



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 19, 2012

Date: April 11, 2012
Case No.: **2011.1420 C**
Project Address: **1266 – 9th Avenue**
Zoning: Inner Sunset NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1742/043
Project Sponsor: JP Lachance
Bay Bread, LLC
2325 Pine Street
San Francisco, CA 94115
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The Project Sponsor proposes to establish a formula retail full-service restaurant, known as "La Boulange Café and Bakery" on the ground floor of an approved mixed-use development (that is not yet under construction), pursuant to Planning Code Sections 303, 703.3(b), 703.4, and 730.42. La Boulange is a locally-owned French café and bakery, with 11 San Francisco locations and 6 others throughout the Bay Area. They serve breakfast, lunch and afternoon fare from 7:00 am to 7:00 pm, daily.

The mixed-use development was approved by the Planning Commission in 2008, through Case No. 2007.1397C, for the demolition of a vacant two-story funeral home (formerly occupied by Sullivan Funeral Home) and surface parking lot on an approximately 12,000 sf lot, and for the construction of a new 15-unit, four-story, mixed-use building with a 16-space subterranean garage (including one car share space). The ground floor commercial area was approved unprogrammed, with no single tenant exceeding 4,999 sf of occupied floor area.

The proposed project would occupy approximately 3,199 sf of occupied floor area ("osf"), including the 341 sf outdoor dining area (resulting in 2,858 osf of interior space and 341 osf of exterior space). The 2,858 osf of interior space includes 983 osf of back-of-house operations. The project would not result in any expansion to the approved ground floor commercial space, although it would result in minor alterations to the approved façade to create one primary business entrance and to accommodate outdoor dining at the front of the property.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of 9th Avenue, between Irving Street and Lincoln Way. The subject property is located within the Inner Sunset NCD (Neighborhood Commercial District) and 40-X Height and Bulk District.

Until recently, this Property was occupied by a two-story non-operating mortuary and paid surface parking lot open to the public. On October 16, 2008, the Planning Commission approved a mixed-use project that would demolish the existing mortuary and parking lot, and construct a four-story mixed-use building with 15 dwelling units and a 5,650 sf ground floor. Construction of the new mixed-use building has not yet begun but is expected to begin soon and be complete in late 2012.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Inner Sunset NCD provides convenience goods and services to the local Inner Sunset residents as well as comparison shopping goods and services to a larger market area. The district is frequented by users of Golden Gate Park (approximately one block from the subject site), UCSF, and others for its eating, drinking and entertainment establishments.

The surrounding development consists of a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include residential garages, eating and drinking establishments, the Park Animal Hospital, and small-scale retail establishments, such as T-Mobile. The upper stories are generally occupied by residential dwelling units, and the overall scale of development throughout the area is predominantly two-to-four stories tall.

The adjacent parcel to the north is developed with a three-story residential building, while the adjacent parcel to the south is developed with a two-story commercial building (dba Hotei Japanese Restaurant). The surrounding zoning is primarily Inner Sunset NCD and RH-2.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption, and was issued an exemption on March 13, 2012.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 16, 2012	March 14, 2012	22 days
Posted Notice	20 days	March 16, 2012	March 16, 2012	20 days
Mailed Notice	20 days	March 16, 2012	March 8, 2012	28 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

- To date, the Department has received approximately 250 written comments supporting the project, as well as a petition in support of the project signed by 25 Inner Sunset merchants; the Department has also received approximately 49 written comments opposing the Project. The opposition is on the basis of it being a formula retail business, being proximate to other bakeries and full-service restaurants, and utilizing most of the approved ground floor commercial space that fronts 9th Avenue.

ISSUES AND OTHER CONSIDERATIONS

- Although the exterior design of the previous approval lent itself to accommodating three separate ground floor tenant spaces with three separate ground floor commercial entrances, the previous approval, through Motion No. 17718, authorized any single ground floor tenant to occupy up to 4,999 occupied square feet.
- With regard to Conditional Use authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria [Section 303(i)] in addition to the standard Conditional Use findings:
 - The existing concentrations of formula retail uses within the district.
 - The availability of other similar retail uses within the district.
 - The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.
 - The existing retail vacancy rates within the district.
 - The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a Formula Retail Full-Service Restaurant within the Inner Sunset NCD, pursuant to Planning Code Sections 303, 703.3(b), 703.4, and 730.42.

BASIS FOR RECOMMENDATION

- **Other Formula Retail within Inner Sunset NCD:** Currently, there are nine (9) other formula retail uses within the Inner Sunset NCD. These businesses include T-Mobile, Pure Beauty, Starbucks, Posh Bagel, Supercuts, Jamba Juice, Rexall Drugs, Radioshack, and The UPS Store. Please see attached map for locations.
- **Similar Business Types in the Inner Sunset NCD:** There are 49 other Full-Service Restaurants within the Inner Sunset NCD (this excludes businesses that are only bakeries, since they do not typically operate as full-service restaurants). The addition of La Boulange results in 20% of the non-residential frontages in the Inner Sunset NCD being dedicated to eating and drinking establishments, which according to the General Plan, is not considered an over-concentration.
- **Architectural Compatibility:** The Project will remain compatible with the architectural and aesthetic character of the surrounding neighborhood. The project will retain the general appearance of the previously approved design, including the rhythm of three-bays at the ground

floor; however, the storefront in two of the three bays will be recessed to accommodate outdoor seating, with the storefront in the third bay being dedicated to the commercial entrance. The addition of outdoor seating will be an improvement to the project, as it will help to activate the street.

