



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 28, 2011
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 21, 2011
Case No.: **2010.0277C**
Project Address: **2020 LOMBARD STREET**
Zoning: NC-3 (Moderate-Scale) Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0492/006
Project Sponsors: Peter and Vivian Hsiung (property owners)
1073 Stillspring Drive
Vacaville, CA 95687
Marilou Samson (agent)
3515 Santiago Street
San Francisco, CA 94116
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org

PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Sections 161(j) and 303 of the Planning Code to allow the elimination of a residential off-street parking space on the ground floor of a three-story mixed use building within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The residential off-street parking space, with approximately 150 square feet in floor area, is proposed to be converted to a retail commercial space. The proposal will involve interior and exterior tenant improvements to the existing parking space which will include removing the existing garage door and canopy above, and replacing it with new storefront windows and doors. There will be no expansion of the existing building envelope. The existing curb cut will be restored as street curb for on-street parking.

SITE DESCRIPTION AND PRESENT USE

The Project Site is on the north side of Lombard Street between Webster and Fillmore Streets; on Lot 006 of Assessor's Block 0492. The project is located within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is 2,760 square-feet (27.60 feet wide by 100 feet deep) in size and is occupied by a three-story mixed use building built circa 1900. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. There are two residential units on the second and third floors of the building and one retail commercial tenant space (currently occupied by a full-service restaurant dba Marina Sushi Bar) on the ground floor of the building.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located within the Marina Neighborhood. The surrounding development consists of a variety of multi-family residential, commercial, and mixed-use buildings. On the subject and opposite blocks, the scale of development in the area consists of one-to- four story structures. Some of the commercial establishments on this portion of Lombard Street include full-service restaurants (dbas Alegrias, La Barca, Marina Sushi Bar), motels (dbas Chelsea Motor Inn, Lombard Plaza Motel), an auto repair center (dba San Francisco Honda Marina Service Center), a pet hospital (dba Marina Pet Hospital), a real estate firm (dba McGuire Real Estate), and a four-story parking structure (dba Lombard Street Garage, which parking is located on the upper floors above the U.S. Post Office). The Project Site is located centrally on the 12-block Lombard Street commercial corridor bounded by Broderick Street to the west and Franklin Street to the east; Lombard Street is a major vehicular thoroughfare also known as State Highway 101. The Chestnut Street NCD and the Upper Fillmore Street NCD and are located one block north and east of the Project Site, and the Union Street NCD is located three blocks south of the Project Site.

ENVIRONMENTAL REVIEW

The proposed project was determined by the San Francisco Planning Department to be categorically exempt from environmental review, under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 7, 2011	April 7, 2011	20 days
Posted Notice	20 days	April 7, 2011	April 7, 2011	20 days
Mailed Notice	20 days	April 7, 2011	April 7, 2011	20 days

PUBLIC COMMENT

- As of April 21, 2011, the Department has not received any letters or phone calls in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- Prior to 2009, the residential off-street parking space was converted to a retail commercial space occupied by a personal service establishment (dba Marina Psychic) without the benefit of a permit by the previous property owners. The violation was abated by the current property owners when the retail commercial space was converted back to a residential off-street parking space. The current property owners are now proposing to convert the residential off-street parking space back to a retail commercial space with the benefit of a permit.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization under Sections 161(j) and 303 of the Planning Code to allow the elimination of a residential off-street parking space on the ground floor of a three-story mixed use building within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project meets all applicable requirements of the Planning Code.
- The elimination of one residential parking space would not be detrimental to the neighborhood since there is on-street parking in front of the property and within the surrounding neighborhood and there is a public parking garage on the opposite block. The proposed project would be consistent with the development pattern on the subject block with mixed-use buildings featuring residential uses above ground-floor commercial establishments.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project would allow the conversion of a residential off-street parking space to a small commercial space for future occupancy by a neighborhood-serving commercial use which residents can access by walking or taking public transit.
 - b) The proposed project would allow the creation of an on-street parking space since the existing curb cut would be restored to a curb.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of Lombard Street within the NC-3 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning District Map

Parcel Map

Sanborn Map

Aerial Photographs

Site and Context Photographs

Reduced Plans

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
-
-
-
-
-

SMY

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

Planner's Initials

SMY: C:\2020 Lombard St - summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 161(j) AND 303 OF THE PLANNING CODE TO ALLOW THE ELIMINATION OF A RESIDENTIAL OFF-STREET PARKING SPACE LOCATED AT 2020 LOMBARD STREET ON THE GROUND FLOOR OF A THREE-STORY, MIXED USE BUILDING WITHIN THE NC-3 (MODERATE-SCALE) NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 20, 2010, Marilou Samson, acting agent on behalf of Peter and Vivian Hsiung (hereinafter "Project Sponsors") made an application for Conditional Use authorization for the property at **2020 Lombard Street, Lot 006 in Assessor's Block 0492** (hereinafter "Subject Property"), pursuant to Planning Code Sections 161(j) and 303 to allow the elimination of a residential off-street parking space on the ground floor of a three-story mixed use building within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans dated March 30, 2010, and labeled "Exhibit B" (hereinafter "Project").

On **April 28, 2011**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2010.0277C**.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed Conditional Use Application was categorically exempt from the environmental review process under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0277C, 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 Site is on the north side of Lombard Street between Webster and Fillmore Streets; on Lot 006 of Assessor's Block 0492. The project is located within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is 2,760 square-feet (27.60 feet wide by 100 feet deep) in size and is occupied by a three-story mixed use building built circa 1900. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. There are two residential units on the second and third floors of the building and one retail commercial tenant space (currently occupied by a full-service restaurant dba Marina Sushi Bar) on the ground floor of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Marina Neighborhood. The surrounding development consists of a variety of multi-family residential, commercial, and mixed-use buildings. On the subject and opposite blocks, the scale of development in the area consists of one-to- four story structures. Some of the commercial establishments on this portion of Lombard Street include full-service restaurants (dbas Alegrias, La Barca, Marina Sushi Bar), motels (dbas Chelsea Motor Inn, Lombard Plaza Motel), an auto repair center (dba San Francisco Honda Marina Service Center), a pet hospital (dba Marina Pet Hospital), a real estate firm (dba McGuire Real Estate), and a four-story parking structure (dba Lombard Street Garage, which parking is located on the upper floors above the U.S. Post Office). The Project Site is located centrally on the 12-block Lombard Street commercial corridor bounded

by Broderick Street to the west and Franklin Street to the east; Lombard Street is a major vehicular thoroughfare also known as State Highway 101. The Chestnut Street NCD and the Upper Fillmore Street NCD and are located one block north and east of the Project Site, and the Union Street NCD is located three blocks south of the Project Site.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Sections 161(j) and 303 of the Planning Code to allow the elimination of a residential off-street parking space on the ground floor of a three-story mixed use building within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The residential off-street parking space, with approximately 150 square feet in floor area, is proposed to be converted to a retail commercial space. The proposal will involve interior and exterior tenant improvements to the existing parking space which will include removing the existing garage door and canopy above, and replacing it with new storefront windows and doors. There will be no expansion of the existing building envelope. The existing curb cut will be restored as street curb for on-street parking.
5. **Issues and Other Considerations.**
 - Prior to 2009, the residential off-street parking space was converted to a retail commercial space occupied by a personal service establishment (dba Marina Psychic) without the benefit of a permit by the previous property owners. The violation was abated by the current property owners when the retail commercial space was converted back to a residential off-street parking space. The current property owners are now proposing to convert the residential off-street parking space back to a retail commercial space with the benefit of a permit.
6. **Public Comment.** As of April 21, 2011, the Department has not received any letters or phone calls in opposition to the project.
7. **Use District.** The project site is within the NC-3 (Neighborhood, Moderate-Scale) District. The NC-3 District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet. Planning Code Section 161(j) requires Conditional Use authorization for the reduction in the off-street parking requirement for dwelling units in NC Districts.

Conditional Use authorization is required pursuant to Planning Code Section 161(j) to allow the elimination of one required off-street parking within the building. The subject commercial tenant space, with approximately 150 square feet in floor area, does not require loading spaces.

B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 requires that NC Districts containing specific uses, including retail stores, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The proposed commercial space will have approximately 8'6" feet of frontage on Lombard Street with window openings devoted to either the entrance or window space.

C. **Use Size Limits.** Section 712.21 establishes size limits on non-residential use sizes in the NC-3 Zoning District. Within the District, Conditional Use authorization is required for any non-residential use that meets or exceeds 6,000 square feet.

