



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MAY 9, 2013

*Date:* May 2, 2013  
*Case No.:* **2012.1294C**  
*Project Address:* **2833 24<sup>th</sup> Street**  
*Zoning:* 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) District  
Mission Alcoholic Beverage Special Use Sub-District  
55-X Height and Bulk District  
*Block/Lot:* 4267/030  
*Project Sponsor:* Armando Macuil  
2833 24<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Brittany – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

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**415.558.6378**

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**415.558.6409**

Planning  
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**415.558.6377**

### PROJECT DESCRIPTION

The applicant proposes to add outdoor seating at the rear of the existing restaurant (d.b.a. La Torta Gorda). The area is approximately 478 square-feet and would contain 10 seats. The commercial space has been occupied by La Torta Gorda since 2002 and serves Mexican cuisine. The existing commercial space is approximately 900 square feet and contains 38 seats. The proposal includes minor tenant improvements to meet ADA standards.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of 24<sup>th</sup> Street, between Bryant and York Streets, Lot 030 in Assessor's Block 4267. The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Sub-District, and a 55-X Height and Bulk District. The subject lot is 10,000 square feet and occupies the southeast corner of the intersection of 24<sup>th</sup> and Bryant Streets. The lot is developed with four buildings - three of the four buildings front onto 24<sup>th</sup> Street, and the fourth building has frontage on Bryant Street. The subject building is one-story and divided into two commercial units. One unit is vacant. The other is occupied by the subject restaurant (d.b.a. La Torta Gorda). The two other buildings fronting on 24<sup>th</sup> Street are two-stories with three commercial retail units on the ground floor and three residential units on the upper stories. The building fronting on Bryant Street is a three-story single-family dwelling. In total, there are four dwelling units and five commercial units on the subject property. The non-conforming rear yard and open space for the lot is provided at the southeast corner of the property and is linked to Bryant Street by an exterior courtyard.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located on the southern side of the 2800 block of 24<sup>th</sup> Street. The immediate neighborhood context along 24<sup>th</sup> Street is characterized by two- and three-story mixed use buildings, with the exception of the 24<sup>th</sup> and York Street Mini Park which is directly across the street. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. Beyond the commercial corridor are RH-2 (Residential House, Two-Family) and RH-3 (Residential House, Three-Family) Zoning Districts.

## **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	April 19, 2013	April 17, 2013	22 days
Posted Notice	20 days	April 19, 2013	April 19, 2013	20 days
Mailed Notice	20 days	April 19, 2013	April 19, 2013	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

The Department has received a letter in support of the project from the Lower 24<sup>th</sup> Street Merchants and Neighbors Association and a petition with over 250 signatures in favor of the project. The Department has not received any opposition to the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project does not propose a new restaurant use; the restaurant is existing. The project would not result in a net increase in the number of restaurants in the area.
- La Torta Gorda is a local and family owned business that has opened in 2002. Since a complaint was filed, the owner has acted in good faith to close the outdoor seating area and pursue legalization through a Conditional Use Authorization.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the legalization of an outdoor activity area pursuant to Planning Code Sections 145.2, 303 and 727.24.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of bars in the area.
- The project promotes small business ownership.
- The Project Sponsor has demonstrated good faith in legalizing the use.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

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

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence

Project Sponsor Submittal, including:

- Site Photographs

- Reduced Plans

Attachment Checklist

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

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

\_\_\_\_\_ BB \_\_\_\_\_  
Planner's Initials

*BB G:\DOCUMENTS\Conditional Use\2833 24th Street - Outdoor\ExecutiveSummary.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: MAY 9, 2013

*Date:* May 2, 2013  
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*Project Address:* **2833 24<sup>th</sup> Street**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303 AND 727.24 OF THE PLANNING CODE TO LEGALIZE AN OUTDOOR ACTIVITY AREA AS PART OF AN EXISTING RESTAURANT (D.B.A. LA TORTA GORDA) WITHIN THE 24<sup>TH</sup> STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 11, 2012 Armando Macuil (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 145.2, 303 and 727.24 to legalize an outdoor activity area as part of an existing restaurant (d.b.a. La Torta Gorda) within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District and a 55-X Height and Bulk District.

On May 9, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1294C.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1294C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of 24<sup>th</sup> Street, between Bryant and York Streets, Lot 030 in Assessor's Block 4267. The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Sub-District, and a 55-X Height and Bulk District. The subject lot is 10,000 square feet and occupies the southeast corner of the intersection of 24<sup>th</sup> and Bryant Streets. The lot is developed with four buildings - three of the four buildings front onto 24<sup>th</sup> Street, and the fourth building has frontage on Bryant Street. The subject building is one-story and divided into two commercial units. One unit is vacant. The other is occupied by the subject restaurant (d.b.a. La Torta Gorda). The two other buildings fronting on 24<sup>th</sup> Street are two-stories with three commercial retail units on the ground floor and three residential units on the upper stories. The building fronting on Bryant Street is a three-story single-family dwelling. In total, there are four dwelling units and five commercial units on the subject property. The non-conforming rear yard and open space for the lot is provided at the southeast corner of the property and is linked to Bryant Street by an exterior courtyard.
3. **Surrounding Properties and Neighborhood.** The project site is located on the southern side of the 2800 block of 24<sup>th</sup> Street. The immediate neighborhood context along 24<sup>th</sup> Street is characterized by two- and three-story mixed use buildings, with the exception of the 24<sup>th</sup> and York Street Mini Park which is directly across the street. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. Beyond the commercial corridor are RH-2 (Residential House, Two-Family) and RH-3 (Residential House, Three-Family) Zoning Districts.
4. **Project Description.** The applicant proposes to add outdoor seating at the rear of the existing restaurant (d.b.a. La Torta Gorda). The area is approximately 478 square-feet and would contain 10 seats. The commercial space has been occupied by La Torta Gorda since 2002 and serves Mexican cuisine. The existing commercial space is approximately 900 square feet and contains 38 seats. The proposal includes minor tenant improvements to meet ADA standards.

