



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 07, 2013

Date: February 28, 2013
Case No.: **2012.0511C**
Project Address: **1185-1191 Pine Street**
Zoning: RM-4 (Residential, Mixed: High-Density)
65-A Height and Bulk District
Block/Lot: 0276/022
Project Sponsor: Suheil Shatara
Shatara Architecture Inc.
26 Lakeview Dr.
Daly City, CA 94105
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes to convert his existing Limited-Restaurant (d.b.a Another Café) into a Restaurant (also d.b.a Another Café), which will allow on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75) provided that the business operates as a Bona Fide Eating Establishment as defined in Section 790.142. The Project does not include any interior or exterior alterations. The business is independently-owned and not considered a Formula Retail Restaurant.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at the southeast corner of Pine and Leavenworth Street, Assessor's Block 0276, Lot 022. It is located within the RM-4 (Residential, Mixed: High-Density) Zoning District and the 65-A Height and Bulk District.

The Project Site is occupied by a four-story mixed-use building, with four ground floor commercial spaces (including the subject space) and 17 dwelling-units above. Ground floor uses consist of the subject tenant space, which is a 926 sq. ft. Limited-Restaurant (d.b.a Another Café) at the corner of Pine and Leavenworth Street, and three other commercial spaces along Leavenworth Street, including a retail use at 950 Leavenworth Street (d.b.a Paper Flirt); a personal service use at 948 Leavenworth Street (d.b.a Trademark Salon); and a medical service use at 946 Leavenworth Street (d.b.a Acupuncture & Herbal Medicine).

The existing business – Another Café – was approved as a “Retail Coffee Shop” in August 2011. Ordinance 0047-12, commonly known as the “Restaurant Legislation”, consolidated the Planning Code’s eating and drinking categories. What was once considered a Retail Coffee Shop is now considered a Limited-Restaurant. The new restaurant uses are categorized by what type of liquor license they are allowed to have; Limited-Restaurants are not allowed to have on-site alcohol consumption, whereas Restaurants are permitted to have on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75) so long as the business operates as a Bona Fide Eating Establishment as defined in Section 790.142.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a variety of three-to-five-story, high-density residential apartment buildings. Polk Street Neighborhood Commercial District is three blocks west of the Project Site and the Saint Francis Memorial Hospital is located one block west of the Project Site.

The RM-4 Districts are devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown. Buildings over 40 feet in height are very common and other tall buildings may be accommodated in some instances. Despite the intensity of development, distinct building styles and moderation of facades are still to be sought in new development, as are open areas for the residents. Group housing is especially common in these districts, as well as supporting nonresidential uses.

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	February 15, 2013	February 13, 2013	22 days
Posted Notice	20 days	February 15, 2013	February 15, 2013	20 days
Mailed Notice	20 days	February 15, 2013	February 15, 2013	20 days

PUBLIC COMMENT

- The Department has not received any opposition to, or support for, the Project.

ISSUES AND OTHER CONSIDERATIONS

- The business is locally owned and operated.
- The property is considered a Limited Corner Commercial Use (“LCCU”), in that it is a corner commercial establishment within the RM-4 Zoning District. Corner stores enhance and support

the character and traditional pattern of RM Districts. These small neighborhood-oriented establishments provide convenience goods and services that meet the frequent and recurring needs of neighborhood residents within a short walking distance of their homes. These uses tend to be small in scale, to serve primarily walk-in trade, and cause minimum interference with nearby streets and properties. These uses are permitted only on the ground floor of corner buildings, and their intensity and operating hours are limited to ensure compatibility with the predominantly residential character of the district. Accessory off-street parking is prohibited for these uses to maintain the local neighborhood walk-in character of the uses.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a change of use from a Limited-Restaurant to a Restaurant, pursuant to Planning Code Sections 209.8(e), 231, 303, and 723.44.

BASIS FOR RECOMMENDATION

- The proposed Restaurant will enable an independent, locally-owned business to modify their business model while still providing desirable goods and services to the surrounding neighborhood.
- The Project meets all applicable requirements of the Planning Code.
- The business is not a Formula Retail.
- The Project is desirable for, and compatible with, the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photo
- Context Photos
- Plans, dated September 21, 2011

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Context Photos |
| <input checked="" type="checkbox"/> Draft Motion | <input checked="" type="checkbox"/> Site Photos |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |

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

EW
Planner's Initials

EW: G:\Documents\CUs\1191 Pine Street\PC Documents\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. XXXXX HEARING DATE: MARCH 7, 2013

Date: February 28, 2013
Case No.: **2012.0511C**
Project Address: **1185-1191 Pine Street**
Zoning: RM-4 (Residential, Mixed: High-Density)
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.8(e), 231, 303, AND 723.44, TO ALLOW A CHANGE OF USE FROM A LIMITED-RESTAURANT (D.B.A ANOTHER CAFÉ) TO A RESTAURANT (D.B.A ANOTHER CAFÉ) WITHIN THE RM-4 (RESIDENTIAL, MIXED: HIGH-DENSITY) ZONING DISTRICT, AND THE 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 18, 2012, Suheil Shatara of Shatara Architecture Inc. (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.8(e), 231, 303, and 723.44, to allow a change of use from a Limited-Restaurant to a Restaurant within the RM-4 Zoning District and a 65-A Height and Bulk District.

On March 7, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0511C.

On February 4, 2013, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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 Authorization requested in Application No. 2012.0511C, 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 located at the southeast corner of Pine and Leavenworth Street, Assessor's Block 0276, Lot 022. It is located within the RM-4 (Residential, Mixed: High-Density) Zoning District and the 65-A Height and Bulk District.

The Project Site is occupied by a four-story mixed-use building, with four ground floor commercial spaces (including the subject space) and 17 dwelling-units above. Ground floor uses consist of the subject tenant space, which is a 926 sq. ft. Limited-Restaurant (d.b.a Another Café) at the corner of Pine and Leavenworth Street, and three other commercial spaces along Leavenworth Street, including a retail use at 950 Leavenworth Street (d.b.a Paper Flirt); a personal service use at 948 Leavenworth Street (d.b.a Trademark Salon); and a medical service use at 946 Leavenworth Street (d.b.a Acupuncture & Herbal Medicine).

