



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 8, 2018

*Date:* March 1, 2018  
*Case No.:* **2016-007531CUA**  
*Project Address:* **533 Jackson Street**  
*Zoning:* CRNC (Chinatown-Residential-Neighborhood Commercial)  
40-X Height and Bulk District  
*Block/Lot:* 0195/014  
*Project Sponsor:* Paul Tour-Sarkissian, Esq.  
Tour-Sarkissian Law Offices LLC  
211 Gough Street, Third Floor  
San Francisco, CA 94102  
*Staff Contact:* Seema Adina – (415) 575-8722  
[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project includes a change of use of a 1,440 limited restaurant use to a full service restaurant use (d.b.a. Raavi) on the ground floor of an existing three-story mixed-use building. The project does not include any interior or exterior alterations within the scope of work.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on the south side of Jackson Street between Columbus Avenue and Kearny Street. The project site has been occupied as a limited restaurant (d.b.a. Raavi) since September 2014. The subject property, built in 1910 and measuring approximately 1,473 square feet, also houses two-family dwellings on subsequent floors.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character, with a variety of office-uses, residential mixed-use, and commercial space. Most of the surrounding area is located within the CRNC (Chinatown-Residential-Neighborhood Commercial) and the CCB (Chinatown-Community Business) Zoning District. Immediately east and west of the project site is a full-service restaurant (d.b.a. Trestle) and several residential buildings. To the north, across Jackson Street, is a financial service (d.b.a. East West Bank) as part of a 3-story mixed-use building. Other zoning districts in the immediate vicinity include the C-2 (Community Business) Zoning District along Columbus Avenue, as well as the CCB (Chinatown-Community Business) Zoning District to the north along Jackson Street.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 16, 2018	February 14, 2018	22 days
Posted Notice	20 days	February 16, 2018	February 16, 2018	20 days
Mailed Notice	20 days	February 16, 2018	February 16, 2018	20 days

## PUBLIC COMMENT/COMMUNITY OUTREACH

To date, the Department has not received any communication regarding the proposal.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the change of use from a limited restaurant use to a full-service restaurant use within the CRNC Zoning District, pursuant to Planning Code Sections 303 and 812.

## BASIS FOR RECOMMENDATION

- The project would not displace any existing tenant
- The project would help to support and maintain future opportunities for resident employment and ownership of small businesses in other locations throughout the City.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

Block Book Map  
Sanborn Map  
Zoning District Map  
Aerial Photographs  
Contextual Photographs  
Environmental Determination  
Conditional Use Authorization NOTICE  
Reduced Plans

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input type="checkbox"/> Parcel Map                             | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input type="checkbox"/> Site Photos                            | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

SA  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: MARCH 08, 2018

*Date:* March 1, 2018  
*Case No.:* **2016-007531CUA**  
*Project Address:* **533 JACKSON STREET**  
*Zoning:* CRNC (Chinatown-Residential-Neighborhood Commercial)  
40-X Height and Bulk District  
*Block/Lot:* 0195/014  
*Project Sponsor:* Paul Tour-Sarkissian, Esq.  
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San Francisco, CA 94102  
*Staff Contact:* Seema Adina – (415) 575-8722  
[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 812 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE FROM A LIMITED RESTAURANT TO A FULL-SERVICE RESTAURANT (D.B.A. RAAVI) WITHIN THE CRNC (CHINATOWN-RESIDENTIAL-NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 8, 2016 Paul Tour-Sarkissian (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 812 to allow a restaurant use (d.b.a. Raavi) within the CRNC (Chinatown-Residential-Neighborhood Commercial) District and a 40-X Height and Bulk District.

On March 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-007531CUA

### ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 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. 2016-007531CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the south side of Jackson Street between Columbus Avenue and Kearny Street. The project site has been occupied as a limited restaurant (d.b.a. Raavi) since September 2014. The subject property, built in 1910 and measuring approximately 1,473 square feet, also houses two-family dwellings on subsequent floors.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character, with a variety of office-uses, residential mixed-use, and commercial space. Most of the surrounding area is located within the CRNC (Chinatown-Residential-Neighborhood Commercial) and the CCB (Chinatown-Community Business) Zoning District. Immediately east and west of the project site is a full-service restaurant (d.b.a. Trestle) and several residential buildings. To the north, across Jackson Street, is a financial service (d.b.a. East West Bank) as part of a 3-story mixed-use building. Other zoning districts in the immediate vicinity include the C-2 (Community Business) Zoning District along Columbus Avenue, as well as the CCB (Chinatown-Community Business) Zoning District to the north along Jackson Street.
4. **Project Description.** The Project includes a change of use of a 1,440 square feet limited restaurant use to a full service restaurant use (d.b.a. Raavi) on the ground floor of an existing three-story mixed-use building. The project does not include any interior or exterior alterations within the scope of work.
5. **Public Comment.** To date, the Department has not received any communication regarding the proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use Size Limits.** Planning Code Section 812.20 states that non-residential use limits is principally permitted at 2,500 square feet.

