



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 9, 2013

CONSENT CALENDAR

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

Reception:
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Planning
Information:
415.558.6377

Date: May 2, 2013
Case No.: **2013.0025C**
Project Address: **1946 FILLMORE STREET**
Zoning: Upper Fillmore Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0660/023
Project Sponsor: Ian McCormick (applicant) Bart Seidler (property owner)
2835 Union Street 1940 Fillmore Street
San Francisco, CA 94123 San Francisco, CA 94115
Marsha Garland (agent)
Garland Public & Community Relations
535 Green Street
San Francisco, CA 94133
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 718.24, 718.44, 790.70, and 790.91 to allow the change of use from a Limited Restaurant (previously occupied by Johnny Rockets) to a Restaurant (d.b.a. Glaze Teriyaki) and to allow an 'Outdoor Activity Area' (dining patio) at the rear of the restaurant within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.

The proposal involves converting an approximately 1,500 square foot commercial tenant space (previously occupied by Johnny Rockets, a Limited Restaurant use) into a Restaurant use which will operate as a Bona Fide Eating Place and which will serve beer and wine on the premises with an Alcohol Beverage Control License Type 41. The proposal includes adding an outdoor dining area with tables and chairs to accommodate up to 15 restaurant patrons located on an approximately 400 square-foot patio at the rear of the restaurant. The patio was utilized by the previous restaurant as an outdoor dining area without the benefit of a permit before the change of restaurant ownership occurred. The restaurant has an interior dining area to accommodate approximately 30 restaurant patrons. Tenant improvements were filed under a separate permit and there will be no expansion of the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 1946 Fillmore Street is located on Fillmore Street on the southeast corner of Fillmore and Pine Streets; Assessor's Block 0660; Lot 023. The project site is located within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is 4,062.5 square feet (50 feet wide by 81.25 feet deep) in size and is occupied by a two-story commercial building

constructed circa 1900. The subject commercial tenant space is one of three commercial tenant spaces on the ground floor of the building and office use (utilized by the property owner) on the second floor of the building. The other commercial tenant spaces are occupied by a retail jewelry store d.b.a. Alexis Bittar and an art gallery d.b.a. Thomas Reynolds.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), some of which were built in the early 1900s. Generally, the commercial establishments characterizing this portion of Fillmore Street include a mixture of restaurants, apparel/accessory stores and specialty shops, and medical and personal service establishments. Some of the existing commercial establishments on the subject and opposite blocks include Paper Source, Osaka Japanese Restaurant, Ruby Living Design, Florio Café restaurant, SPQR restaurant, Perfect Cleaners, Zinc Details Design store, Crossroads Trading Co., Sterling Bank and Trust, Cassandria Blackmore, Fraiche Yogurt, Woodhouse Fish Co., Bo Concept, Fillmore Hardware, the Shade Store, and a psychotherapy office.

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 18, 2013	21 days

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

PUBLIC COMMENT

- As of May 2, 2013, the Department has received two letters and three emails from (a business owner, residents, and the Fillmore Street Merchants Association) in support of the proposed project. The Department has not received any letters or phone calls in opposition to the proposed project. The project sponsor also conducted a community outreach meeting on March 25, 2013 (one person attended) and has met with Officer Dave Frias of San Francisco Police Department (Northern Station) to discuss the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed restaurant (d.b.a. Glaze Teriyaki) is independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsor, the restaurant use specializes in Asian cuisine with a focus on using local natural organic ingredients.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303, 718.24, 718.44, 790.70, and 790.91 of the Planning Code to allow the change of use from a Limited Restaurant (previously occupied by Johnny Rockets) to a Restaurant (d.b.a. Glaze Teriyaki, restaurant specializing in Asian cuisine) with an 'Outdoor Activity Area' (dining patio) at the rear of the restaurant within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. The proposed project will help to enhance the eating and drinking establishment as a Restaurant use by allowing it to serve beer and wine on the premises with an Alcohol Beverage Control License Type 41 and to accommodate its patrons by expanding its restaurant seating capacity with an outdoor dining area. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (which replaces an eating and drinking establishment which vacated) offering both daytime and evening food services in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Upper Fillmore Street NCD.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <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 type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

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

Planner's Initials

SMY: C:\1946 Fillmore Street summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303, 718.24, 718.44, 718.44, 790.70, AND 790.91 TO ALLOW THE CHANGE OF USE FROM A LIMITED RESTAURANT (PREVIOUSLY OCCUPIED BY JOHNNY ROCKETS) TO A RESTAURANT (D.B.A. GLAZE TERIYAKI) AND TO ALLOW AN ‘OUTDOOR ACTIVITY AREA’ (DINING PATIO) AT THE REAR OF THE RESTAURANT LOCATED AT 1946 FILLMORE STREET WITHIN THE UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 8, 2013, Marsha Garland on behalf of Ian McCormick (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **1946 Fillmore Street, Lot 023 in Assessor’s Block 0660** (hereinafter “Subject Property”), to allow the change of use from a Limited Restaurant (previously occupied by Johnny Rockets) to a Restaurant (d.b.a. Glaze Teriyaki) and to allow an ‘Outdoor Activity Area’ (dining patio) at the rear of the restaurant within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans submitted March 22, 2013, and labeled “Exhibit B” (hereinafter “Project”). Tenant improvements were filed under a separate permit and there will be no expansion of the existing building envelope.

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. 2013.0025C**.