The existing business – Another Café – was approved as a "Retail Coffee Shop" in August 2011. Ordinance 0047-12, commonly known as the "Restaurant Legislation", consolidated the Planning Code's eating and drinking categories. What was once considered a Retail Coffee Shop is now considered a Limited-Restaurant. The new uses are categorized by what type of liquor license they are allowed to have. Limited-Restaurants are not allowed to have on-site alcohol consumption.

3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a variety of three-to-five-story, high-density residential apartment buildings. Polk Street Neighborhood Commercial District is three blocks west of the Project Site and the Saint Francis Memorial Hospital is located one block west of the Project Site.

The RM-4 Districts are devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown. Buildings over 40 feet in height are very common and other tall buildings may be accommodated in some instances. Despite the intensity of development, distinct building styles and moderation of facades are still to be sought in new

development, as are open areas for the residents. Group housing is especially common in these districts, as well as supporting nonresidential uses.

4. **Project Description.** The Project Sponsor proposes to convert his existing Limited-Restaurant into a Restaurant, which will allow on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75) provided that the business operates as a Bona Fide Eating Establishment as defined in Section 790.142. The Project does not include any interior or exterior alterations. The business is independently-owned and not considered a Formula Retail Restaurant.
5. **Public Comment.** The Department has not received any opposition to, or support for, the Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Sections 209.8(e), 231, and 723.44, state that any use is permitted on the first floor or below of a corner lot within the RM-4 District if it complies with the most restrictive use limitations for the first story and below of an NC-1 District, or, if the property is located within one quarter mile of a more restricted Neighborhood Commercial District, the use is permitted if it complies with the controls of that Neighborhood Commercial District.

The Subject Property is located one quarter mile from the Polk Street NCD, and pursuant to Planning Code Section 723.44, Restaurants are permitted on the ground floor with a Conditional Use Authorization. The Project Sponsor is requesting Conditional Use Authorization in order to allow a Restaurant on the ground floor of the existing tenant space, which is currently approved as a Limited-Restaurant. As part of the Limited Corner Commercial Use provisions of Section 231, the Project Sponsor is required to comply with all conditions outlined in Section 231(h).

- B. **Use Size.** Planning Code Section 231 establishes size limits on nonresidential uses for Limited Corner Commercial Uses in the RM-4 District. No more than 2,500 occupied square feet of commercial area is permitted in an RM-4 District.

At 926 gross square feet, the Project does not require Conditional Use Authorization for use size. Furthermore, there is no physical expansion proposed as part of this Project.

- C. **Floor Area Ratio.** Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts. FAR is the ratio of the gross floor area of all the buildings on a lot to the total area of the lot. Under Section 124(a), the FAR for the RM-4 Zoning District is 4.8-to-1. Under Section 124(b), in R Districts, the floor area ratio limits listed in Subsection (a) do not apply to dwellings or other residential units.

With a lot area of 3,281 square feet, 15,749 nonresidential gsf can be developed on the Project Site. Since the Project will not include the physical expansion of the 926 gsf commercial space, there will be no increase in nonresidential gross floor area.

- D. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail establishments and uses primarily engaged in the handling of goods (such as the proposed Restaurant) are not required to provide off-street freight loading if they measure less than 10,000 square feet in gross floor area. Section 231(h)(3) requires that all truck loading associated with this business shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features.

With a gross floor area of under 10,000 square feet, the Project is not required to provide any off-street loading. All loading for this business is required to be conducted in such a way as to avoid undue interference with sidewalks, crosswalks, bus stops, hydrants and other public features.

- E. **Hours of Operation.** Planning Code Section 231(g) limits the hours that business may be open to the public to the period between 6:00 a.m. and 10:00 p.m.

The Project Sponsor will operate within the principally-permitted hours of operation, in conformity with Planning Code Section 231(g).

- F. **Parking.** For Restaurant uses, Planning Code Section 151 requires one off-street parking for every 200 square-foot of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The occupied floor area of the subject tenant space measures 926 gsf, which is under the 5,000 osf parking threshold, and thus does not require – and is not providing – any off-street parking. Furthermore, pursuant to Planning Code Section 231, accessory off-street parking is prohibited for these Limited Corner Commercial Uses, in order to maintain the local neighborhood walk-in character of the uses.

- G. **Signage.** Any proposed signage on the property shall comply with the requirements of Section 606 of the Planning Code, and will be subject to the review and approval of the Planning Department.

- H. **Street Frontages.** For commercial uses in the RM-4 District, the following provisions of Section 145.1 shall apply to the street frontage dedicated to limited commercial uses: active uses per Section 145.1(c)(3); transparency and fenestration per Section 145.1(c)(6); and grates, railing, and grillwork per Section 145.1(c)(7).

The subject tenant space has approximately 23'-0" of frontage along Pine Street and approximately 51'-0" of frontage along Leavenworth Street. This entire space will be occupied by the "active use" of "Another Café", which is a Restaurant use that complies with Section 145.1(c)(3). Approximately 14'-0" of both the Pine and Leavenworth Street frontages is dedicated to clear glazing with unobstructed

views into the interior of the tenant space. Although this does not meet the 60% transparency and fenestration requirement, it represents the building's existing condition, and the Project does not include any exterior alterations. The building is thus considered legal noncomplying, and the change of use to a Restaurant does not require exterior alterations to bring the building into compliance with this Section.

7. **Planning Code Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies 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 has been found to be desirable as it would promote the continued operation of a locally-owned business. Operation of the Restaurant will not be dramatically different than what is currently permitted on the site, which is a Limited Restaurant. The Project will complement the mix of goods and services currently available in the immediate vicinity by offering neighborhood residents additional food/beverage option.

Furthermore, corner stores enhance and support the character and traditional pattern of RM Districts. Small neighborhood-oriented establishments such as the proposed business provide convenience goods and services to meet the frequent and recurring needs of neighborhood residents within a short walking distance of their homes.

- 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 size and shape of the site and the size, shape, and arrangement of the building on the site are adequate for the Project. The Project would not physically expand the existing building or tenant space, and therefore would not alter the existing appearance or character of the Project vicinity.