*The proposed use is 1,440 square feet.*

B. **Restaurant Use.** Section 812.44 of the Planning Code requires Conditional Use Authorization for restaurant use.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

*The size of the proposed use is in keeping with other frontages on the block face. The immediate block along Jackson Street contains general commercial, retail sales, and restaurant use.*

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

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

*The Project would not increase the size or intensity of the existing building, and there would be no interior or exterior alterations to the building.*

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

*The Project does not trigger additional parking and would not increase the amount of traffic.*

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

*The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.*

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

*The Project does not require any additional landscaping, screening, or open space and does not propose any exterior changes.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with the Objectives and Policies of the General Plan as documented under item 9 below.*

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

*The proposed use is consistent with the stated purpose of CRNC Zoning District, of being a daytime-oriented district with commercial development directed to the ground story.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

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

##### Policy 1.1:

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

*The Project will have no significant adverse environmental effects and will allow the existing limited restaurant to continue as a full-service restaurant use.*

#### OBJECTIVE 2:

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

##### Policy 2.1:

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

*The Project will not displace any existing commercial or industrial activity. The current use as a limited restaurant has been in operation since September 2014.*

#### OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.1:**

Maintain and enhance a favorable business climate in the City.

*The Project will maintain a positive business climate by allowing an existing business to expand its services to the neighborhood.*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*No commercial tenant will be displaced and the project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*The Project will foster an existing small business enterprise by allowing it to expand its services.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The Project will allow an existing neighborhood-serving retail use to be preserved and enhanced by allowing it to expand its services.*

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

*The Project will not impact the existing housing or neighborhood character. The proposal does not include any interior or exterior alterations to the existing building. The surrounding neighborhood is mixed-use in character comprised of residential and commercial uses.*

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



*The Project will have no impact 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 is not expected to create additional traffic or parking demand and would not overburden the 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 does not involve commercial office development and would not impact the industrial or service sector economies.*

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

*The Project will not change the seismic and fire safety standards of the Building.*

- G. That landmarks and historic buildings be preserved.

*The existing building is not considered to be a City Landmark or a historic resource.*

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-007531CUA** pursuant to Planning Code Sections 303 and 812.44 to allow the change of use from an existing limited restaurant use to a full-service use. The subject property is located within the CRNC (Chinatown-Residential-Neighborhood Commercial) Zoning District, and a 40-X Height and Bulk District.

**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 March 8, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 8, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a change of use from an existing limited restaurant to a full-service restaurant located at 533 Jackson Street, Lot 014, in Assessor's block 0195 pursuant to Planning Code Section(s) **303 and 812.44** within the CRNC (Chinatown-Residential-Neighborhood Commercial) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **December 5, 2017** and stamped "Exhibit B" included in the docket for Case No. **2017-007531CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 8, 2018** under **Motion No. XXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, owner, 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 **March 8, 2018** under Motion No **XXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN

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](http://www.sf-planning.org)*

## MONITORING

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

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

## OPERATION

9. **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>*

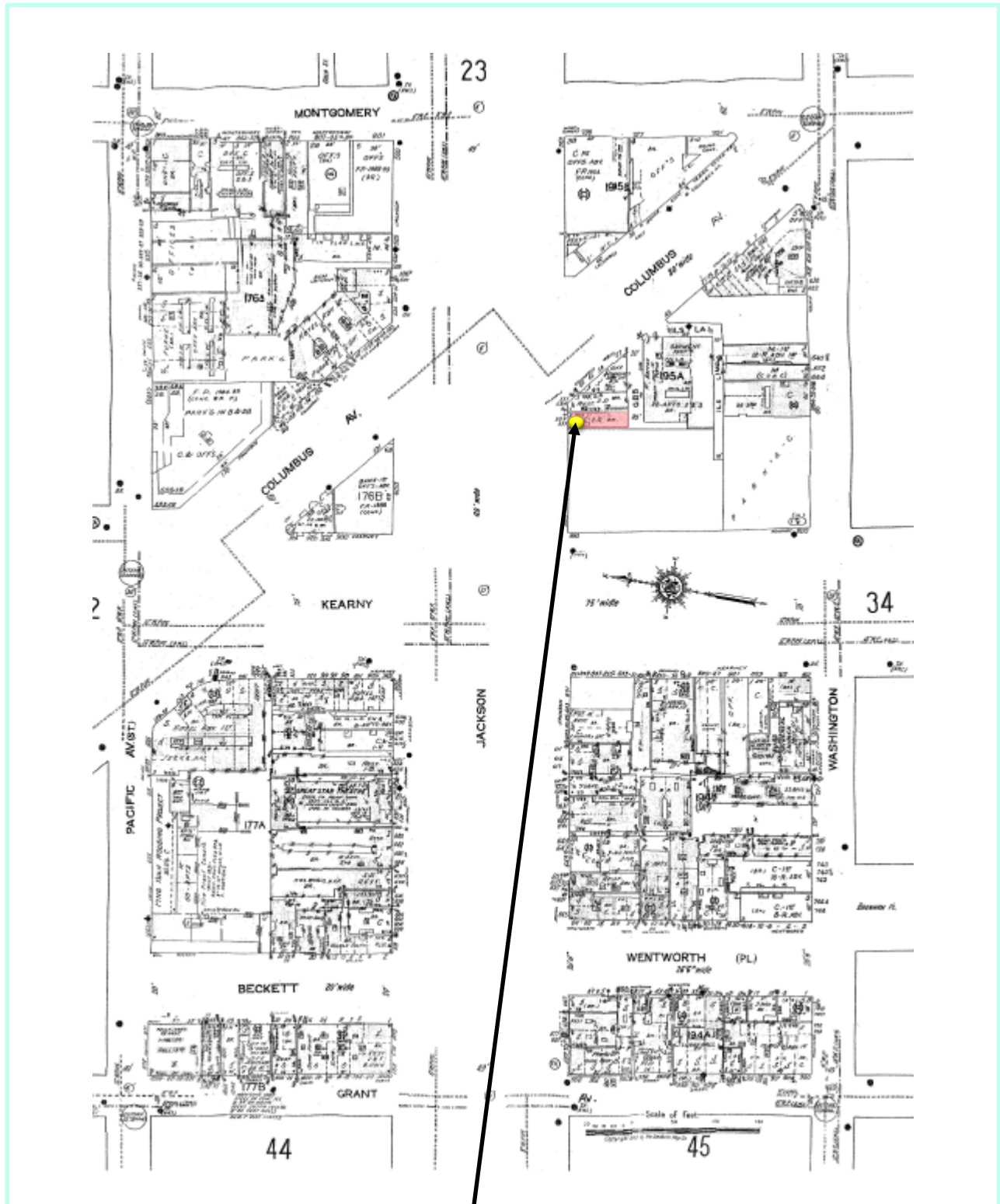
[illegible]