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. 2013.0025C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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 at 1946 Fillmore Street is located on Fillmore Street on the southeast corner of Fillmore and Pine Streets; Assessor's Block 0660; Lot 023. The project site is located within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is 4,062.5 square feet (50 feet wide by 81.25 feet deep) in size and is occupied by a two-story commercial building constructed circa 1900. The subject commercial tenant space is one of three commercial tenant spaces on the ground floor of the building and office use (utilized by the property owner) on the second floor of the building. The other commercial tenant spaces are occupied by a retail jewelry store d.b.a. Alexis Bittar and an art gallery d.b.a. Thomas Reynolds.
3. **Surrounding Properties and Neighborhood.** The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), some of which were built in the early 1900s. Generally, the commercial establishments characterizing this portion of Fillmore Street include a mixture of restaurants, apparel/accessory stores and specialty shops, and medical and personal service establishments. Some of the existing commercial establishments on the subject and opposite blocks include Paper Source, Osaka Japanese Restaurant, Ruby Living Design, Florio Café restaurant, SPQR restaurant, Perfect Cleaners, Zinc Details Design store, Crossroads Trading Co., Sterling Bank and Trust, Cassandria Blackmore, Fraiche Yogurt, Woodhouse Fish Co., Bo Concept, Fillmore Hardware, the Shade Store, and a psychotherapy office.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 718.24, 718.44, 790.70, and 790.91 to allow the change of use from a Limited Restaurant (previously occupied by Johnny Rockets) to a Restaurant (d.b.a. Glaze Teriyaki) and to allow an 'Outdoor Activity Area' (dining patio) at the rear of the restaurant within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.

The proposal involves converting an approximately 1,500 square foot commercial tenant space (previously occupied by Johnny Rockets, a Limited Restaurant use) into a Restaurant use which will operate as a Bona Fide Eating Place and which will serve beer and wine on the premises with an Alcohol Beverage Control License Type 41. The proposal includes adding an outdoor dining area with tables and chairs to accommodate up to 15 restaurant patrons located on an approximately 400 square-foot patio at the rear of the restaurant. The patio was utilized by the previous restaurant as an outdoor dining area without the benefit of a permit before the change of restaurant ownership occurred. The restaurant has an interior dining area to accommodate approximately 30 restaurant patrons. Tenant improvements were filed under a separate permit and there will be no expansion of the existing building envelope.

5. **Issues and Other Considerations.**

- The proposed restaurant (d.b.a. Glaze Teriyaki) is independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsor, the restaurant use specializes in Asian cuisine with a focus on using local natural organic ingredients.

6. **Public Comment.** As of May 2, 2013, the Department has received two letters and three emails from (a business owner, residents, and the Fillmore Street Merchants Association) in support of the proposed project. The Department has not received any letters or phone calls in opposition to the proposed project. The project sponsor also conducted a community outreach meeting on March 25, 2013 (one person attended) and has met with Officer Dave Frias of San Francisco Police Department (Northern Station) to discuss the proposed project.

7. **Use District.** The project site is within the Upper Fillmore Street Neighborhood Commercial Zoning District (NCD). The Upper Fillmore Street NCD is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

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

A. **Restaurant Use within the Upper Fillmore Street NCD.** Planning Code Section 712.44 allows a restaurant within the Upper Fillmore Street NCD on the 1st story.

A *Restaurant* is defined under Planning Code Section 790.90 as:

A retail eating or eating and drinking use which serves prepared, ready-to-eat cooked foods to customers for consumption on or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct and separate from a Limited-Restaurant as defined in Section 790.90.

It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.

The current proposal is to allow the change of use from a Limited Restaurant use to a Restaurant use on the ground floor of the two-story commercial building.

- B. **Daytime Usage of Restaurants within the Upper Fillmore Street NCD.** Under Planning Code Sections 718.42, and 718.43, in considering a conditional use for a Restaurant use under Planning Code Section 718.44, the Planning Commission shall consider whether the use proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.

The Restaurant use proposes lunch service in addition to dinner service.

- C. **Outdoor Activity Area.** Planning Code Section 718.24 states that a Conditional Use authorization is required for a new outdoor activity area in the Upper Fillmore Street NCD.

The project sponsors intend to add an 'outdoor activity area' pursuant to Planning Code Section 718.24 to include an outdoor dining area with tables and chairs to accommodate up to 15 restaurant patrons located on a 400-square foot patio within the rear yard of the restaurant.

- D. **Rear Yard.** Planning Code Section 134 states that rear yard shall be provided at the second story and at each succeeding story of the building, and at the first story if it contains a dwelling unit.

The proposed project complies with the rear yard requirements pursuant to Planning Code Section 134 since the existing commercial building has the subject restaurant on the first floor and office use on the second floor.

- E. **Use Size Limits.** Section 121.2 establishes size limits on non-residential use sizes in the Upper Fillmore Street NCD. Under Planning Code Section 710.21, Conditional Use authorization is required for any non-residential use that meets or exceeds 2,500 square feet.

The restaurant use, with approximately 1,500 square feet of floor area, is within the principally permitted use size limitations.

- F. **Hours of Operation.** Section 718.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The project sponsor has indicated that the proposed hours of operation of the restaurant use will be 11 a.m. to 11 p.m., Sunday through Thursday and 11 a.m. to 1 a.m. Friday and Saturday.