- **Commercial Vacancy in Inner Sunset NCD:** In addition to the subject tenant space, which has been vacant (other than its use as a surface parking lot) since the funeral home closed in 1997, there are approximately four (4) other vacant commercial storefronts throughout the Inner Sunset NCD. Please see the attached map for locations of vacant storefronts.
- The Project would contribute to the diversity of restaurant options in the area, and would not result in an overconcentration of eating and drinking establishments. The project would result in 20% of the commercial frontage in the Inner Sunset NCD being dedicated to such uses.
- The Project has been found to be both necessary and desirable at the proposed location as it would enliven the ground floor of the new mixed-use building. This block of 9th Avenue is the gateway to the Inner Sunset Neighborhood from Lincoln Way and Golden Gate Park and it is critical to keep ground floor commercial spaces occupied by tenants who operate active uses that will attract foot traffic throughout the day.
- La Boulange remains a relatively small, local company, with 16 locations: 11 locations are in San Francisco, 3 are in the East Bay, one is in the North Bay, and one is on the Peninsula. Over the past few years, La Boulange, which began in San Francisco, has become successful, and is now considered a “Formula Retail” establishment. Many of the concerns articulated in the Small Business Protection Act do not apply to La Boulange: their corporate headquarters is located at their first bakery location, at 2325 Pine Street in San Francisco; and many of their vendors are also located in San Francisco¹.
- La Boulange is a regional company rather than a national chain.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photographs
- Polk NCD Formula Retail and Vacancy Map
- Project Sponsor Submittal, including:
 - Reduced Plans

¹ Their vendors include Greenleaf Produce, Gourmet & More, and Bassian Farms. All of their baked goods are made at their South San Francisco plant.

Attachment Checklist

- Executive Summary
- Draft Motion
- Block Book Map
- Sanborn Map
- Zoning District Map
- Formula Retail/Vacancy Map
- Aerial Photo

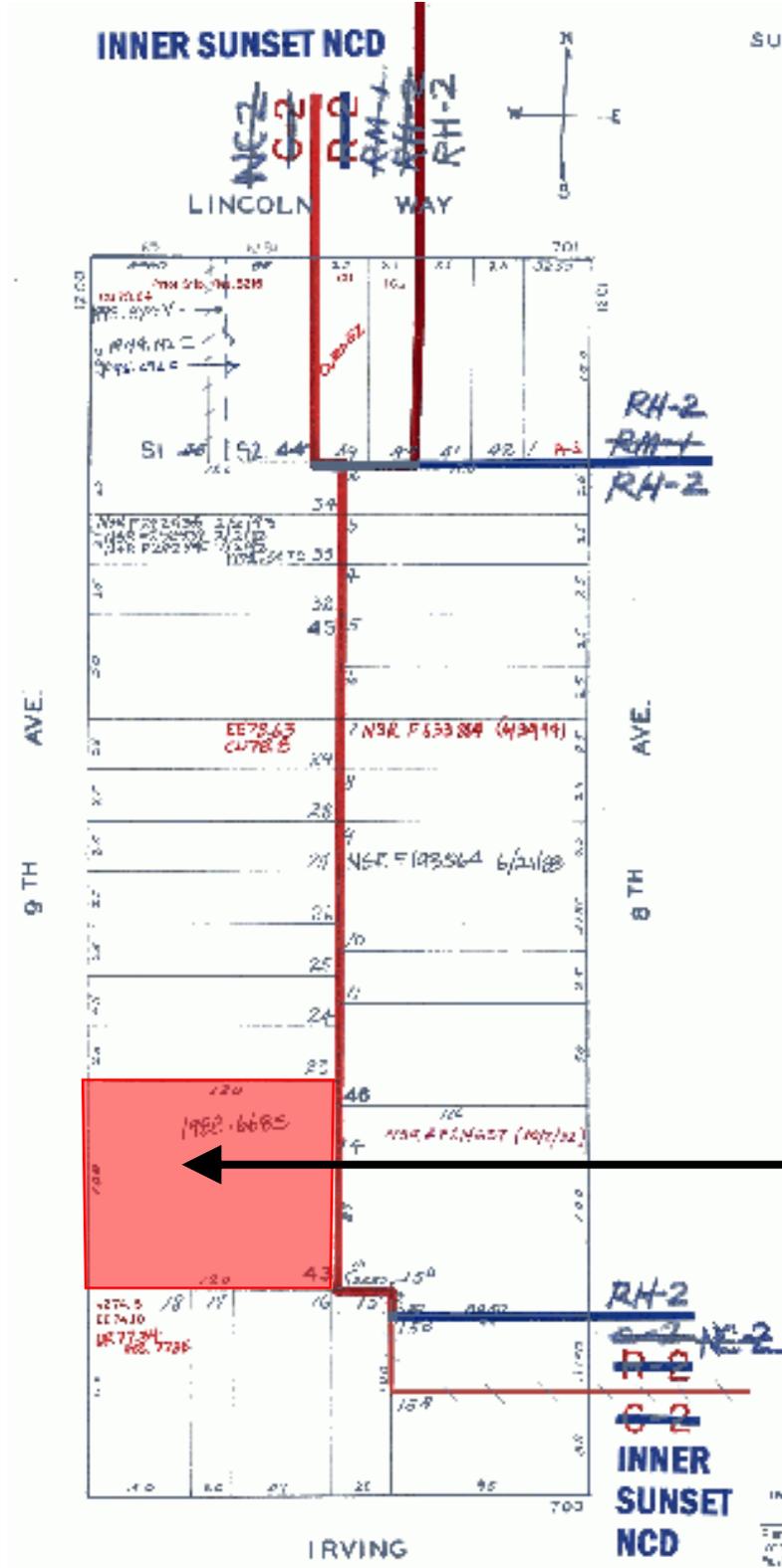
- Context Photos
- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Site Photos