**SUBJECT PROPERTY**



**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street

# Sanborn Map\*



**SUBJECT PROPERTY**

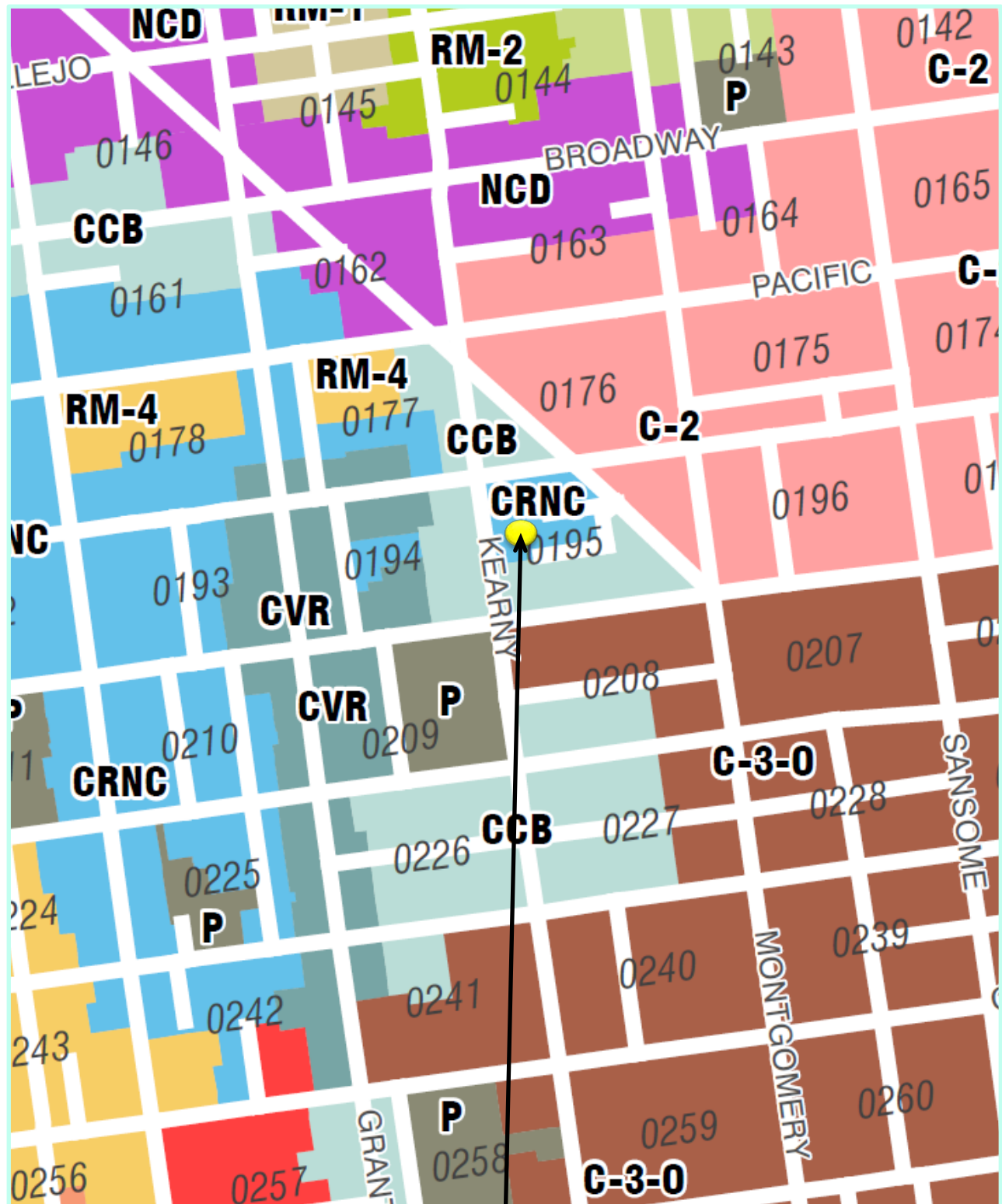
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street