- G. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-

residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 90% of the street frontage at the ground level on Fillmore Street (approximately 45 feet) and approximately 60% of the street frontage at the ground level on Pine Street (approximately 13 feet) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- H. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 1,500 square feet of floor area, will not require any off-street parking or loading spaces.

- I. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Planning Code Section 145.2** establishes criteria for the Planning Commission to consider when reviewing applications for Outdoor Activity Areas in Neighborhood Commercial Districts that are not contiguous to the front property line.

- A. The nature of the activity operated in the outdoor activity area is compatible to surrounding uses.

The proposed project is located within the Upper Fillmore Street NCD, a district that encourages ground floor commercial activity. The proposed outdoor activity area (dining patio) is located at the rear of the restaurant's interior courtyard bounded by the exterior walls of the subject building. There are no residential units that look into this courtyard.

- 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 operation and design of the outdoor activity area will not significantly disturb the privacy or affect the livability of adjoining or surrounding residences. The proposed outdoor dining area will primarily be bounded by blank walls of the subject building which abut the property owner's office on the second floor that is used primarily in the daytime hours and a psychotherapy office. There are no residential units in the building. The adjacent neighbors and business owners have not expressed any opposition to the proposed project.

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

Within the Upper Fillmore NCD, the permitted hours of operation are 6 a.m. to 2 a.m. The proposed hours of operation of the outdoor activity area (dining patio) are the same hours as the proposed hours of the restaurant for interior dining 11 a.m. to 11 p.m. Sunday through Thursday and 11 a.m. to 1 a.m. Friday and Saturday.

10. **Section 303(c)** 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:

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

The project is to allow the establishment of a Restaurant use (d.b.a. Glaze Teriyaki) to replace a Limited Restaurant and Formula Retail use (d.b.a. Johnny Rockets) which vacated the tenant commercial space on the ground floor of the building. There will be interior and exterior tenant improvements made to the existing commercial tenant space with no expansion of the existing building envelope.

- (2) 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:

- (A) 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 arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building or commercial tenant space.

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 3 and 22) are within walking distance of the Project Site. There is on-street parking in front of the subject property and in the surrounding neighborhood.

- (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed restaurant and outdoor activity area (rear dining patio) and shall be adequately controlled under the Conditions of Approval for the proposed project under Exhibit A.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. Existing loading zones are located in front of the subject property and on the subject block. All project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed 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.

- ii. 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 Upper Fillmore Street NCD in that the intended use is a neighborhood-serving business.

11. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the Upper Fillmore Street NCD, which include a mixture of restaurants, grocery stores, specialty shops, and medical and personal service establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the Upper Fillmore Street NCD. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 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 existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood and providing an outdoor dining option in the neighborhood.

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

Eating and Drinking Establishments

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

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

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

The 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 percent of the total occupied commercial frontage." The current proposal will not result in a net change in of the total occupied commercial frontage within this Upper Fillmore Street NCD since the proposed restaurant use will replace an eating and drinking establishment which vacated the premises. From a survey conducted by the Planning Department in 2012, approximately 37 of 120 commercial establishments within the Upper Fillmore NCD are eating and drinking establishments, which occupy approximately 22% of the total occupied commercial linear frontage. The other types of commercial establishments within the Upper Fillmore Street NCD include liquor and grocery stores, medical and personal service establishments, and retail specialty stores.

Policy 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 entrepreneur is sponsoring the proposed project. The proposed restaurant is neighborhood-serving and is not a Formula Retail Use.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the Upper Fillmore Street NCD.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace an eating and drinking establishment use (Johnny Rockets) which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

12. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City by employing approximately 12 people.
- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by allowing the establishment of a new restaurant use in the area. Existing housing will not be affected by the proposed project.
- (3) That the City's supply of affordable housing be preserved and enhanced.
The proposed project will not displace any affordable housing.
- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.
- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.
- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.
- (7) That landmark and historic buildings be preserved.
The proposed project will not significantly affect any landmarks or historic buildings.
- (8) That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed project will not affect any city-owned park or open space.

13. 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.

14. 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. 2013.0025C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

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

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the change of use from a Limited Restaurant (previously occupied by Johnny Rockets) to a Restaurant (d.b.a. Glaze Teriyaki) and to allow an 'Outdoor Activity Area' (dining patio) at the rear of the restaurant located at 1946 Fillmore Street in Assessor's Block 0660, Lot 023, pursuant to Planning Code Sections 303, 718.24, 718.44, 790.70, and 790.91 within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2013.0025C and subject to conditions of approval reviewed and approved by the Commission on May 9, 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.

The proposal involves converting an approximately 1,500 square foot commercial tenant space (previously occupied by Johnny Rockets, a Limited Restaurant use) into a Restaurant use which will operate as a Bona Fide Eating Place and which will serve beer and wine on the premises with an Alcohol Beverage Control License Type 41. The proposal includes adding an outdoor dining area with tables and chairs to accommodate up to 15 restaurant patrons located on an approximately 400 square-foot patio at the rear of the restaurant.