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

EW
Planner's Initials

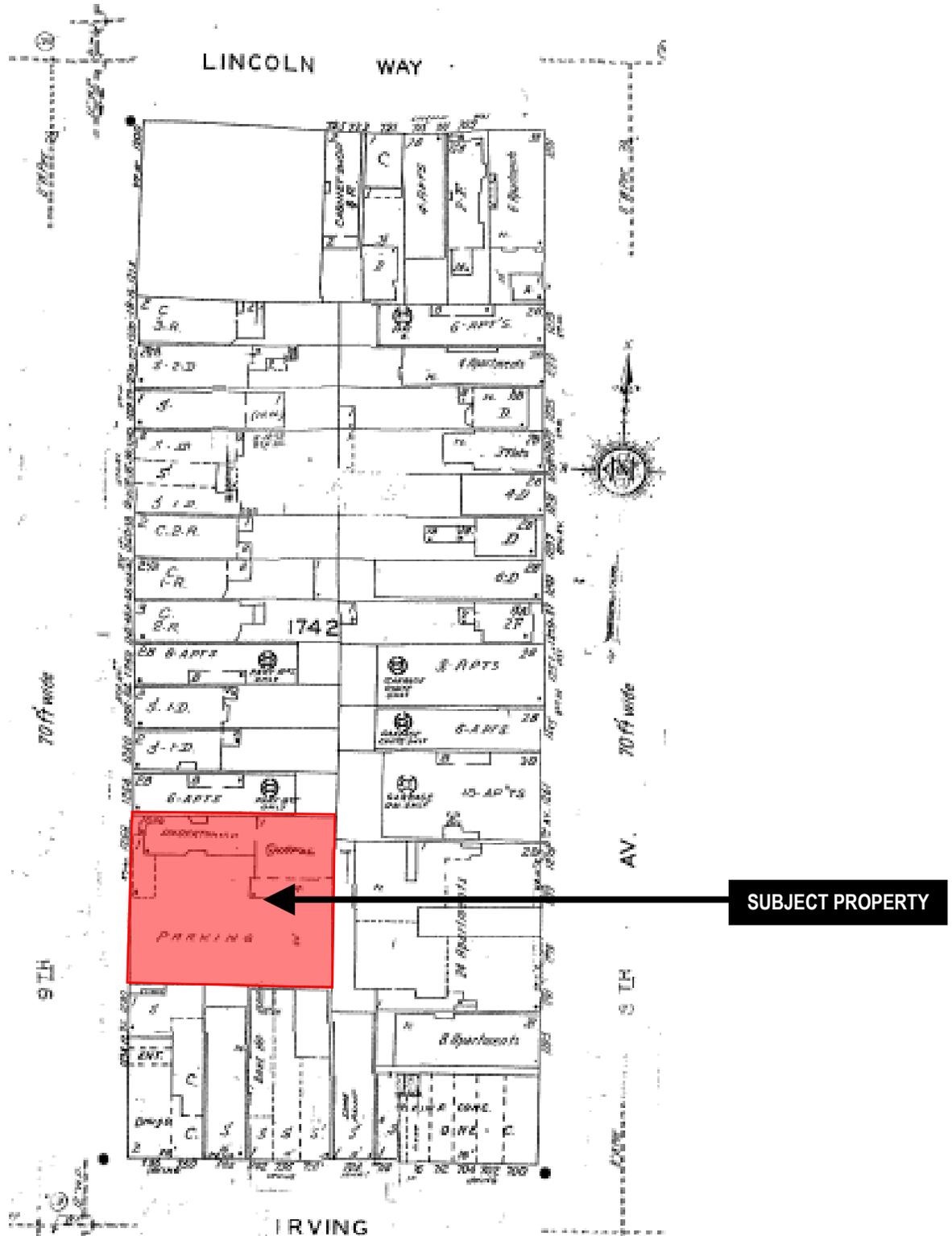
EW: G:\Documents\CUs\1266 - 9th Avenue\Executive Summary.doc

Block Book Map



Conditional Use Hearing
 Case Number 2011.1420C
 La Boulange
 1266 – 9th Avenue

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 2011.1420C
La Boulange
1266 – 9th Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.1420C
La Boulange
1266 – 9th Avenue