# Zoning Map



SUBJECT PROPERTY

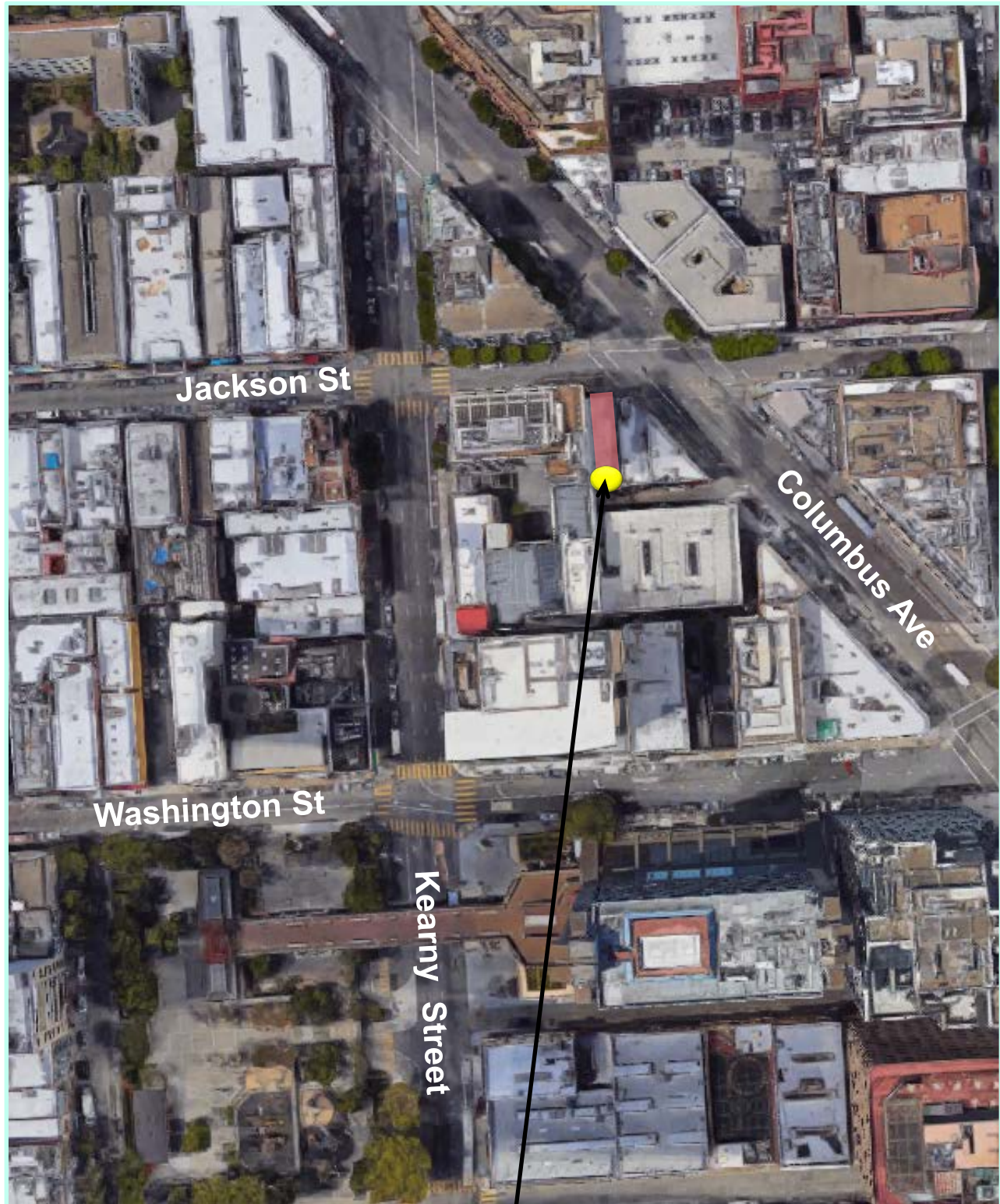


SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2016-007531CUA  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street



# Aerial Photograph



SUBJECT PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2016-007531CUA  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street



# Contextual Photographs



**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street

# Contextual Photographs



Case Number 2016-007531CUA  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street

