



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 16, 2017
CONTINUED FROM: SEPTEMBER 28, 2017

Date: November 6, 2017
Case No.: **2017-003058CUA**
Project Address: **2323 Mission Street**
Zoning: Mission Street Neighborhood Commercial Transit (NCT) District
55-X Height and Bulk District
Block/Lot: 3595/029
Project Sponsor: Serina Calhoun, Syncopated Architecture, Inc.
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San Francisco, CA 94117
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Staff Contact: Matt Dito – (415) 575-9164
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Recommendation: **Approval with Conditions**

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415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes to legalize and establish an outdoor activity area at the rear of the existing building. The subject property is currently occupied by a restaurant use (dba "Teeth"). The resulting outdoor activity area measures approximately 750 square feet. The maximum occupancy of the outdoor activity area will be 49 occupants.

Additionally, the proposed project (Project) proposes a horizontal addition on the ground floor of approximately 110 square feet, located at the northeast corner of the building. In addition, the Project will demolish an existing addition measuring approximately 300 square feet, which is located at the southeast corner of the building. The Project includes a rear yard of 58 feet. The outdoor activity area proposes to occupy the first 25 feet of the rear yard. The remainder of the rear yard shall not be part of the outdoor activity.

Teeth is a locally-owned restaurant. The operator, Tonic Nightlife Group, operates seven bars throughout the Bay Area, including the subject business. Teeth currently operates Monday to Friday from 4:00pm to 2:00am the following day, and Saturday to Sunday from 10:00am to 2:00am the following day. The outdoor activity area is proposed to operate from the opening of the business until 10:00pm every day.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of Mission Street, between 19th and 20th Streets, on Assessor’s Block 3595, Lot 029. The subject property is located within the Mission Street Neighborhood Commercial Transit District (“Mission St NCT”), and a 55-X Height and Bulk District. The property is developed with a two-story mixed-use building, with one dwelling unit (at 2319 Mission Street) over commercial on the ground floor. The subject parcel has a width of 30 feet, and a depth of 120 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Mission St NCT extends along both sides of Mission Street, and is bounded by 15th Street to the north, and Cesar Chavez Street to the south. Generally, the district is surrounded by the Valencia Street NCT Zoning District to the west, and the RTO-M (Residential, Transit Oriented – Mixed Use) Zoning District to the east. The Mission St NCT has a mixed pattern of larger and smaller lots and businesses, as well as a sizeable number of upper-story residential units. It serves a wide trade area with specialized retail outlets. Eating and drinking establishments contribute to the street’s mixed-use character and activity in the evening hours.

The surrounding properties on Mission Street are two to four story mixed-use buildings with residential units over ground floor retail. The project is directly adjacent to “Cha Cha Cha,” a restaurant with a limited live performance accessory use, and to “Best Center”, a general retail sales and service use offering clothing. The block also includes “Mission Thrift” a general retail sales and service use, “Las Tinajas”, a restaurant use, “Bruno’s,” a weekends-only bar use, and “El Capitan Hotel”, a residential hotel use. Additionally, the project is located two storefronts from an existing restaurant use, formerly known as “Cease and Desist” that is undergoing renovation.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 8, 2017	September 6, 2017	22 days
Posted Notice	20 days	October 28, 2017	October 27, 2017	21 days
Mailed Notice	20 days	September 8, 2017	September 8, 2017	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. On September 28, 2017, the Commission continued the project to the public hearing on November 16, 2017.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received letters of support for the Project from two members of the public, and from the Middle Polk Neighborhood Association. The Department has received one letter of opposition to the Project from a member of the public.

ISSUES AND OTHER CONSIDERATIONS

- Enforcement: The application for Conditional Use Authorization is a result of an enforcement case (No. 12477_ENF) on the subject property. On May 15, 2013, a complaint was received regarding outdoor activities occurring at the rear of the restaurant with the required Conditional Use authorization. On January 8, 2016, a Notice of Enforcement was issued to both the property and business owners, detailing the violation. While the Department uncovered evidence that the outdoor activity area dates back to at least 1994, the Department did not find evidence that this outdoor activity area pre-dates the Conditional Use requirement, which went into effect on April 12, 1987 with the adoption of the first Neighborhood Commercial zoning controls. The controls were the first to require Conditional Use Authorization for outdoor activity areas in any location besides the front of a building. As no evidence existed to pre-date these controls, a Conditional Use authorization application was required to legalize the outdoor activity area.
- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project would not result in a net increase in the number of restaurants in the area.
- The Project Sponsors, in consideration of the surrounding residential uses, propose to close the outdoor activity area no later than 10:00pm daily. Second story residential uses are directly adjacent to the property at the north and south lots. The residential uses are approximately ten feet above the proposed Project. Noise is a concern due to the proximity of the outdoor activity area, but the proposed closure of the area at 10:00pm will mitigate concerns and maintain a reasonable expectation of quiet enjoyment for residents at night. Additionally, the lot directly to the east, which shares the rear property line with the subject property, is located nearly 100 feet from the rear of the proposed activity area. Due to grade changes between the two lots, the outdoor activity area will be approximately ten feet below the ground floor residential use of the rear adjacent lot. It is not anticipated that the Project will have a significant detrimental effect on the residential uses surrounding the Subject property, due to both the physical attributes of the lot, and the Project Sponsor's proposal to close the area at 10:00pm nightly.
- The existing dwelling unit at the subject property is nonconforming, with no access to usable open space. The Project does not alter or affect the dwelling unit.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to legalize and establish an outdoor activity area in the rear of the subject property within the Mission St NCT Zoning District, pursuant to Planning Code Sections 145.2, 303 and 754.

RECOMMENDATION: Approval with Conditions
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BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Mission Street NCT Zoning District.
- The subject property is located within a neighborhood commercial district, and is directly adjacent to commercial properties to the north and to the south.
- The project sponsor has proposed to limit the hours of operation for the activity area to 10:00pm daily in order to mitigate noise. Additionally, by locating the patio in the area closest to the building, the properties to the rear will be over 70 feet away from the seating, further mitigating any noise issues.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

Attachments:

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photographs

Site Photos

Public Correspondence

Project Sponsor Submittal, including:

- Conditional Use Authorization Application
- Site Photographs
- Reduced Plans

Attachment Checklist

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

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

MD

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303 AND 754 OF THE PLANNING CODE TO LEGALIZE AND ESTABLISH AN OUTDOOR ACTIVITY AREA IN THE REAR OF AN EXISTING RESTAURANT USE (D.B.A. TEETH) WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 14, 2017, Serina Calhoun (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use authorization under Planning Code Sections 145.2 and 303 to legalize and establish an Outdoor Activity Area in the back patio of an existing Restaurant (d.b.a. Teeth) within the Mission Street NCT (Neighborhood Commercial Transit) District and a 55-X Height and Bulk District.

On September 28, 2017, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-003058CUA.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

The Planning Commission Secretary is the custodian of records for the File for Case No. 2017-003058CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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 2017-003058CUA, 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 east side of Mission Street, between 19th and 20th Streets, Assessor's Block 3595, Lot 029. The subject property is located within the Mission Street Neighborhood Commercial Transit District ("Mission St NCT"), and a 55-X Height and Bulk District. The property is developed with a two-story mixed-use building, with one dwelling unit (at 2319 Mission Street) over commercial on the ground floor. The parcel has a width of 30 feet, and a depth of 120 feet.
3. **Surrounding Properties and Neighborhood.** The Mission St NCT extends along both sides of Mission Street, and is bounded by 15th Street to the north, and Cesar Chavez Street to the south. Generally, the district is surrounded by the Valencia Street NCT Zoning District to the west, and the RTO-M (Residential, Transit Oriented – Mixed Use) Zoning District to the east. The Mission St NCT has a mixed pattern of larger and smaller lots and businesses, as well as a sizeable number of upper-story residential units. It serves a wide trade area with specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours.

The surrounding properties on Mission Street are two to four story mixed-use buildings with residential units over ground floor retail. The project is directly adjacent to "Cha Cha Cha," a restaurant with a limited live performance accessory use, and to "Best Center", a general retail sales and service use offering clothing. The block also includes "Mission Thrift" a general retail sales and service use, "Las Tinajas", a restaurant use, "Bruno's," a weekends-only bar use, and "El Capitan Hotel", a residential hotel use. Additionally, the project is located two storefronts from an existing restaurant use, formerly known as "Cease and Desist" that is undergoing renovation.

4. **Project Description.** The Project Sponsor proposes to legalize and establish an outdoor activity area at the rear of the existing building. The subject property is currently occupied by a restaurant use (dba "Teeth"). The resulting outdoor activity area measures approximately 750 square feet. The maximum occupancy of the outdoor activity area will be 49 occupants.

Additionally, the proposed project (Project) proposes a horizontal addition on the ground floor of approximately 110 square feet, located at the northeast corner of the building. In addition, the Project will demolish an existing addition measuring approximately 300 square feet, which is located at the southeast corner of the building. The Project includes a rear yard of 58 feet. The outdoor activity area proposes to occupy the first 25 feet of the rear yard. The remainder of the rear yard shall not be part of the outdoor activity.

Teeth is a locally-owned restaurant. The operator, Tonic Nightlife Group, operates seven bars throughout the Bay Area, including the subject business. Teeth currently operates Monday to Friday from 4:00pm to 2:00am the following day, and Saturday to Sunday from 10:00am to 2:00am the following day. The outdoor activity area is proposed to operate from the opening of the business until 10:00pm every day.

5. **Public Comment:** To date, the Department has received letters of support for the Project from two members of the public, and from the Middle Polk Neighborhood Association. The Department has received one letter of opposition to the Project from a member of the public.
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. **Outdoor Activity.** Planning Code Section 145.2 and 754 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 102.

The Project is requesting a Conditional Use Authorization from the Planning Commission to legalize and establish an outdoor activity area.

- B. **Use.** Restaurants are principally permitted in the Mission Street NCT, per Planning Code Section 754.

The proposal includes a horizontal addition on the ground floor of approximately 110 square feet, located at the northeast corner of the building, while also demolishing approximately 300 square feet at the southeast corner of the building. The proposed addition and demolition would result in a building depth of 65 feet, with the restaurant having an approximate total of 2,500 square feet, including the Outdoor Activity Area.

- C. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The project proposes to establish an Outdoor Activity Area within an existing Restaurant use. The existing Restaurant use provides an active use within the first 25 feet of building depth on the ground floor, and the Restaurant is properly fenestrated with transparent windows and doorways; therefore the subject property is in compliance with Planning Code Section 145.1.

7. **Planning Code Section 145.2** establishes additional findings for the Commission to consider when reviewing applications for an Outdoor Activity Area. On balance, the project complies with these criteria in that:

- 1) The nature of the activity operated in the outdoor activity area is compatible with surrounding uses;

The subject property is mixed-use with residential-over-ground floor commercial. The subject property is bounded by similar mixed-use buildings to the north and south, and a residential building to the east, which fronts Capp Street. The Project maintains the existing commercial character of the surrounding area, and does not detract from the adjacent residential uses.

- 2) The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

The Project is located a full story below any residential windows, due to the grade changes on the lot, which limits any privacy or livability issues to the surrounding residential uses. The residential uses are all located on the second floor and above, excepting the rear adjacent property, which will be located over 80 feet away from the Outdoor Activity Area.

- 3) 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 Project would be used for dining both day and night, with operations of the patio ceasing at 10:00pm to mitigate any issues that would disrupt the viability of the surrounding uses.

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

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

The Project is necessary and desirable for members of the Mission community, as the Project would allow the legalization of an existing patio and outdoor activity area that has existed for over two decades. The outdoor activity area is compatible with the mixed-use character of the surrounding district and of the subject block. In order to ensure that the project is compatible with the adjacent residential use, the Project Sponsor has limited occupancy and hours of operation on the back patio.

- 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 has been designed to be compatible with its surroundings, and the project sponsor has worked to ensure minimal disruption to surrounding uses in the vicinity. The proposed rear addition is consistent with the architectural character of the surrounding buildings. The project

will reduce the size of the building at the ground floor, allowing additional natural light into the light well windows to the south of the subject property.

- 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;

Traffic conditions would not be altered by this Project, as it proposes to reduce the maximum capacity of the patio to 49, as required by the San Francisco Fire Department. As an existing, neighborhood-serving restaurant, the subject property is often frequented by foot, taxi, or public transit. Several public transit options are within the vicinity of the project site, including the MUNI 12, 14, 48, and 49 bus lines, as well as the 24th Street BART station.

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

The Project is not expected to generate any noxious or offensive emissions, glare, dust, or odors. The rear courtyard has been designed to minimize the impacts of its patrons by placing the patio at the lowest grade level in the rear, and maximizing the distance from the rear adjacent property.

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

The Project, which is located in the usable open space for the subject property, is located at the lowest tier of the lot in an effort to limit noise affecting adjacent properties. The Project is screened by fencing on all sides.

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

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

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

The Mission St NCT has a mixed pattern of larger and smaller lots and businesses, as well as a sizeable number of upper-story residential units. It serves a wide trade area with specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. The District's controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. The proposed Outdoor Activity Area is compatible with the existing Restaurant at the subject property, and is surrounded by commercial uses on three of four sides, with the only non-commercial use being located over 80 feet away. The project protects the existing residential uses above it by limiting hours of operation.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include outdoor activity will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

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 retain an existing commercial activity and will enhance the diverse economic base of the City by expanding the linear frontage of active use on the subject property.

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 project would allow the Project Sponsor to enhance an existing neighborhood-serving restaurant with an upstanding reputation in the neighborhood. No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

The subject restaurant is an eating and drinking establishment, and the project would not result in the proliferation of eating and drinking establishments. The project would not impact the existing storefronts, nor impact the mix of commercial goods and services. The project is not anticipated to have a negative impact on parking or traffic. The project does not propose to add or remove any parking facilities, and would not exacerbate or worsen existing traffic and parking congestion. The impacts on the surrounding community would be minimal due to the grade in the area of the patio relative to the surrounding uses, and the hours of operation being limited to 10:00pm every night.

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 business owner, who is an independent entrepreneur, is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

10. **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 would enhance an existing neighborhood serving retail use by allowing the restaurant to utilize an existing outdoor space. Expansion of the existing business would enhance future employment opportunities, which is consistent with this policy.

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

The subject property contains one dwelling unit over the existing Restaurant use. The project would not detrimentally impact the residential use at the subject property or surrounding areas. The project would preserve and enhance the mixed-use character of the area by expanding an existing small business while also taking steps to protect surrounding residential uses. The project would contribute to the cultural and economic diversity of the neighborhood by increasing the diversity of services available in the neighborhood.

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

No housing is removed for this Project.

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

The conversion of the patio into an Outdoor Activity Area for the Restaurant use is not anticipated to result in any noticeable impact on transit services or neighborhood parking. The subject property is located along MUNI 14 and 49 bus route, and is within close proximity to transit services along Folsom and 24th Streets.

- 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, and does not involve commercial office development. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the subject property. The existing building is considered a potential historic resource. No modifications are proposed to the front façade of the building, and it has been determined that the addition at the rear would not have an impact on the potential 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 does not have an impact on open spaces.