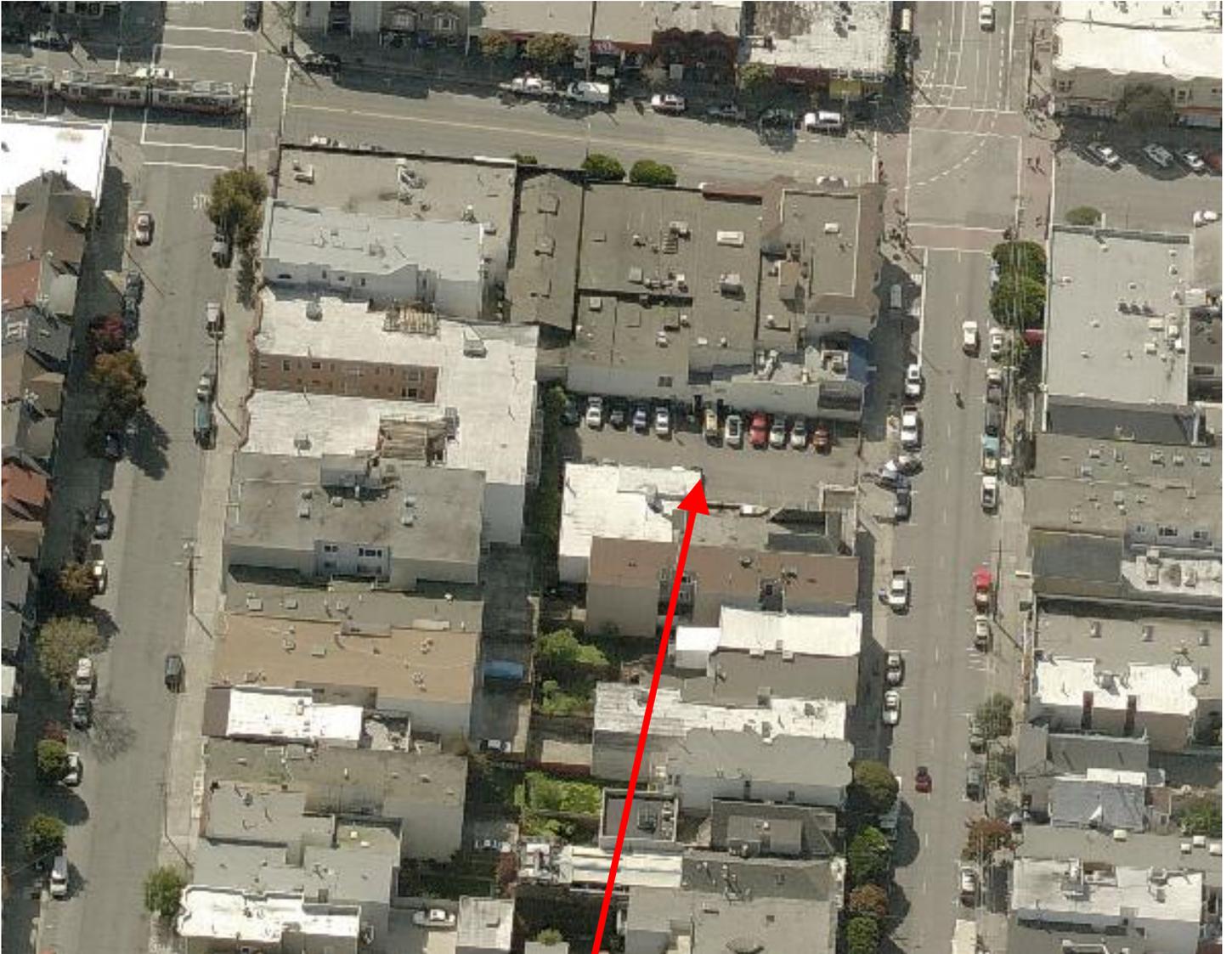
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