5. **Public Comment.** The Department has received a letter in support of the project from the Lower 24<sup>th</sup> Street Merchants and Neighbors Association and a petition with over 250 signatures in favor of the project. The Department has not received any opposition to 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. **Neighborhood Commercial Permit Review.** Planning Code Section 312 requires neighborhood notification to establish an outdoor activity area for lots within a Neighborhood Commercial District.

*The Project Sponsor is proposing the legalization of an outdoor activity area at the rear of an existing restaurant (d.b.a. La Torta Gorda) within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District. Section 312 notification was conducted in conjunction with the Conditional Use authorization notification.*

- B. **Outdoor Activity.** Planning Code Section 727.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*The Project Sponsor requests Conditional Use authorization to legalize an outdoor activity per Planning Code Section 727.24. The Outdoor Activity included with this proposal consists of outdoor seating in the rear yard area. The Project Sponsor proposes setting up tables to accommodate approximately 10 additional patrons (the restaurant currently has 38 seats inside). The outdoor area would be used for dining both day and night. Existing 8:00 p.m. restaurant closing time on weekdays and 7:00 p.m. on weekends would also apply to the outdoor seating area to alleviate any potential concerns about noise.*

- C. **Formula Retail Use.** Planning Code Section 703.4 requires Conditional Use authorization from the Planning Commission to establish a formula retail use, as defined in Section 703.3, in any Neighborhood Commercial District.

*The existing restaurant use (d.b.a. La Torta Gorda) is not identified as a formula retail use.*

- D. **Hours of Operation.** Planning Code Section 727.24 principally permits hours of operation, as defined by Planning Code Section 790.48, from 6:00 a.m. to 2:00 a.m., and from 2:00 a.m. to 6:00 a.m. through the Conditional Use Authorization process.

*The current hours of operation for La Torta Gorda are 6:30 a.m. to 8:00 p.m. Monday to Friday and 8:00 a.m. to 7 p.m. Saturday and Sunday. This Conditional Use Authorization is for an Outdoor Activity only. The existing hours of operation will not be affected. The 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District principally permits hours of operation up to 2 a.m. daily. The restaurant, La Torta Gorda, complies with the requirement.*

- E. **Rear Yard Requirement.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The proposal does not include any structural expansion. The rear yard meets the Planning Code requirements. The project site retains the existing non-conforming rear yard that is approximately 25-feet deep and 32-feet wide.*

- F. **Off-Street Parking.** Planning Code Sections 151 and 151.1 limit the amount of off-street parking allowed for a restaurant within a Neighborhood Commercial Transit District to 1 space per 1,500 square-feet of occupied area, or 1 space per every 200 square-feet of occupied area above 5,000 square-feet.

*The subject property is located within a Neighborhood Commercial Transit District and is thereby not required to provide off-street parking spaces. Presently there are no off-street parking spaces provided on-site. Additionally, the project proposes no new off-street parking spaces.*

7. **Additional Criteria for Outdoor Activity Areas 145.2(a)(2).** An Outdoor Activity Area is subject to additional criteria that the Planning Commission shall find that:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

*The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District which is characterized by a mixture of uses with neighborhood-serving uses occupying the ground floor and residential units on upper stories. The proposed use is in keeping with the other ground floor commercial use establishments on the property and within the broader neighborhood, and is the only outdoor seating area on this block of 24<sup>th</sup> Street.*

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

*The outdoor seating area is separated from the area dedicated to residential uses on-site and is on the outer edge of the block's midblock open space which minimizes impact to residents of adjacent properties. The existing wood fence around the perimeter of the seating area will serve to buffer sound from the diners, and will also provide privacy to residents.*

- C. The hours of operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

*The outdoor activity area will operate within existing hours of operation. The existing restaurant is currently open to the public between 6:30 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 7 p.m. Saturday and Sunday.*

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

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

*The proposed addition of an Outdoor Activity Area to a local neighborhood serving restaurant will not impact traffic or parking in the neighborhood because it is not a destination venue. Due to its size, the Outdoor Activity Area is intended to be the addition of a reasonable amenity to a small restaurant. This will complement the mix of goods and services currently available in the neighborhood and will contribute to the economic vitality of the neighborhood. Outdoor seating areas have been shown to be a desirable amenity in the neighborhood commercial and adjoining districts.*

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 height and bulk of the existing building will remain the same. The proposal will not alter the character of the project's vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property towards the rear.*

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 Planning Code does not require parking in the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District. 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 proposed use is subject to the standard conditions of approval outlined in Exhibit A.*

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

*The proposed Outdoor Activity Area does not require any additional tenant improvements. The Department shall review all lighting and signs proposed for the new use in accordance with the Conditions of Approval.*

- 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 and applicable requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

*The proposed project is consistent with the stated purpose of the NCT Districts in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

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

#### Policy 1.2:

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

#### Policy 1.3:

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

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include an outdoor activity will not result in undesirable consequences. Further, the Project Site is*

*located within a Neighborhood Commercial Transit District and is consistent with activities in the commercial land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project retains the existing commercial tenant's ability to enhance their business services and strengthen their presence in the neighborhood.*

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

**Eating and Drinking Establishments**

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

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and

- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

*There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." The project proposes the addition of an Outdoor Activity Area in an existing restaurant. The project will not introduce a new restaurant use. Further, conditions will ensure surrounding properties will not be adversely affected.*

**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 use is a neighborhood serving use. This is not a Formula Retail use.*

**MISSION AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1.1:**

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

**Policy 1.1.3:**

Maintain the successful Mission Street, 24<sup>th</sup> Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

**Policy 1.1.6:**

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

*The proposed addition of Outdoor Activity Area will help preserve a neighborhood serving use as a restaurant. It will provide the neighborhood with an outdoor dining experience within walking distance.*

*The Outdoor Activity Area will be located within the 24<sup>th</sup> Street – Mission Street Neighborhood Commercial Transit Zoning District and the existing commercial uses. The use will compliment this district. The location and size of the Outdoor Activity Area will serve to enhance and promote a thriving small business. Traffic and parking will not be affected by adding the Outdoor Activity Area to the existing restaurant.*

**OBJECTIVE 7.3:**

REINFORCE THE IMPORTANCE OF THE MISSION AS THE CENTER OF LATINO LIFE IN SAN FRANCISCO.