11. 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.
12. 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. 2017-003058CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 28, 2017, 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 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Outdoor Activity Area at the rear of an existing Restaurant (d.b.a. Teeth) located at 2323 Mission Street, Block 3595 and Lot 029, pursuant to Planning Code Sections 145.2 and 303 within the Mission Street NCT (Neighborhood Commercial Transit) District and a 55-X Height and Bulk District; in general conformance with plans, dated March 14, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-003058CUA and subject to conditions of approval reviewed and approved by the Commission on November 16, 2017 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 16, 2017 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

7. **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

8. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

MONITORING - AFTER ENTITLEMENT

9. **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

10. **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

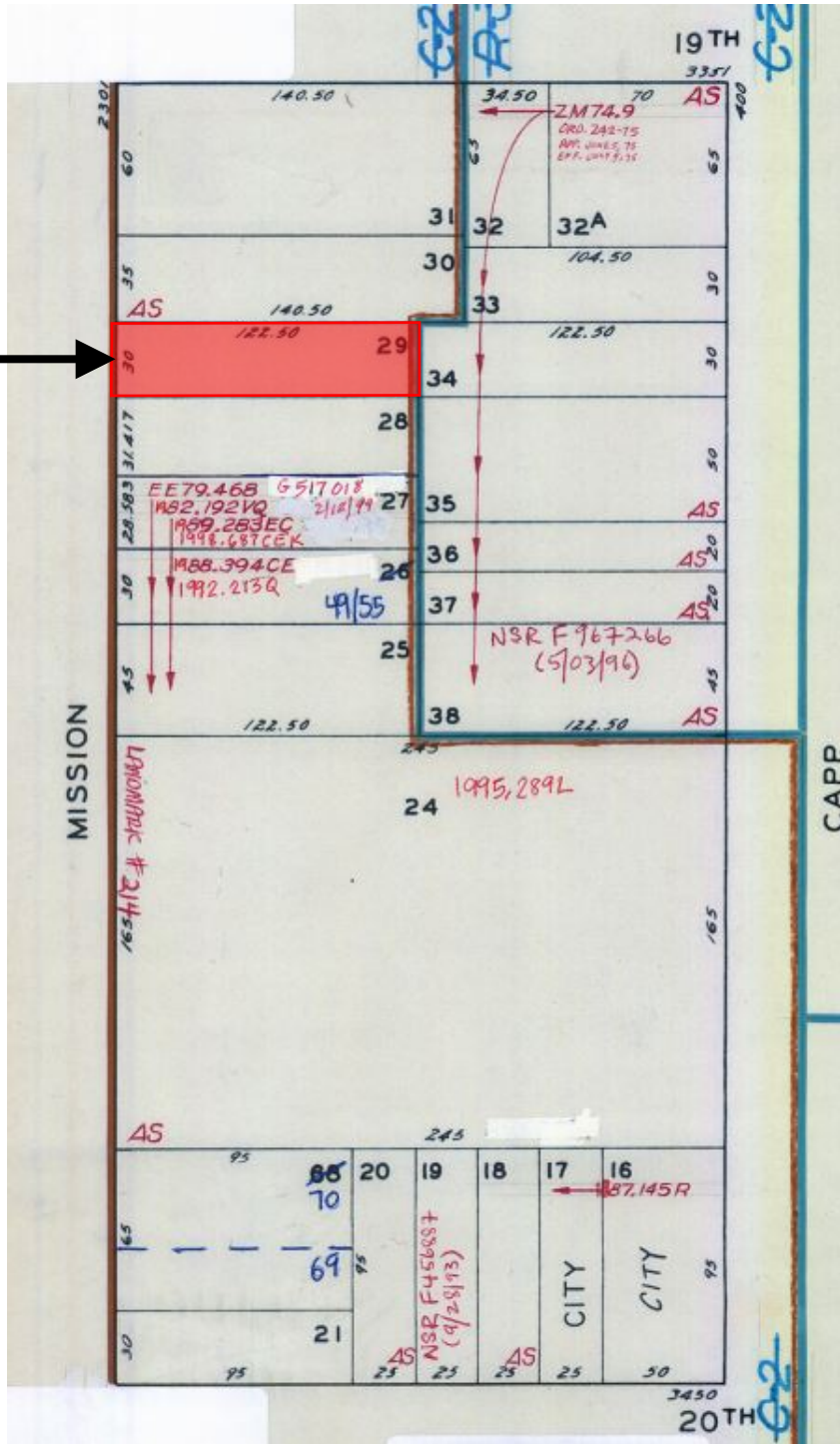
OPERATION

11. **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>

12. **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>
13. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org*
14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Hours of Operation.** The Outdoor Activity Area of the subject establishment must close at 10:00 p.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
16. **Patio Occupancy.** The Outdoor Activity Area shall be limited to 49 patrons at all times.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map

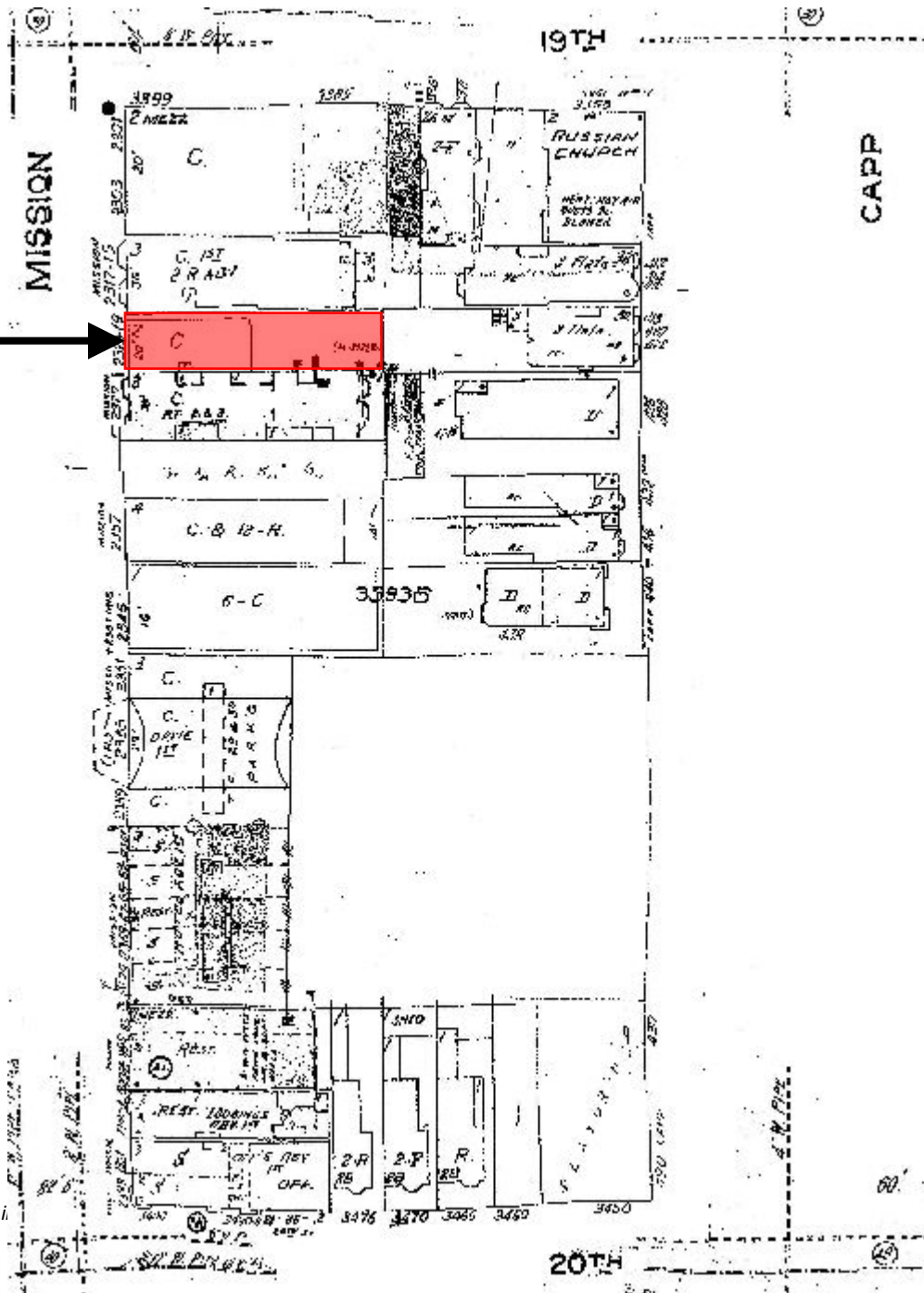


SUBJECT PROPERTY

Conditional Use Authorization Hearing
 Case Number 2017-003058CUA
 Teeth
 2323 Mission Street



Sanborn Map*



SUBJECT PROPERTY

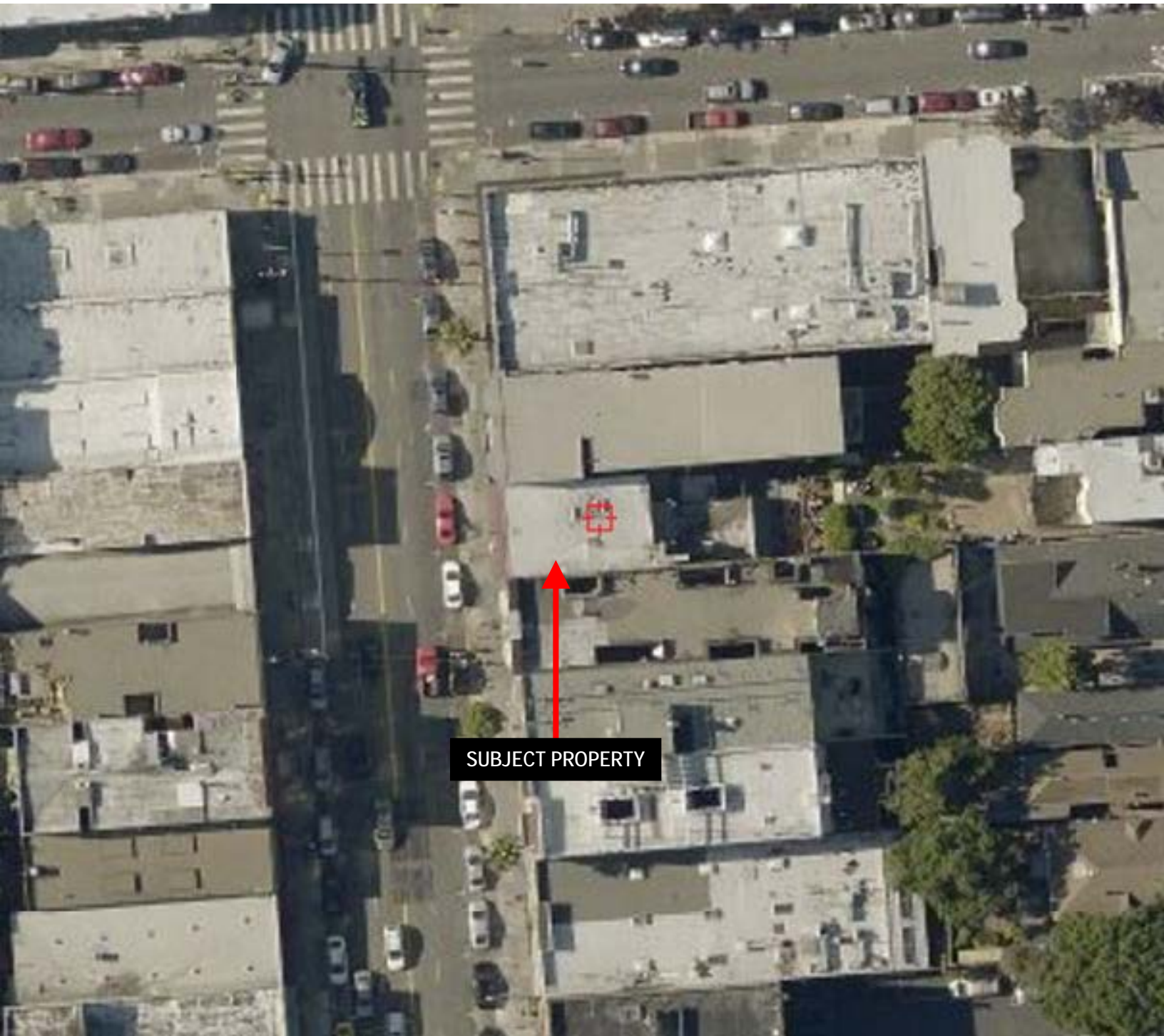
*The Sanborn Maps i

ditions.



Conditional Use Authorization Hearing
Case Number 2017-003058CUA
Teeth
2323 Mission Street

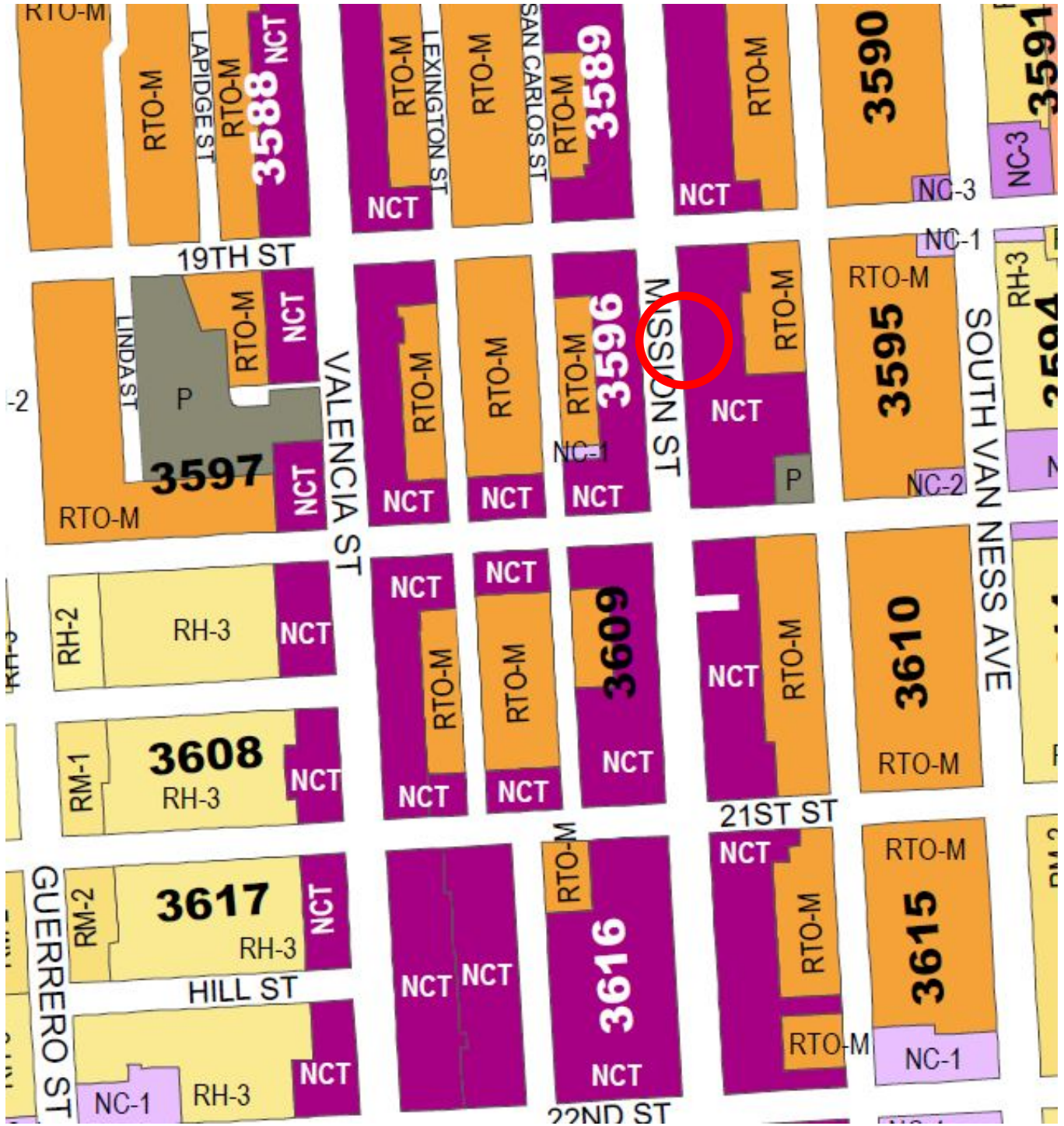
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-003058CUA
Teeth
2323 Mission Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2017-003058CUA
Teeth
2323 Mission Street

From: [Preston Burnes](#)
To: [Dito, Matthew \(CPC\)](#)
Subject: 2323 Mission Street Conditional Use
Date: Wednesday, October 25, 2017 10:45:27 PM

Mr. Dito,

I write this brief note to you to express my support for approval of the conditional use permit for the backyard of 2323 Mission Street. As you are aware, this property has a responsibly utilized backyard area associated with its restaurant/bar business and should be allowed to continue such use. The use of the planning process by unreasonable neighbors, who in the past have resorted to extreme measures such as spilling large buckets of paint onto patrons of this establishment, is a blatant abuse of government powers to endorse the concerns of an extremely small and vocal few. The business operating at this location has been a good steward of the property, responsible with regard to operating hours and responsive to noise concerns.