The proposed commercial use, with approximately 150 square feet of floor area, is within the principally permitted use size limitations.

D. **Hours of Operation.** Section 712.27 does not limit hours of operation.

Pursuant to Planning Code Section 712.27, there are no limits on the hours of operation for principally permitted commercial uses within the NC-3 Zoning District.

9. **Planning Code Section 161(j)** allows the reduction of off-street parking requirements for dwelling units in NC districts subject to Conditional Use authorization by the Planning Commission. In considering an application under Section 161(j), the Commission shall consider the criteria set forth below in lieu of the criteria set forth in Section 303(c) and may grant the reduction if it finds that:

(a) The reduction in the parking requirement is justified by the reasonable anticipated auto usage by residents of and visitors to the Project.

The proposal is to remove the requirement for one off-street parking space for the property's two residential units. According to the project sponsor, the existing off-street parking space has not been utilized by the residents in the building and will not significantly impact the anticipated auto usage by visitors to the site since the existing curb cut will be restored to street curb and since there is adequate street parking in the neighborhood and in a nearby public garage.

- (b) The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

The elimination of the parking space would not be detrimental to the neighborhood since there is on-street parking on the subject and opposite blocks (including a public parking garage at 2055 Lombard Street). In addition, pedestrian safety will be enhanced to the extent that a vehicle will not traverse the sidewalk on Lombard Street to access the garage on the property and traffic flow will not be impeded by a vehicle entering the roadway from the property. In addition, the project sponsor has indicated that the elimination of the parking space will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity since the area is well served by public transit: Muni Lines 28 (daytime) and 91(evening) provides bus service on Lombard Street and Muni Lines 22 provides bus service perpendicular to Lombard Street along Fillmore Street; bus service is generally provided every 10 - 20 minutes and the bus stops are located on the corner of Fillmore and Lombard Streets.

- (c) The project is consistent with the existing character and pattern of development in the area.

The neighborhood features a mix of residential and commercial uses, many of which include no off-street parking and the elimination of a requirement for such a space would preserve and enhance the existing pattern of development along this portion of the subject block. The proposal would also be consistent with the Urban Design Element of the General Plan by enhancing the existing continuity of pedestrian activity at the ground level since a portion of the subject building and abutting buildings feature ground floor commercial over residential uses.

- (d) The project is consistent with the description and intent of the neighborhood commercial district in which it is located.

The NC-3 Zoning District is intended to promote mixed use and approval of this exemption from the off-street parking requirement will allow a new small-scale commercial use on the ground floor, and the upper floors will continue as residential units in accordance with the District's intent and design.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

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, which 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 proposal would allow for a new commercial use to develop on this portion of Lombard Street within the NC-3 Zoning District.

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

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

The proposed Project will allow for the establishment of a new commercial activity which will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

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.

An independent entrepreneur is sponsoring the proposal. The proposed commercial use would be neighborhood-serving, thereby encouraging the vitality of the commercial corridor.

11. **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 proposed Project will provide the opportunity for the establishment of a new neighborhood-serving use that may diversify the type of commercial establishments within the immediate neighborhood. The proposed Project will provide job opportunities to the City.

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

The proposed Project will not displace existing housing in the building.

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

The proposed Project will not have any impacts on the City's supply of affordable housing. No housing will be removed as part of this project.

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

The proposed Project would not significantly increase automobile traffic congestion and parking problems in the neighborhood. The proposal will allow the establishment of a neighborhood-serving commercial use which residents can access by walking or taking public transit. A street parking space can be created following restoration of the curb in front the Project.

- 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.

There is no commercial office development associated with the proposed Project. No industrial or service sector uses would be displaced.

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

The proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed Project will not significantly affect any landmarks or historic buildings.

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

The proposed Project will not affect any city-owned park or open space.

12. 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.
13. 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. 2010.0277C** subject to the following conditions attached hereto as "EXHIBIT A" 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 28, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 28, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the elimination of a residential off-street parking space on the ground floor of a three-story, mixed use building located at 2020 Lombard Street in Assessor's Block 0492, Lot 006, pursuant to Planning Code Sections 161(j) and 303 within the NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 30, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0277C and subject to conditions of approval reviewed and approved by the Commission on April 28, 2011, under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The residential off-street parking space, with approximately 150 square feet in floor area, is proposed to be converted to a retail commercial space. The proposal will involve exterior tenant improvements to the existing parking space which will include removing the existing garage door and canopy above, and replacing it with new storefront windows and doors. There will be no expansion of the existing building envelope. The existing curb cut will be restored as street curb for on-street parking.

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 April 28, 2011, under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. Additionally, the Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

PROVISIONS

3. **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.

4. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department.

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

5. **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.

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

- 7. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

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

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

OPERATION

- 9. 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 off 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/>.

- 10. 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/>*

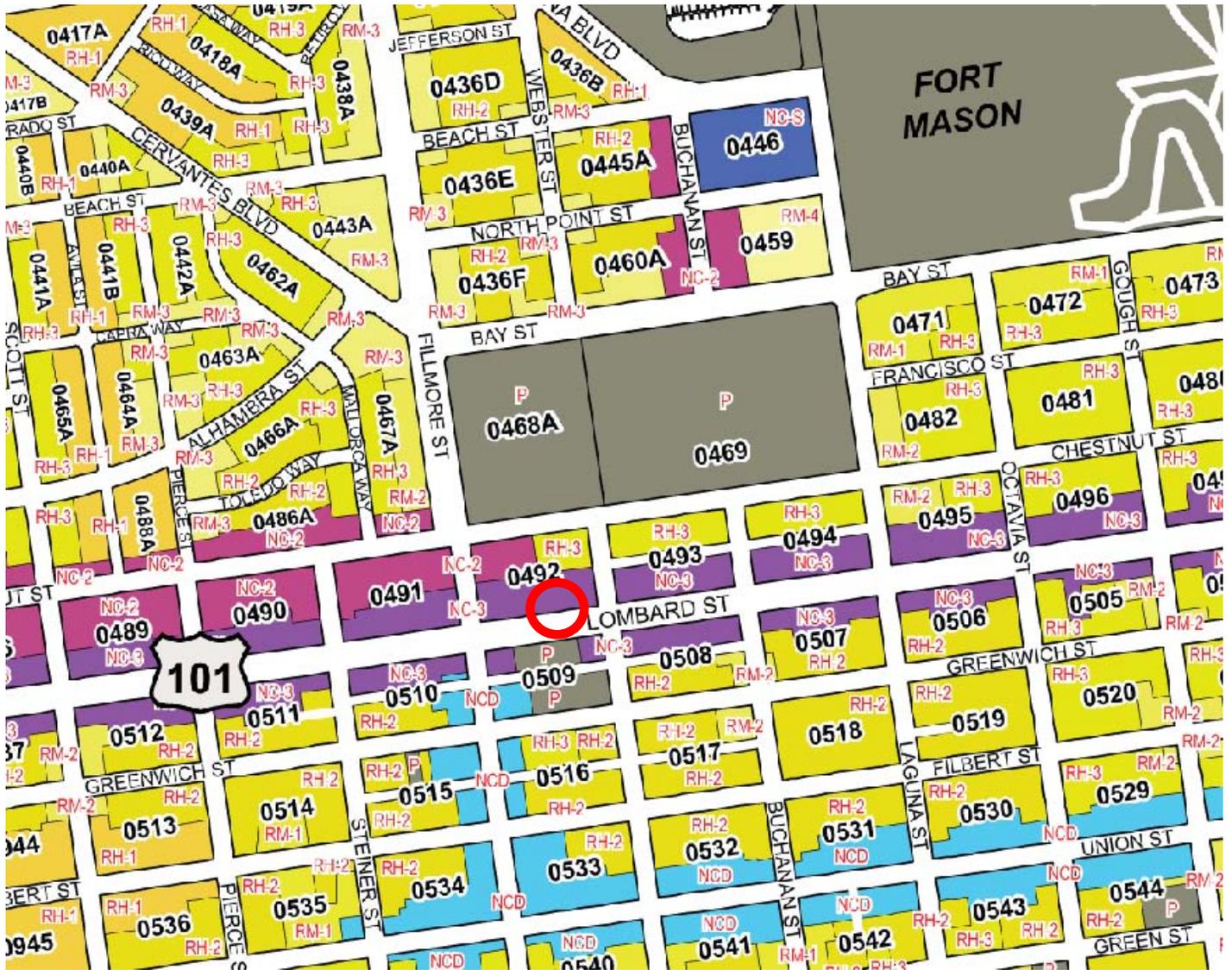
11. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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