**Policy 7.3.3:**

Protect and support Latino and other culturally significant local business, structures, property and institutions in the Mission.

*The existing restaurant (d.b.a. La Torta Gordá) is locally owned and specializes in a menu derived from Puebla, Mexico. The outdoor activity area will serve to strengthen the economic vitality of the restaurant, thereby supporting a culturally sensitive local business.*

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

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

*The proposal would enhance the district by providing additional seating to a restaurant. The business is locally owned and the addition of seating for more patrons will provide greater employment opportunities for existing and potential future employees.*

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

*The existing units in the surrounding neighborhood would not be adversely affected. The proposal is only for outdoor activity. The existing building, use, or hours of operation will not change.*

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

*No housing is removed for this Project.*

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

*The site is on 24<sup>th</sup> Street and is well served by transit. It is presumable that the employees and patrons would commute by transit; therefore, effects on street parking should be minimized.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*As this is a proposal for an outdoor activity area, the proposal would not affect earthquake preparedness.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1294C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 25, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 9, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 9, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to legalize an outdoor activity area at the rear of an existing restaurant (d.b.a. La Torta Gorda) located at 2833 24<sup>th</sup> Street, Block 4267, Lot 030 pursuant to Planning Code Section(s) 145.2, 303 and 727.24 within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District and a 55-X Height and Bulk District; in general conformance with plans, dated June 25, 2012, and stamped “EXHIBIT B” included in the docket for Case No. 2012.1294C and subject to conditions of approval reviewed and approved by the Commission on May 9, 2013, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 9, 2013 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

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

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

8. **Revocation Due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

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

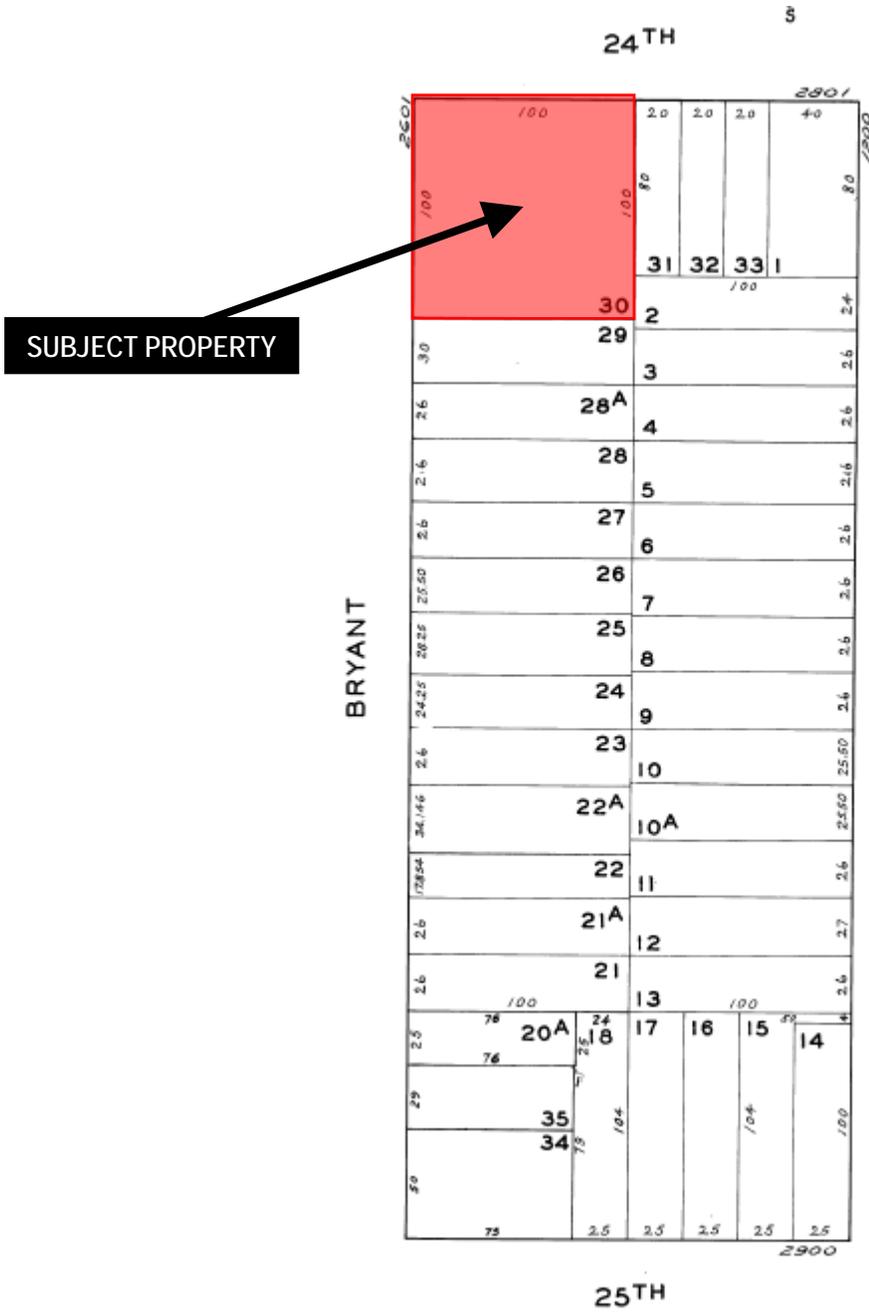
- 11. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed 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](http://www.sf-planning.org)*

- 12. Hours of Operation.** The Outdoor Activity Area will operate in conjunction with the restaurant hours of operation which are 6:30 a.m. to 8:00 p.m., Monday through Friday, and 8 a.m. to 7 p.m., Saturday and Sunday. No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