I am not a professional in the planning or building areas, in fact I work in public healthcare, but I know a proper and responsible use of a property when I see it. We have very few remaining outdoor spaces in San Francisco where citizens can visit a business and enjoy the outdoors simultaneously. We cannot lose yet another slice of what remains of this great city to the unreasonable concerns of a few.

Thank you for your consideration of my concerns and for sharing them with the Commission as appropriate.

Best Regards,
Preston Burnes
San Francisco Resident

Save Dr. Teeth's Patio!

MITCHELL BEARG

2150 Polk St , 415-990-1320

10/31/17

*SF Planning Commission
SF Planning Department
1650 Mission St.
San Francisco, CA*

Dear SF Planning Commission:

I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.

Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.

Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.

So once again, I ask you to please approve this conditional use permit.

Sincerely,

Mitchell Bearg



Middle Polk Neighborhood Association

November 4, 2017

**Planning Commission
City and County of San Francisco**

RE: Dr. Teeth Patio CU (2323 Mission Street)

Dear Commissioners:

We write to ask you to support the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission Street.

It is extremely rare to find a food and drink establishment with pleasant outdoor space in San Francisco. If Dr. Teeth had to shut down its patio it would be a huge loss not only for the neighborhood but for the whole city as well. In fact, the back patio is one of the main reasons Dr. Teeth has become a popular destination for San Franciscans from all over the city to meet and enjoy each other's company.

Dr. Teeth represents the best of their Mission District neighborhood- inclusive and still an affordable place to have a night out with friends. In the Middle Polk Neighborhood, we know how hard it is to come by outdoor bar space which is why we would hate to see the Mission District lose one of its best outdoor spots. Please support the patio conditional use permit.

Sincerely,
/s/Adam Mayer
Director of Planning & Design
Middle Polk Neighborhood Association


PO Box 640918
San Francisco, CA 94164-0918
<http://www.middlepolk.org>

To: San Francisco planning Department
Planner: Mr. Matt Dito
City Hall, 1 Dr. Carlton B. G
Goodlett place, Room 400
Tel: 415-575-9164
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am an Owner of apartment building at 2315 Mission Street, next to the 2323 Mission property.

I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise that disrupts my tenants and is disturbing my tenant's sleep time. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. Due to this reason, I am having difficult renting out several of my vacant units. In addition, so many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature :  _____
Print Name: LORI CHIARI
Date: 4/06/2017

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Ben Bleiman; Tonic Night Life Group	
PROPERTY OWNER'S ADDRESS: Mayhem Teeth 2323 Mission Street San Francisco, CA 94110	TELEPHONE: (415) 999-5053 EMAIL: benny.bleiman@gmail.com
APPLICANT'S NAME: Serina Calhoun; Syncopated Architecture, Inc. Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 657 Fillmore Street San Francisco, CA 94117	TELEPHONE: (415) 558-9843 EMAIL: serina@sync-arch.com
CONTACT FOR PROJECT INFORMATION: Serina Calhoun Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): N/A Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 2323 Mission Street		ZIP CODE: 94110		
CROSS STREETS: 19th Street				
ASSESSORS BLOCK/LOT: 3595 / 029	LOT DIMENSIONS: 30'x112.5'	LOT AREA (SQ FT): 3,675	ZONING DISTRICT: NCT-Mission Street	HEIGHT/BULK DISTRICT: 55-x

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard Outdoor Activity	PRESENT OR PREVIOUS USE: Bar/Restaurant - Mayhem Teeth
		PROPOSED USE: Same use; Legalization of outdoor patio at rear yard
	BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	21'-3.5"	21'-3.5"	0	21'-3.5"
Number of Stories	2	2	0	2
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,451 sf	1,451 sf	0	1,451 sf
Retail	1,905 sf	1,732 sf	-173 sf	1,732 sf
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	3,365 sf	3,183 sf	-173 sf	3,183 sf

Please describe any additional project features that are not included in this table:

(Attach a separate sheet if more space is needed)

Scope of work includes removal of a portion of the rear-most part of the existing restaurant to create a larger rear yard in conformance with fire department requirements. As such, a reduction in the rear volume at the ground floor will occur.

CASE NUMBER:
For Staff Use only

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

Section 736.24; Outdoor activities may be permitted at the rear yard if conditional use is approved.
Per Section 145.2, the nature of the activity must be compatible with the surrounding uses, The operations shall not significantly disturb privacy or affect livability of surrounding residences, and hours of operation must be limited.

Conditional Use Findings

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

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

See attached (next page)



10 March 2017
Conditional Use Findings

1. The proposed outdoor patio has been in use for the past 23 years; 6 years under current ownership and since 1994 as a part of the Bissap Baobab restaurant. As such, the outdoor patio has become a recognized amenity of the surrounding neighborhood, providing a desirable outdoor space for neighbors and members of the community.

2a. No structures are proposed; our project will reduce the size of the building at the ground floor, allowing additional natural light into the light well windows to the south of our property.

2b. As this space has been in use for the past 23 years, we do not anticipate that continued use will affect existing traffic, parking, or loading. Additionally, the fire department is restricting the patio use to a maximum of 49 occupants, thereby reducing the number of people occupying the space.

2c. Our project will not generate any glare, dust, or odor. Noise will be mitigated by limitation of the hours of operation on the patio, with service ending at 10pm each night and opening at 10am on weekends. Additionally, the patio area is recessed approximately 8' from the properties to the rear and is down a full story from residential windows to the abutting north and south properties as well.

2d. Usable open space will be located at the lowest tier of the proposed patio in an effort to limit noise from affecting adjacent properties. Additionally, by locating the patio closest to the building, the 3 properties to the rear will be over 70' away from the seating area proposed. The property directly behind our site will be even further, at almost 100'.

The property directly adjacent to the south is constructed of solid brick exterior walls. Some windows are present in the light wells at levels 2 and 3; beginning approximately 10' above our patio level, but appear to be of a small size indicating bathroom or kitchen locations. We do not anticipate these units will be negatively impacted by the noise.

The property directly to the north is of wood frame construction. Their windows will experience the most impact to the legalization of our patio, because several of the apartment units front onto our rear yard and proposed patio. These windows will benefit from additional light due to the removal of a portion of our building. Also, the limited hours of the patio (10am-10pm) take into consideration the residential use.

3. Per Planning Code Sections 736.24 and 145.2, our proposed legalization is compatible with surrounding restaurant activities along the Mission Street corridor. A few other restaurants have rear patios including Foreign Cinema at Mission/21st, La Taqueria at Mission/25th, and Zeitgeist on Valencia/Duboce. Additionally, the hours of operation have been limited to 10am-10pm in an effort to limit noise for the surrounding residential uses. Finally, due to the grade changes at the rear yard, the patio will be a full story below any residential windows, thereby not affecting residential privacy in any way.

Sincerely,

Serina Calhoun
Principal Architect
syncopatedarchitecture

415.558.9843
serina@sync-arch.com

Priority General Plan Policies Findings

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

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

Approval of our proposed project will result in continued use of a well-established local use. Denial will force the business to close and relocate elsewhere. The use, as proposed, will be enhanced by creating a safe space for all customers. Relocation of the rear wall will move the occupied patio area closer to the building and further from the neighbors to the rear. Additionally, the restricted number of occupants mandated by the fire department (49 maximum) will reduce noise to the neighbors directly adjacent.

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

Our project does not impact any housing. The patio has been in use for 23 years, and adjacent residential tenants have been aware of the use. The limited number of occupants may reduce noise. The reduced volume of the building at the rear will increase the mid-block open space, allowing additional natural light into properties on both sides of the property.

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

No affordable housing will be impacted by our project.

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

Reduction in the number of customers allowed out in the rear yard will result in less traffic and parking. Because our patio area has been in use for the past 23 years, parking and traffic is currently accounted for.

CASE NUMBER:
For Staff Use only

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

No industrial or service sector uses will be impacted by our project.

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

The proposed changes will create a much safer space for all customers. Additionally, the new construction at the rear will include earthquake updates and structural improvements, making the building safer for the tenant above as well.

- 7. That landmarks and historic buildings be preserved; and

No landmarks or historic buildings are impacted by our project.

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

No parks will be impacted by our project. The open space at the rear yard will be significantly increased from 43'-2" to 58'-2", by reduced rear-yard encroachment at the ground floor.

Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use	
OCCUPANCY CLASSIFICATION:	
B: Business - Restaurant/Bar use	
BUILDING TYPE:	
2 story wood frame	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
N/A - reduced by 173 sf	
ESTIMATED CONSTRUCTION COST:	
\$21,205.00	
ESTIMATE PREPARED BY:	
Architect	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

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

Serina Calhoun

 Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

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

NOTES:

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

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

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

I, Ben Bleiman, the Owner of the property at 2323 Mission Street, hereby authorize Syncopated Architecture, and all employees of said firm, as my representative for improvements to the property located at 2323 Mission Street.

Ben Bleiman

Print name

A handwritten signature in black ink, appearing to be 'Ben Bleiman', written over a horizontal line.

Signature

03-14-2017

Date

2323 Mission Street

Legalization of Rear Yard Patio



2323 Mission Street
 San Francisco, CA



2323 Mission Street
 San Francisco, CA
 PROJECT NO. 16-27

DATE	SET ISSUE
03-14-2017	CONDITIONAL USE APPLICATION

CONTACT:
 SERINA CALHOUN
 (415) 558-9843 P
 serina@sync-arch.com

SCALE: AS NOTED

COVER SHEET

A0.0

FRONT FACADE



GENERAL NOTES

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

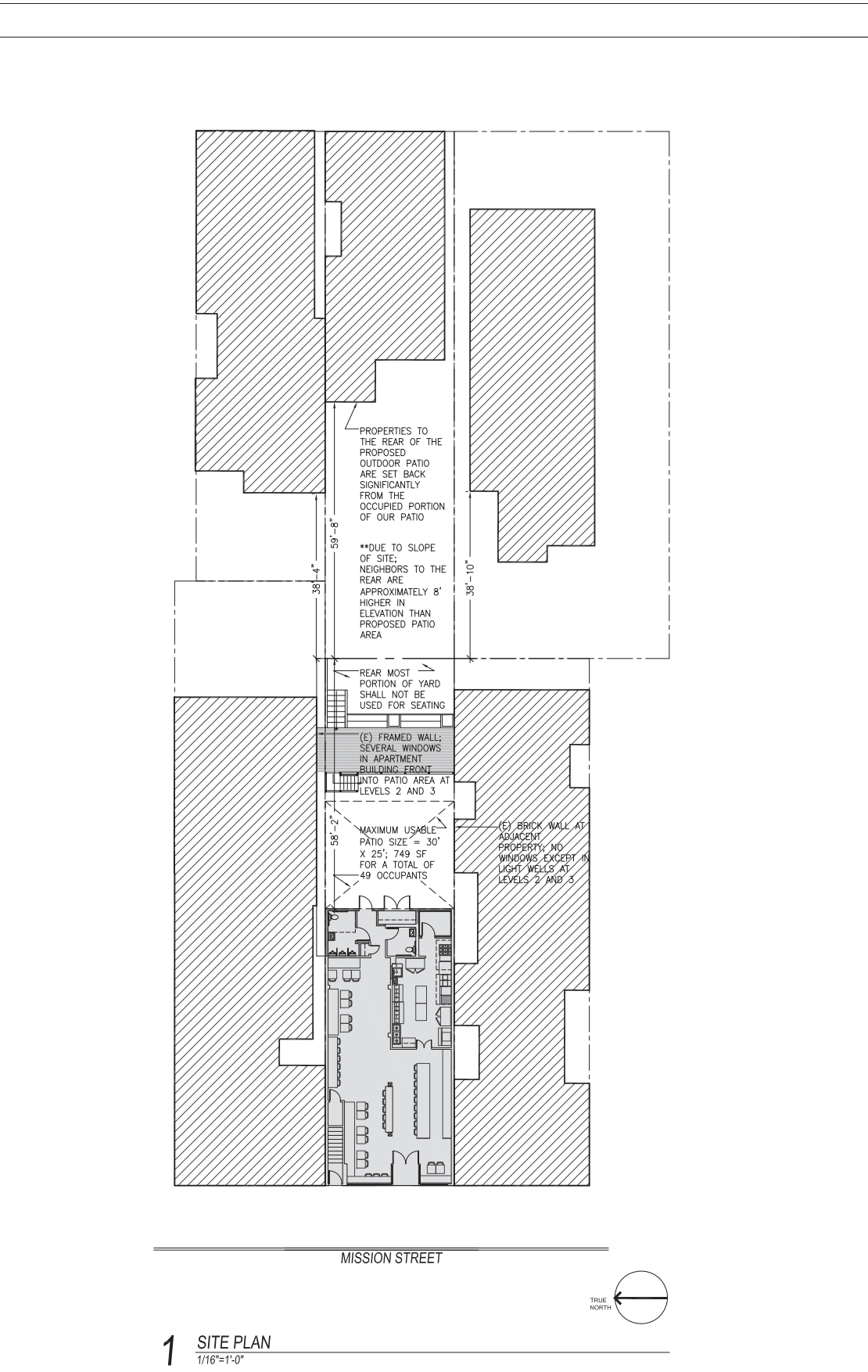
SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS.