# Environmental Determination

**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# Conditional Use Authorization Notice

**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 8, 2018**

Time: **Not before 1:00 PM**

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

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>533 Jackson Street</b>	Case No.:	<b>2016-007531CUA</b>
Cross Street(s):	<b>Columbus Avenue</b>	Building Permit:	<b>TBD</b>
Block /Lot No.:	<b>0195/014</b>	Applicant:	<b>Paul Tour-Sarkissian</b>
Zoning District(s):	<b>CRNC / 40-X</b>	Telephone:	<b>(415) 626-7744</b>
Area Plan:	<b>Chinatown</b>	E-Mail:	<b>paul@tslo.com</b>
PROJECT DESCRIPTION			
<p>The proposal is for a Conditional Use Authorization for a change of use from a Limited Restaurant to a Full-Service Restaurant (d.b.a. Raavi) pursuant to Planning Code Section 303 and 812.44.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Seema Adina</b> Telephone: <b>(415) 575-8722</b> E-Mail: <b>seema.adina@sfgov.org</b></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

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

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

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

## BUILDING PERMIT APPLICATION INFORMATION

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

## APPEAL INFORMATION

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

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

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

## ENVIRONMENTAL REVIEW

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

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

# Reduced Plans

**Case Number 2016-007531CUA**  
Conditional Use Authorization  
Change of Use – Limited to Full Restaurant  
533 Jackson Street

TITLE SHEET 1

SCOPE OF WORK: GROUND FLOOR AND BASEMENT

- 1) CONDITIONAL USE AUTHORIZATION 2016-007631C/UA TO ALLOW A CHANGE OF USE FROM A 1,440 SQUARE-FOOT LIMITED-RESTAURANT TO A NON-FORMULA RETAIL RESTAURANT USE (D.B.A. BRAVO) AT THE GROUND FLOOR AND BASEMENT. AS PART OF THIS PROJECT, THE APPLICANT IS ALSO SEEKING A TYPE 41 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE TO SELL BEER AND WINE ON-SITE (ON-SALE AS PART OF A BONA FIDE PUBLIC EATING PLACE). THE EXISTING TWO-FAMILY RESIDENTIAL USE AT THE SECOND AND THIRD FLOORS OF THE THREE-STORY-OVER-BASEMENT BUILDING, WILL REMAIN.
- 2) CATERING USE, UNDER PLANNING CODE 890.25 / NON-RETAIL SALES AND SERVICE IS PROPOSED AS AN ACCESSORY USE PER PLANNING CODE SECTION 893.2(B)(1)(C).
- 3) NO EXTERIOR WORK.

SHEET INDEX

- 1) PAGE 1 – TITLE SHEET 1
- 2) PAGE 2 – TITLE SHEET 2
- 3) PAGE 3 – A1.1 SITEPLAN
- 4) PAGE 3 – A2.1 EXISTING FLOOR PLANS

FOG CITY AS-BUILTS

PHONE : 415 287 6034

FOGCITYASBUILTS.COM

DECEMBER 5, 2017

REF: 533\_JACKSON\_REV3

DRAWN BY: MCINTOSH

SCOPE OF WORK

533 JACKSON, SAN FRANCISCO, CA. 94133

A0.1

1 OF 5

PLEASE NOTE:  
SQUARE FOOTAGE CALCULATIONS PRODUCED AT  
CLIENTS DIRECTION. FOG CITY ASBUILTS MAKES NO  
CLAIM THAT THESE FIGURES CONSTITUTE A BOMA.

GROSS FLOOR AREA		
ROOM	USE	GFA SQ-FT
BASEMENT		
HALL	RESTAURANT	75 SQ-FT
MECHANICAL EQUIPMENT	BUILDING USE	56 SQ-FT
RESTROOM	RESTAURANT	53 SQ-FT
WC 2	RESIDENTIAL	50 SQ-FT
FOOD STORAGE	RESTAURANT	157 SQ-FT
STORAGE 2	RESIDENTIAL	479 SQ-FT
STORAGE 3	RESIDENTIAL	185 SQ-FT
CLO	RESTAURANT	17 SQ-FT
RESTAURANT TOTAL		302 SQ-FT
FLOOR TOTAL		1,072 SQ-FT
ENTRY LEVEL		
RESTAURANT	RESTAURANT	1,138 SQ-FT
TENANT STAIRS		103 SQ-FT
ENTRY TOTAL		1,241 SQ-FT
SECOND LEVEL		
ENTIRE LEVEL	RESIDENTIAL	1,214 SQ-FT
THIRD LEVEL		
ENTIRE LEVEL	RESIDENTIAL	1,203 SQ-FT
RAVI INDIAN RESTAURANT TOTAL GFA		1,440 SQ-FT