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. 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

8. **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>

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. **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

11. **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 in conformance with the approved plans and maintained 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

12. **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

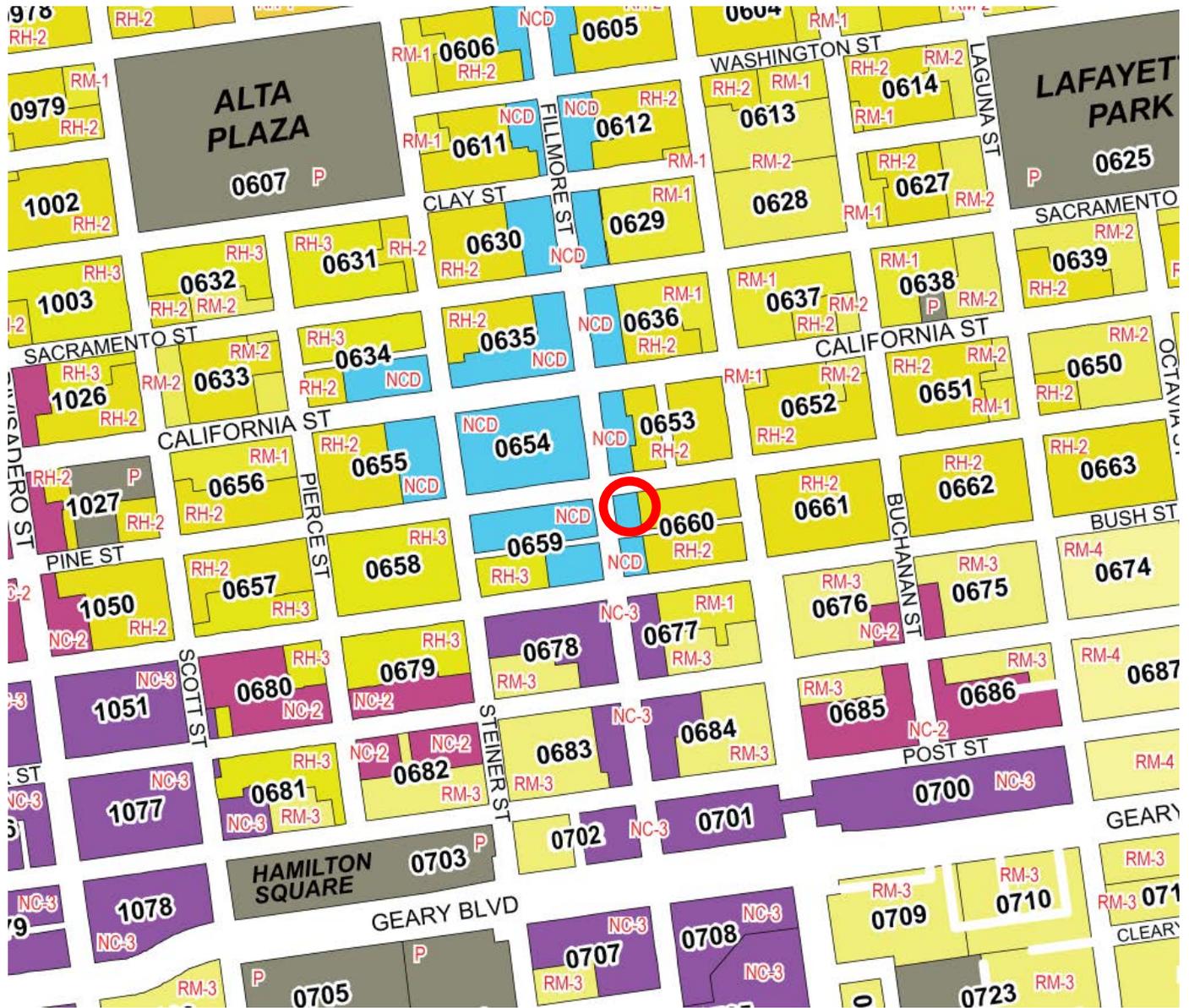
13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

14. **Hours of Operation.** The hours of operation of the restaurant and 'outdoor activity area' (dining patio) are 11 a.m. to 11 p.m. Sunday through Thursday and 11 a.m. to 1 a.m. Friday and Saturday. (All restaurant operations shall cease by the closing hours of operation.)