ABBREVIATIONS

A/C	AIR CONDITIONING	PTD.	PAINTED
ADJ.	ADJUSTABLE	R.D.	ROOF DRAIN REQUIRED
A.F.F.	ABOVE FINISH FLOOR	RM.	ROOM
ALUM.	ALUMINUM	R.O.	ROUGH OPENING
ALT.	ALTERNATE	STOR.	STORAGE SHEET SIMILAR
APPROX.	APPROXIMATELY	T&G	TONGUE AND GROOVE
ARCH.	ARCHITECT(URAL)	TEL.	TELEPHONE
BLDG.	BUILDING	T.O.	TOP OF TYPICAL
BLKG.	BLOCKING	U.O.N.	UNLESS OTHERWISE NOTED
BOT.	BOTTOM	V.I.F.	VERIFY IN FIELD
CL.	CENTER LINE	WD.	WOOD
CLG.	CEILING	W.P.	WATERPROOF
CLOS.	CLOSET		
CLR.	CLEAR		
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN		
CONN.	CONCRETE CONNECTION		
CONSTR.	CONSTRUCTION CORRIDOR		
DET.	DETAIL		
DIAM.	DIAMETER		
DM.	DIMENSION		
DN.	DOWN		
DS.	DOWN SPOUT		
(E)	EXISTING		
EA.	EACH		
ELEC.	ELECTRICAL		
ELEV.	ELEVATOR		
EQ.	EQUAL EQUIPMENT		
F.D.	FLOOR DRAIN FINISH		
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUD		
GA.	GAUGE		
GALV.	GALVANIZED		
G.C.	GENERAL CONTRACTOR		
GYP.	BD.GYPSUM BOARD		
H.B.	HOSE BIB		
H.W.	HOT WATER		
JAN.	JANITOR		
MAX.	MAXIMUM		
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MIN.	MINIMUM		
MTD.	MOUNTED		
MTL.	METAL		
(N)	NEW		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		

CODE INFORMATION

ADDRESS:	2323 MISSION STREET SAN FRANCISCO, CA 94110
BLOCK #:	3595
LOT #:	029
LOT SIZE:	3,675 SF
CODES:	2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 GREEN BUILDING CODE (GBC) 2016 CALIFORNIA ENERGY CODE W/ ALL 2016 SAN FRANCISCO CODE AMENDMENTS
NUMBER OF STORIES:	2-STORY BUILDING (NO CHANGE)
NUMBER OF UNITS:	1 DWELLING UNIT UPSTAIRS (EXISTING) 1 COMMERCIAL UNIT DOWNSTAIRS (EXISTING)
ZONING:	NCT
HEIGHT & BULK:	55-X
HISTORIC DESIGNATION:	B - UNKNOWN / AGE ELIGIBLE
SETBACKS:	SETBACKS ARE EXISTING WITH NO CHANGE (E) FRONT: 0'-0" (E) SIDE: 0'-0" (E) REAR: 43'-2"; TO BE INCREASED TO 58'-2"
OCCUPANT CLASS:	R-3/B
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NO SPRINKLERS PRESENT
FLOOR AREA BLDG:	EXISTING GROUND FLOOR: 1,905 SF EXISTING SECOND FLOOR: 1,451 SF EXISTING TOTAL BUILDING SF: 3,356 SF PROPOSED GROUND FLOOR: 1,731 SF SECOND FLOOR - NO CHANGE: 1,451 SF PROPOSED TOTAL BUILDING SF: 3,183 SF (-173 SF)

LEGEND

(X)XXX	DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED
X XXX	DIRECTION OF SECTION VIEW
X XXX	INTERIOR SECTION IDENTIFICATION/SHEET WHERE SECTION IS LOCATED
X XXX	SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER
(A)	DOOR SYMBOL
(W-22)	WINDOW SYMBOL
(W/F)	WALL/FLOOR TYPE SYMBOL
(E)	ELEVATION DATUM
(X'-X")	CEILING HEIGHT
(R)	REVISION SYMBOL

SCOPE OF WORK

- LEGALIZATION OF REAR OUTDOOR PATIO FOR MAYHEM TEETH RESTAURANT/BAR.
- RELOCATION OF REAR BUILDING WALL TO CREATE SAFE DISPERSAL AREA AT REAR YARD.
- INSTALLATION OF NEW ADA BATHROOM
- RECONFIGURATION OF KITCHEN EQUIPMENT
- INSTALLATION OF NEW WALK-IN COOLER
- RELOCATION OF REAR STAIRS; REMOVE ENCROACHMENT ONTO ADJACENT PROPERTY

DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	ADDITIONAL UNIT(S) SCREENING FORM - ORDINANCE NO. 30-15
A1.0	GROUND - THIRD FLOOR PLANS - EXISTING (REFERENCE)
A1.1	FOURTH FLOOR PLAN - EXISTING (REFERENCE)
A2.1D	GROUND FLOOR PLAN - DEMOLITION
A2.1N	GROUND FLOOR PLAN - NEW CONSTRUCTION
A8.1	DOOR/WINDOW SCHEDULE
A9.1	DETAILS
E2.1D	GROUND FLOOR ELECTRICAL - DEMOLITION
E2.1N	GROUND FLOOR ELECTRICAL - NEW CONSTRUCTION

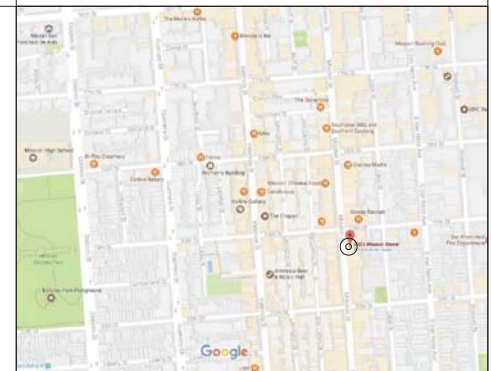
PROJECT DIRECTORY

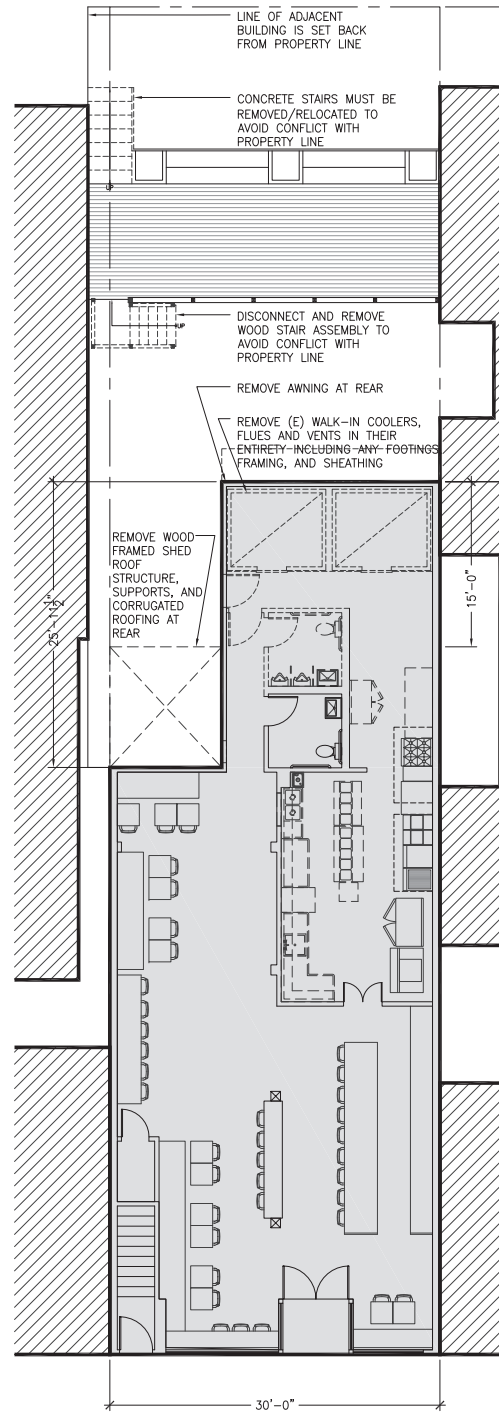
TENANT: TONIC NIGHTLIFE GROUP
 BEN BLEIMAN

ARCHITECT: SERINA CALHOUN
 SYNCOPATED ARCHITECTURE
 657 FILLMORE STREET
 SAN FRANCISCO, CA 94117
 415.558.9843

STRUCTURAL TBD
 ENGINEER:

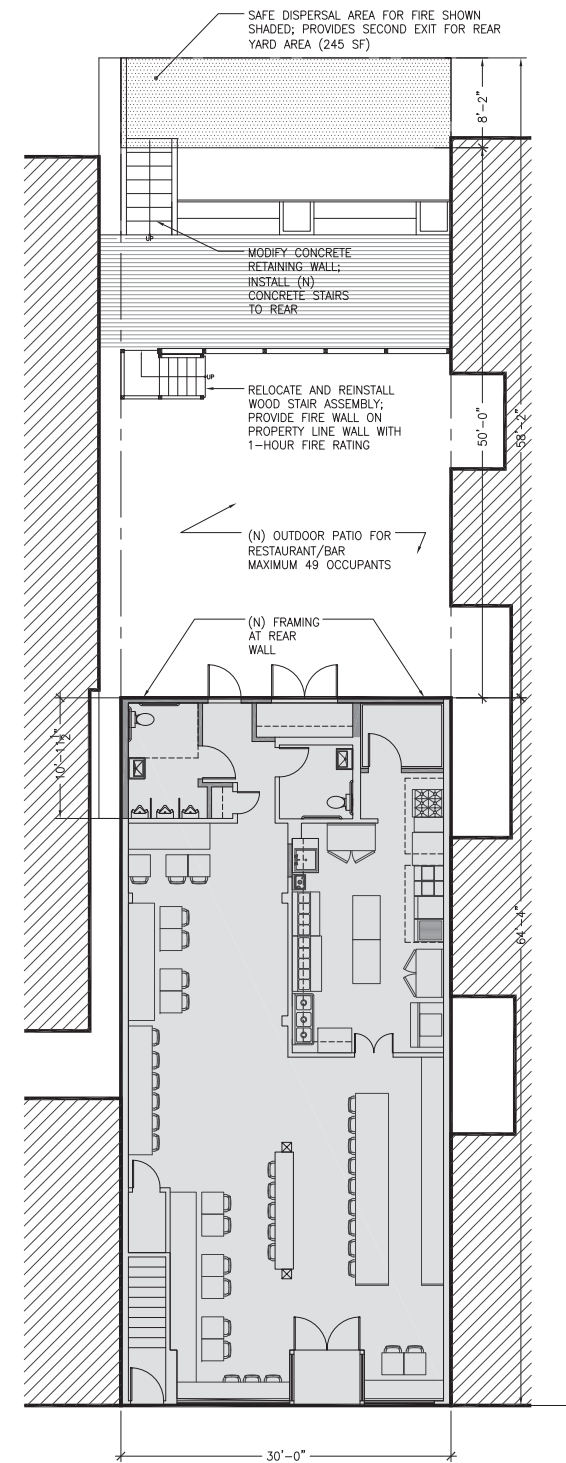
AREA MAP





MISSION STREET

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



MISSION STREET

2 SITE PLAN: NEW CONSTRUCTION
1/8"=1'-0"

EGRESS NOTES

PER PRE-APPLICATION MEETING HELD WITH JEFFREY MA AND JANICE HAYES, THE REAR YARD MAY SERVE AS THE SECOND EXIT FOR THE PATIO AREA PROVIDED THE REAR YARD OCCUPANCY DOES NOT EXCEED 49 AND A SAFE DISPERSAL AREA IS PROVIDED AT THE REAR MOST PORTION OF THE YARD, AT LEAST 50' AWAY FROM THE REAR WALL OF THE BUILDING.

STAIR NOTES

STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR PER CBC 1009.1 EXCEPTION 1.

ALL RISER HEIGHTS TO BE 7" MAX PER CBC 1009.3

ALL TREAD WIDTHS TO BE 11" MIN PER CBC 1009.3

SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALT FINISH.

PROVIDE 1-1/2" O.D. STEEL HANDRAILS AT EACH SIDE OF STAIR; MOUNT AT A HEIGHT OF 36". HANDRAILS SHALL EXTEND 12" PAST THE TOP AND 23" PAST THE BOTTOM OF THE STAIR

NEW PORTLAND CEMENT CONCRETE PAVING SHALL HAVE A MEDIUM BROOM FINISH ON ALL SURFACES LESS THAN 6% AND A HEAVY BROOM FINISH ON ALL SURFACES GREATER THAN OR EQUAL TO 6%.

WHERE WOOD IS USED AT EXTERIOR CONDITIONS; ALL WOOD SHALL BE PRESSURE TREATED.

EXTERIOR FASTENERS, HANGERS, AND CLIPS SHALL ALL BE GALVANIZED; TRIPLE DIPPED.

FOR HANDRAIL, TREAD AND STAIR DETAILS SEE A9.1



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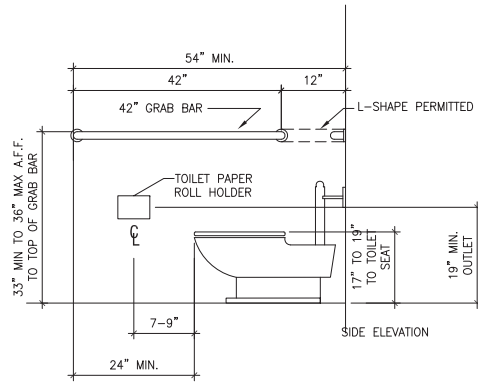
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CONTACT:
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(415) 558-9843 P
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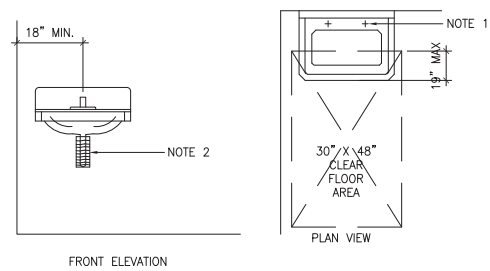
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SITE PLANS

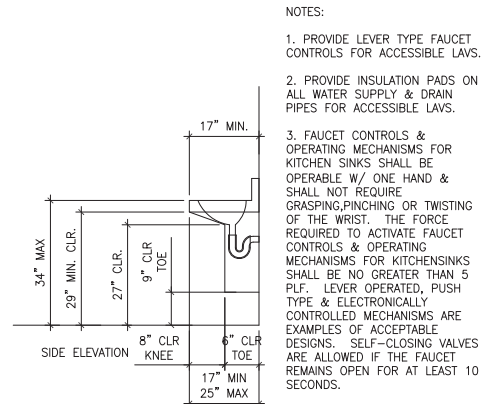
A0.1



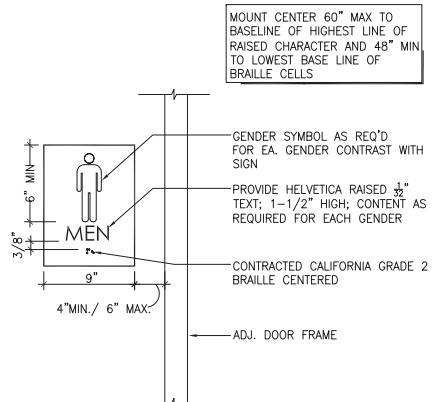
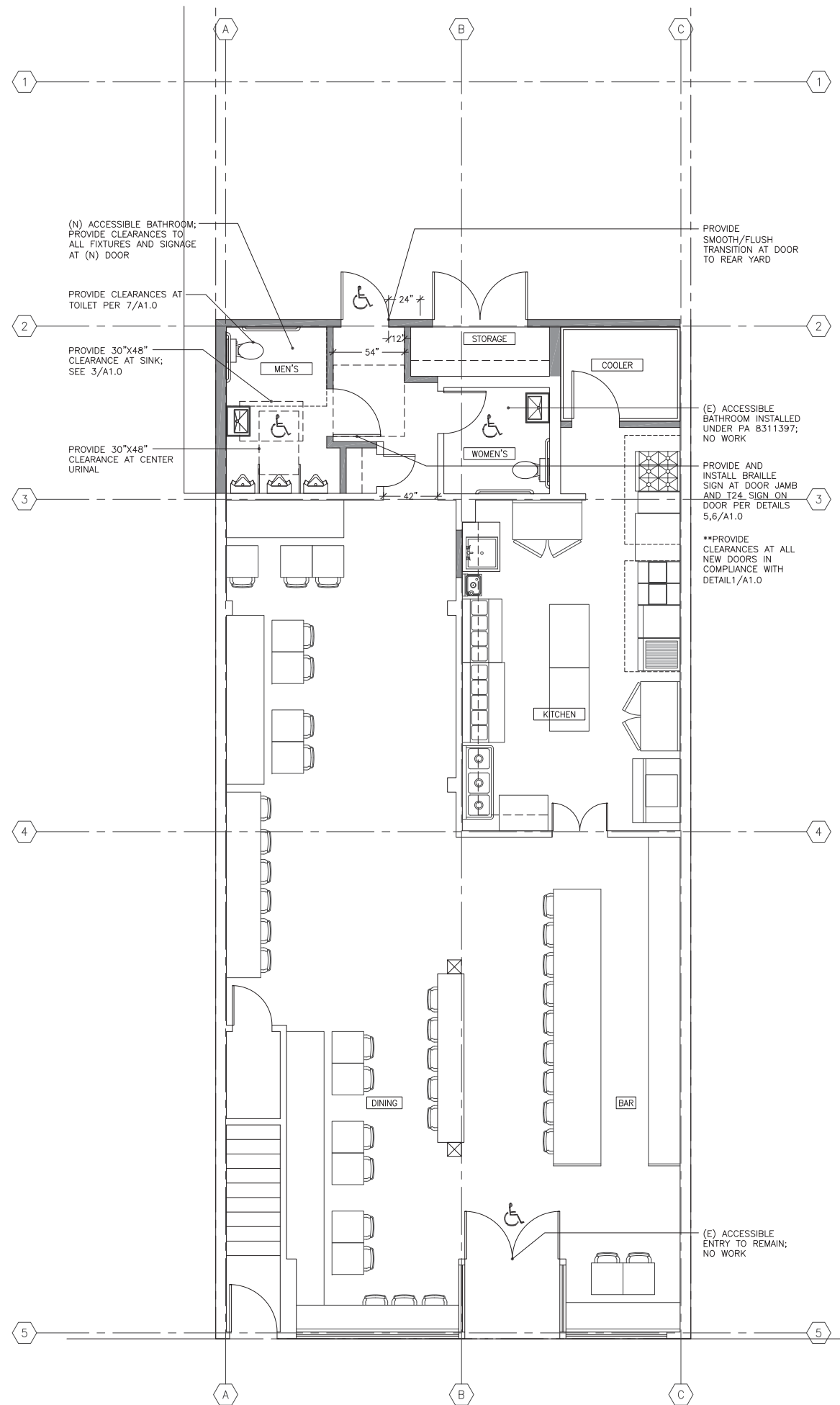
7 TYP. ACCESSIBLE CLEARANCES AT TOILET
1/4"=1'-0"