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

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

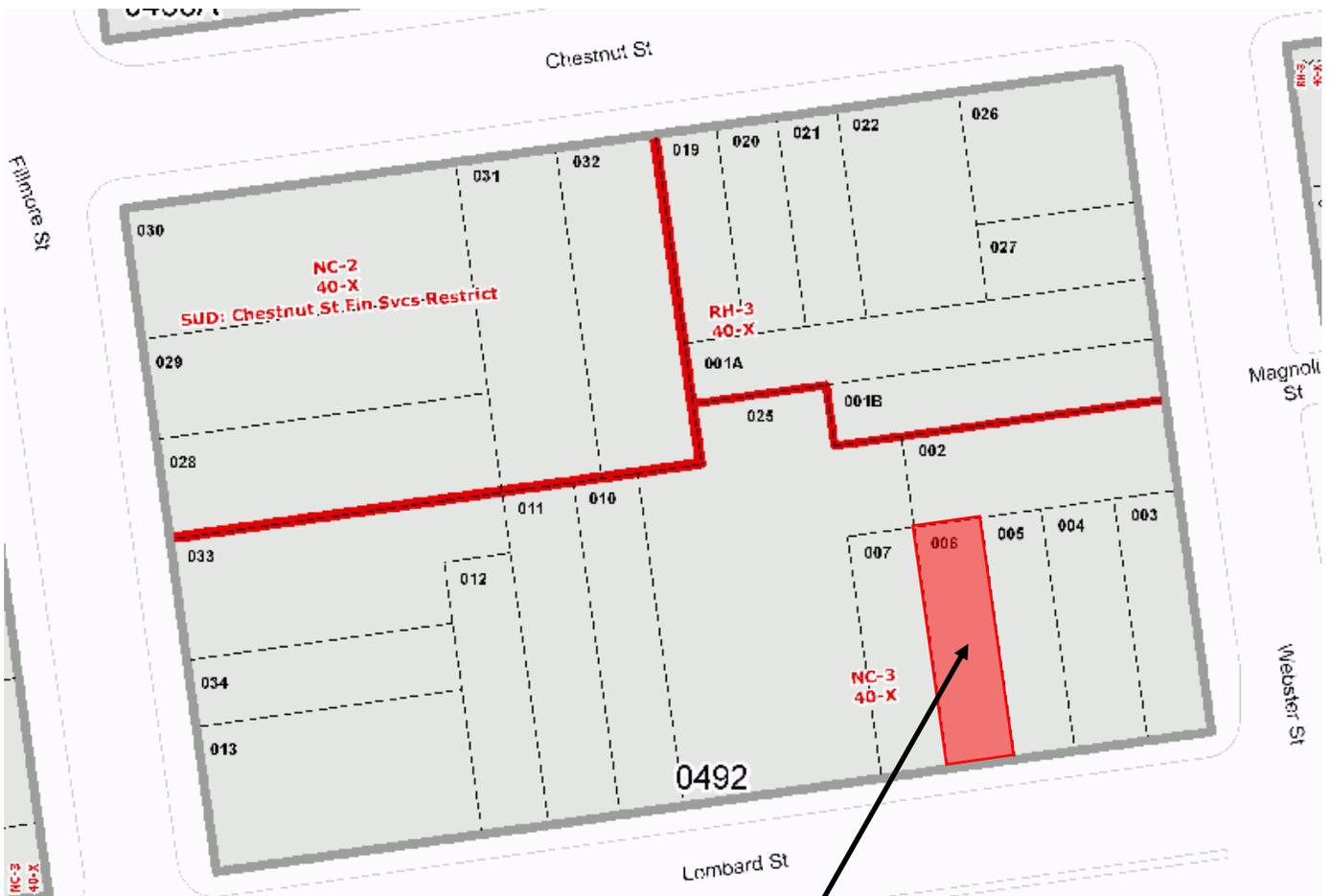
Zoning Map



Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street



Parcel Map

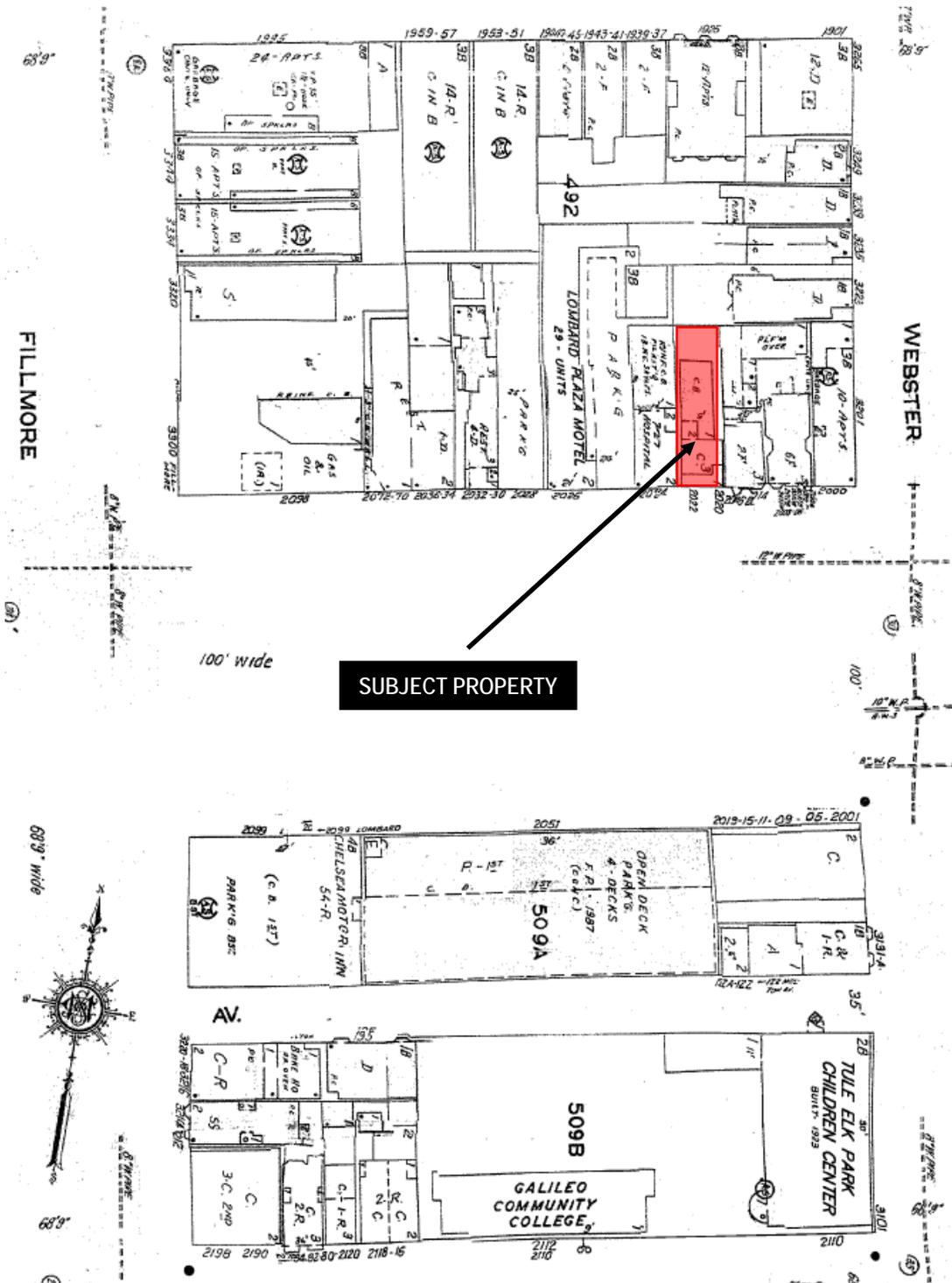


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street

Sanborn Map*

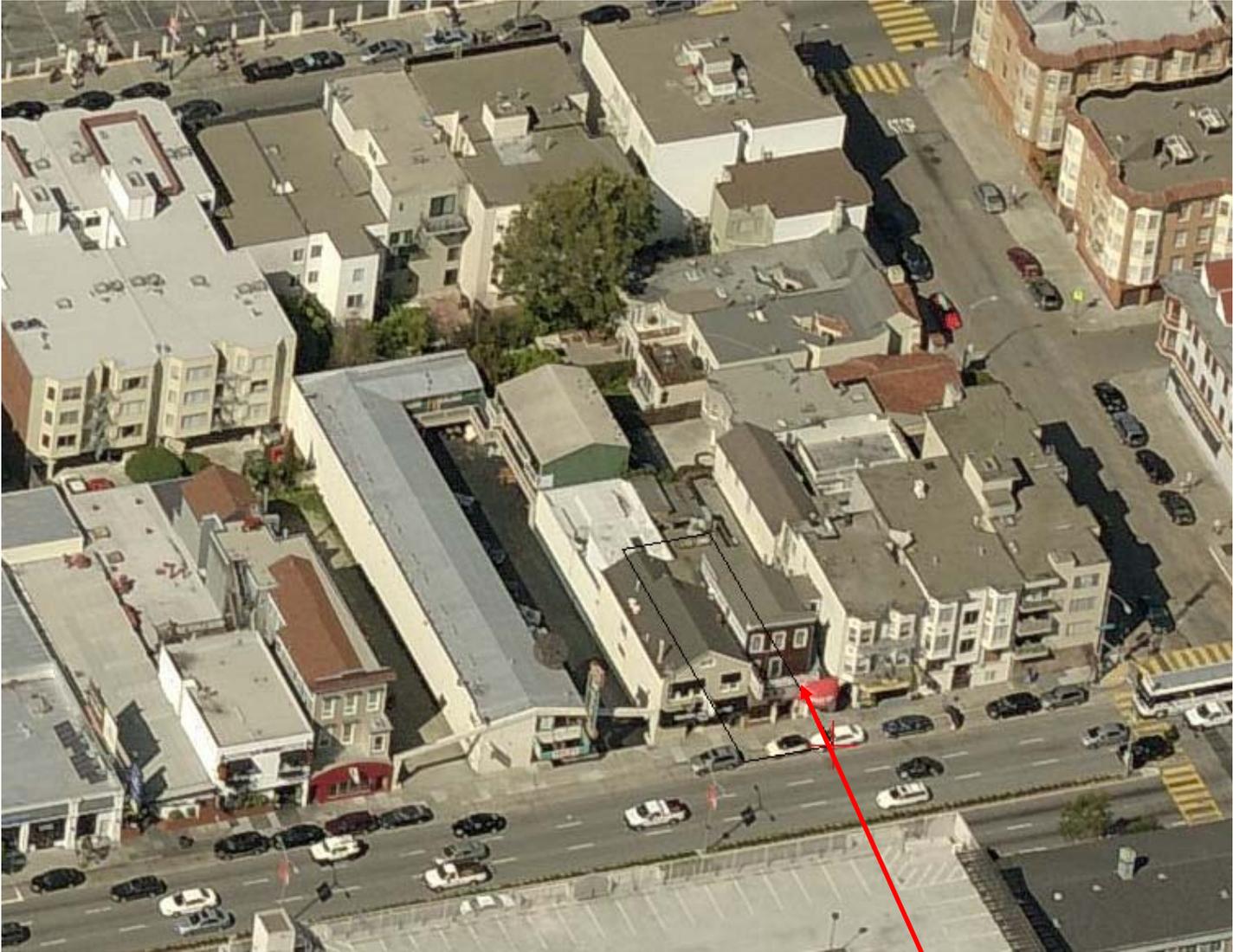


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street

Aerial Photo*



SUBJECT PROPERTY

**The Aerial Maps reflect existing conditions in March 2009.*



Aerial Photo*

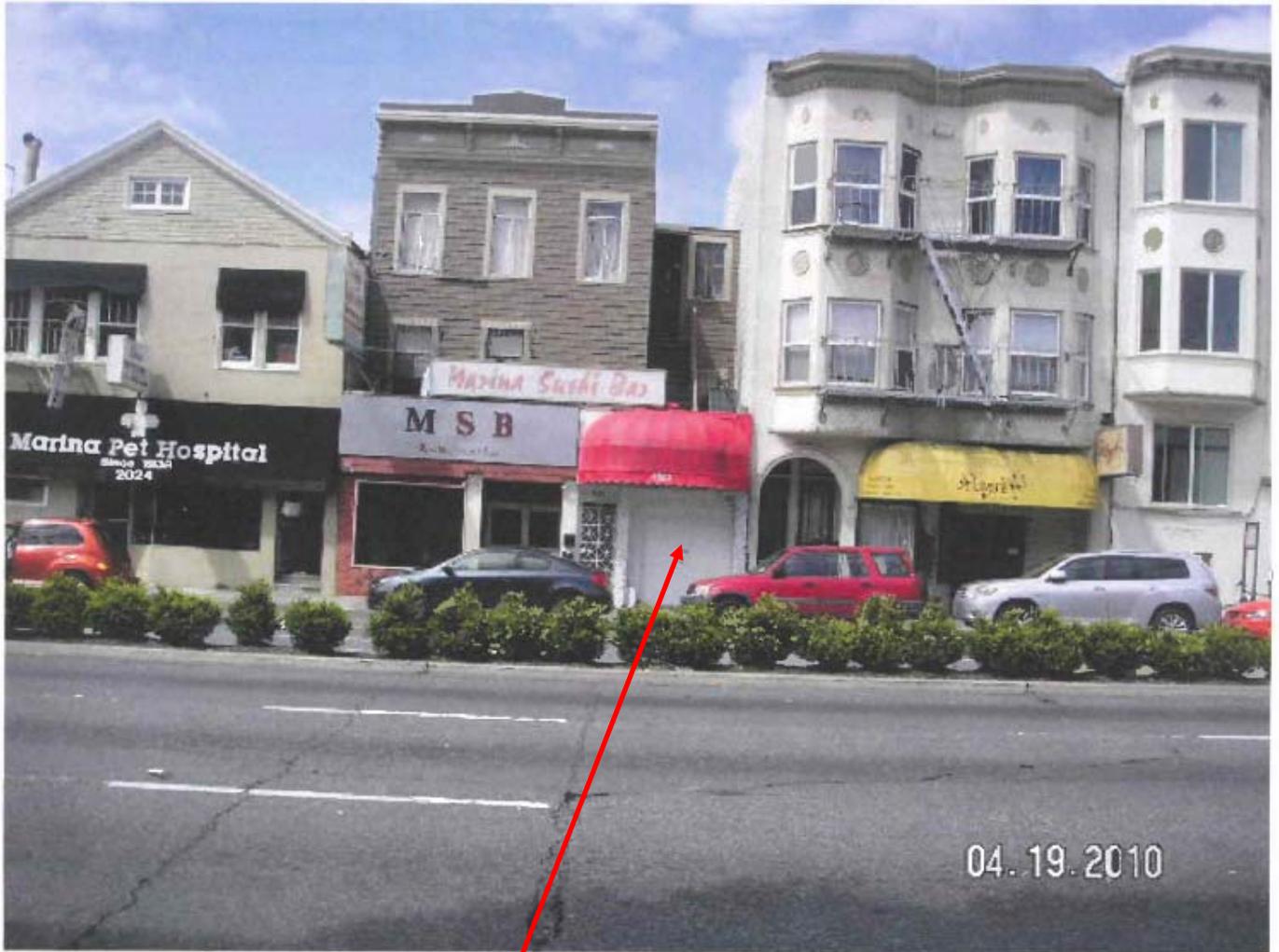


**The Aerial Maps reflect existing conditions in March 2009.*

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street

SUBJECT BLOCK



SUBJECT PROPERTY

04.19.2010

Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street

OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2010.0277C
2020 Lombard Street

* 2020 LOMBARD STREET, SAN FRANCISCO CA 94123 *

(E) GARAGE SPACE CHANGE OF USE TO SALON/RETAIL

DESIGNER:
BuildCADD
 3515 Santiago Street.
 San Francisco, CA 94116
 Tel: 415-759-8710 Fax: 415-665-9861

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PROJECT : CONDITIONAL USE PERMIT FOR CHANGE OF USE OF (E) ONE CAR GARAGE TO SALON/ RETAIL SHOP
2020 LOMBARD STREET, SAN FRANCISCO, CA 94123
LOT 006 - BLOCK 0492