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

The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The use is relatively small and intended for walk-in service by local residents, although the area is well-served by ample public transportation. Off-street parking and loading are not required for the Project. The proposed use is designed to meet the needs of the immediate

neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The business is not expected to generate excessive noise or odors; however, the proposed use is subject to the standard Conditions of Approval for restaurants as outlined in Exhibit A. Condition No.'s 8 and 9 specifically obligate the Project Sponsor to address any odor or noise generated by the Restaurant use.

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

The Project Site is completely built-out at the ground-floor level to all street-facing property lines, thus no landscaping will need to be provided. Any future changes in signage would be reviewed under a separate permit by the Planning Department, in accordance with Conditions of Approval contained in Exhibit A.

- 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.

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

COMMERCE AND INDUSTRY ELEMENT

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 Project will provide desirable goods and services, as well as employment opportunities to those in the community. Further, the Project Site is a corner lot in an RM-4 District, and the tenant space is considered a Limited Corner Commercial Use. Since it is located within a quarter mile of the Polk Street NCD, the use is permitted with a Conditional Use Authorization. As such, the change of use to a Restaurant is consistent with the uses permitted for this property.

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 enable the retention of an existing independent, locally-owned business.

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

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

The Project will enable the retention of an existing neighborhood-serving and locally-owned business, which creates employment opportunities for the community.

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

The business will occupy an existing ground-floor tenant space that is currently used as a Limited-Restaurant. The Project will not adversely affect the character of the building, while it will strengthen the neighborhood character by enabling the retention of a neighborhood-serving corner business.

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

The Project will not affect the City's supply of affordable housing.

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

The Project will not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation and many of the business' customers walk to the café from their homes.

- 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 Project. No industrial or service sector uses will be displaced; rather, the Project enables the continued and expanded operation of a small service sector business.

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

The Project does not involve any construction activities that will compromise the structural integrity of the existing building. Any future tenant improvements will conform to the structural and seismic safety requirements of the City's Building Code.

- G. That landmarks and historic buildings be preserved.

No exterior changes are proposed for the Project. Any future storefront alterations and signage will be required to comply with applicable historic preservation standards.

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

The Project, which does not include any physical expansion of the building envelope, will not affect any parks or open spaces, or their access to sunlight.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0511C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with floor plans on file, dated September 21, 2011, 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. 18800. 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 March 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a Restaurant (d.b.a. "Another Café") to occupy the 926 gsf corner tenant space for the property located at 1191 Pine Street, Block 0276 in Assessor's Lot 022, pursuant to Planning Code Sections **209.8(e), 231, 303, and 723.44** within the RM-4 (Residential, Mixed: High-Density) Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated **September 21, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0511C** and subject to conditions of approval reviewed and approved by the Commission on **March 7, 2013** under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 7, 2013** 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 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 years have passed since the Motion was approved.

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **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

MONITORING - AFTER ENTITLEMENT

4. **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

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

OPERATION

6. **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>

7. **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. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

8. **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

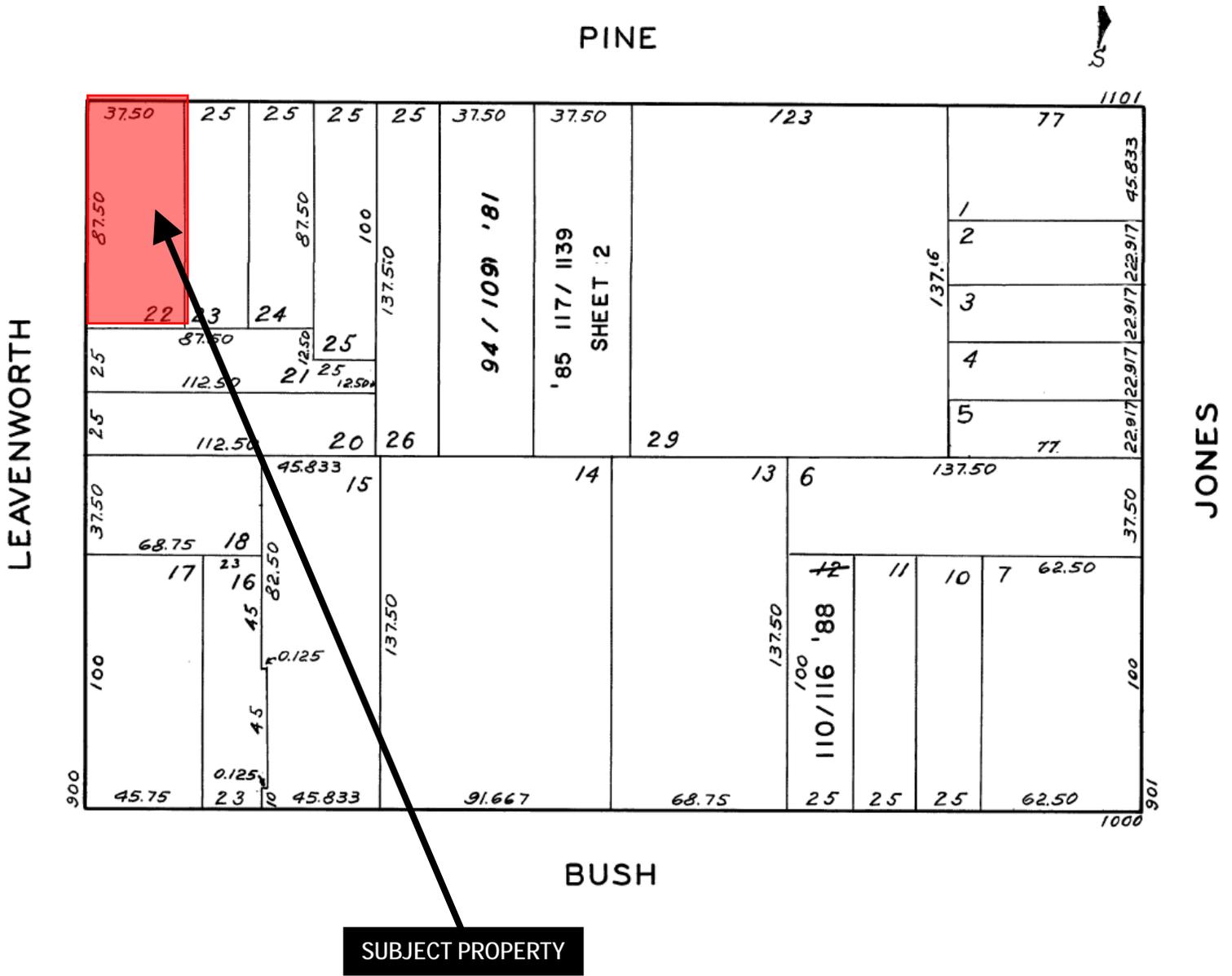
9. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained if necessary, in order to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **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