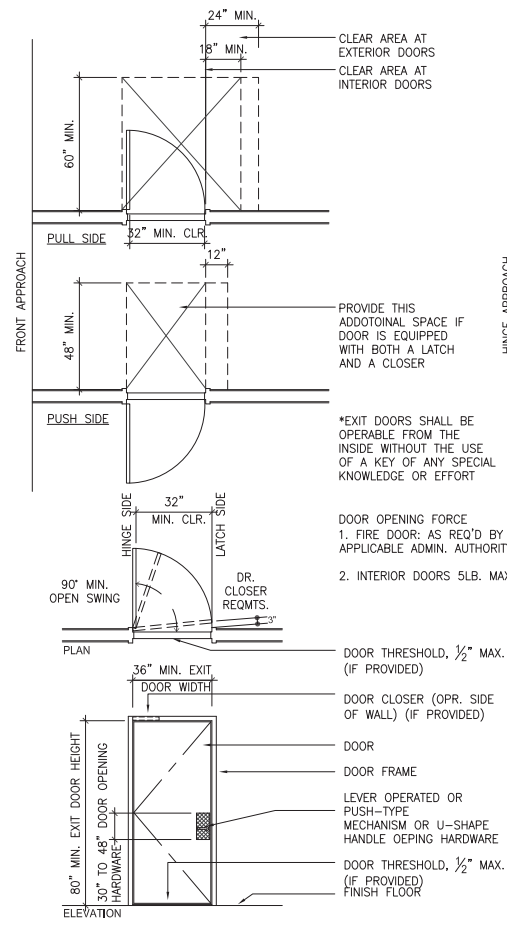
3 ACCESSIBLE CLEARANCES AT WALL SINK
1/2"=1'-0"



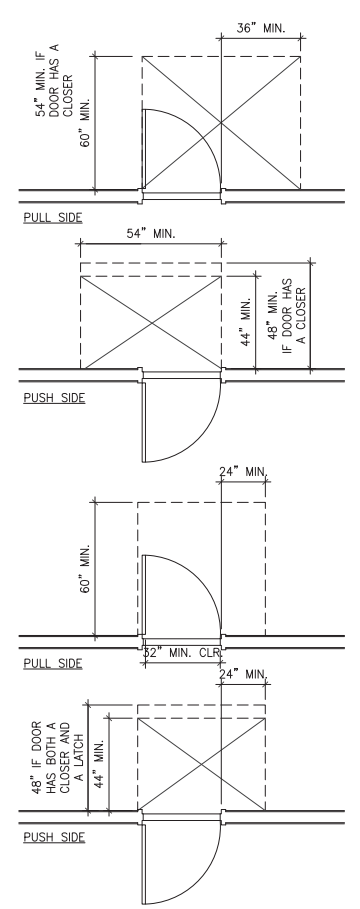
NOTES:
1. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.
2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.
3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHENSINKS SHALL BE NO GREATER THAN 5 PLF. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



6 NEW ACCESSIBLE TOILET SIGN (ADA REQ.)
1 1/2"=1'-0"



1 DOOR CLEARANCES
1/4"=1'-0"



5 NEW ACCESSIBLE TOILET SIGN (T24 REQ.)
1 1/2"=1'-0"



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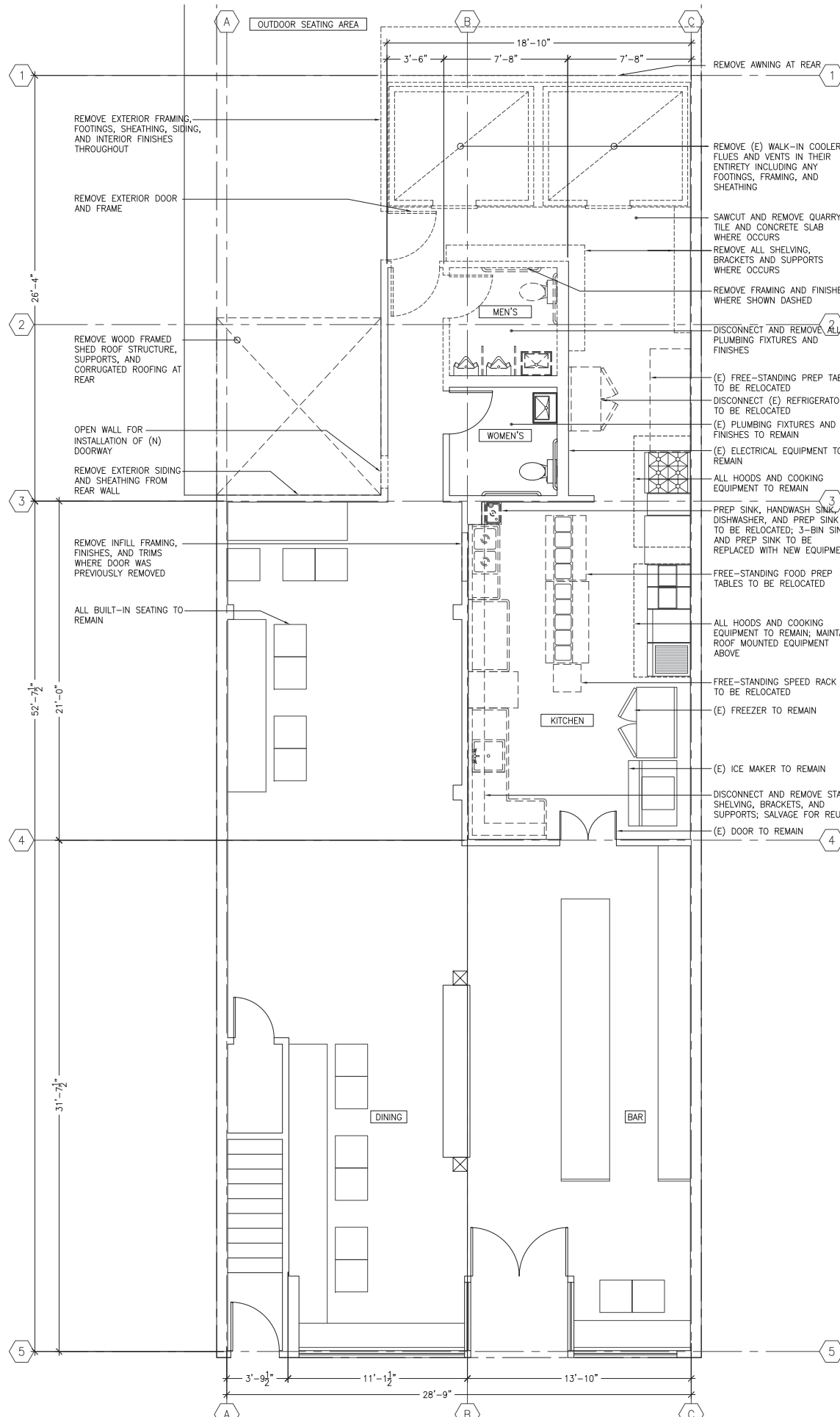
CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

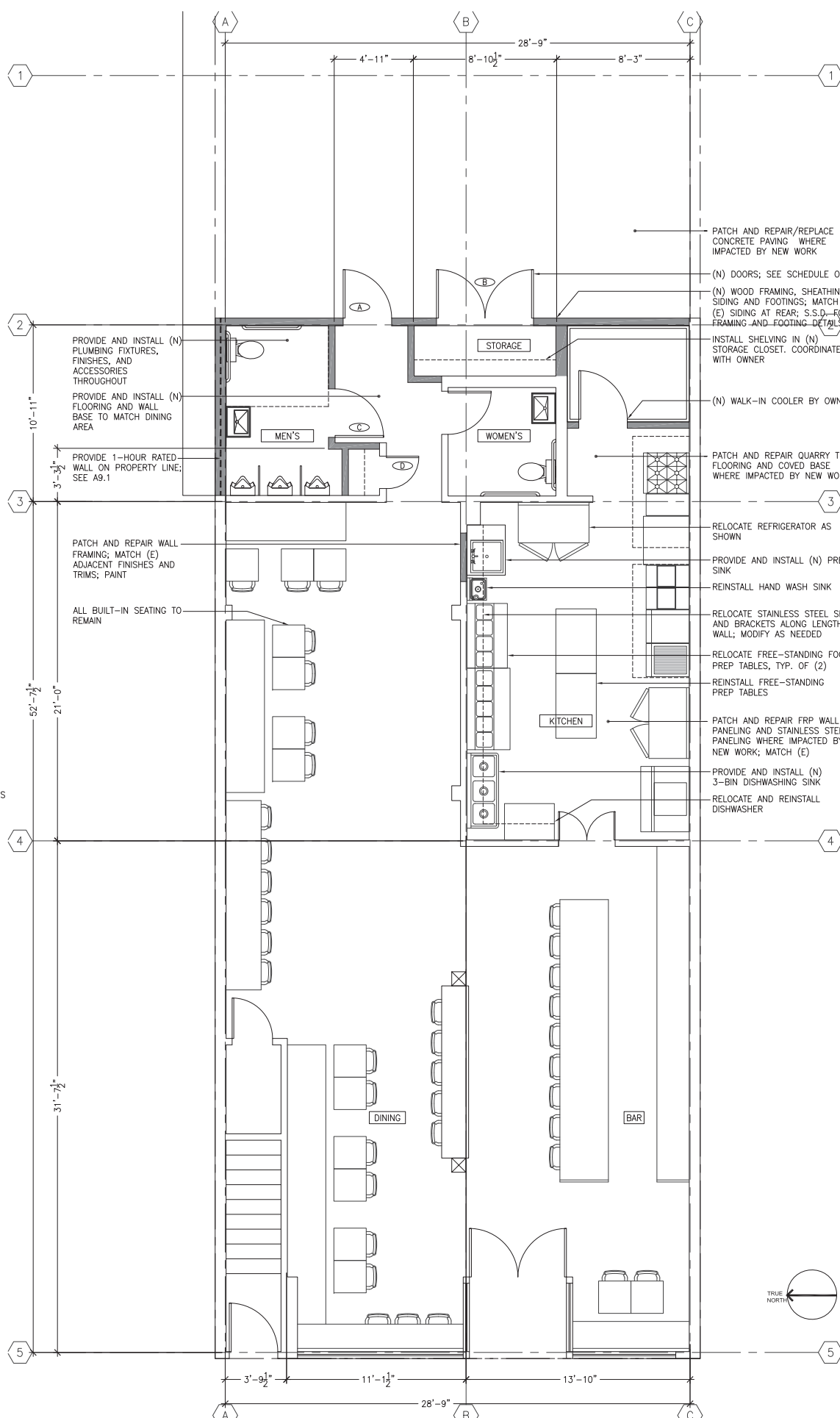
ACCESSIBILITY
DETAILS

A1.0

FP FLOORPLAN
1/4"=1'-0"



1 GROUND FLOOR: DEMOLITION
1/4"=1'-0"



2 GROUND FLOOR: NEW CONSTRUCTION
1/4"=1'-0"

GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.

NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.

CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.

CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

WHERE HOT WATER PIPING IS EXTENDED, PROVIDE PIPE INSULATION THROUGHOUT.

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING OF ANY MATERIALS.

DIMENSION NOTES

DIMENSIONS ARE TO FACE OF STUD U.O.N.

DEMOLITION NOTES

PROTECT ANY EXISTING HARDWOOD FLOORS OR WOOD FINISH TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN.

NEW CONSTRUCTION NOTES

PROVIDE MIN. R-13 INSULATION WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL (N) EXTERIOR WALLS.

ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES.

PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.

CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY.

WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.

PATCH AND REPAIR FRAMING AND FINISHES WHERE AFFECTED BY NEW WORK.

WALL LEGEND

- EXISTING WORK TO REMAIN
- - - EXISTING WORK TO BE REMOVED
- ▬ NEW EXTERIOR WALL OR INTERIOR PARTITION
- - - 1-HR. FIRE PARTITION