SHEET CONTENT
 LEGEND, ABBREVIATIONS, PROJECT DATA, GENERAL NOTES, LOCATION MAP & INDEX OF DRAWINGS,

DATE	ISSUED FOR
03-30-10	CONDITIONAL USE PERMIT
11-23-10	REV.-REMOVE FRONT CANOPY

SCALE AS NOTED

PROJECT NO. 032010 SHEET NO. **A1**
 OF 4 SHEETS

LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	PROPERTY LINE
	CENTER LINE
	COLUMN LINE
	DOOR MARK
	WINDOW MARK
	REVISION
	DATUM POINT
	SECTION
	DETAIL
	INTERIOR ELEVATION
	FINISH CODES
	ACOUSTIC TILE OR BOARD
	BRICK
	CERAMIC TILE
	CONCRETE
	CONCRETE BLOCK
	EARTH
	GLASS
	GLASS BLOCK
	GYPSUM BOARD
	INSULATION, BATT
	INSULATION, RIGID
	METAL
	METAL LATH
	PLASTER
	PLYWOOD
	ROCK FILL
	SAND
	STONE
	WOOD, FINISH
	WOOD, FRAMING
	WOOD SHIM OR BLOCKING
	SMOKE DETECTOR
	DUPLEX OUTLET
	DUPLEX SPLIT
	GROUND FAULT INTERCEPTOR
	SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	LIGHT
	FLUORESCENT LIGHT
	RECESS PIN LIGHT
	WALL MOUNTED MOTION DETECTOR LIGHT
	BELL-WALL MOUNTED
	CAMERA
	INTERCOM
	TELEPHONE OUTLET
	SPEAKER
	CABLE TELEVISION OUTLET
	FLUORESCENT LIGHT WITH EXHAUST

ABBREVIATIONS	
A.B.	ANCHOR BOLT
ACOUS.	ACOUSTICAL
AL.	ALUMINIUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
B.O.F.	BOTTOM OF FOOTING
B.O.R.W.	BOTTOM OF RETAINING WALL
B.N.	BOTTOM NAILING
C.B.	CONCRETE BLOCKS
CI.	CAST IRON
C.J.	CONTROL OF CONSTR. JOINT
CLG.	CEILING
CL.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CSK.	COUNTERSINK
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DM.	DIMENSION
DN.	DOWN
DISP.	DISPENSER
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
E.N.	EDGE NAILING
ENCL.	ENCLOSURE
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
E.W.	EACH WAY
E.S.	EACH SIDE
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FLUSH FRAME
F.J.	FLOOR JOIST
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLOUR.	FLOURESCENT
F.N.	FIELD NAILING
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION WELD
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
G.L.	GLUED-LAMINATED BEAM
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KT.	KITCHEN
LAV.	LAVATORY
L.B.	LAG BOLT
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.I.	MALLEABLE IRON
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO. OR#	NUMBER
N.S.G.	NON-SHRINK GROUT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER(DIM.)
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PAD	GRADED PAD ELEVATION
P.F.T.	PRE-FABRICATED TRUSS
PRCST.	PRECAST
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.R.	REFRESHMENT PAPER TOWEL DISPENSER & RECEPTACLE
P.T.R.	PAPER TOWEL RECEPTACLE
RAD.	RADIUS
R.A.M.	RUBBERIZED ASPHALTIC MEMBRANE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQD.	REQUIRED
R.J.	ROOF JOIST
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.A.M.	SELF ADHERED MEMBRANE
S.A.D.	ARCHITECTURAL DRAWING
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.P.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.D.	STRUCTURAL DRAWING
S.S.	STAINLESS STEEL
S.S.T.	STAINLESS STEEL
S.S.K.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SUSP.	SUSPENDED
S.W.	SHEAR WALL
S.W.P.	STANDARD WEIGHT PIPE
SYM.	SYMMETRICAL
T & B	TOP & BOTTOM
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
T. & G.	TONGUE & GROOVE
THK.	THICK
T.N.	TOE NAIL
T.O.S.	TOP OF SLAB
T.O.S.F.	TOP OF SUBFLOOR
T.O.S.H.	TOP OF SHEATHING
T.O.B.	TOP OF BLOCK
T.O.G.B.	TOP OF GRADE BEAM
T.O.P.	TOP OF PLATE
T.O.R.W.	TOP OF RETAINING WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	STRUCTURAL TUBING
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.	UNIFORM BUILDING CODE
U.O.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O.	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT

PROJECT DATA

BUILDING AREA SUMMARY : _____ SF
BUILDING OCCUPANCY GROUPS : MIX-USE
BUILDING CONSTRUCTION TYPE : V-N
STORIES : 3

APN : 0492 006
 ZONING : NC3
 LOT AREA : 2,760 SQ. FT.

AREA & OCCUPANCY LOAD ANALYSIS

TOTAL (E) & (N)	AREA	OCCUPANCY		OCCUPANCY GROUP
		FACTOR	LOAD	
1) GROUND FLOOR		300	4	R3
2) SECOND FLOOR AREA		300	4	
3) THIRD FLOOR AREA		300	4	
EXTERIOR DECK			7	
EXTERIOR STAIR				

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL LAWS AND ORDINANCES BUT NOT NECESSARILY LIMITED TO ALL APPLICABLE LOCAL AND STATE ORDINANCES, CODES, AND REGULATIONS AND WITH THE FOLLOWING CODE EDITIONS:

UNIFORM BUILDING CODE 2007 WITH CURRENT SAN FRANCISCO AMENDMENTS
 UNIFORM PLUMBING CODE 2007 WITH CURRENT SAN FRANCISCO AMENDMENTS
 UNIFORM MECHANICAL CODE 2007 WITH CURRENT SAN FRANCISCO AMENDMENTS
 UNIFORM FIRE CODE 2007 WITH CURRENT SAN FRANCISCO AMENDMENTS
 NATIONAL ELECTRICAL CODE 2007 WITH CURRENT SAN FRANCISCO AMENDMENTS
 CALIFORNIA CODE OF REGULATIONS, TITLE 24 2001

NOTE:
 NOTHING ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ELECTRICAL & MECHANICAL WORK DESIGN BUILD BY LICENSED ELECTRICAL AND MECHANICAL CONTRACTORS.