Block Book Map

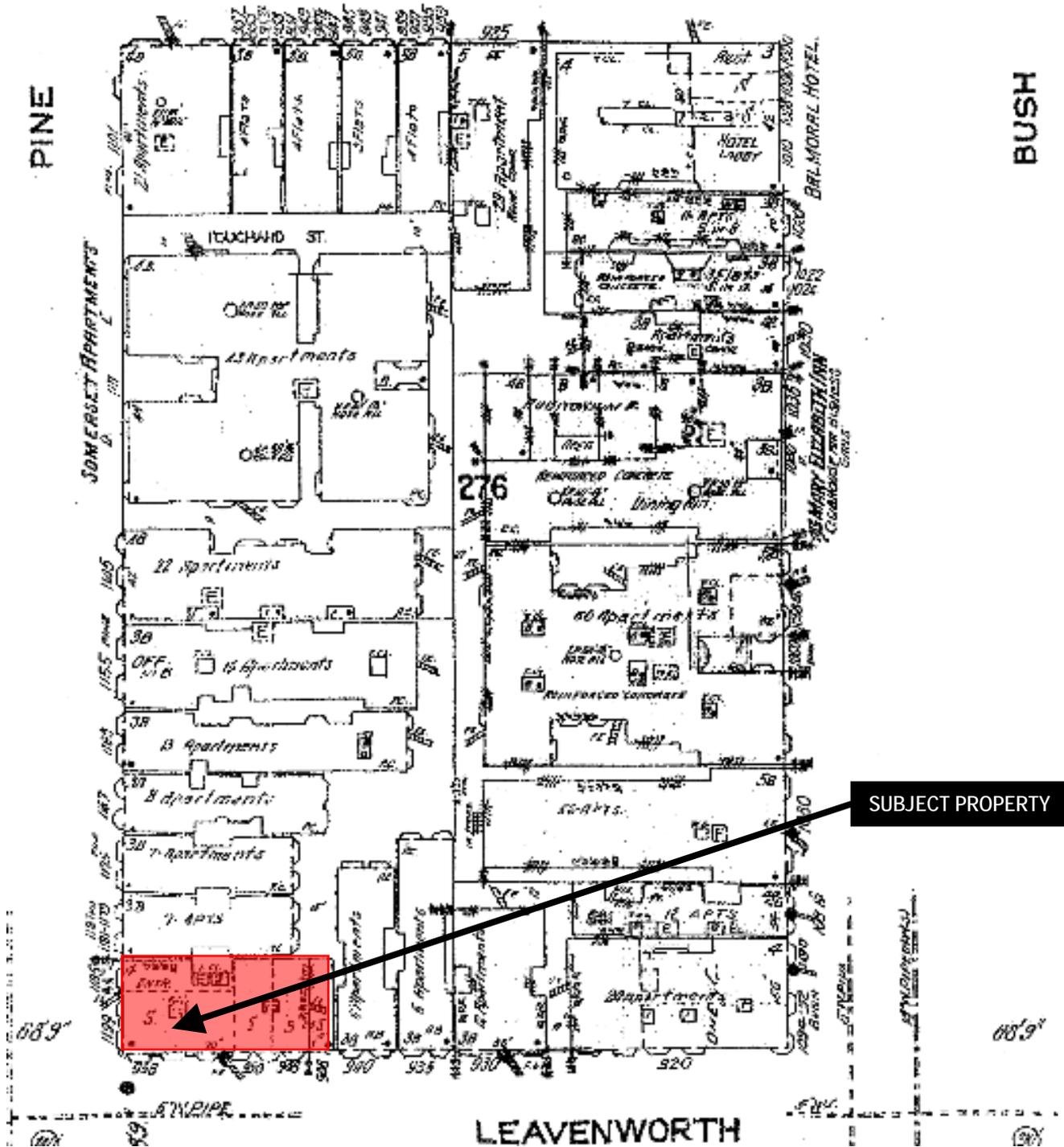


Conditional Use Authorization
 Case Number 2012.0511C
 Change of use to a Restaurant
 1191 Pine Street