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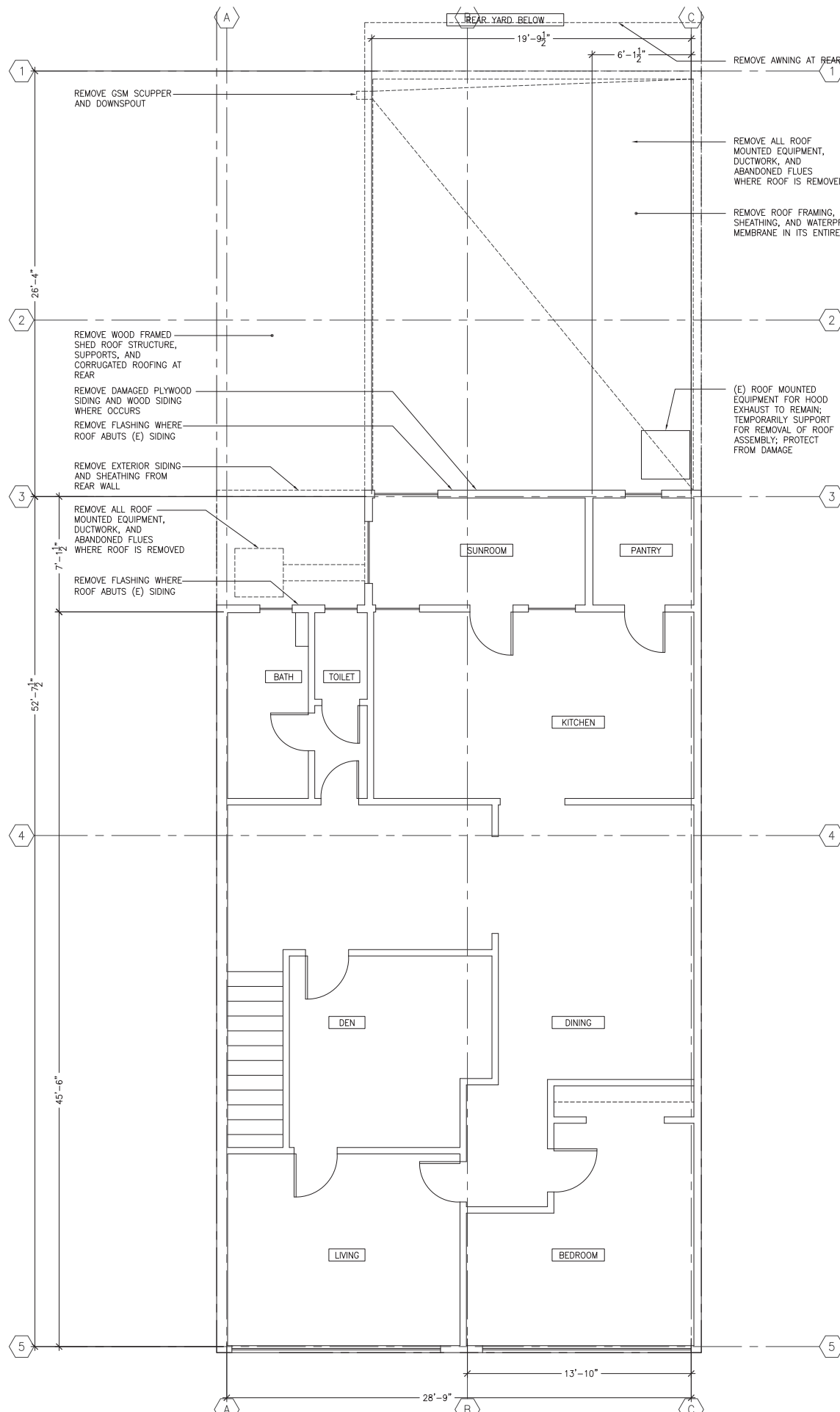
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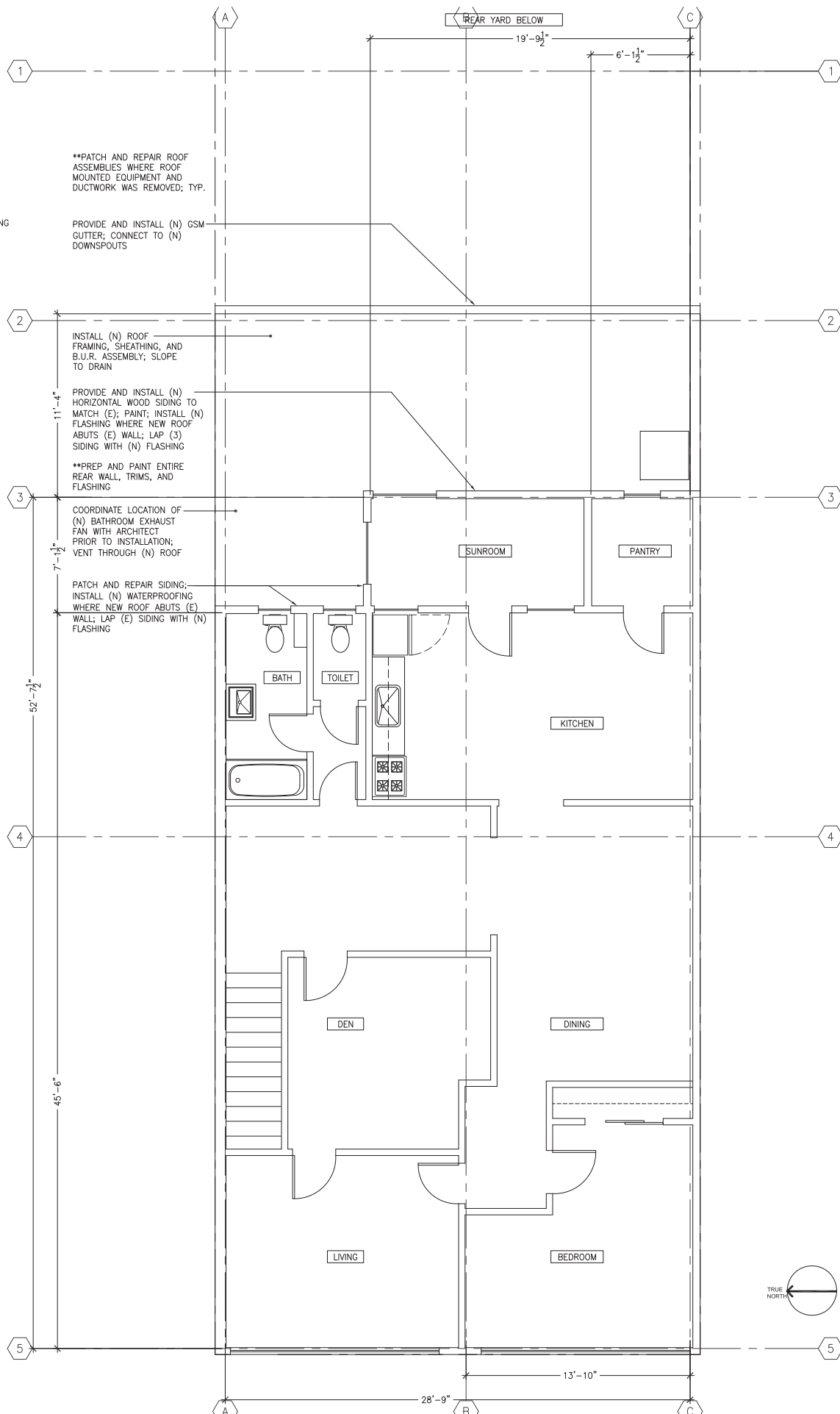
SCALE: AS NOTED

GROUND FLOOR:
DEMOLITION
AND NEW CONST.

A2.1



1 SECOND FLOOR: DEMOLITION
1/4"=1'-0"



2 SECOND FLOOR: NEW CONSTRUCTION
1/4"=1'-0"

GENERAL	
FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.	
NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.	
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CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.	
WHERE HOT WATER PIPING IS EXTENDED, PROVIDE PIPE INSULATION THROUGHOUT.	
DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING OF ANY MATERIALS.	
DIMENSION NOTES	
DIMENSIONS ARE TO FACE OF STUD U.O.N.	
DEMOLITION NOTES	
PROTECT ANY EXISTING HARDWOOD FLOORS OR WOOD FINISH TO REMAIN FROM DAMAGE DURING CONSTRUCTION.	
OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN.	
NEW CONSTRUCTION NOTES	
PROVIDE MIN. R-13 INSULATION WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL (N) EXTERIOR WALLS.	
ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES.	
PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.	
CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY.	
WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.	
PATCH AND REPAIR FRAMING AND FINISHES WHERE AFFECTED BY NEW WORK.	
WALL LEGEND	
	EXISTING WORK TO REMAIN
	EXISTING WORK TO BE REMOVED
	NEW EXTERIOR WALL OR INTERIOR PARTITION
	1-HR. FIRE PARTITION

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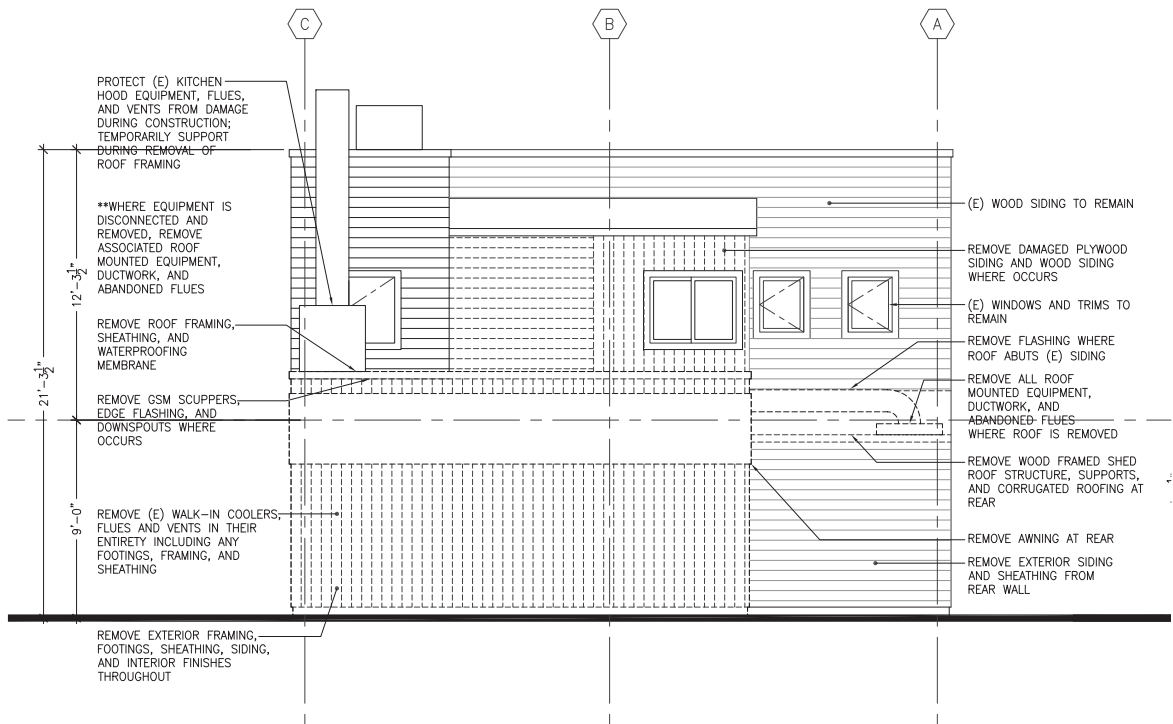
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SCALE: AS NOTED

SECOND FLOOR:
DEMOLITION
AND NEW CONST.

A2.2

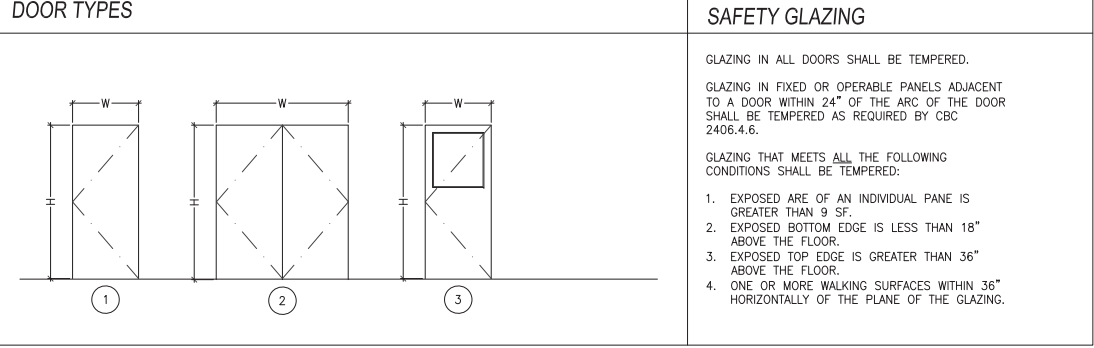


1 EXTERIOR ELEVATION (REAR): DEMOLITION
1/4"=1'-0"

DOOR SCHEDULE

BUILDING DOORS										DETAILS			REMARKS
DOOR I.D.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	GLAZING	HEAD	JAMB	SILL/ THRESHOLD			
A	3'-0" x 6'-8"	3	WD.	WD.	WD.	PTD.	TEMP.	10 A9.1	10 A9.1 SIM.	9 A9.1	PROVIDE DEADBOLT		
B	6'-0" x 6'-8"	2	WD.	WD.	WD.	PTD.		10 A9.1	10 A9.1 SIM.	9 A9.1	PROVIDE KEYED LOCK		
C	3'-0" x 6'-8"	1	WD.	WD.	WD.	PTD.		14 A9.1	14 A9.1 SIM.	13 A9.1	PROVIDE PRIVACY LOCK WITH OCCUPANCY INDICATOR		
D	2'-0" x 6'-8"	1	WD.	WD.	WD.	PTD.		18 A9.1	18 A9.1 SIM.	17 A9.1	PROVIDE KEYED LOCK		

DOOR NOTES	ABBREVIATIONS
DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT. ALL DOORS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS.	ALUM ALUMINUM HM HOLLOW METAL HCW HOLLOW CORE WOOD SCW SOLID CORE WOOD MFR MANUFACTURER
	PT PAINT SEAL SEALANT STL STEEL TEMP TEMPERED WD WOOD



2 EXTERIOR ELEVATION (REAR): NEW CONSTRUCTION
1/4"=1'-0"

GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS

NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.

CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.

CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS

DIMENSION NOTES

1. DIMENSIONS ARE TO FACE OF STUD U.N.O.

DEMOLITION NOTES

OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN

COORDINATE ALL UTILITY SHUTDOWNS WITH BUILDING MANAGER.

WHERE WORK IMPACTS ADJACENT TENANTS, PROVIDE ADEQUATE NOTICE AND COORDINATE WITH BUILDING MANAGER.

NEW CONSTRUCTION NOTES

WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE R-13 INSULATION MIN.

ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES

PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.

CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY

WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS

EXTERIOR NOTES

1. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT.

2. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES.

3. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS.

4. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.

EXTERIOR PAINTING NOTES

ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE.

ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 4 COLORS AT EXTERIOR

WHERE STEEL IS PAINTED; PROVIDE RUST INHIBITIVE PRIMER

(E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.

CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS; SEE SPECIFICATION FOR ADDITIONAL INFORMATION

WHERE NEW WORK ABUTS AND FORMS A CONTINUOUS PLANE WITH (E) ADJACENT SURFACES, PAINT ENTIRE PLANE

PAINT CORNER TO CORNER OF ANY PLANE RECEIVING NEW WORK

TOUCH UP PAINT AROUND REPLACEMENT WINDOWS; PAINT ALL NEW TRIM



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(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