GENERAL NOTES

CONSTRUCTION NOTE

1. AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.
2. THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE STRUCTURE. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE 2001 C.B.C. SHALL GOVERN. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL OTHER APPLICABLE BUILDING CODES, SOIL REPORTS, REGULATIONS AND SAFETY REQUIREMENTS BY THE CITY, COUNTY OR OTHER GOVERNMENTAL AGENCIES.
3. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD CONDITIONS. HORIZONTAL DIMENSIONS SHOWN ARE TO FACE OF SHEET ROCK, FACE OF PANELS, AND ACTUAL DOOR OPENING WIDTH, UNLESS OTHERWISE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON MEASUREMENTS AVAILABLE AT THE TIME OF PREPARING OF THESE DRAWINGS.
4. TYPICAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
5. PREPARE ALL SURFACES TO RECEIVE FINISHES. PATCH ALL (E) WORK ALTERED BY NEW WORK. ALL NEW AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE FINISH AS SPECIFIED. IN PATCHED AREAS OR ANY AREA, THEY SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR, FINISH AND TEXTURE.
6. CONTRACTOR AGREES BY ACCEPTING CONTRACT AND STARTING WORK THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, DESIGNER, DESIGNER, & ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. CONTRACTOR SHALL SHOW PROOF OF WORKER'S COMPENSATION INSURANCE AS REQUIRED PRIOR TO ISSUING A PERMIT. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATES OF INSURANCE WITH RESPECT TO WORKMAN COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL ADD THE OWNER AND DESIGN PROFESSIONALS AS ADDITION INSURED TO THE POLICY. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS FOR ALL PERSONS AND PROPERTY IN CONNECTION WITH THE WORK.
7. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR DESIGNER'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS DISCOVERED AS OF THE DATE OF ACCEPTANCE, OR MORE AS OTHERWISE SPECIFIED BY REQUIRED GUARANTEES, SHALL BE REPLACED BY CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR
8. SHALL ALSO SUBMIT A SPECIFIED CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS' AND GENERAL CONTRACTORS' WORK.
9. ALL WORKMANSHIP OR MATERIALS AND REPAIRS OR REPLACEMENT OF DAMAGE CAUSED DURING CONSTRUCTION ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER AND DESIGN PROFESSIONALS.
10. THE GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF THE NOT IN CONTRACT ITEMS WITH OTHER TRADES.
11. EXTERIOR WALLS LESS THAN 3'-0" FROM SIDE/REAR PROPERTY LINE SHALL BE ONE HOUR RATED CONSTRUCTION (T-5A), TWO LAYERS 5/8" TYPE "X" GYPSUM BOARD INSIDE ACCEPTABLE (T5A, NOTE 7).
12. IF LESS THAN 3'-0" FROM SIDE/ REAR PROPERTY LINE, COMPLY WITH SECTION 503.5, AND ATTACH A RECORDED STATEMENT.
13. PROVIDE ONE-HOUR RATED WALLS ON GARAGE SIDE (ONE LAYER 5/8" TYPE "X" GYPSUM BOARD) AND SELF CLOSING 1-3/8" SOLID CORE WOOD DOOR. FOR DUCTS, PROVIDE FIRE DAMPERS OR USE 26 GAUGE STEEL (SECTION 302.4). GARAGE SHALL HAVE NO OPENING INTO SLEEPING ROOMS (SECTION 312.4).
14. THERE SHALL BE AT LEAST ONE EXIT FROM GROUND FLOOR (BASEMENT/GARAGE) SECTION 310.4. CHAPTER 10.
15. PROVIDE ESCAPE DOOR/WINDOW FOR ALL SLEEPING ROOM. IF WINDOW, IT MUST HAVE MIN. OPENABLE 5.7 SQUARE FEET, MIN. HEIGHT 24 INCHES, MIN. WIDTH 20 INCHES, MAX. SILL HEIGHT 44 INCHES. IF ACCESS IS TO A COURT, PROVIDE LADDER TO ROOF (SECTION 310.4).
16. LIGHT: GUEST ROOMS/HABITABLE ROOMS: NATURAL LIGHT OF 1/10 OF FLOOR AREA, MIN. 10 SQ. FT. (SECTION 1203.2). KITCHEN MAY BE PROVIDED WITH ARTIFICIAL LIGHT. VENTILATION: GUEST ROOMS/HABITABLE ROOMS: NATURAL VENTILATION OF 1/20 OF FLOOR AREA, MIN. 5 SQ. FT. (SECTION 1203.3) NOTE: BATHROOMS, LAUNDRY ROOMS AND SIMILAR MAY BE NATURALLY OR MECHANICALLY VENTED (SECTION 1203.3). VENT DRYER PER SFMC SECTION 504.3, 504.3.1, 504.3.2 AND 609.10).
17. NO GAS COOKING APPLIANCE UNLESS SEPARATED BY A FULL HEIGHT PARTITION AND A DOOR IN ANY OPENING (SECTION 310.12).
18. CEILING HEIGHTS FOR ALL HABITABLE ROOM EXCEPT KITCHEN, SHALL BE MIN. 7'-8" AND ALL OTHERS 7'-0". ALL HABITABLE ROOMS EXCEPT KITCHEN, SHALL BE MIN. 70 SQUARE FEET, MINIMUM 7'-0" ANY DIMENSION (SECTION 310.6).
19. SMOKE DETECTORS: PROVIDE SMOKE DETECTORS PER SECTION 310.9.1.2. PROVIDE HARD-WIRE INTERCONNECTED DETECTORS WITH BATTERY BACK-UP. VENTILATION: GUEST ROOMS/HABITABLE ROOMS: NATURAL VENTILATION 20. HEATING: PROVIDE HEATING TO ALL HABITABLE ROOMS SUFFICIENT TO MAINTAIN 70 DEGREES F, 3'-0" ABOVE FLOOR (SECTION 310.11).
21. BATHROOMS: WALLS AND FLOOR PER SECTION 807.1. WATER CLOSET SET IN CLEAR SPACE OF MINIMUM 30 INCHES WIDTH. 24 INCHES MINIMUM CLEAR IN FRONT (SECTION 2904). PROVIDE SHOWER SAFETY CLASS DOOR (SECTION 2406). VENT PER PER SECTION 1203. PLUMBING FIXTURES TO BE WATERSAVER TYPE & MODELS WHICH HAVE BEEN LAWFULLY CERTIFIED AS COMPLYING WITH CALIFORNIA APPLIANCE EFFICIENCY REGULATIONS. SWITCHES & OUTLETS TO BE GFI PROTECTED AT BATHRMS. AND KITCHEN SINKS.
22. THERE SHALL BE NO WATER HEATER (UNLESS DIRECT VENTED) OR OTHER GAS APPLIANCES IN SLEEPING ROOMS OR BATHROOMS (SFPC SECTION 509.0 AND SFMC SECTION 315). SEISMIC STRAP ALL WATER HEATERS; IF NEW, ELEVATE 18 INCHES ABOVE FLOOR.
23. WOOD CONSTRUCTION: COMPLY WITH PROVISIONS OF SECTIONS 606 AND 23.
24. COMBUSTION AIR: PROVIDE AND MAINTAIN PER SFMC CHAPTER 7 AND INSTALL ALL EQUIPMENT, APPLIANCES AND SIMILAR IN STRICT ACCORDANCE WITH MANUFACTURER'S LISTED INSTRUCTIONS.
25. COMPLY WITH TITLE 24 RESIDENTIAL ENERGY STANDARDS.
26. PLUMBING/ELECTRICAL: OBTAIN SEPARATE PERMIT(S) FOR ALL SUCH WORK.
27. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF LOCAL SEISMIC CODE OR AS DETAILED.
28. AT THE COMPLETION OF CONSTRUCTION, REMOVE ALL EXCESS MATERIAL AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. WINDOWS SHALL BE WASHED.
29. CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING AND/OR REMOVING EXISTING UTILITIES: COORDINATING SUCH WORK WITH P.G. & E., TELP CABLE, ETC.
30. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COSTS DUE TO DEFECTIVE AND/OR ILL TIMED WORK, AS THE RESULT OF BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS AND OR IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.

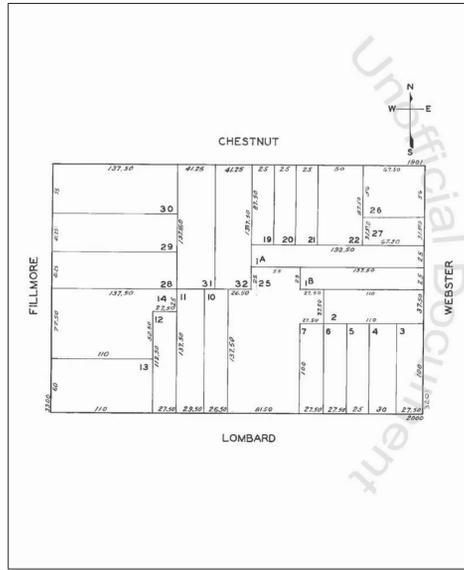
SCOPE OF WORK

1. (SOUTHEAST CORNER GROUND FLOOR) WITH GARAGE SPACE CONVERT TO SALON/RETAIL USE.
2. CHANGE DOUBLE WOOD DOOR TO SINGLE GLASS DOOR & WINDOW STOREFRONT.
3. REMOVE (E) CANOPY AND DRIVEWAY, RESTORE STREET CURB FOR ON STREET PARKING.