Sanborn Map*

JONES STREET

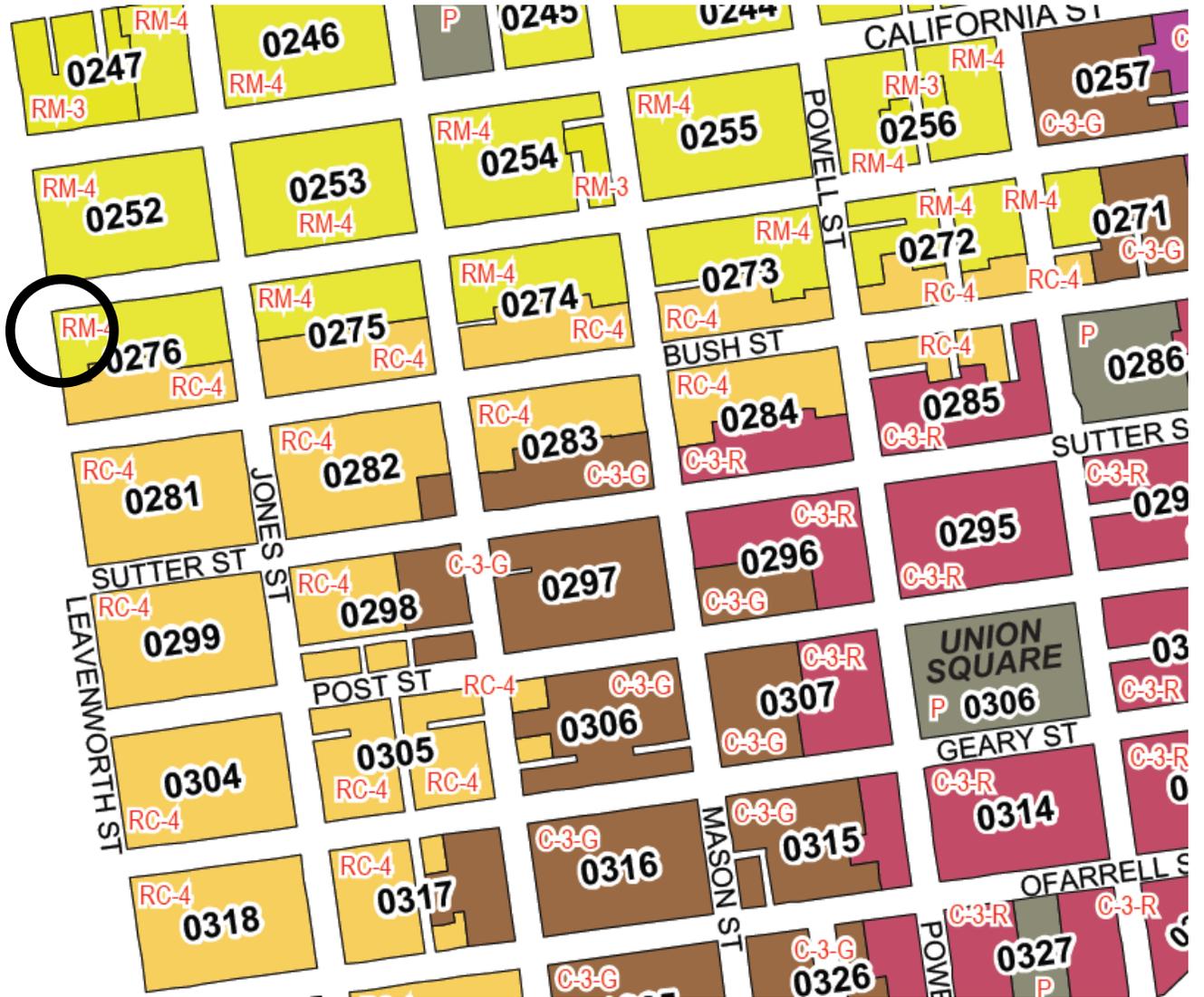


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2012.0511C
Change of use to a Restaurant
1191 Pine Street



Zoning Map



Conditional Use Authorization
Case Number 2012.0511C
Change of use to a Restaurant
1191 Pine Street

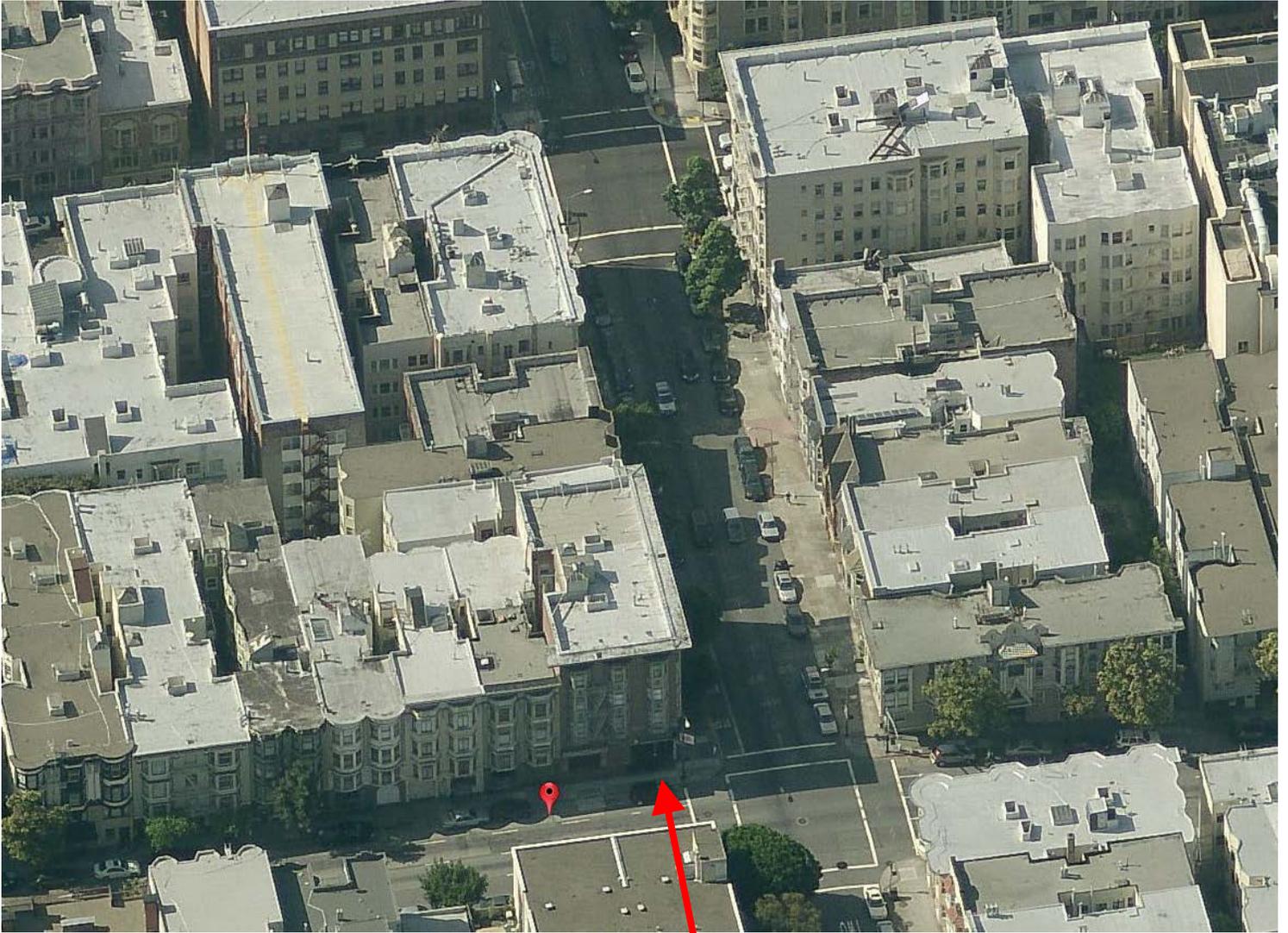
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