EXTERIOR ELEVATIONS

A3.1



2323 Mission Street San Francisco, CA



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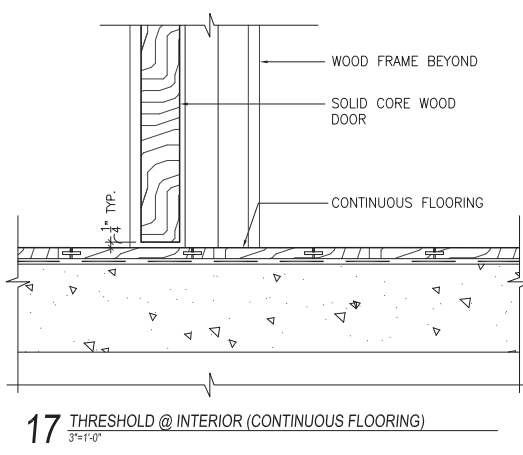
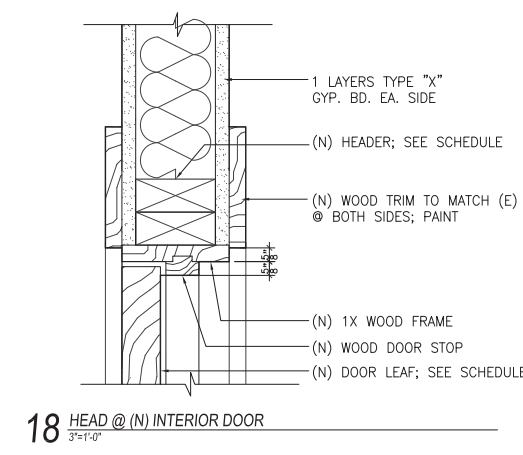
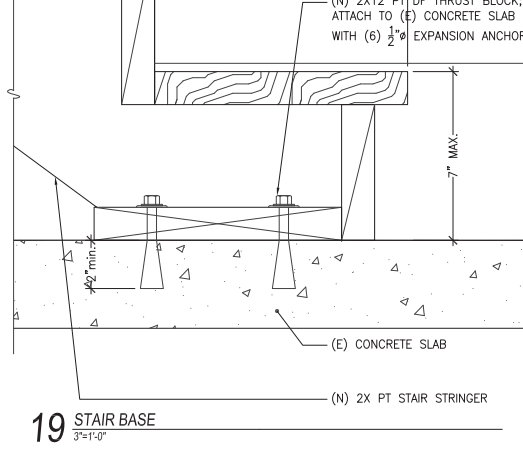
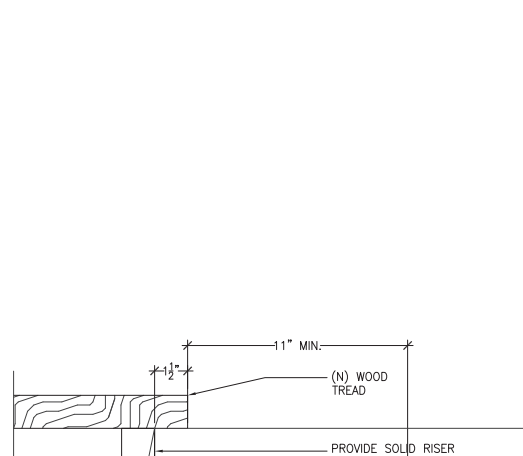
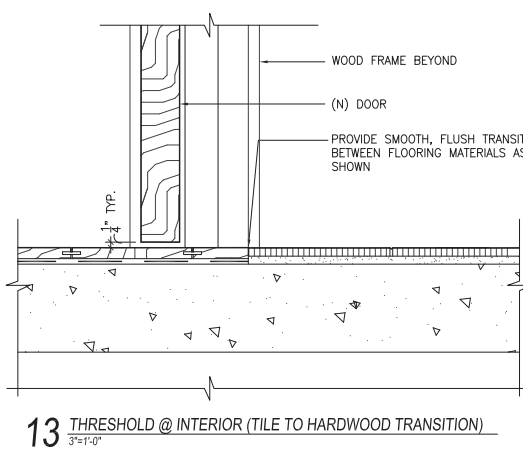
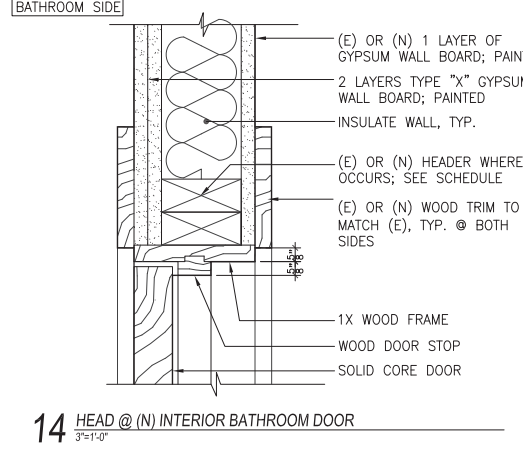
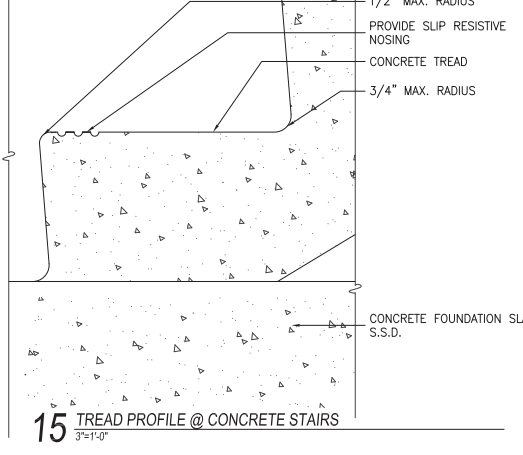
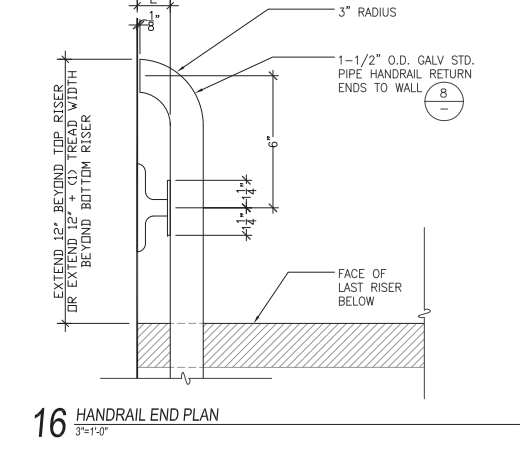
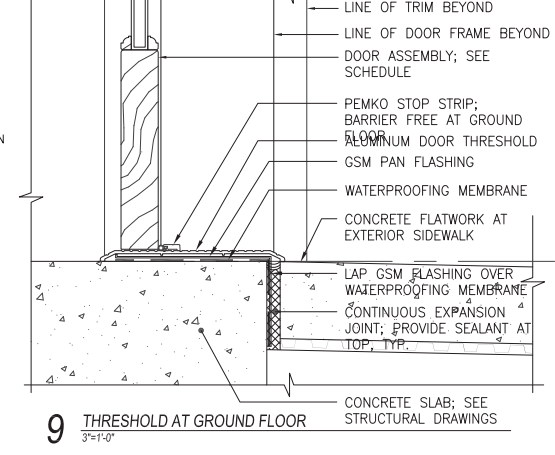
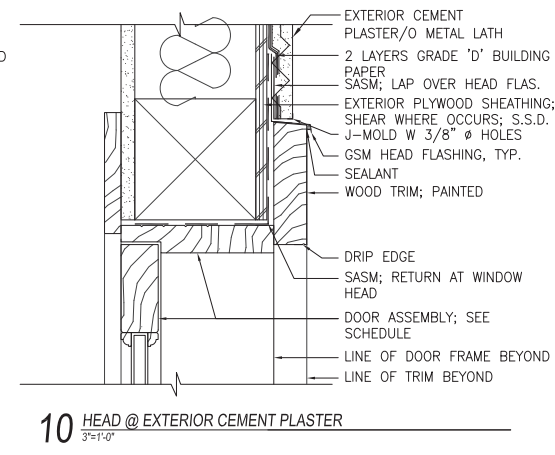
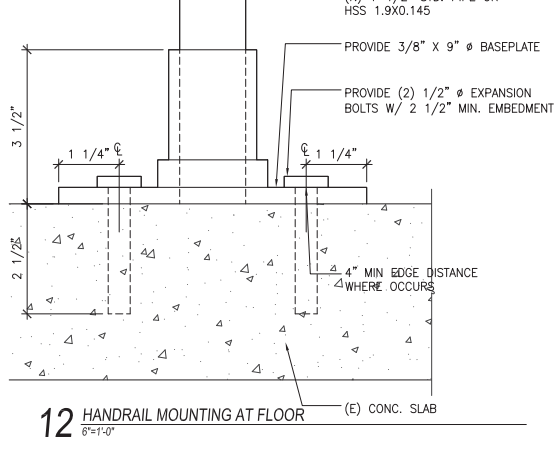
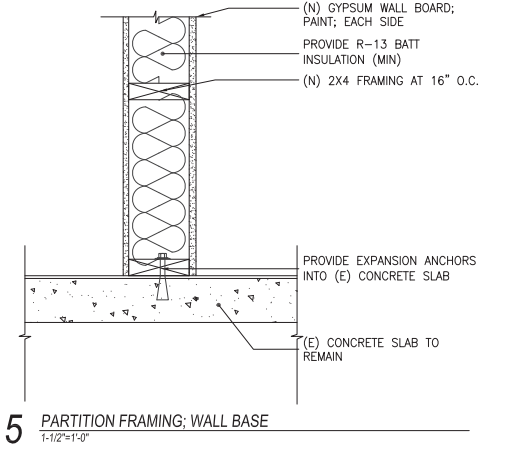
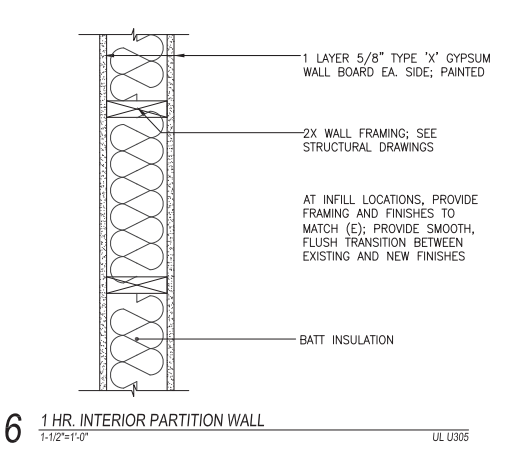
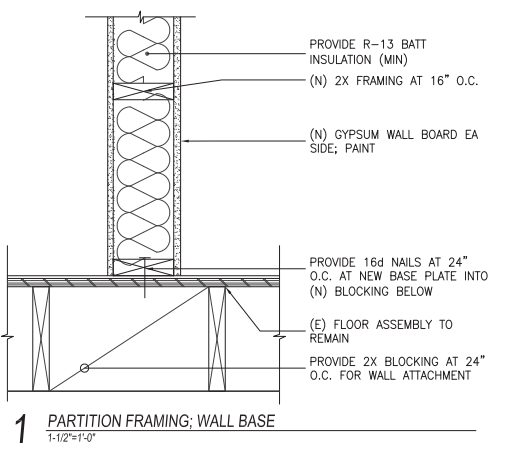
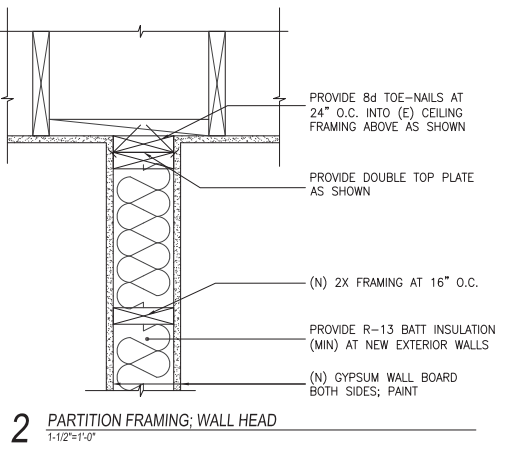
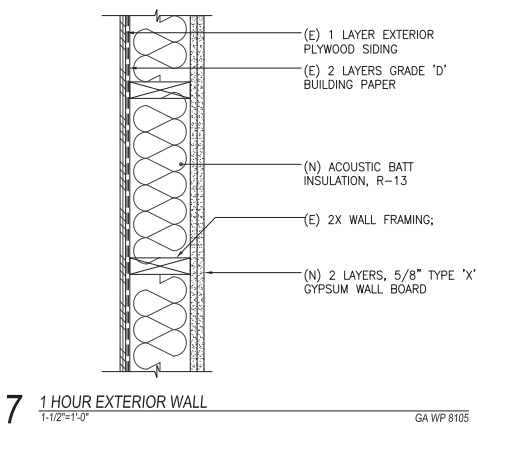
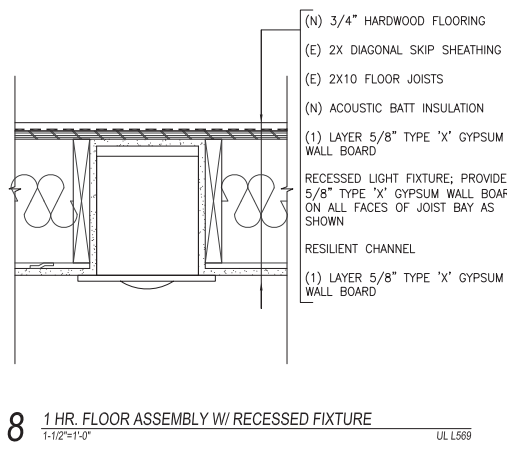
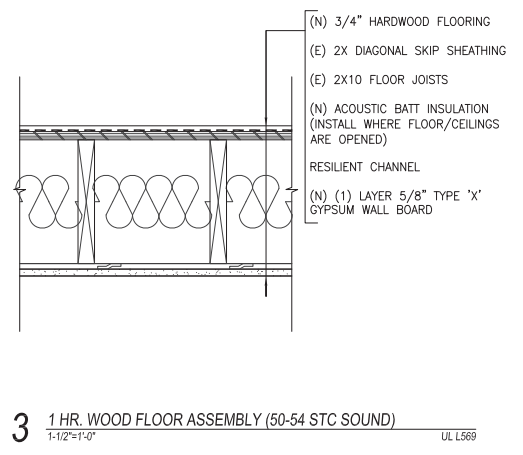
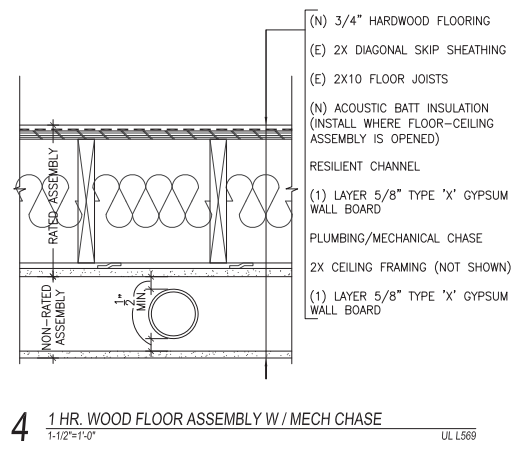
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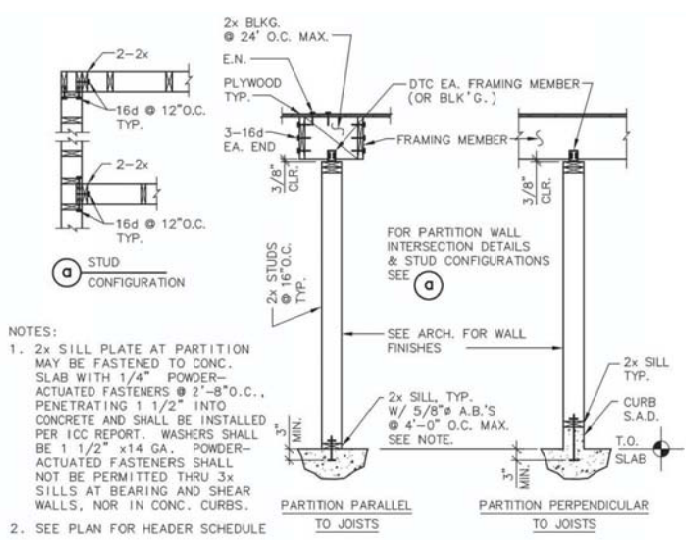
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SCALE: 1/4" = 1'-0"