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

Zoning Map



Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

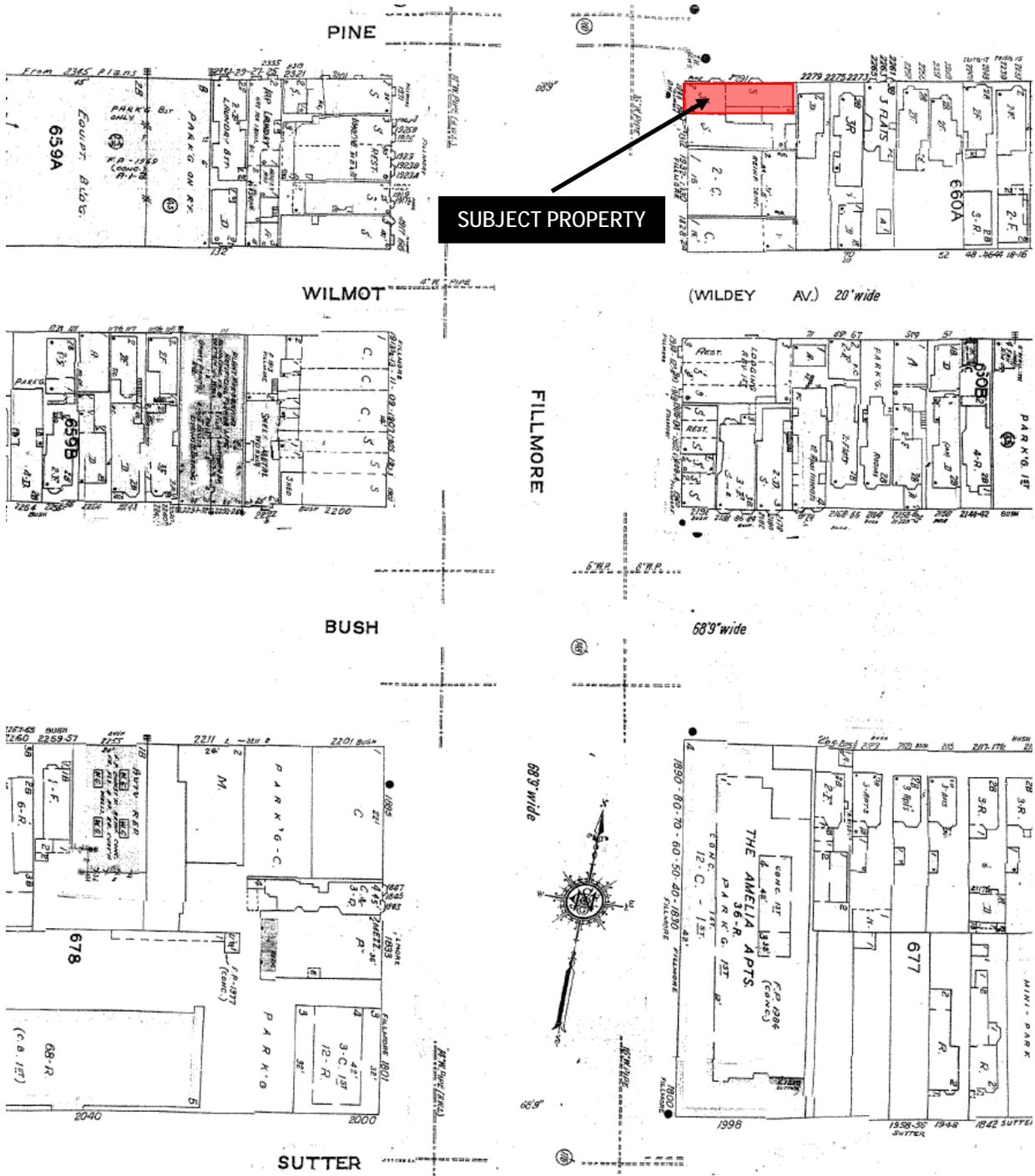
Parcel Map



Conditional Use Hearing