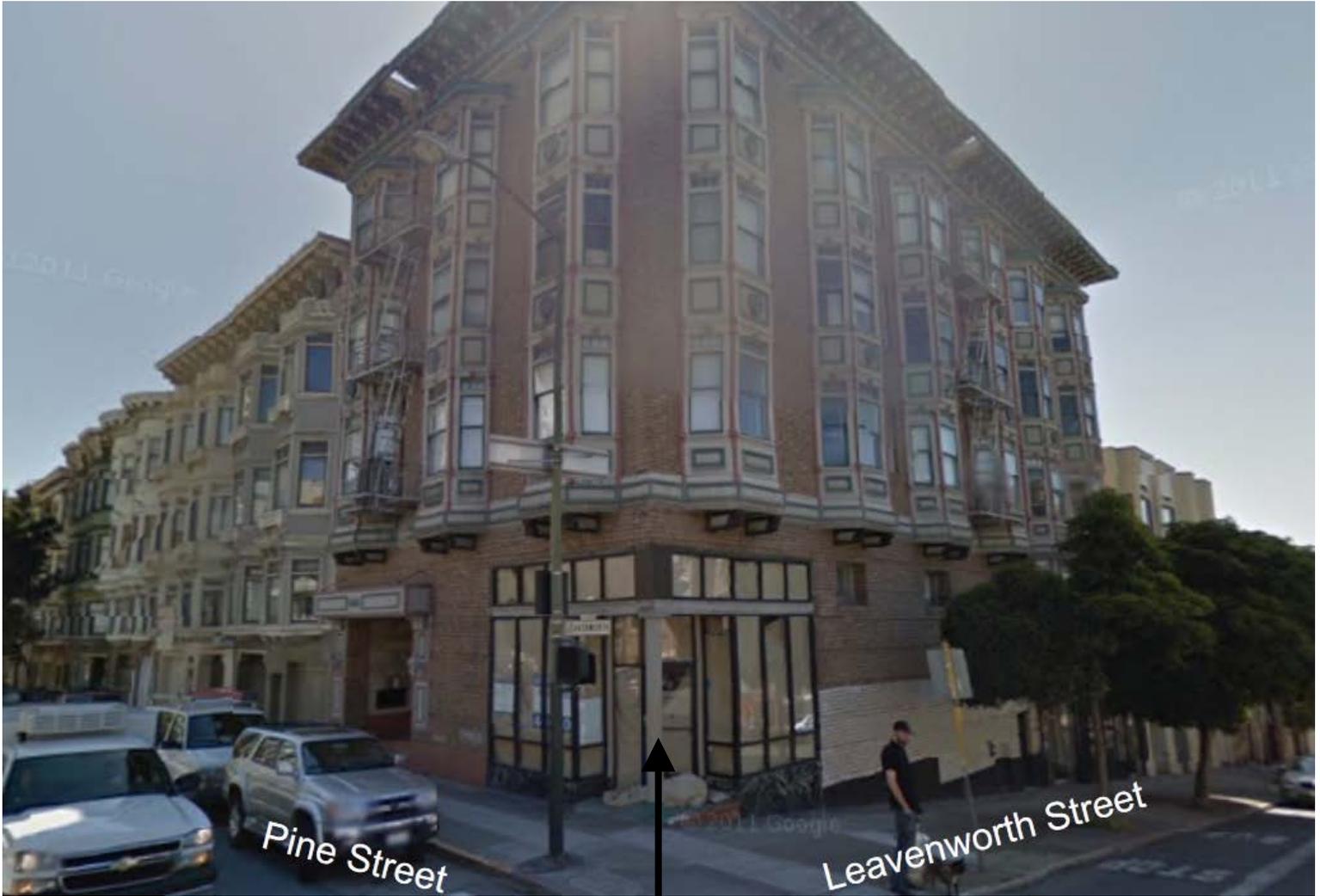


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0511C
Change of use to a Restaurant
1191 Pine Street