LOCATION MAP

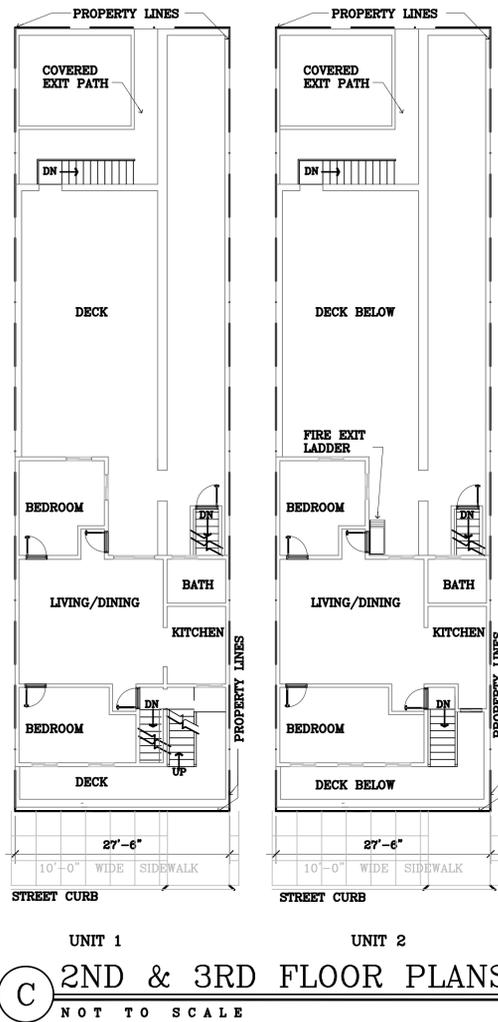
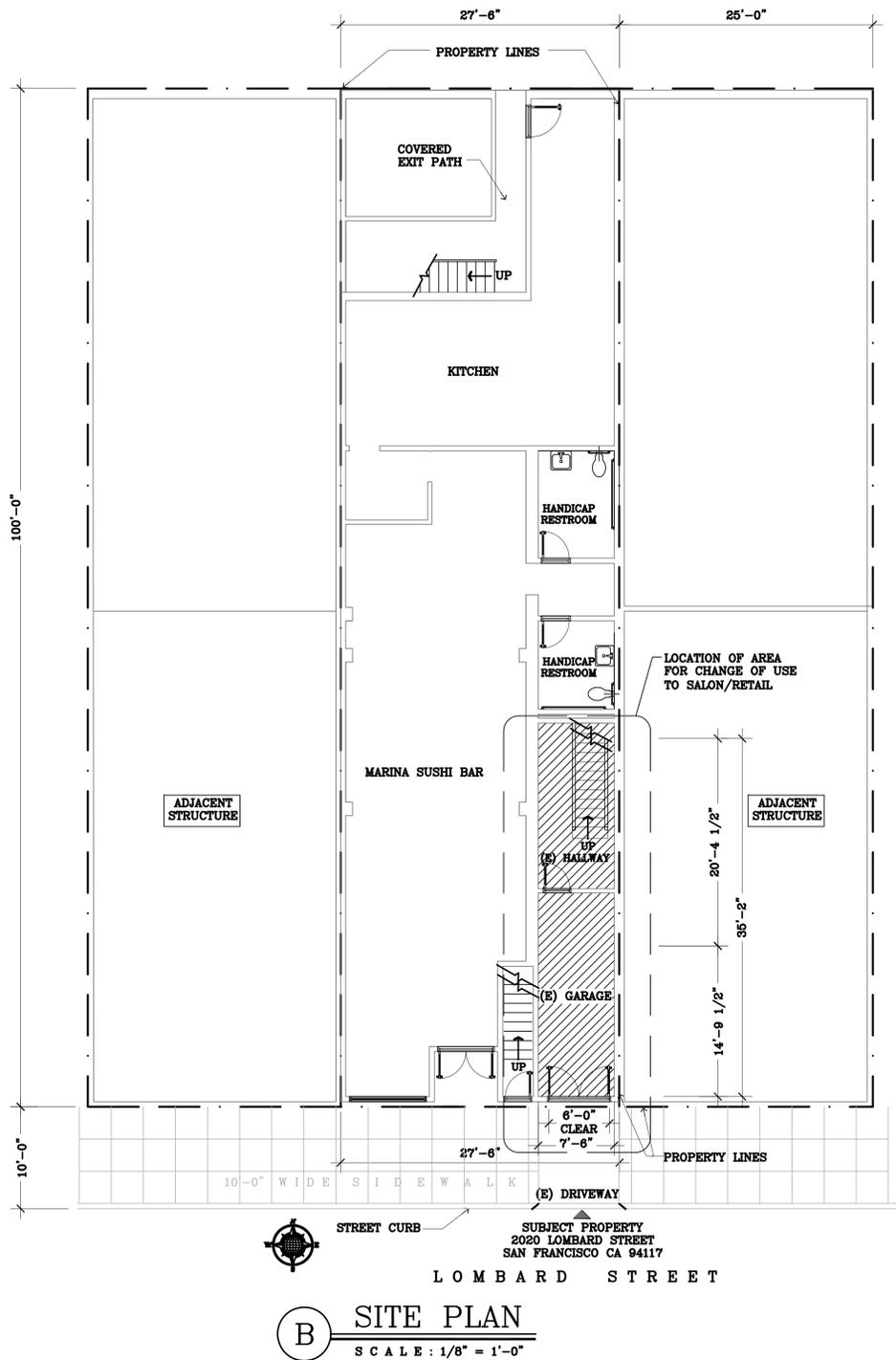
INDEX OF DRAWINGS

SHT.	DESCRIPTION
	ARCHITECTURAL
A1	LEGEND, ABBREVIATIONS, PROJECT DATA, GENERAL NOTES, LOCATION MAP, & INDEX OF DRAWINGS.
A2	AERIAL VIEWS, PICTORIAL VIEWS & SITE PLAN
A3	EXISTING & PROPOSED GROUND FLOOR PLANS WITH DEMOLITION PLAN, STREET PICTORIAL VIEWS
A4	EXISTING & PROPOSED CHANGE OF USE FRONT ELEVATIONS



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PROJECT : CONDITIONAL USE PERMIT FOR CHANGE OF USE
 OF (E) ONE CAR GARAGE TO SALON/ RETAIL SHOP
 2020 LOMBARD STREET,
 SAN FRANCISCO CA 94123
 LOT 006 - BLOCK 0492



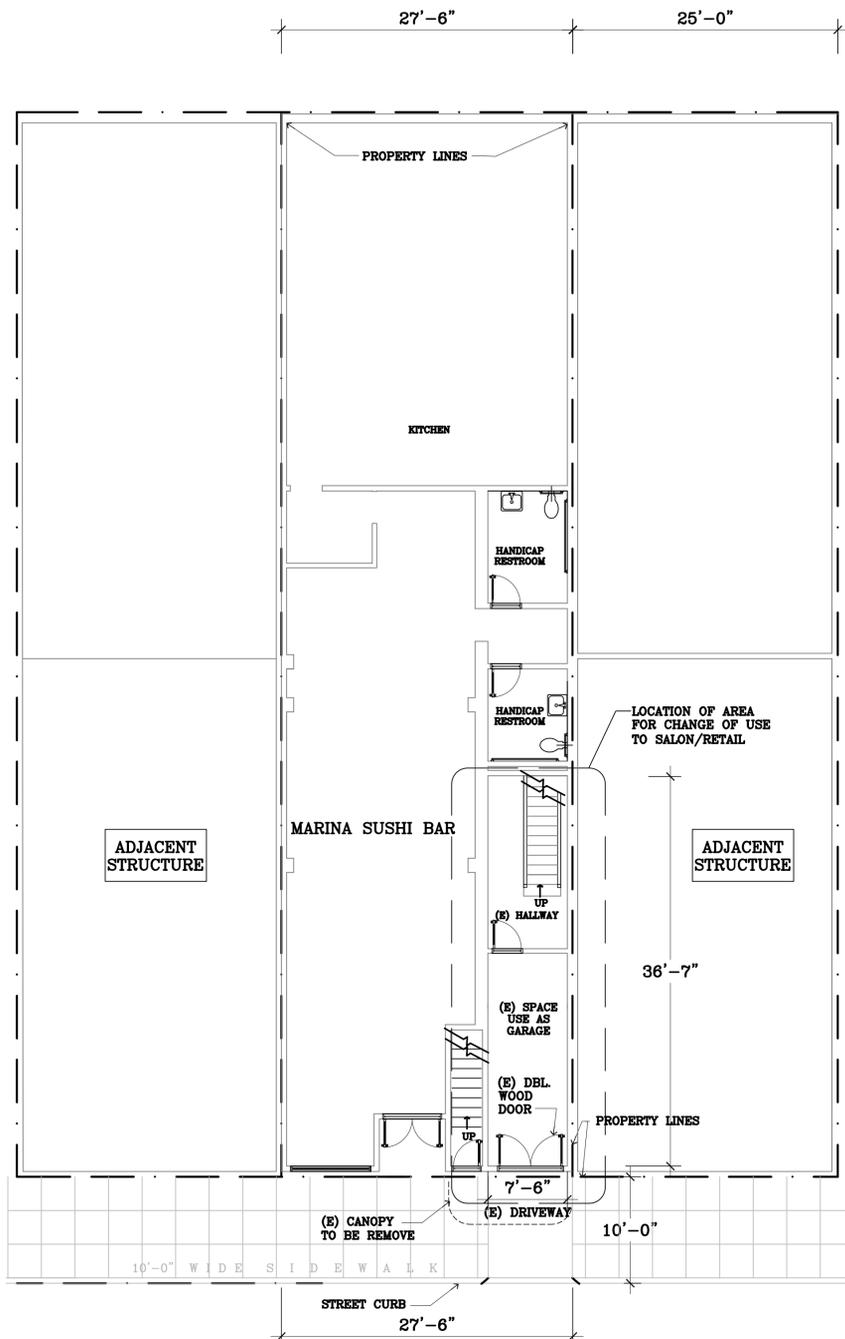
SHEET CONTENT
 EXISTING & PROPOSED
 GROUND FLOOR PLAN

DATE	ISSUED FOR
03-30-10	CONDITIONAL USE PERMIT
11-23-10	REV.-REMOVE FRONT CANOPY

SCALE	AS NOTED
DRAWN BY	MS
CHECKED BY	
PROJECT NO.	SHEET NO.
032010	A2
	OF 4 SHEETS

B SITE PLAN
 SCALE: 1/8" = 1'-0"

