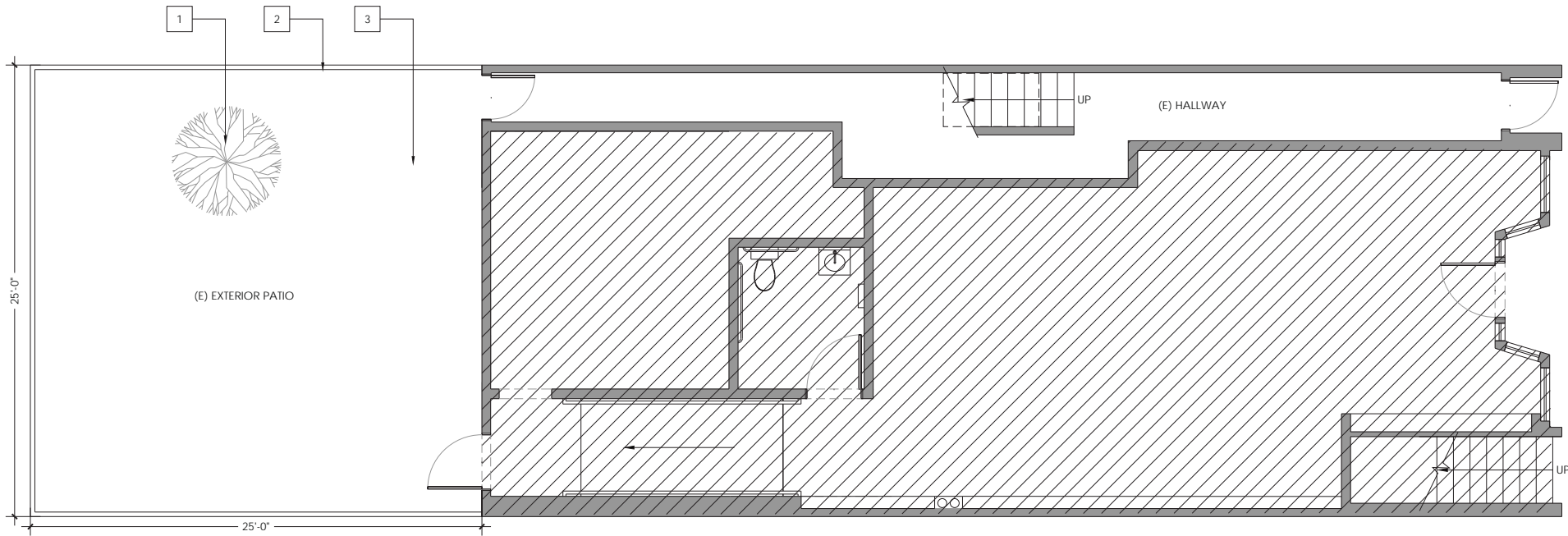
SITE PLAN

1/8" = 1'-0"

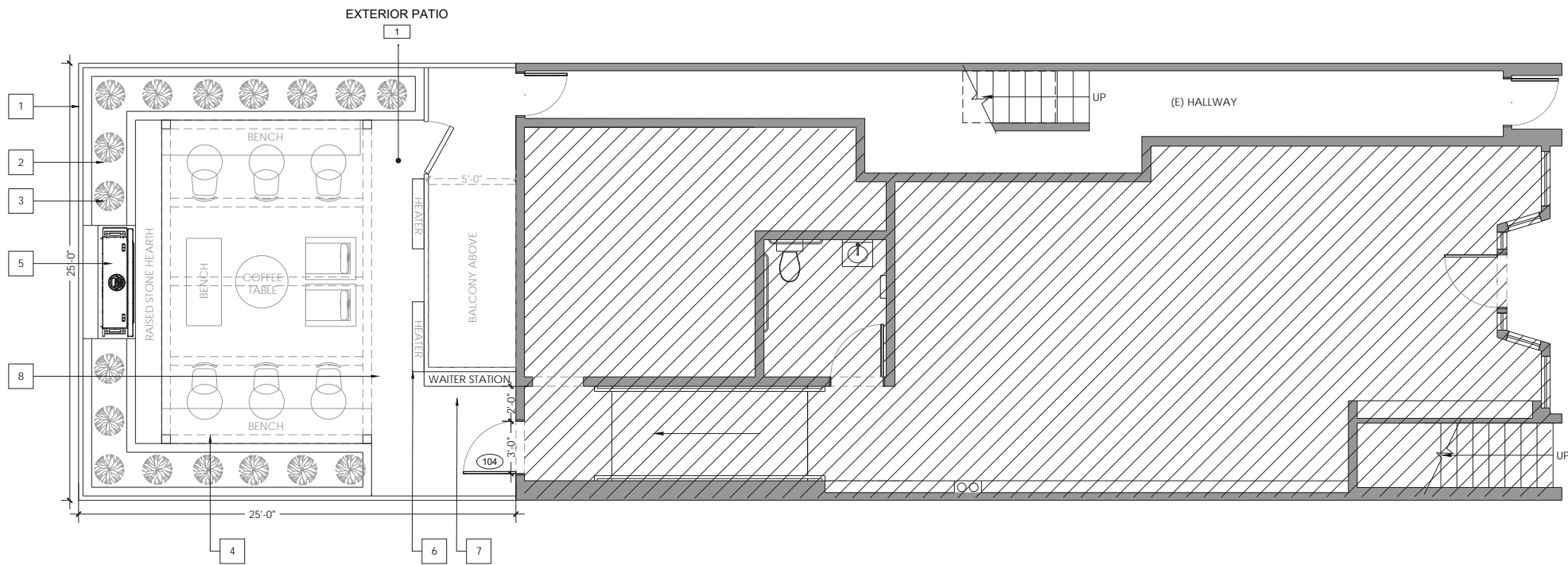
A1.0

1 SITE PLAN - FOR REFERENCE ONLY
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)
- D3 REMOVE AND REPLACE (E) DIRT WITH PAVERS

KEY NOTES:

- 1 (N) 10' HIGH REDWOOD FENCE TO WRAP PERIMETER
- 2 (N) STEEL PLATED PLANTERS 24" HIGH
- 3 (N) CYPRESS TREES
- 4 (N) PERGOLA WITH RETRACTABLE AWNING
- 5 T&C WS54 OUTDOOR FIREPLACE
- 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



SUTRO ARCHITECTS

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ISSUED
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EXISTING AND
PROPOSED REAR YARD
PLAN

1/4" = 1'-0"

A2.2

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1 PROPOSED REAR YARD SOUTH ELEVATION



ISSUED
REVISED REAR YARD
PERMIT SET: 2017.10.04
PROPOSED REAR YARD ELEVATION
N.T.S.