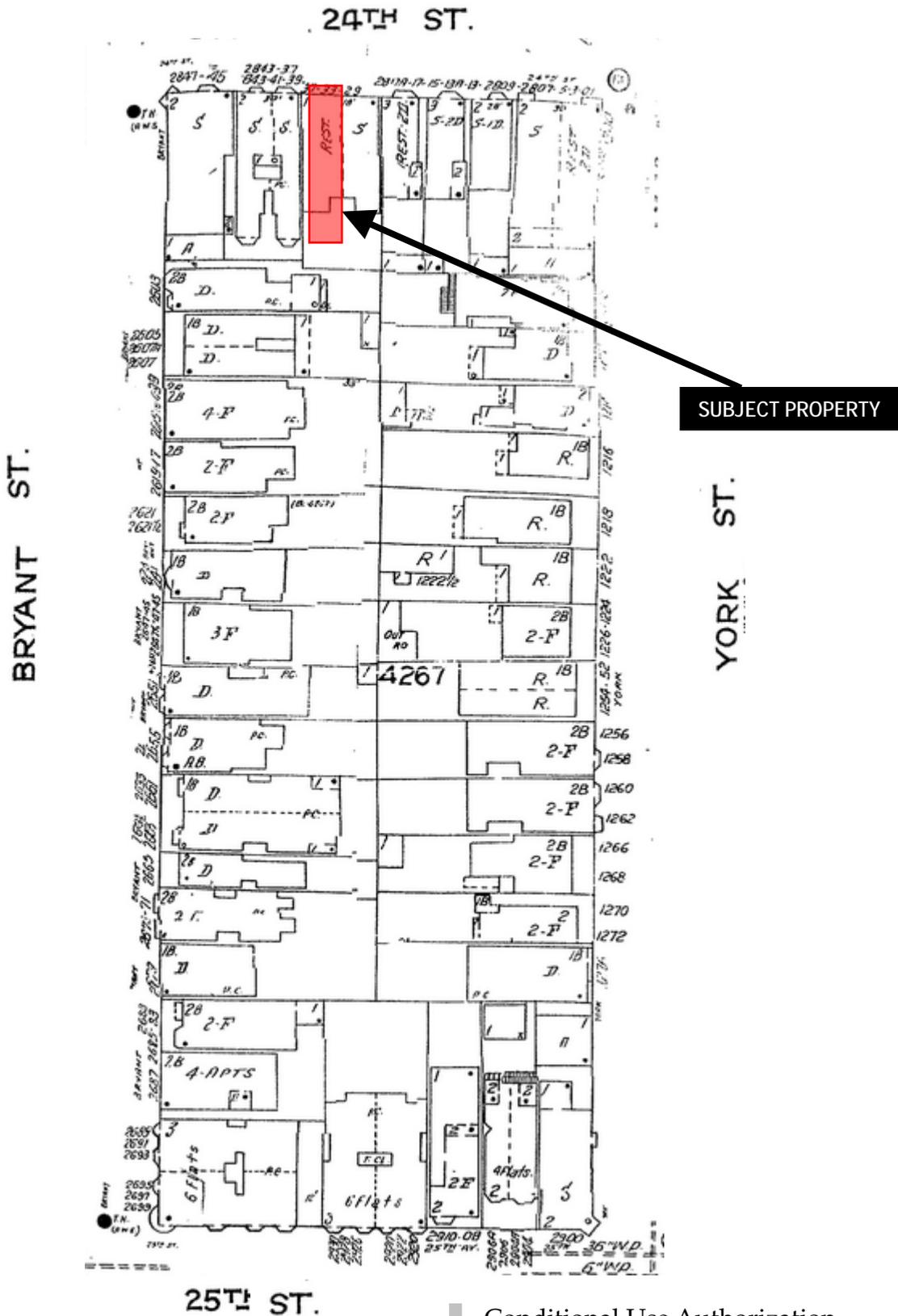
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# Parcel Map



Conditional Use Authorization  
 Case Number 2012.1294C  
 La Torta Gorda  
 2833 24<sup>th</sup> Street

# Sanborn Map\*



Conditional Use Authorization  
Case Number 2012.1294C  
La Torta Gorda  
2833 24<sup>th</sup> Street

# Aerial Photo (Looking North)

24<sup>th</sup> Street



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2012.1294C  
La Torta Gorda  
2833 24<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2012.1294C  
La Torta Gorda  
2833 24<sup>th</sup> Street

# Site Photo

## Mid-Block Open Space

24<sup>th</sup> Street



Bryant Street

York Street

SUBJECT PROPERTY

25<sup>th</sup> Street



Conditional Use Authorization  
Case Number 2012.1294C  
La Torta Gorda  
2833 24<sup>th</sup> Street



1650 Mission St. Suite 400  
San Francisco, CA 94103-2414

City and County of San Francisco  
1650 Mission St. Suite 400  
San Francisco, Ca 94103-2414  
Attn: Brittany Bendix, Planner South East Quadrant

Re: La Torta Gorda 2833 24<sup>th</sup> St. SF CA 94110

Dear Brittany,

Calle 24 (Lower24th St) Merchants and Neighbors Association are in full support of an outdoor eating patio for La Torta Gorda. La Torta Gorda is a model family business on the corridor. They are responsible, community individuals that have grown their business with a lot of hard work. As you know the mission is blessed with the best weather in the city. The out-door patio will help the business and provide a different eating experience for its clients. If you have any questions please feel free to contact us at 415-323-8939.