 Case Number 2013.0025C
 1946 Fillmore Street



Sanborn Map*

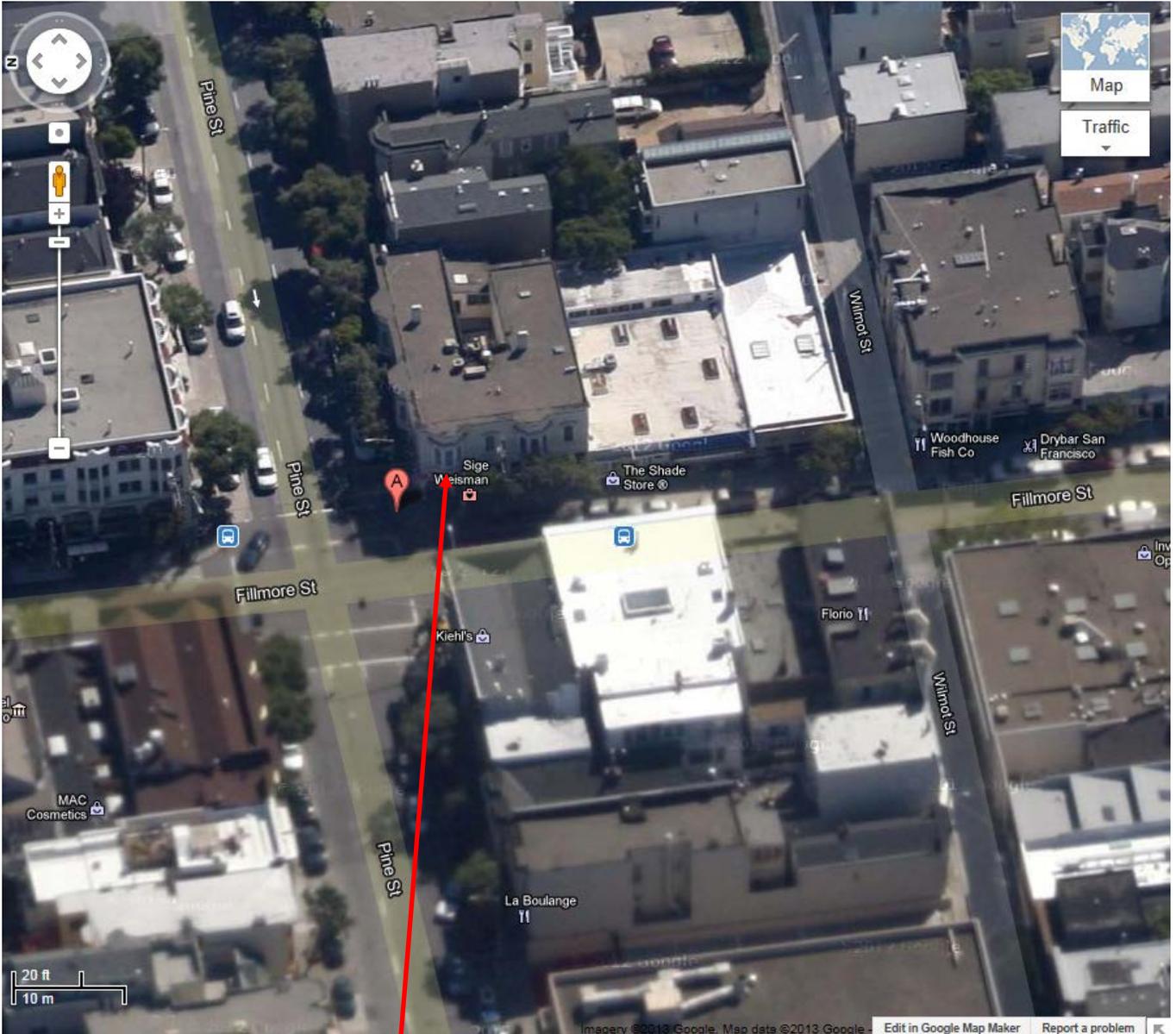


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2013.0025C
 1946 Fillmore Street