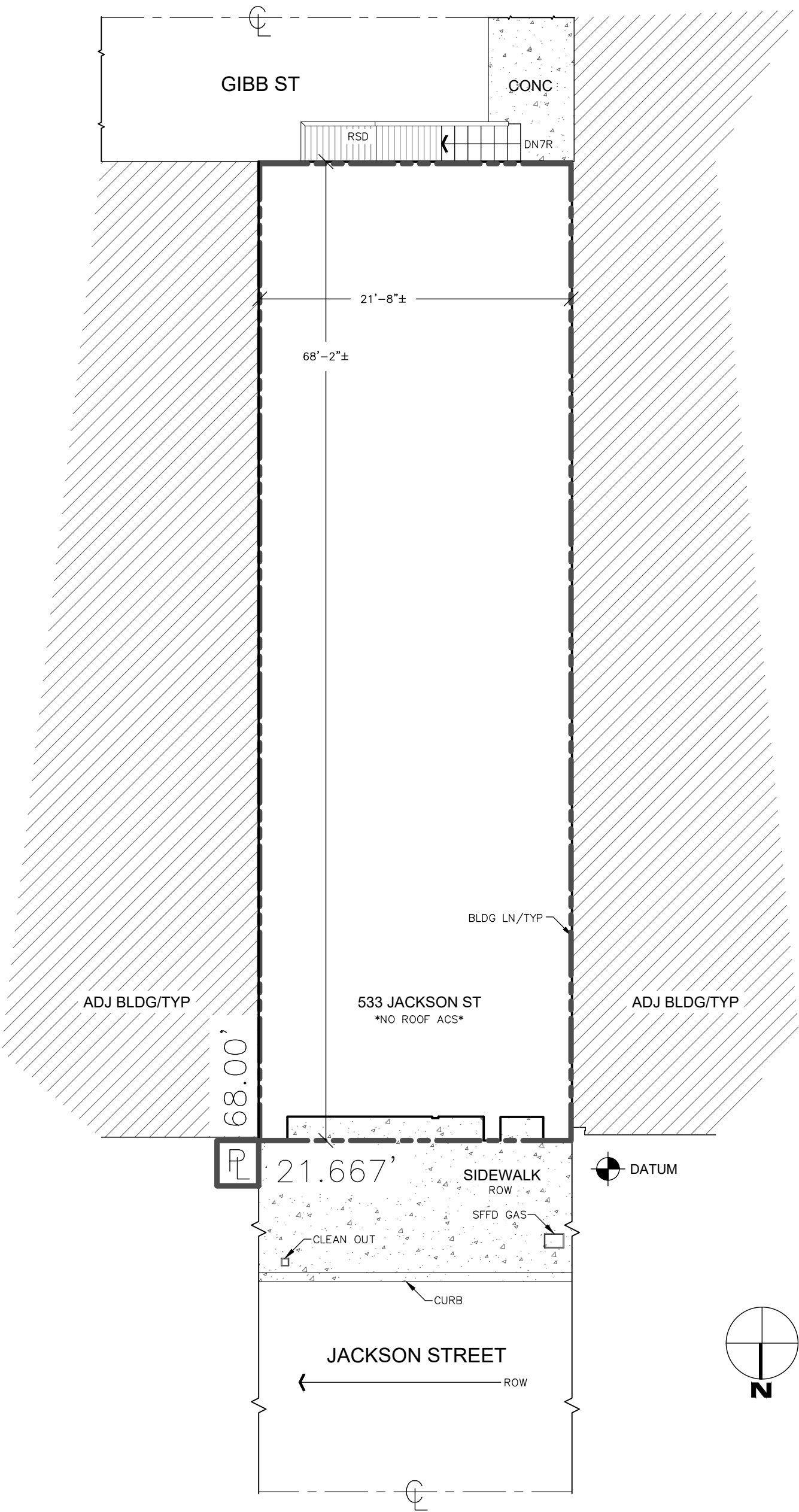
SHEET INDEX	
1)	PAGE 1 – TITLE SHEET 1
2)	PAGE 2 – TITLE SHEET 2
3)	PAGE 3 – A1.1 SITEPLAN
4)	PAGE 4 – A2.1 EXISTING FLOOR PLANS
4)	PAGE 5 – A2.2 EXISTING FLOOR PLANS

PLEASE NOTE:  
SQUARE FOOTAGE CALCULATIONS PRODUCED AT  
CLIENTS DIRECTION. FOG CITY ASBUILTS MAKES NO  
CLAIM THAT THESE FIGURES CONSTITUTE A BOMA.