Site Photo



SUBJECT PROPERTY



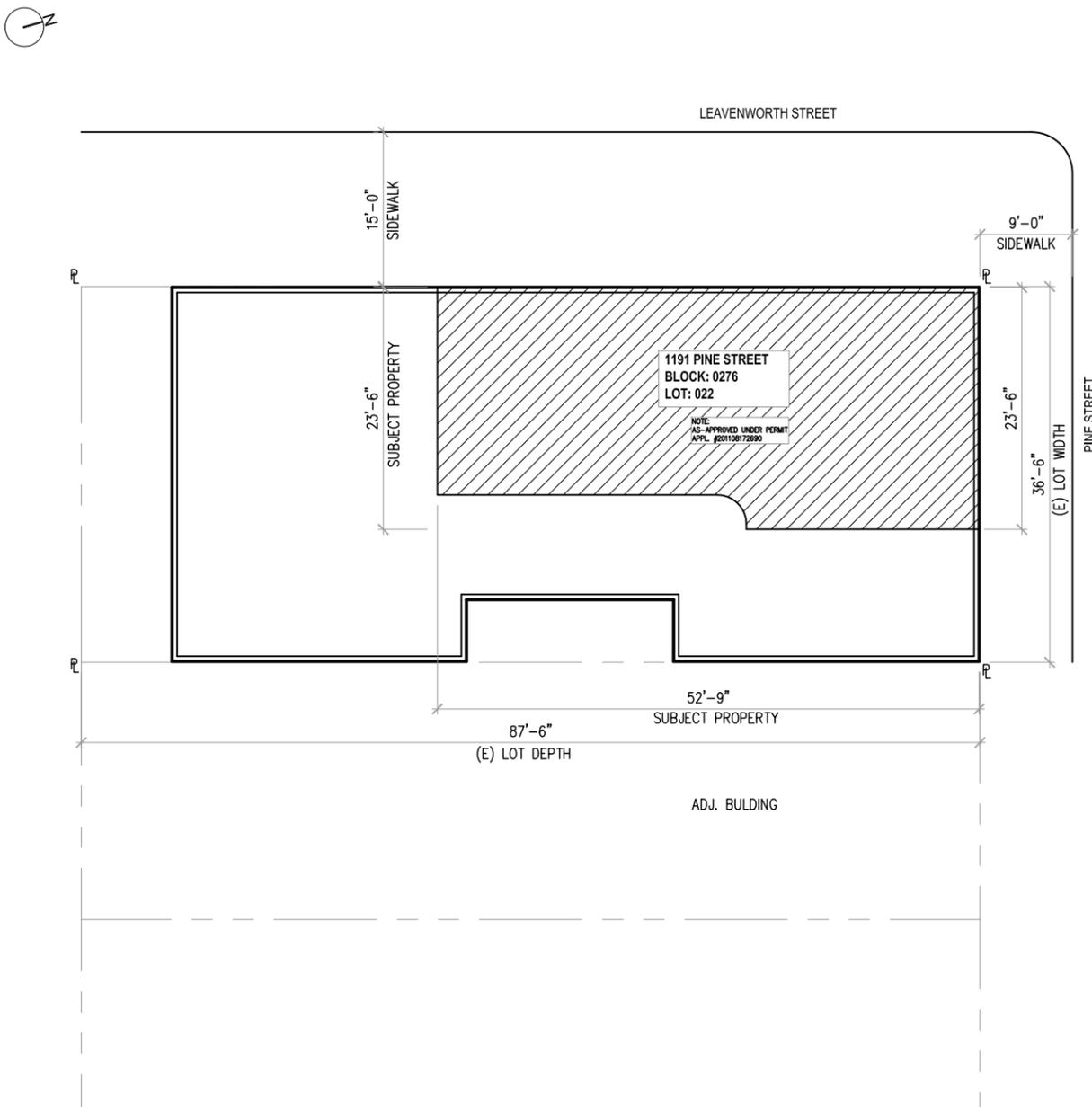
FOR LEASE
441-8400











DRAWING INDEX

A0.0	COVER SHEET
A1.0	EXISTING & PROPOSED FLOOR PLANS
A2.0	EXISTING/ PROPOSED ELEVATIONS

PLANNING INFORMATION

ZONING:	RM - 4
EXISTING USE:	LIMITED RESTAURANT
PROPOSED USE:	FULL RESTAURANT
PROXIMITY TO NEIGHBORHOOD-COMMERCIAL DISTRICTS AND RESTRICTED USE DISTRICTS:	WITHIN 1/4 MILE OF POLK STREET NEIGHBORHOOD COMMERCIAL
HEIGHT LIMIT:	65-A
(E) & (N) NUMBER OF UNITS:	21

SCOPE OF WORK

CHANGE OF USE FROM LIMITED RESTAURANT TO FULL SERVICE RESTAURANT WITH LIQUOR LICENSE.

BUILDING INFORMATION

EXISTING: 4 STORIES TYPE V-B
 PROPOSED: NO CHANGE
 (E) OCCUPANCY CLASS : "R2 / M"
 (N) OCCUPANCY CLASS : "R2 / B"
 (E) # OF DWELLING UNITS: 21
 (N) # OF DWELLING UNITS: 21

HEALTH REQUIREMENTS

- 1 PROVIDE APPROVED FLOOR MATERIAL AND A MIN. 4" HT. COVE BASE MATERIAL AT THE FLOOR AND WALL JUNCTION; AT TOE KICKS OF CABINETS IN THE KITCHEN AND FOOD PREPERATION AND SERVICE AREAS (FOOD/ BEVERAGE ZONES), UNTENSIL - WASHING, WAITER STATIONS, TOILET ROOMS AND BAR AREA (S). (IE:QUARRY TILE, CERAMIC TILE, APPROVED SHEET GOODS).
- 2 PROVIDE SMOOTH, WASHABLE, LIGHT - COLORED WALL AND CEILING SURFACES, WITH 70% LIGHT REFLECTIVE VALUE IN THE ABOVE AREAS. (F.R.P.,STAINLESS STEEL, CERAMIC LIGHT, LIGHT WASHABLE PAINTED SURFACES) EXCEPTION - ALCOHOL BEVERAGE AREAS.
- 3 SUBMIT SAMPLE OF FLOOR BASE, WALL AND CEILING FINISHES, INCLUDING PAINT PRODUCTS FOR HEALTH DEPARTMENTS APPROVAL PRIOR TO INSTALLATION.
- 4 PROVIDE FLOOR DRAIN AT COOKING LINE WHERE TYPE-I HOOD MAY BE LOCATED TYP.
- 5 PROVIDE NSF APPROVED EQUIPMENT OF EQUIVALENT EQUIPMENT.
- 6 PROVIDE APPROVED DRAINAGE AT FLOOR SINKS WITH A ONE INCH MIN. AIR GAP FOR EQUIPMENT DISCHARGE (IE: REFRIGERATORS, ICE MACHINES, ICE BINS, COFFEE AND ESPRESSO MACHINES, STEAM TABLES, ETC.)
- 7 COMPLY WITH HEALTH REQUIRED NOISE ORDINACE FOR MECHANICAL EQUIPMENT MOUNTED AT EXTERIOR OF BUILDING.
- 8 PROVIDE ADAQUATE FOOD PROTECTION AT SERVICES AREAS, SNEEZE GUARDS AND OTHER MEANS OF PROTECTION WHERE REQUIRED.
- 9 DESIGNATE CHANGING AREA FOR EMPLOYEES WITH LOCKERS.
- 10 PROVIDE APPROVE DRY AND COLD FOOD STORAGE AREAS.
- 11 PROVIDE APPROVED GARBAGE STORAGE AREA OR GARBAGE ROOM.