Aerial Photo

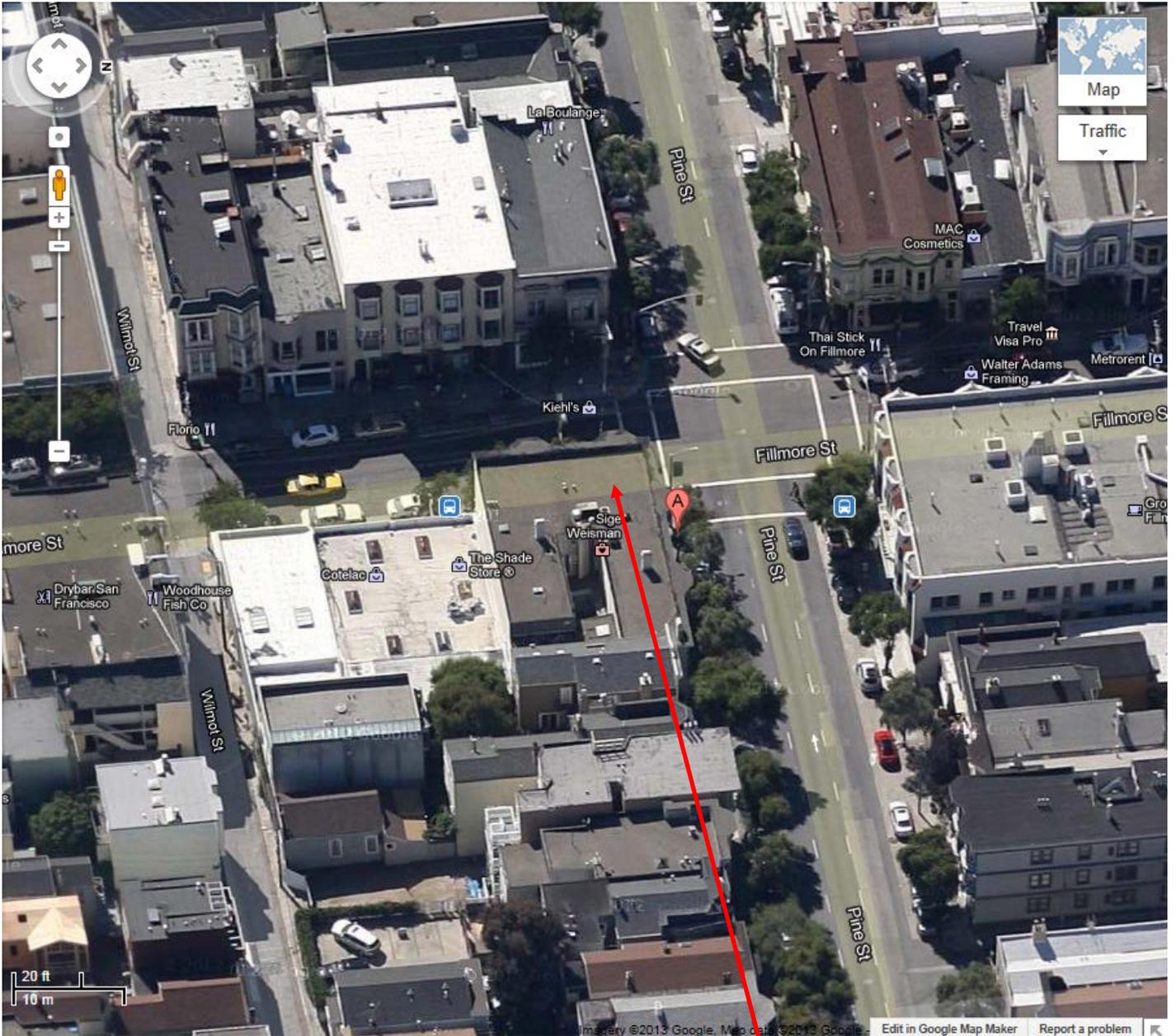


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street



Aerial Photo

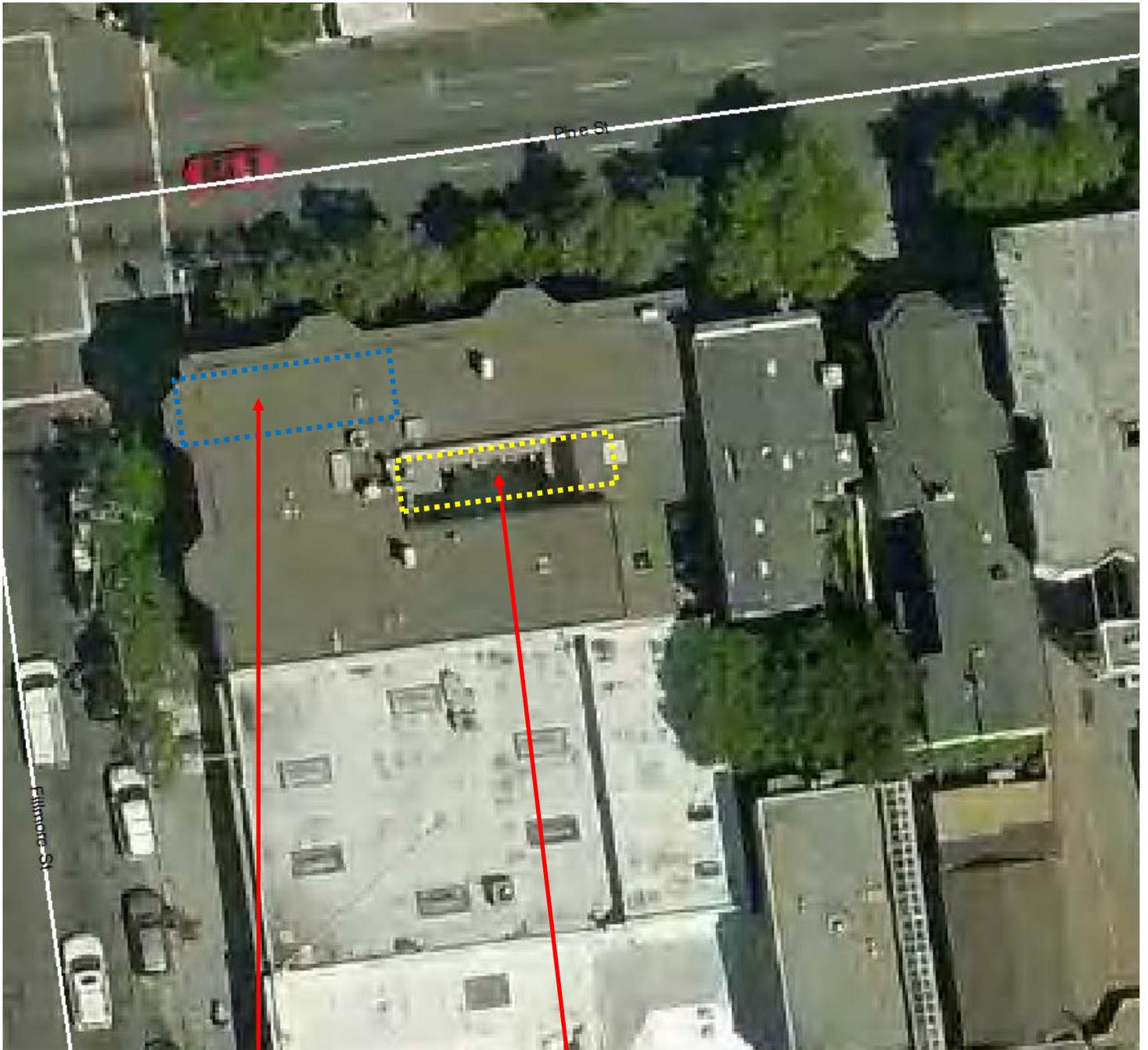


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street



Site Photo



RESTAURANT

DINING PATIO

Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

Site Photo

SUBJECT PROPERTY ON FILLMORE STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