GROSS FLOOR AREA

533 JACKSON, SAN FRANCISCO, CA. 94133

A0.2



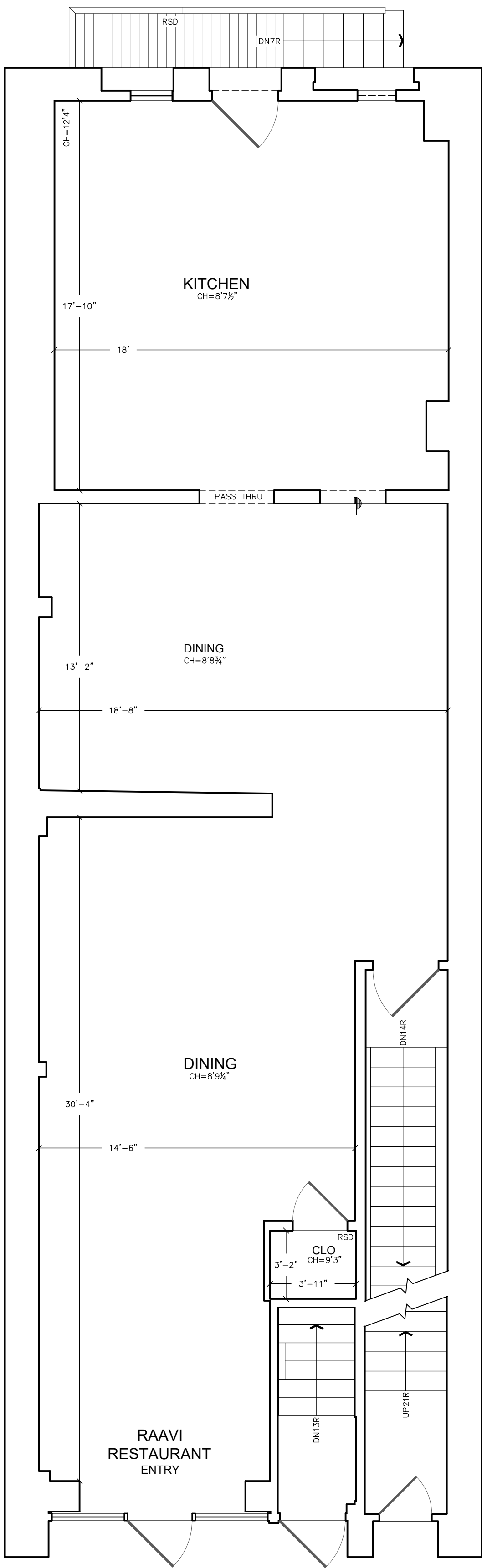
1 EXISTING ARCHITECTURAL SITE PLAN  
1,474 SQFT PROPERTY LINE SCALE : 1/8"=1'-0"

EXISTING ARCHITECTURAL SITE PLAN

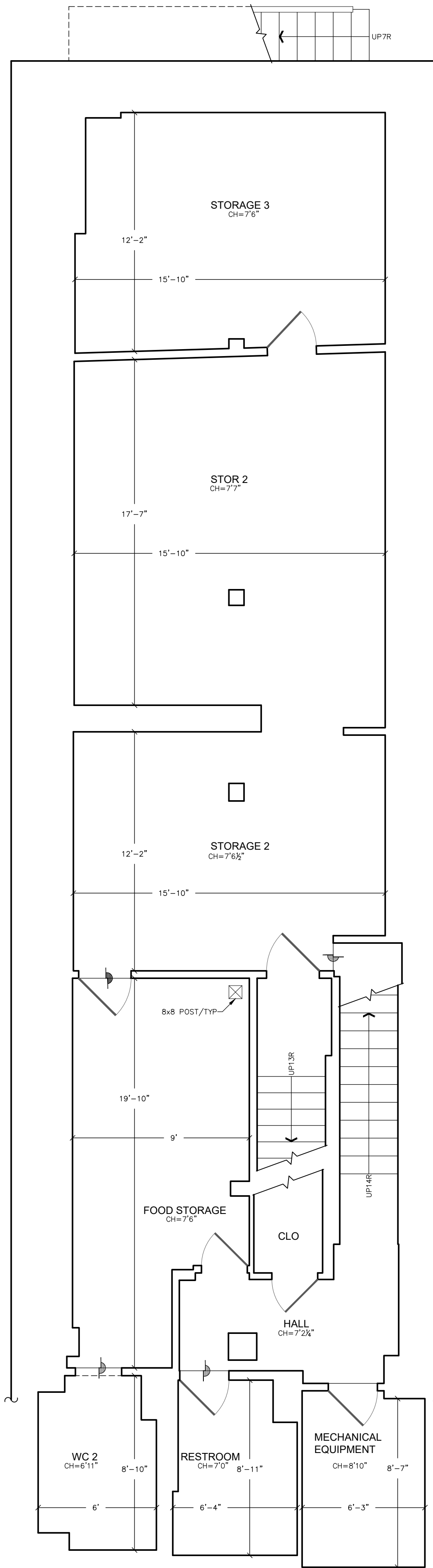
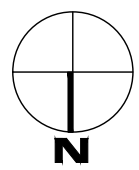
533 JACKSON, SAN FRANCISCO, CA. 94133

A1.1

PLEASE NOTE:  
THIS IS NOT A SURVEY, PROPERTY LINES TAKEN FROM TAX  
ASSESSOR'S MAP, PLACEMENT ASSUMED.