DETAILS

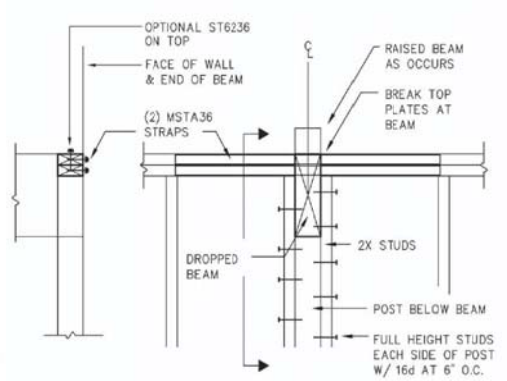
A9.1



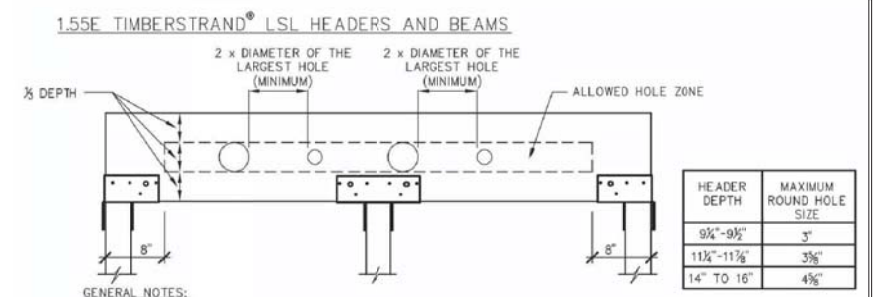


NOTES:
 1. 2x SILL PLATE AT PARTITION MAY BE FASTENED TO CONC. SLAB WITH 1/4\"/>

11 NON-STRUCTURAL PARTITION



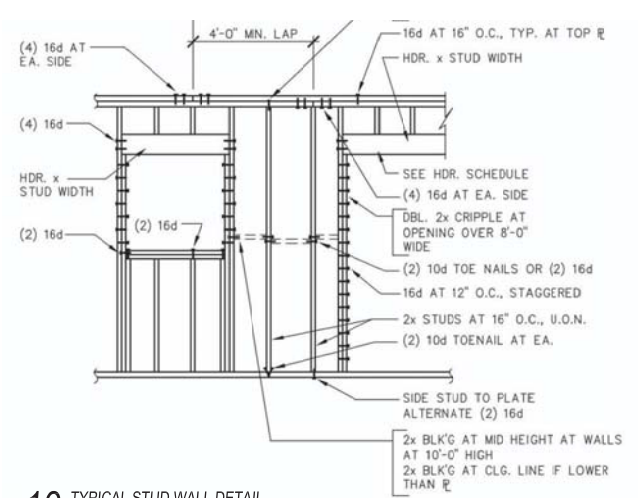
8 TYP. TOP PLATE SPLICE AT BEAM



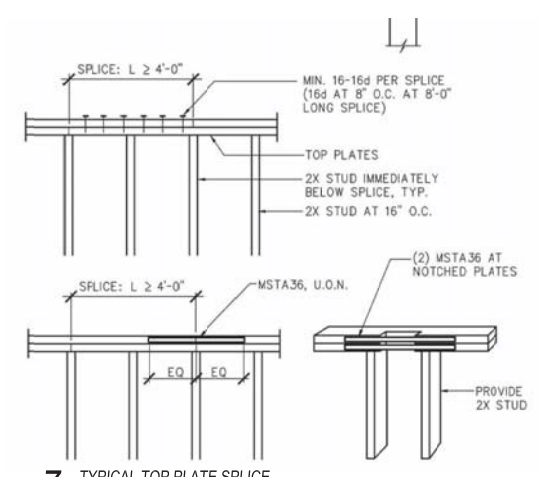
GENERAL NOTES:
 No rectangular holes
 No holes in headers or beams in plank orientation
 SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

GENERAL NOTES:
 Allowed hole zone suitable for uniformly loaded headers and beams only.
 No rectangular holes
 No holes in cantilevers.
 No holes in headers or beams in plank orientation
 DO NOT cut, notch, or drill holes in headers except as indicated in the illustrations and tables above.

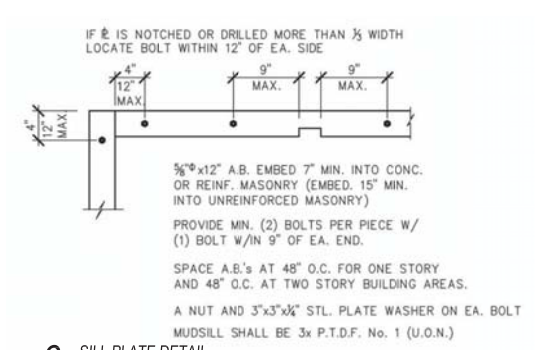
3 ALLOWABLE HOLES



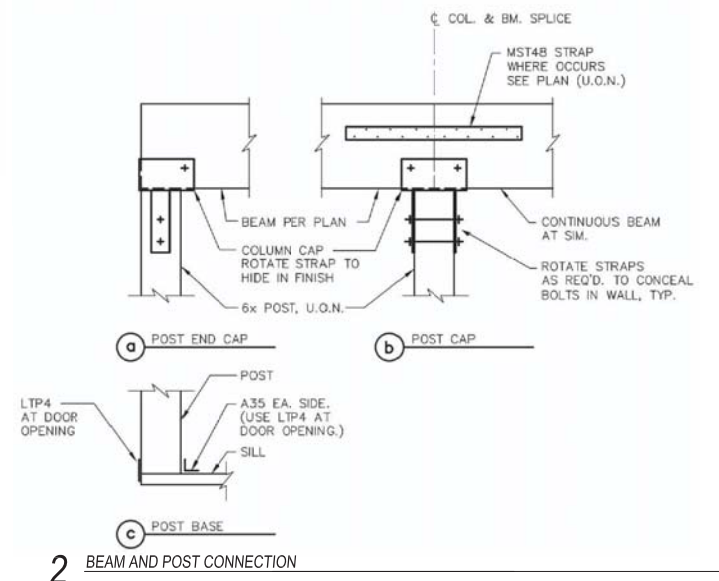
10 TYPICAL STUD WALL DETAIL



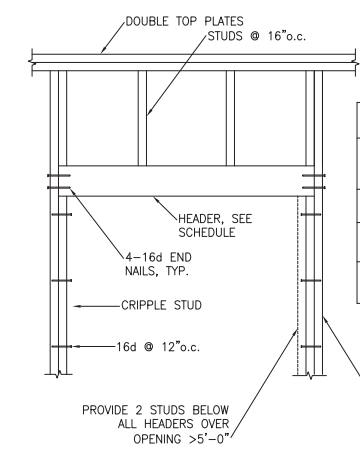
7 TYPICAL TOP PLATE SPLICE



6 SILL PLATE DETAIL



2 BEAM AND POST CONNECTION



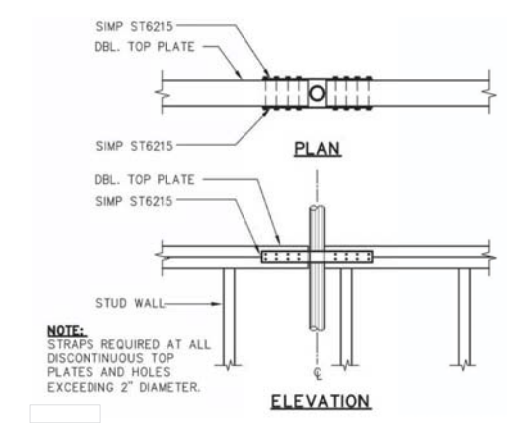
12 HEADER FRAMING

WIDTH OF OPENING	NOMINAL STUD SIZE		
	2x4	2x6	2x8
3'-0\" MAX.	2-2x4 OR 4x4	3-2x4 OR 6x4	4-2x4 OR 8x4
5'-0\" MAX.	2-2x6 OR 4x6	3-2x6 OR 6x6	4-2x6 OR 8x6
7'-0\" MAX.	2-2x8 OR 4x8	3-2x8 OR 6x8	4-2x8 OR 8x8

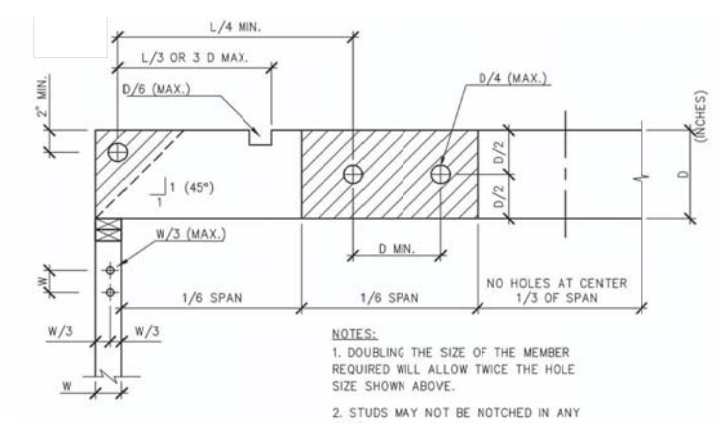
PROVIDE TYP. HEADER SHOWN ABOVE OVER ALL WINDOW DOOR & OTHER OPENINGS U.O.N. SEE PLAN

PROVIDE 2 STUDS BELOW ALL HEADERS OVER OPENING > 5'-0"

KING STUD, PROVIDE DOUBLE KING STUDS @ OPENING WIDTHS LARGER THAN 5'-0"



5 TYPICAL TOP PLATE STRAPS



1 HOLES AND NOTCHES AT JOIST/STUD

NOTES:
 1. DOUBLING THE SIZE OF THE MEMBER REQUIRED WILL ALLOW TWICE THE HOLE SIZE SHOWN ABOVE.
 2. STUDS MAY NOT BE NOTCHED IN ANY CASE.



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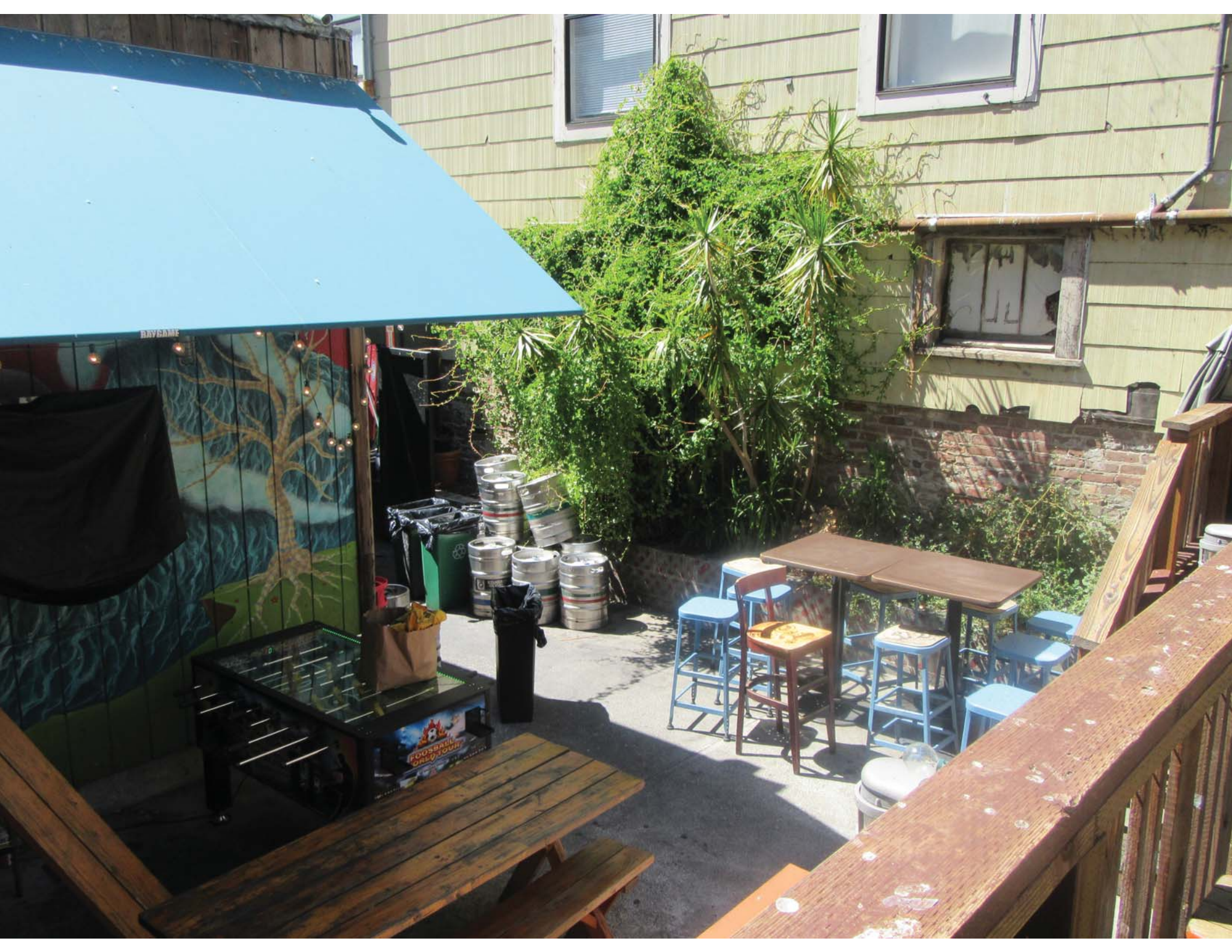
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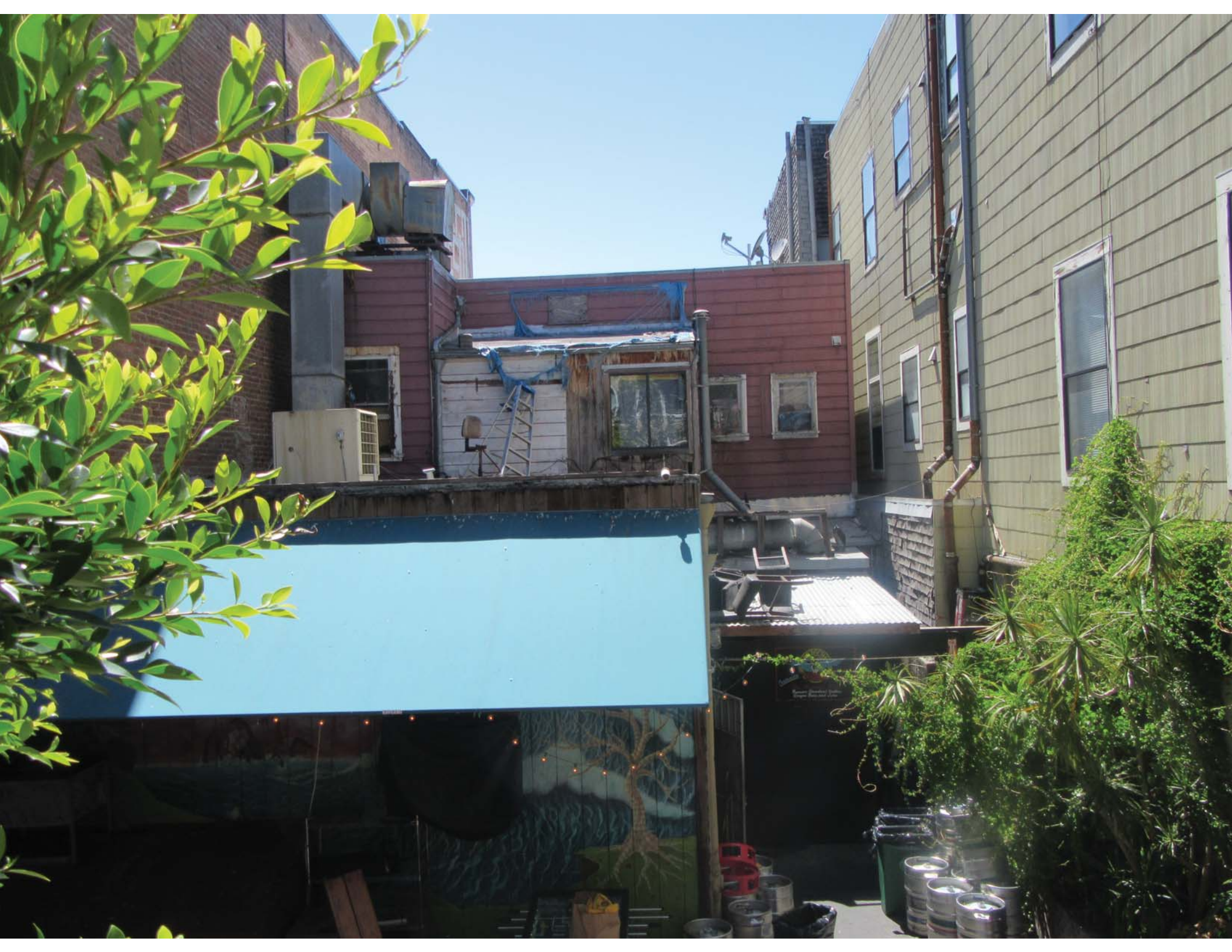
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SCALE: 1/4" = 1'-0"

STRUCTURAL
 DETAILS, TYP.

S9.1







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