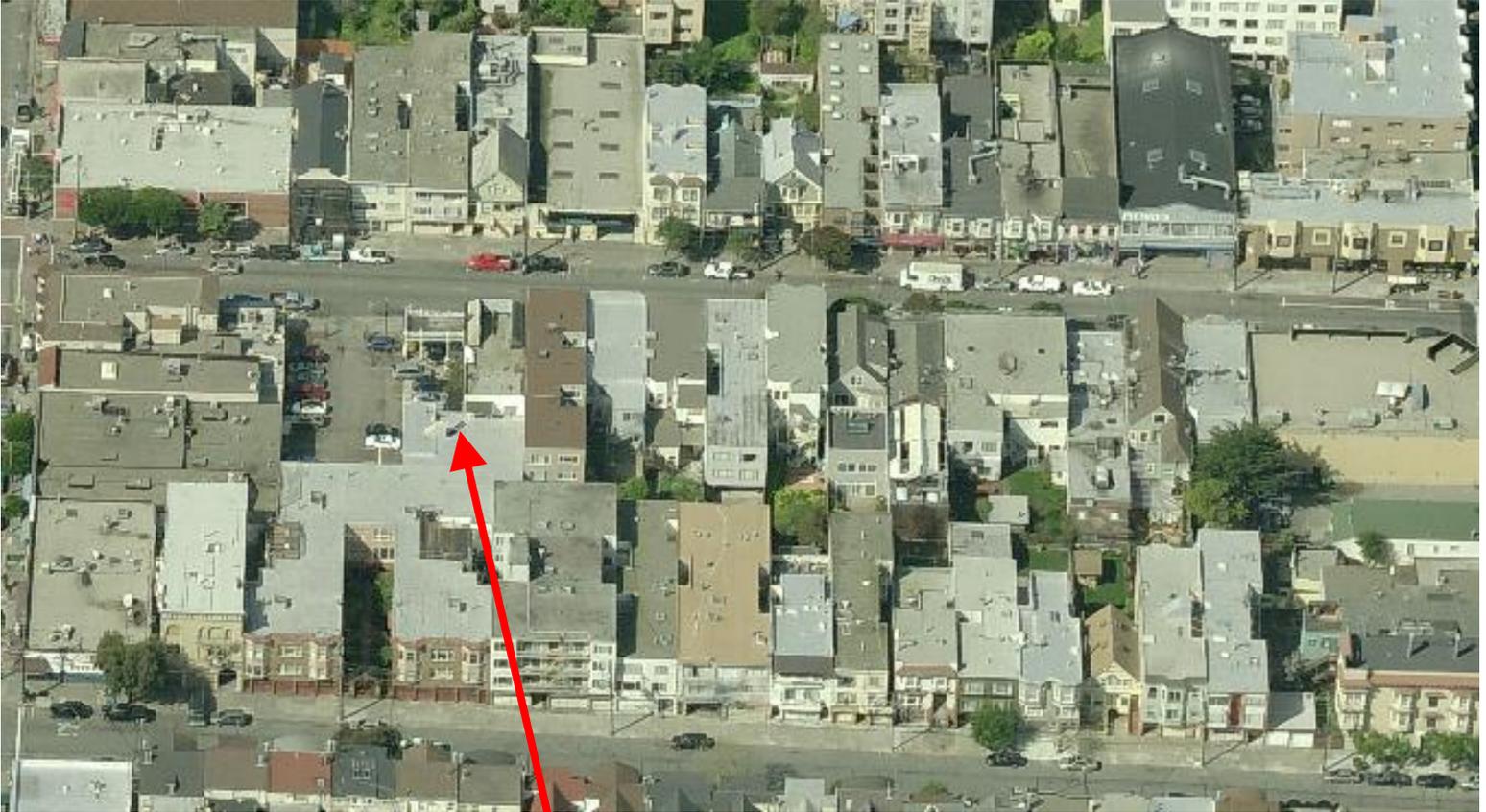


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.1420C
La Boulange
1266 – 9th Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.1420C
La Boulange
1266 – 9th Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.1420C
La Boulange
1266 – 9th Avenue

Site Photo

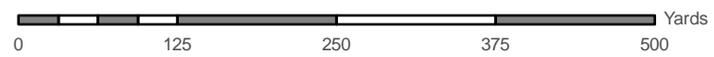


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2011.1420C
La Boulange
1266 – 9th Avenue



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REUBEN & JUNIUS_{LLP}

March 26, 2012

VIA MESSENGER

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: La Boulange – 1266 9th Avenue
Planning Department Case No. 2011.1420C
Hearing Date: April 5, 2012
Our File No.: 6602.02**

Dear President Fong and Commissioners:

This office represents Bay Bread, LLC, the project sponsor of a proposed La Boulange Café-Bakery (the “Project”) to be located at the building currently under construction at 1266 Ninth Avenue (the “Property”). The Project will not increase the floor area or otherwise expand the envelope of the previously-approved building being constructed at the Property.

The Property is currently improved with a non-operating mortuary and paid parking lot open to the public. On October 16, 2008, the Planning Commission approved a mixed-use development project at the Property that will demolish the existing mortuary and parking lot, and will construct a four-story building with 15 dwelling units and 5,650 square feet of ground floor retail space. The approval limited the maximum floor area of any single retail tenant to 4,999 square feet. Demolition and construction of the mixed-use development project has recently begun and is expected to be completed in late 2012.

The Property is located in a portion of the Inner Sunset Neighborhood that is one of the main neighborhood gateways to Golden Gate Park. The Project is less than a block from the corner of Lincoln Way and Ninth Avenue. Traveling north on Ninth Avenue, crossing Lincoln Way, you enter Golden Gate Park on Martin Luther King Jr. Drive. This proximity makes this block of Ninth Avenue, between Irving Street and Lincoln Way, an extremely important commercial block. This block is composed of a vibrant mix of various retail uses, including many restaurants, the Park Animal Hospital across the street, retail establishments like a T-Mobile store, a local garage directly across the street, and other uses.

A. Benefits of the Project

Benefits of the Project will include:

- Activating a new retail space along an important block of Ninth Avenue with a use that provides outdoor seating, thereby making the sidewalk more lively;
- Providing another popular restaurant in a busy neighborhood commercial district;
- Creating new construction jobs during store construction;
- Creating management and entry-level jobs in the city;
- Generating new economic activity and production of business tax revenue to the City.

B. The Project will Benefit the Neighborhood

La Boulange is a locally-owned French café and bakery. There are currently 11 La Boulange restaurants in San Francisco, and six more throughout the Bay Area. La Boulange prides itself on providing customers with homemade specialties that are baked fresh everyday. The owners pride themselves on delivering to their customers truly authentic and traditional French baked goods and light meals that include a variety of French-style open-face sandwiches, salads, and brunch items. La Boulange serves breakfast, lunch and afternoon fare from 7am to 7pm, but does not serve dinner.

The proposal is to occupy roughly 3,495 square feet of the total 5,650 square feet in the soon-to-be-constructed mixed-use development at the Property. La Boulange will split its retail space between dining areas and the back of house area. The large doors at the retail space's frontage will be opened to provide outdoor dining areas. The approved frontage design from the to-be-constructed building has been slightly modified, by moving the center and south bay inward 10 feet. This will allow for more outdoor seating for customers. Security gates will be installed in the facade that will close when the La Boulange is not in operation, so as not to create space amenable to loitering.

The Sunset is an area characterized by large residential neighborhoods and is only served by a handful of retail corridors. The Inner Sunset Neighborhood Commercial District includes many restaurants and shops, demonstrating the Sunset's demand for a large number and variety of retail services in the few commercial areas it has. The Project proposes to add a new full

service restaurant at the Property. La Boulange's outdoor dining area will provide an additional outdoor dining experience to the neighborhood and will improve the pedestrian experience from the existing, non-operational mortuary.