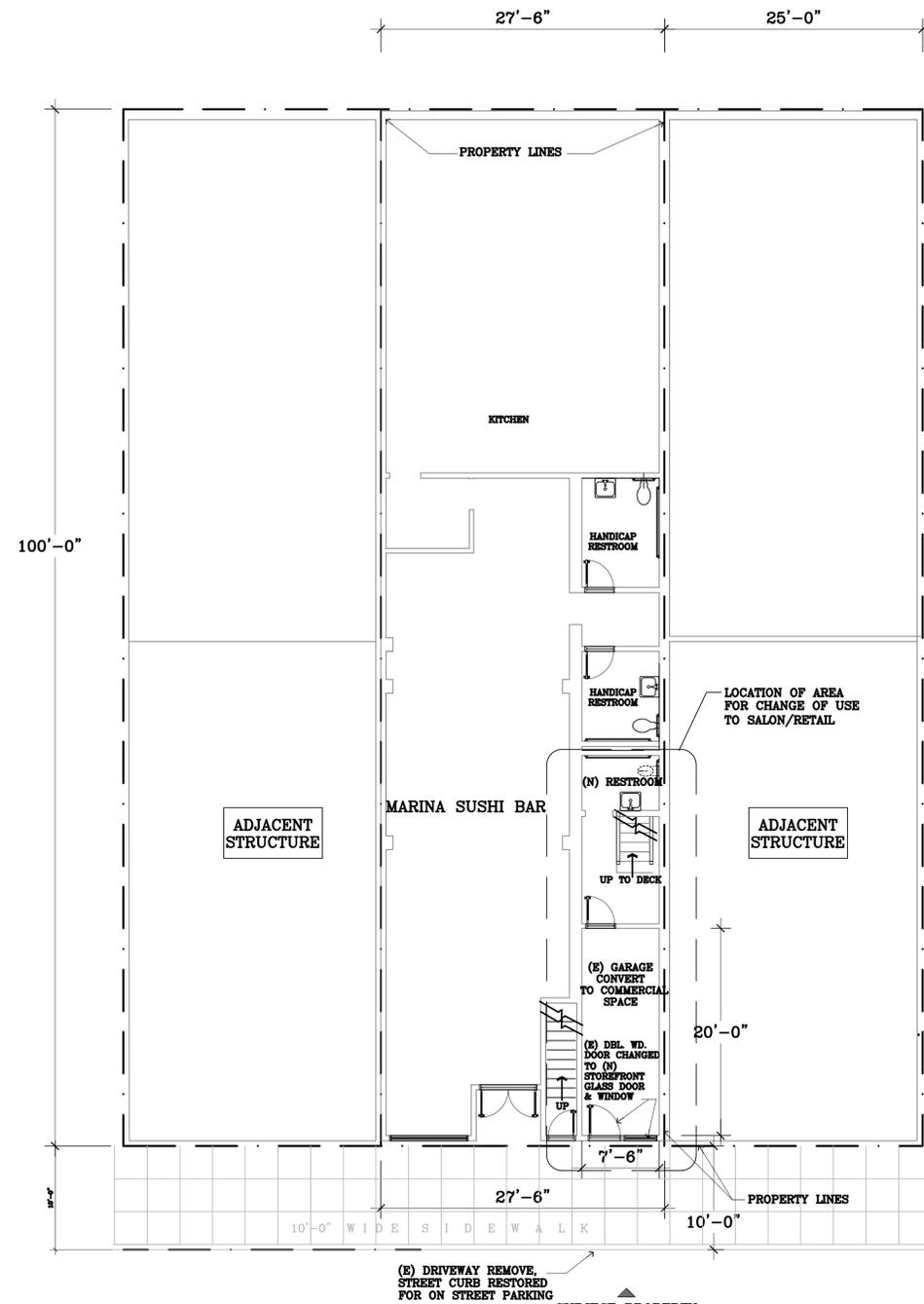
A MAPS
 NOT TO SCALE



SUBJECT PROPERTY
2020 LOMBARD STREET
SAN FRANCISCO CA 94117

LOMBARD STREET

(E) GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SUBJECT PROPERTY
2020 LOMBARD STREET
SAN FRANCISCO CA 94117

LOMBARD STREET

(N) GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT: CONDITIONAL USE PERMIT FOR CHANGE OF USE OF (E) ONE CAR GARAGE TO SALON/ RETAIL SHOP

2020 LOMBARD STREET,
SAN FRANCISCO CA 94123

LOT 006 - BLOCK 0492

SHEET CONTENT

EXISTING & PROPOSED
GROUND FLOOR PLAN

DATE	ISSUED FOR
03-30-10	CONDITIONAL USE PERMIT
11-23-10	REV.-REMOVE FRONT CANOPY

SCALE AS NOTED

DRAWN BY MS

CHECKED BY

PROJECT NO.

032010

SHEET NO.

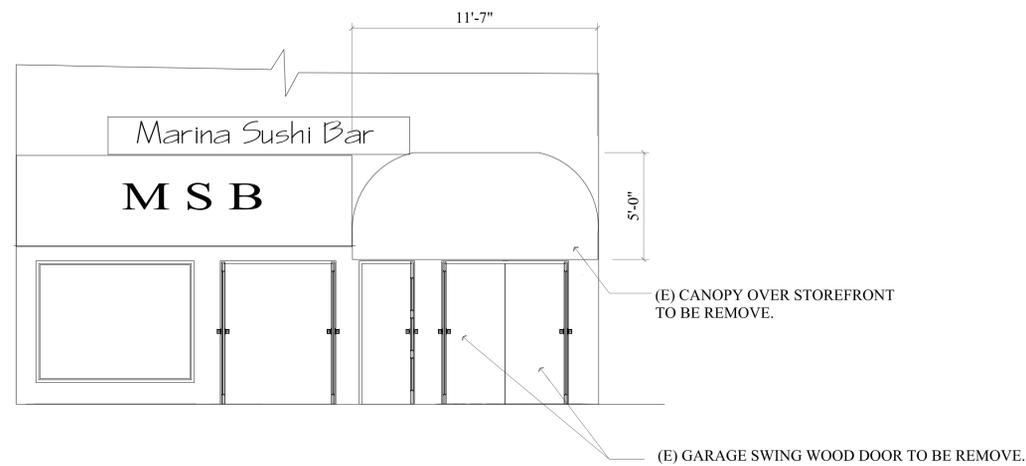
A3

OF 4 SHEETS



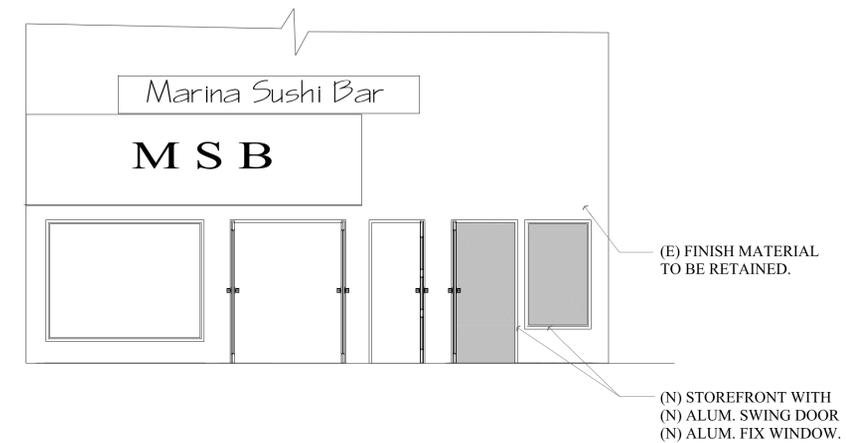
DESIGNER:
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 OF (E) ONE CAR GARAGE TO SALON/ RETAIL SHOP
 2020 LOMBARD STREET,
 SAN FRANCISCO CA 94123
 LOT 006 - BLOCK 0492



EXISTING FRONT ELEVATION
 OF (E) GARAGE SPACE TO
 HAVE CHANGE OF USE

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



PROPOSED FRONT ELEVATION
 OF (N) SALON/ RETAIL SHOP
 FOR CHANGE OF USE

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

SHEET CONTENT

EXISTING & PROPOSED
 CHANGE OF USE
 FRONT ELEVATIONS

DATE	ISSUED FOR
03-30-10	CONDITIONAL USE PERMIT
11-23-10	REV.-REMOVE FRONT CANOPY

SCALE AS NOTED

DRAWN BY MS

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PROJECT NO. 032010	SHEET NO. A4 OF 4 SHEETS
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