Sincerely,



Erick Argüello

President

[www.lower24thstreet.org](http://www.lower24thstreet.org)

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(3rd SUBMITTAL 17 APR 2013)

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<u>Ryan Weisman</u>	<u>415 503-7627</u>
<u>Ashley Pereira</u>	<u>617-407-7372</u>
<u>[Signature]</u>	<u>415-385-6701</u>
<u>[Signature]</u>	<u>415-559-8022</u>
<u>[Signature]</u>	<u>415-720-3334</u>
<u>[Signature]</u>	<u>415-335-6888</u>
<u>[Signature]</u>	<u>415-238-2690</u>
<u>[Signature]</u>	<u>650-290-1809</u>

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- [Signature] 510 3675656
- Angel Cocaltzi 510-860 7740
- José [Signature] (510) - 230 5400
- José de Leon 510-6921034
- [Signature] 415-535-6421
- [Signature] 415-279-3002
- [Signature] 415-519-37952

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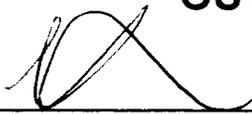
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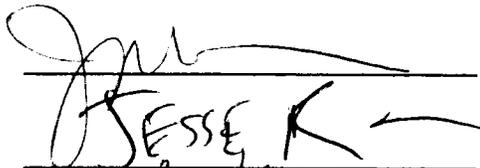
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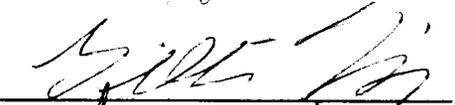
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 \_\_\_\_\_ 415 - 992 - 1588

 \_\_\_\_\_ 415 - 992 - 1588

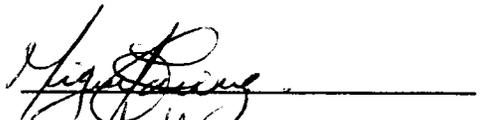
 \_\_\_\_\_ 414 866 - 0317

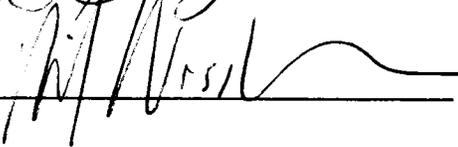
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<u>Silvia Tobar</u>	<u>(415) 971 3494</u>
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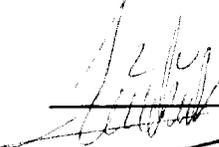
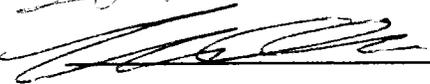
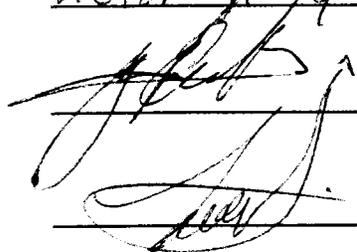
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<u>Jennifer</u>	<u>  </u>
<u>Giovanny</u>	<u>  </u>

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(3rd SUBMITTAL 17 APR 2013)

Case No. 2012.1294C  
Account No. 20123373

hand delivered

City and County of San Francisco  
Planning Department  
1650 Mission Street Suite 400  
San Francisco, CA. 91403-2414  
attn.: Brittany Bendix, Planner, Southeast Quadrant  
(415) 574-9114 fax (415) 558-6409

**LIST OF PATRONS IN FAVOR OF  
OUTDOOR DINING GARDEN PATIO**

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<u>Jennifer Cleary</u>	<u>917-855-1029</u>
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<u>242 Maynard St</u>	<u>SF, CA 94112</u>	<u>Lupe Sanchez</u>	
<u>LOURDES VELAZQUEZ</u>		<u>2872 HARRISON ST #3</u>	
<u>VIJAY VARMA</u>		<u>1369 YORK</u>	
<u>GEORGE LEE</u>		<u>1369 YORK ST.</u>	
<u>Anand Varma</u>		<u>1369 York St.</u>	
<u>Tolentino</u>		<u>3115 23 St</u>	
<u>Jorge Anglin</u>		<u>235 Girard St</u>	
<u>Agustin Morales</u>		<u>235 Girard St</u>	

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Case No. 2012.I294C  
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Alfred 415 257 3541

NA DAVE BO 415 212 250

Ace Smith 415 981 9941

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Sam Clegg 415-531-3958

Whitland 415-314-4445

Randy Smith 623-980-8969

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<u>Rain Cardoni</u>	<u>831-588-9979</u>
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<u>MARCIA SILVA</u>	<u>415 240 1180</u>	
<u>Fredy Zamora</u>	<u>415- 845-9828</u>	
<u>Amanda Robinson</u>	<u>707-720-2632</u>	
<u>Ofelia Carbajal</u>	<u>415-648-5924</u>	
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<u>Cruz heiva</u>	<u>415-647-5924</u>	

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<u>marisela Zaix</u>	<u>510-943-8501</u>
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<u>Bernardo Nuñez</u>	<u>650 575 09 98</u>
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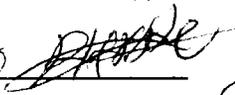
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ARCHRAIL INC

ARCHRAIL Inc.

LA TORTA GORDA JOB: 2833 24 th ST. RESTAURANT 12 APR 2013

APPLICATION NO. 2012 07 11 4618

10 OCT 2012 (2nd submittal 22 MAR 2013)  
(3rd SUBMITTAL 17 APR 2013)

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Helen Lin

\_\_\_\_\_

Rebecca Schwartz

\_\_\_\_\_

Estelle De Jesus

885-7<sup>th</sup> Street S.F. Ca 94107

~~Ms M~~

255 WILLY DALY QICX

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Three Story South Neighbor

Subject (note: existing (2) dbl entrance drs) Two Story Neighbor

La Torta Gorda Restaurante

2833 24th Street

San Francisco, CA. 94110

Joseph J. Railla AIA (415) 637-9698 May 09, 2012

12.1294 C



12.1294 C

Outdoor Dining Area &  
Neighboring Buildings

La Torta Gorda Restaurante  
2833 24th Street  
San Francisco, CA. 94110

Joseph J. Railla AIA (415) 637-9698 May 09, 2012





Outdoor Dining Area



Outdoor Dining Area & Neighboring Buildings



La Torta Gorda Restaurante  
2833 24th Street  
San Francisco, CA. 94110

12.1294 C

Joseph J. Railla AIA (415) 637-9698 May 09, 2012



Kitchen



Interior

Rear Entrance to Outdoor Dining Patio

12.1294 C

La Torta Gorda Restaurante

2833 24th Street

San Francisco, CA. 94110

Joseph J. Railla AIA (415) 637-9698 May 09, 2012

**La Torta Gorda 24th STREET  
CONDITIONAL USE AUTHORIZATION**

2833 24th Street  
San Francisco, California 94110

OWNER:

**ARMANDO MAGUIL**  
2833 24th Street  
San Francisco, CA. 94110  
(415) 225-9243

APPLICATION NO.