VICINITY MAP



SYMBOLS

	SECTION DRAWING SHEET NUMBER		EQUIPMENT SYMBOL EQUIPMENT TYPE EQUIPMENT GROUP
	ELEVATION DRAWING SHEET NUMBER		REVISION
	DETAIL DRAWING SHEET NUMBER		WALL TYPE
	INTERIOR ELEVATION DRAWING NUMBER		FINISH SYMBOL
	ROOM IDENTIFICATION ROOM NAME ROOM NUMBER		MATCH LINE SHADED PORTION IS SIDE CONSIDERED
	DOOR NUMBER		DATUM POINT
	WINDOW NUMBER		COLUMN GRID
			TOP OF WALL

ABBREVIATIONS

&	AND	CTR.	Center	F.O.S.	Face of Studs	M.O.	Masonry Opening	SHT.	Sheet
∠	ANGLE	DBL	Double	FPRF.	Fireproof	MTD.	Mounted	SIM.	Similar
Ⓧ	AT	DEPT.	Department	F.S.	Full Size	MUL.	Mullion	SPEC.	Specification
(E)	EXISTING	DET.	Detail	FT.	Foot or Feet	(N)	New	SQ.	Square
ACOUS.	ACOUSTICAL	DIA	Diameter	FTG.	Footing	N.	North	S.S.T.	Stainless Steel
A.D.	AREA DRAIN	DISP.	Dispenser	FURR.	Furring	N.I.C.	Not In Contract	S.S.K.	Service Sink
ADJ.	ADJUSTABLE	DN.	Down	FUT.	Future	NO./#	Number	STA.	Station
AGGR.	AGGREGATE	D.O.	Door Opening	GAL.	Gauge	NOM.	Nominal	STD.	Standard
AL.	ALUMINUM	DR.	Door	CAV.	Galvanized	N.T.S.	Not To Scale	STL.	Steel
APPROX.	APPROXIMATE	DWR.	Drawer	G.B.	Grab Bar	O.C.	On Center	STOR.	Storage
ARCH.	ARCHITECTURAL	DS.	Downspout	GL.	Glass	OPNG.	Opening	STR.	Structural
ASB.	ASBESTOS	D.S.P	Dry Standpipe	GND.	Ground	OPP.	Opposite	SUSP.	Suspended
ASPH.	ASPHALT	DWG.	Drawing	GR.	Grade	PRCST.	Pre-cast	SYM.	Symmetrical
BD.	BOARD	E.	East	GYP.	Gypsum	PL	Plate	T.B.	Towel Bar
BITUM.	BITUMINOUS	E.A.	Each	H.B.	Hose Bibb	P.LAM.	Plastic Laminate	I.B.	Top Of Curb
BLDG.	BUILDING	E.J.	Expansion Joint	H.C.	Hollow Core	PLAS.	Plaster	TEL.	Telephone
BLK.	BLOCK	E.L.	Elevation	HDWD.	Hardwood	PLYWD.	Plywood	TER.	Terrazzo
BLKG.	BLOCKING	E.L.C.	Electrical	H.M.	Hollow Metal	PR.	Pair	T.&G.	Tongue And Groove
BM.	BEAM	ELEV.	Elevator	HORIZ.	Horizontal	PT.	Point	THK.	Thick
BOT.	Bottom	EMER.	Emergency	HR.	Hour	PTN.	Partition	T.P.	Top Of Pavement
CAB.	Cabinet	ENCL.	Enclosure	HGT.	Height	Q.T.	Quarry Tile	T.V.	Television
C.B.	Catch Basin	EQ.	Equal	INSUL.	Insulation	R.	Riser	T.W.	Top Of Wall
CEM.	Cement	EQPT.	Equipment	INT.	Interior	RAD.	Radius	TYP.	Typical
CER.	Ceramic	(E)	Existing	JAN.	Janitor	R.D.	Roof Drain	REF.	Refrence
C.I.	Cast iron	EXPO.	Exposed	JT.	Joint	RGTR.	Register	REIN.	Refrigerator
C.G.	Corner Guard	EXP.	Expansion	KIT.	Kitchen	REIN.	Reinforced	REGTR.	Register
CLG.	Ceiling	EXT.	Exterior	LAB.	Laboratory	RESIL.	Resilient	R.O.	Rough Opening
CLK.	Calking	F.A.	Fire Alarm	LAM.	Laminated	RM.	Room	R.W.L.	Rain Water Leader
CLC.	Clear	F.B.	Flat Bar	LAV.	Lavatory	R.O.	Rough Opening	R.O.	Rough Opening
C.O.	Cased Opening	F.D.	Floor Drain	LT.	Light	R.O.	Rough Opening	R.O.	Rough Opening
COL.	Column	FDN.	Foundation	LT.	Light	R.O.	Rough Opening	R.O.	Rough Opening
CONC.	Concrete	F.E.	Fire Extinguisher	MAX.	Maximum	R.O.	Rough Opening	R.O.	Rough Opening
CONN.	Connection	FIN.	Finish	MECH.	Mechanical	R.O.	Rough Opening	R.O.	Rough Opening
CONSTR.	Construction	FL.	Floor	MEMB.	Membrane	R.O.	Rough Opening	R.O.	Rough Opening
CONT.	Continuous	FLASH.	Flashing	MET.	Metal	R.O.	Rough Opening	R.O.	Rough Opening
CORR.	Corridor	FLUOR.	Fluorescent	MFR.	Manufacturer	R.O.	Rough Opening	R.O.	Rough Opening
CTSK.	Countersunk	F.O.C.	Face of Concrete	MIN.	Minimum	R.O.	Rough Opening	R.O.	Rough Opening
CNTR.	Counter	F.O.F.	Face of Finish	MISC.	Miscellaneous	R.O.	Rough Opening	R.O.	Rough Opening

SHATARA ARCHITECTURE INC.

26 LAKEVIEW DR
DALY CITY
CA 94015

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

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PROJECT TENANT IMPROVEMENT

ADDRESS
1191 PINE STREET
SAN FRANCISCO, CA

BLOCK: 0276
LOT: 022

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
26 LAKEVIEW DR
DALY CITY, CA 94015
TEL: 415-512-7566
CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

ISSUED DATE NO.

BUILDING 08.17.2011

BUILDING 03.07.2012

COND. USE APPL. 09.21.2011



SHEET DESCRIPTION

COVER SHEET

A0.0

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ISSUED	DATE	NO.
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SHEET DESCRIPTION
**EXISTING/
PROPOSED
ELEVATIONS**

A2.0



- (E) BRICK TO REMAIN, TYP.
- (E) ALUMINUM & GLASS STOREFRONT TO REMAIN, TYP.
- (E) MARBLE BASE, TYP.
- (E) SMOOTH SURFACE AT BOTTOM OF DOOR, MIN 10" HIGH CLEAR TYP.
- (E) CONCRETE COLUMN AND TRIM

EXISTING/ PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

NO EXTERIOR ALTERATIONS UNDER THIS SCOPE OF WORK.



EXISTING/ PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"