C. Community Outreach

Early on in the process La Boulange engaged an outreach consultant and conducted significant community outreach on the Project. A timeline of these efforts since November 2011 is as follows:

- November 2011

La Boulange contacts leaders with the Inner Sunset Action Committee, Inner Sunset Merchants Association, Inner Sunset Park Neighbors, Ninth Avenue Neighbors, and SHARP (Sunset Heights Association of Responsible People) to introduce the project one-on-one, and gain initial feedback.

- December 2011

La Boulange distributes a project fact sheet to area merchants and neighborhood organization leaders, with contact information available at all times. La Boulange conducted a community meeting on December 15. More than 25 attendees representing a variety of interested merchants, residents and associations attended. La Boulange followed up after the meeting with all neighborhood groups and gave a project presentation to the SHARP Board of Directors.

- March 2012

La Boulange collects a local merchant petition with 25 businesses signing in support of the Project. (See **Exhibit A**.)

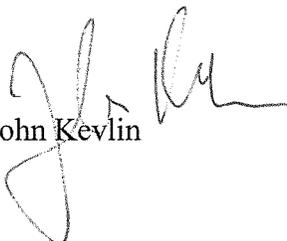
D. Conclusion

The Project requires conditional use authorization for a formula retail use and a full service restaurant use. It provides substantial benefits to the City by activating a retail space along the Ninth Avenue corridor. The Project will build upon the existing restaurant uses in the area with outdoor seating, creating a lively environment for residents and visitors of the neighborhood. For all of these reasons and those listed in the application, we respectfully request this Commission grant this conditional use authorization for this Project.

Mr. Rodney Fong
March 26, 2012
Page 4

Very truly yours,

REUBEN & JUNIUS, LLP


John Kevlin

Encls.

cc: Vice-President Cindy Wu
Commissioner Michael Antonini
Commissioner Gwen Borden
Commissioner Ron Miguel
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
John Rahaim - Planning Director
Scott Sanchez - Zoning Administrator
Linda Avery - Commission Secretary
Elizabeth Watty - Planner
Tom Bensel – Bay Bread, LLC

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN & JUNIUS_{LLP}

www.reubenlaw.com

Exhibit A



Dear San Francisco Planning Commissioners and Board of Supervisors,

As a business operator along the 9th Avenue/Irving corridor, I support bringing a La Boulange to 1266 9th Avenue. La Boulange will add to the diversity of the neighborhood, and will contribute to the vibrancy of our merchant corridor.

Name	Business	Address
Dana Klussman	Park Smile	1244 9th Ave. SF.
Mark Bower	Le Video	1231 9th Ave
Johnny	9th Ave Honda	1259 9th Ave
Ada Morales	After Living through D.	1317 9th Ave
Natasha Rempe	Ambiance	756 Irving St., SF CA 94122
Gigun Van Beek	Walter Adams Gallery	1262 9th Ave
Deby Gu	Sunset Station	1248 9th Ave
Sarah Durn	OSSO & Co.	1232 9th Ave.
Michaelyn Smith	The Cutlery	1239 9th Ave
Anna Hollander	Ann Hair salon	1255 9th Ave
James Rose	Great Stuff	1377 9th Ave
EVELYNE ETCHARREN	PIERRE'S AUTO BODY, INC.	1349 NINTH AVE
Valie Arched	Pierre's AUTO BODY, INC	1223 9th AVE
VICTORIA PHOENIX	Leart Gallery	839 Irving St
		841 Irving St



Dear San Francisco Planning Commissioners and Board of Supervisors,

As a business operator along the 9th Avenue/Irving corridor, I support bringing a La Boulange to 1266 9th Avenue. La Boulange will add to the diversity of the neighborhood, and will contribute to the vibrancy of our merchant corridor.

Name	Business	Address
Si Young Sung	Park's Farmers Market	840 Irving St 94122
C. Bonnette	Optometrix	750 Irving St 94122
D. Dang	Kustbay Optometre	750 Irving St 94122
A. Polk	Progress hardware	224 Irving St 94122
R. Fink	Tutti Frutti	718 Irving 94122
Bo Cross	AMAZING FANTASY	650 Irving 94122
Jane McTatye	Chloe's Closet	616 Irving St. 94122
Huong Tran	Beauty Supplies Etc.	605 Irving St. 94122
Sherry	Sherry Clemmer's	
Sunset SHOE Repair - TONY KAMEL - 621 IRVING ST. 94122		



LA BOULANGE DU SUNSET

Quinté

La Boulange

Tradition

1266 NINTH



BOULEVARD OF SUNSET

1266 NINTH

LA BOULANGE - SUNSET

PROJECT DESCRIPTION
 NEW CAFE WORK TO INCLUDE CABINETRY, FINISHES, OUTDOOR SEATING,
 PLUMBING AND ELECTRICAL FOR NEW EQUIPMENT, LIGHTING