APN

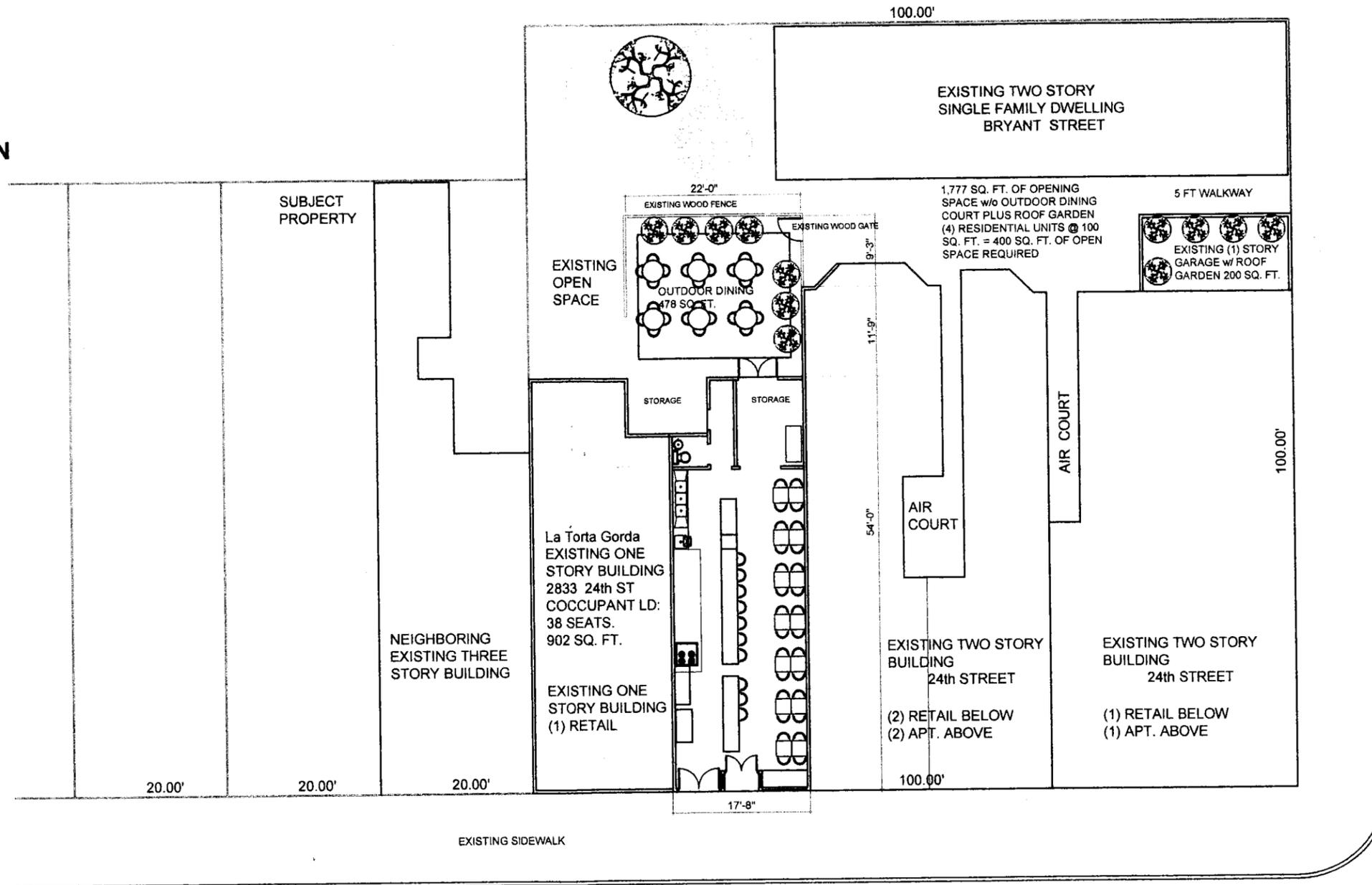
LOT 030 BLOCK NO. 4267 TRACT

LOT AREA: 10,000 SQ. FT. 0.28 ACRES

FLOOR AREA:  
GROUND FLOOR: (E) 902 SQ. FT.  
ADDITION: 0

TOTAL BLDG: 902 SQ. FT.

OUTDOOR DINING AREA: 492 SQ. FT.



**FLOOR AREA NOTE:** 2007 C.B.C Chapter 2 "Definitions and Abbreviations" Section 207 - F **FLOOR AREA.** "This definition is the area within the surrounding exterior walls of a building".

**ZONING:**  
PLANNING DISTRICT: 8 SUD MISSION DISTRICT  
HEIGHT LIMIT 50-X FT. FROM GRADE  
TYPE OF CONSTRUCTION: V 1-HR (1) STORY  
NO. OF STORIES: (1) NO BASEMENT  
OCCUPANCY TYPE: A3  
OCCUPANCY LOAD: BANQUET SEATING  
DISABILITY GUIDE LINES: THIS EXISTING BUILDING & PARKING FACILITY CONFORMS TO ALL CURRENT REQUIREMENTS

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



24th STREET

**RECEIVED**  
JUL 1 1 2012  
DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR MICROFILMING  
ACCEPTED



**SHEET INDEX**  
A-1 SITE PLAN, PROJECT DATA, SHEET INDEX  
A-2 EXISTING FLOOR PLAN: SCALE: 1/4"

**SCOPE OF WORK**

1. CONDITIONAL USE AUTHORIZATION FOR EXISTING REAR GARDEN DINING AREA

DRAWN BY: JJR

BRYANT STREET

2012-07-11-4618

THE OFFICIAL ARCHITECT & ARCHITECTS OF CALIFORNIA HAS REVIEWED THIS ARCHITECTURAL PLAN AND HAS DETERMINED THAT IT CONFORMS TO THE REQUIREMENTS OF THE ARCHITECTURAL QUALITY ACT AND THE ARCHITECTURAL BOARD OF CALIFORNIA. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREIN.