2 EXISTING ENTRY LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"



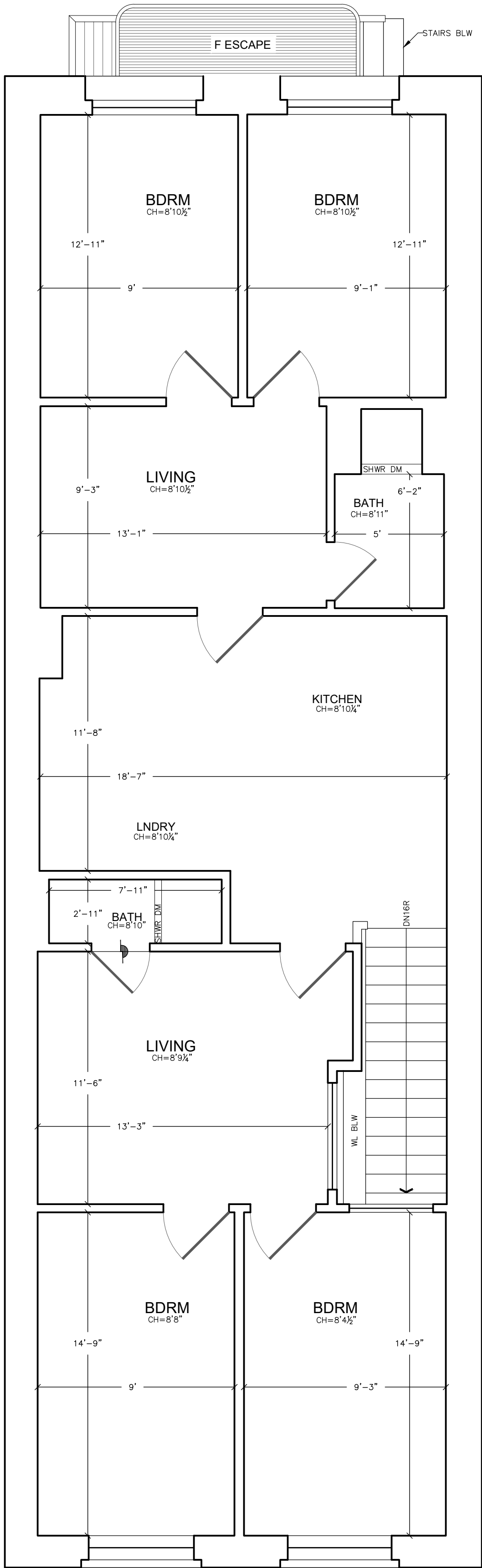
1 EXISTING BASEMENT LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"



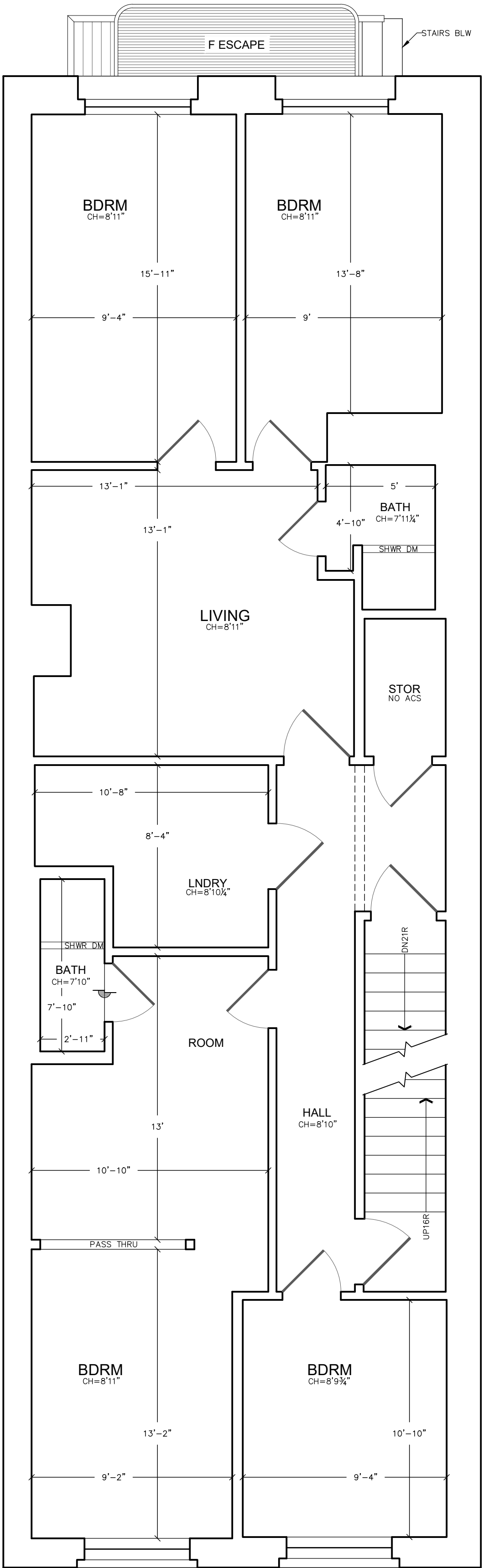
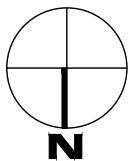
EXISTING FLOOR PLANS

533 JACKSON, SAN FRANCISCO, CA. 94133

A2.2



2 EXISTING THIRD LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"



1 EXISTING SECOND LEVEL FLOOR PLAN  
SCALE : 1/4"=1'-0"