TABLE OF CONTENTS

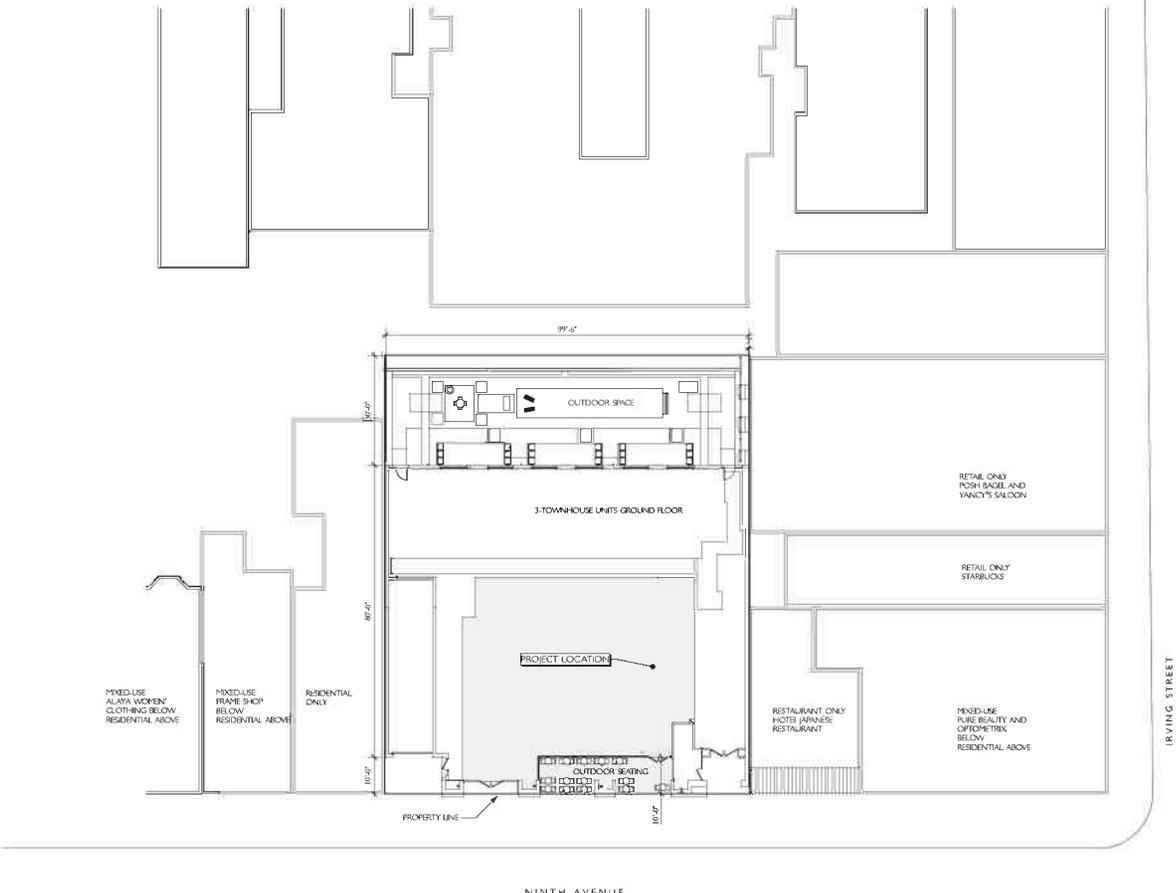
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATION PROPOSED

PROJECT DATA

LOT/BLOCK#	1742 043
OCCUPANCY	A-2
SPRINKLED	YES
CONSTRUCTION TYPE	5
STORIES OF OCCUPANCY	1
TOTAL BUILDING STORES	3
ZONING	NC-DINNER SUNSET
SQUARE FOOTAGE	2306 SF + 344 SF OUTDOOR SEATING
TENANT	BAY BREAD GROUP
CONTACT	LEVI HUNT
	3325 PINE STREET
	SAN FRANCISCO, CA 94115
	510.388.8629
ARCHITECT	HARVEY ARCHITECTURE
	LISA HARVEY
	94 ROLLINGWOOD DRIVE
	SAN RAFAEL, CA 94901
	415.785-7306

PROJECT SHALL COMPLY WITH:
 2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ELECTRIC CODE
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 CITY OF SAN FRANCISCO ORDINANCES

- GENERAL NOTES**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE @-SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL CAREFULLY STUDY AND CORRECT THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
 - ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES AND ORDINANCES.
 - THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY LISA HARVEY.
 - DO NOT SCALE DRAWINGS.
 - DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
 - ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, AEROSOLS, AND TOXIC SUBSTANCES.
 - ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, AEROSOLS, AND TOXIC SUBSTANCES.
 - THESE DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO DETAILS THAT ARE DETAILED WHERE DISCREPANCIES OCCUR. THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.



SYMBOLS LEGEND

- REVISION REFERENCE: Cloud symbol with number 1 and letter A.
- ELEVATION REFERENCE: Triangle symbol with number 1 and letter A.
- DETAIL REFERENCE: Circle symbol with number 1 and letter A.
- ENLARGED PLAN: Square symbol with number 1 and letter A.
- ALIGN FINISH SURFACES: Two arrows pointing to a line.
- WINDOW: Hexagon symbol with number 1.
- DOOR SYMBOL: Triangle symbol with number 1.