JOSEPH J. RAILLA AIA ARCHITECT  
planning / design / architecture / administration  
1017 Azusa Dr., Mare Is., Vallejo / CA 94592 / (415) 657-9698

Printing Date:  
MAY 09, 2012  
MAY 14, 2012  
MAY 24, 2012  
JUN 25, 2012

La Torta Gorda  
2833 24TH STREET  
SAN FRANCISCO, CA. 94110  
SITE PLAN  
DATA

JOB NO. 1208  
SHEET NO.  
**A-1**  
OF 2 SHEETS

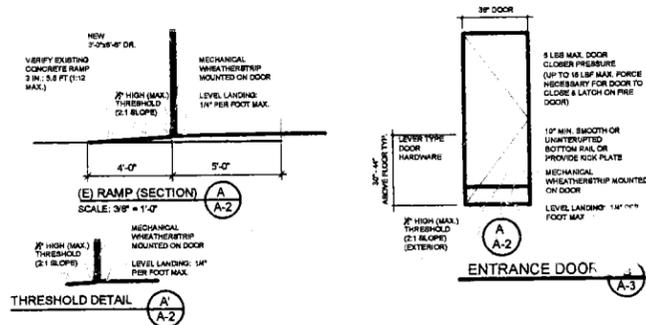


WALL - SIGNAGE (TYP.)



**DOOR MOUNTED SIGNAGE (TYP.)**

NOTE: ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND. LETTERS & NOS. ON SIGNS SHALL BE RAISED, CONTRASTING COLOR, & WIDTH TO HT. RATIO BETWEEN 3:5 & 1:1 & STROKE WIDTH TO HT. RATIO BETWEEN 1:5 & 1:10 & RAISED 1/32" MIN.



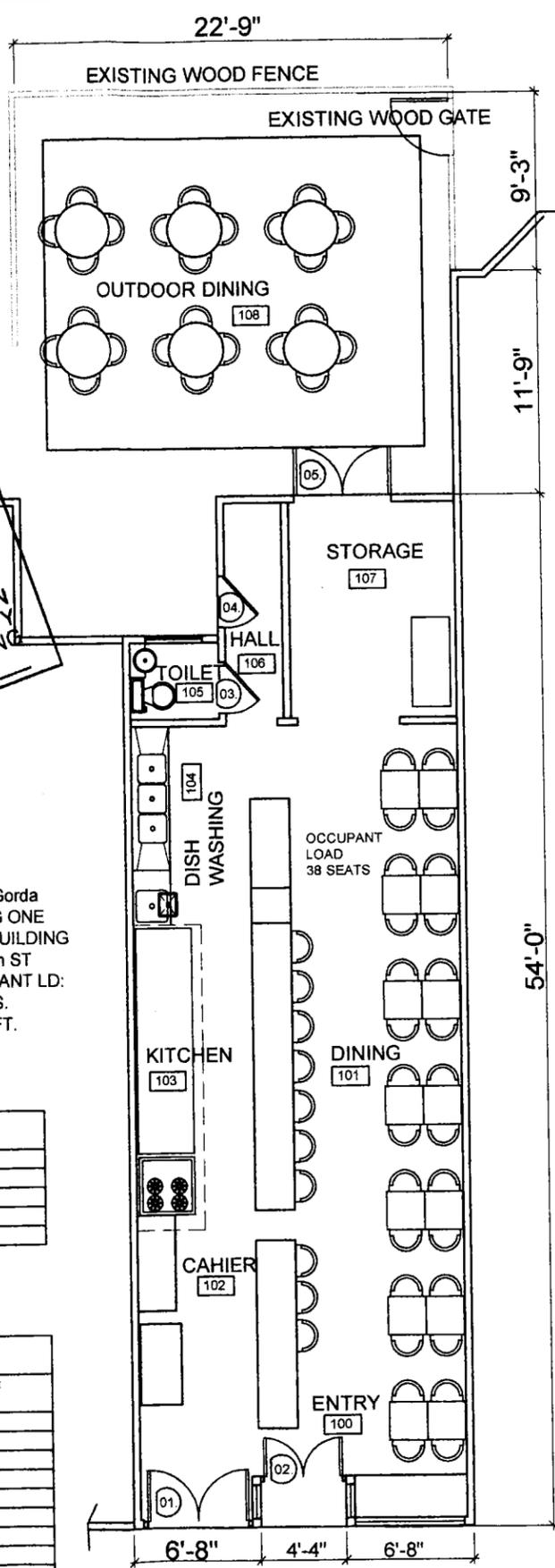
La Torta Gorda  
EXISTING ONE  
STORY BUILDING  
2833 24th ST  
OCCUPANT LD:  
38 SEATS.  
902 SQ. FT.