1 SITE PLAN
 Scale: 1/16" = 1'-0"

Harvey Architecture
 94 Rollingwood Drive
 San Rafael, California 94901
 415 785-7306



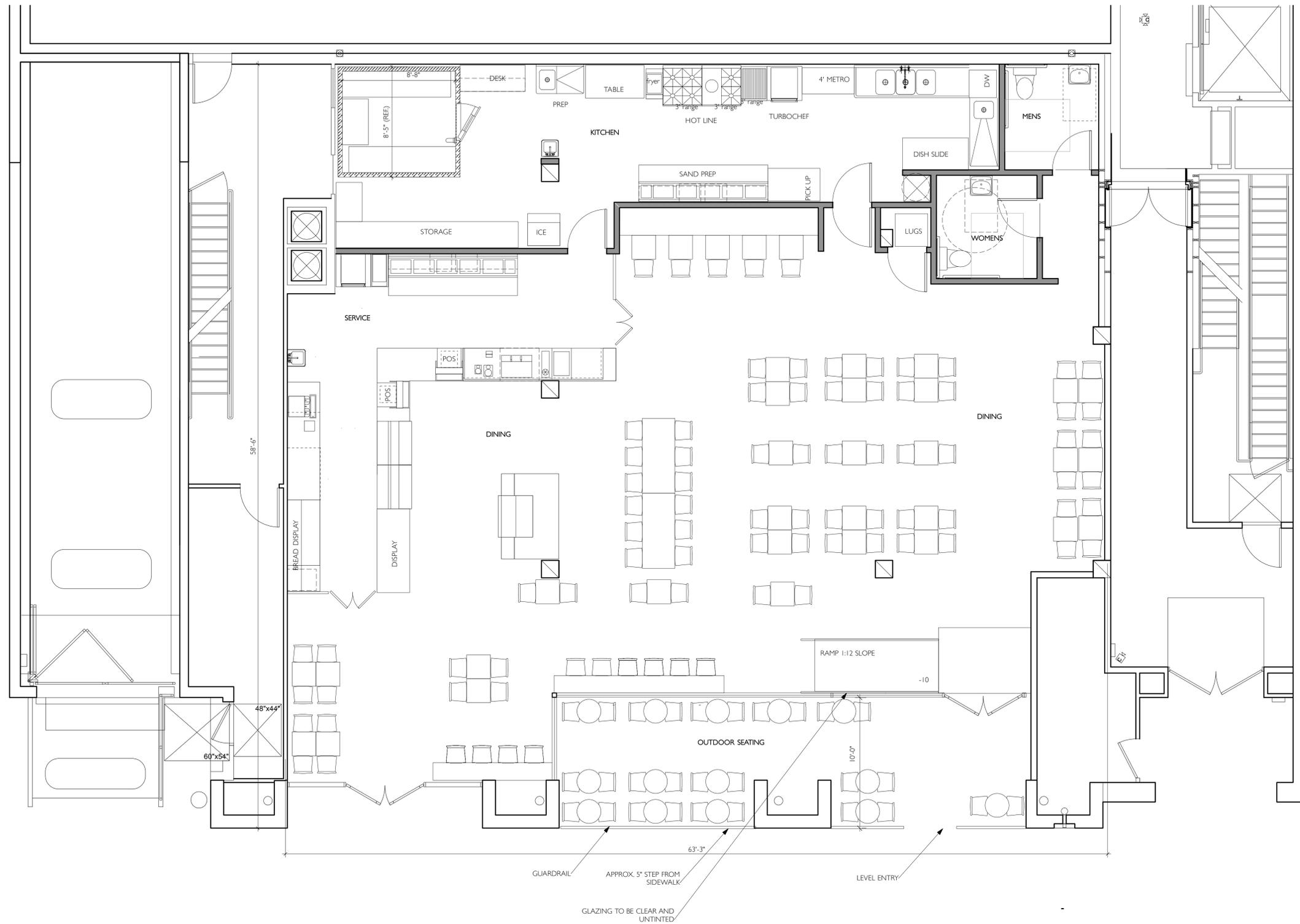
La Boulange
 1266 8th Ave
 San Francisco, CA 94122

drawing title: SITE PLAN

scale: AS NOTED

date: 3/20/12

drawing # **A.1**



FLOOR PLAN
 Scale: 1/4" = 1'-0"

OCCUPIED NET FLOOR AREA (EXCLUDING WALLS):
 983 SQFT - KITCHEN AREA/SERVICE AREA
 1879 SQFT INTERIOR SEATING (EXCLUDING BATHROOMS)
 341 SQFT-OUTDOOR DINING AREA
 TOTAL-3,199 SQUARE FEET

GROSS FLOOR AREA:
 1,212 SQFT -KITCHEN AREA/SERVICE AREA/BATHROOMS
 1,942 SQFT -DINING AREA
 341 SQFT -OUTDOOR DINING AREA
 TOTAL-3,495 SQUARE FEET

WALL LEGEND

	NEW 3 5/8" (U.O.N.)MET STUDS @ 16" OC. W/5/8" SHEETROCK . SEE 8/A6 FOR DETAIL
	NEW 6" MET STUDS @ 16" OC. W/5/8" SHEETROCK .
	(E) 2x4 MET FRAMED WALL CONSTRUCTION WITH 5/8" SHEETROCK BOTH SIDES
	WINDOW

Harvey Architecture
 94 Rollingwood Drive
 San Rafael, California 94901
 415 785-7306



La Boulange
 1286 9th Ave
 San Francisco, CA 94122

drawing title:
 FLOOR PLAN
 scale: AS NOTED
 date:

drawing #:
 2/27/12
A.2



1 NINTH AVENUE ELEVATION
 A3 Scale: 1/4" = 1'-0"

Harvey Architecture
 94 Rollingwood Drive
 San Rafael, California 94901
 415.785.7306



La Boulange
 1266 6th Ave
 San Francisco, CA 94122

drawing title:
 EXTERIOR ELEVATION
 scale: AS NOTED
 date:

drawing #: 2027112
 A.3