**DOOR SCHEDULE**

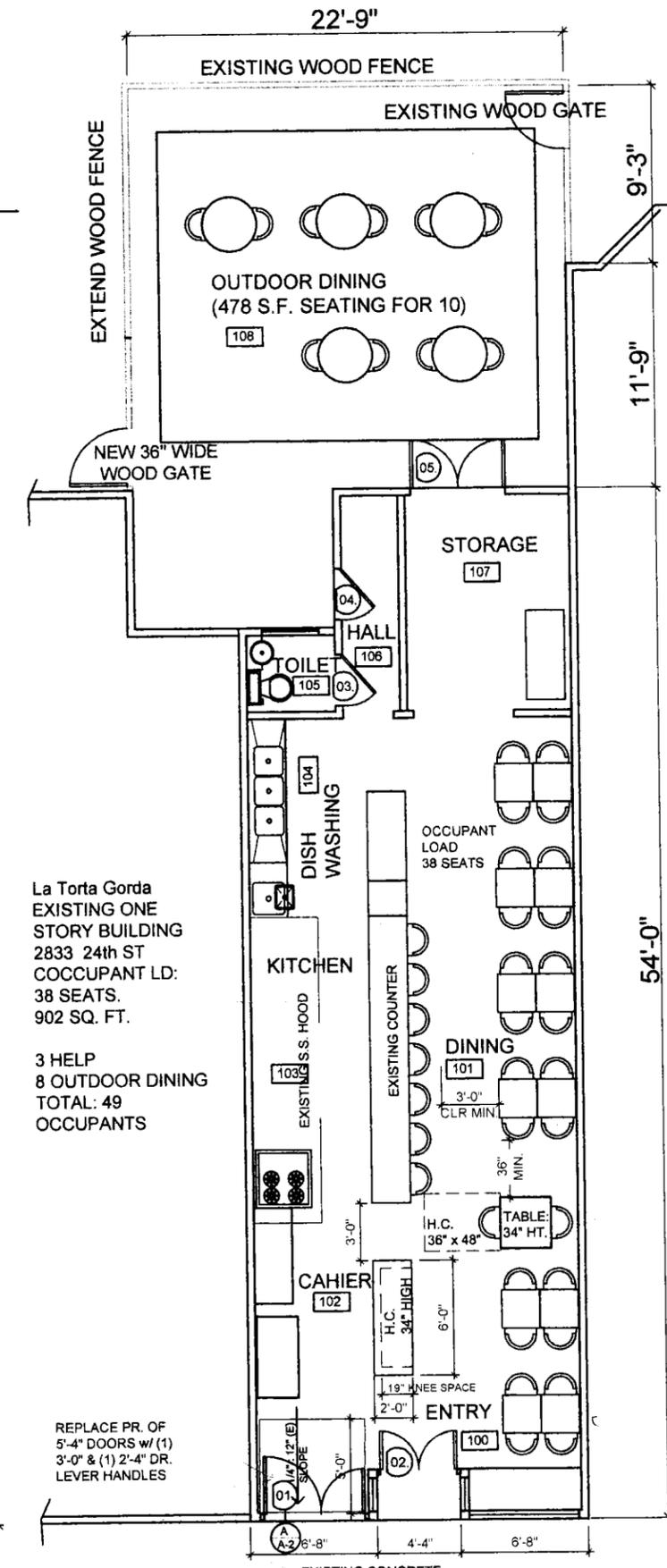
DOOR SYMBOL	DOOR SIZE	DESCRIPTION	MATERIAL	HINGES	HARDWARE	FINISH	DESCRIPTION
01.	(1) 3'-0" x 6'-8" (1) 2'-4" x 6'-8"	(E) PR. OF 5'-4" x 6'-8" FRENCH DRS	GLASS/WOOD	1-1/2 PR	(E) A 51 PD & B160P	ENAMEL	(E) PR. OF 4'-0" x 6'-8" FRENCH DRS
02.	(E) PR. 4'-0" x 6'-8"	(E) PR. OF 4'-0" x 6'-8" FRENCH DRS	GLASS/WOOD	(E) 1-1/2 PR	(E) A 51 PD & B160P	ENAMEL	NEW LEVER HANDLES
03.	(E) 2'-10" x 6'-8"	PANEL DOOR	PAINT GRADE	(E) 1 PR	(E) A 10 S	ENAMEL	TOILET ROOM DOOR
04.	(E) 2'-8" x 6'-8"	PANEL DOOR	PAINT GRADE	(E) 1 PR	(E) A 51 PD & B160P	ENAMEL	
05.	(E) PR 5'-0" x 6'-8"	(E) PR. OF 5'-0" x 6'-8" FRENCH DRS	GLASS/WOOD	(E) 1-1/2 PR	(E) A 51 PD & B160P	ENAMEL	(E) DR TO OUTDOOR DINING

**INTERIOR FINISH SCHEDULE**

ROOM NO.	ROOM	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	WALLS MATERIAL	WALLS FINISH	CEILINGS MATERIAL	CEILINGS FINISH	CLG. HEIGHT	REMARKS
100	ENTRY	EXISTING CONC.	STAINED CONC.	EXISTING (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	10'-0"		MODIFY STORE FRONT TO ACCOMMODATE A.D.A. COMPLAINT ENTRANCE
101	DINING AREA	EXISTING WOOD	STAINED CONC.	EXISTING (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	10'-0"		
102	CASHIER	EXISTING WOOD	(E) QUARRY TILE	(E) QUARRY (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	10'-0"		
103	KITCHEN (COOKING)	EXISTING WOOD	(E) QUARRY TILE	(E) QUARRY (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	10'-0"		
104	KIT. - DISH WASHING	EXISTING CONC.	(E) QUARRY TILE	(E) QUARRY (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	10'-0"		
105	TOILET ROOM	EXISTING CONC.	(E) QUARRY TILE	(E) QUARRY (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	8'-0"		
106	HALL	EXISTING CONC.	STAINED CONC.	EXISTING (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	8'-0"		
107	STORAGE	EXISTING CONC.	STAINED CONC.	EXISTING (E) PLASTER	(E) ENAMEL PAINT	EXISTING PLASTER	(E) ENAMEL PAINT	8'-0"		
108	OUTDOOR DINING	EXISTING CONC.	EXISTING CONC. SLAB							



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



OCCUPANT LOAD:

SEATING:	574 S.F.	33
STORAGE	100 S.F.	2
KITCHEN - SERVING	204 S.F.	2
aisle (WAITING)	24 S.F.	2
OUTDOOR DINING	478 S.F.	10
<b>TOTAL:</b>		<b>49</b>

EXISTING CONCRETE SIDEWALK  
**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DRAWN BY: JJR

THIS FLOOR PLAN IS A PROFESSIONAL ARCHITECTURAL DRAWING. IT IS THE PROPERTY OF JOSEPH J. RAILLA ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOSEPH J. RAILLA ARCHITECT.

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