Site Photo

SUBJECT BLOCK ON PINE STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

Site Photo

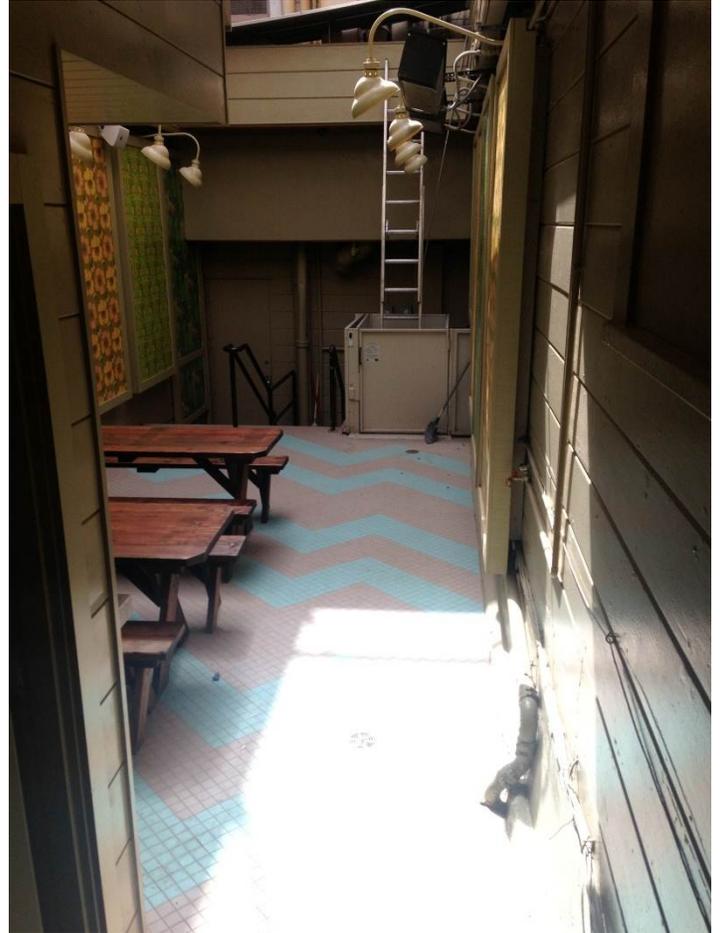
OUTDOOR PATIO



Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

Site Photo

OUTDOOR PATIO



Conditional Use Hearing
Case Number 2013.0025C
1946 Fillmore Street

Handwritten mark: a downward-pointing arrow followed by an equals sign and an 'X'.



HAMBURGERS • FRIS • MALT

SAN FRANCISCO TAXICAB

173

SAN FRANCISCO TAXICAB

SF
WEEKLY
FREE EVERY
MONDAY

REAL
ESTATE
TIMES



PSYCH
CARD
PALM
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100 SPECL
ONE SICKL
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HAMBURGER • FRIES • MALTS

ALL HAIL THE CAB
Yellow

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SAN FRANCISCO TAXICAB

YELLOW
SAN FRANCISCO TAXICAB

333-3333

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SAN FRANCISCO TAXICAB

OUR PEOPLE. OUR COMMUNITY.



Fillmore



THAI STICK

Pine



ONE WAY

PINE

PAOLO

Teresa Rodriguez, Executive Director
Fillmore Merchants Association

Ms. Sharon Young, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Glaze Teriyaki, 1946 Fillmore Street, C.U.P. Application, 2013:0025

Dear Ms. Young:

Recently I met with Mr. Ian McCormick, the project sponsor for the above-referenced project. Our organization is delighted with his plans for Glaze Teriyaki. We support his application for a conditional use permit in order to add beer and wine to the menu. The Glaze Teriyaki project is an exciting concept and one we welcome to Fillmore Street.

Glaze Teriyaki with its experienced operators will add to the socio-economic vibrancy of our great street and neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Teresa Rodriguez', with a stylized flourish at the end.

Teresa Rodriguez
Executive Director



2020 Fillmore Street
San Francisco, CA 94115

Re: Glaze Teriyaki, 1946 Fillmore Street

To Whom It May Concern:

My name is Richard (Rick) Howard and I own several businesses in the City of San Francisco, including the well-established Harry's Bar at 2020 Fillmore Street. I understand that Fillmore Street is getting a new neighbor called Glaze Teriyaki to be located at 1946 Fillmore Street where Johnny Rockets used to be located.

I am writing this letter in support of Glaze Teriyaki and its application for a conditional use permit.

It is important that when a neighborhood resident or a visitor comes to Fillmore Street they are able to enjoy a unique experience in one place, i.e., a meal accompanied by a glass of wine or beer. Glaze Teriyaki needs a beer and wine license in order to round out the diner's experience.

Glaze Teriyaki will be a welcome addition as a neighbor less than a block away.

Sincerely,

A handwritten signature in cursive script that reads "Richard Howard".

Richard Howard

From: [Denise Shields](#)
To: [Young, Sharon \(CPC\)](#)
Subject: case # 2013.0025C.
Date: Tuesday, April 23, 2013 4:41:12 PM

Sharon,

I will be out of town for the Public Hearing on Thursday May 9th 2013.

I think it is great that Glaze Teriyaki would like to use the Outdoor Activity Area (dining patio) as a Bona Fide Eating Place.....and hope they will get a Legal Permit.

I have lived in the neighborhood for 40 yearsand it just gets better and better.

Thanks,
Denise Shields
2231 Pine Street
94115

From: [Josh Spiegelman](#)
To: [Young, Sharon \(CPC\)](#)
Subject: Conditional Use for Glaze Teriyaki 1946 Fillmore
Date: Monday, March 25, 2013 10:19:08 PM

Dear Sharon:

My name is Joshua Spiegelman and I am the Owner of Roam Artisan Burgers, located at 1923 Fillmore Street.

I am writing in support of the proposed conditional use to allow Glaze Teriyaki at 1946 Fillmore to operate with an ABC 41 license.

As you are aware, the Fillmore corridor is a vibrant neighborhood commercial district, which benefits from shops and restaurants. Mr. McCormick's proposed restaurant will greatly enhance the area and provide an excellent dining option.

I know Ian McCormick well and can attest that he is an upstanding citizen and excellent businessman who operates with integrity. He will be responsible and I firmly support his business operating with a beer and wine license.

Thank you very much for taking this letter under consideration and please do not hesitate to contact me with any questions.

Thank you.

Sincerely,

Joshua Spiegelman
Owner
Roam Artisan Burgers
1923 Fillmore Street
San Francisco, CA 94123
(415) 418-4247 - cell

From: [Brian Bennett](#)
To: [Young, Sharon \(CPC\)](#)
Cc: stefanocassolato@att.net
Subject: case number is 2013:0025
Date: Monday, April 29, 2013 7:08:37 PM

To the esteemed Sharon Young and Planners for the City of San Francisco,

Regarding Glaze Teriyaki at 1946 Fillmore St, case number is 2013:0025, I write to recommend the business as a benefit to the community generally and to specifically recommend that Glaze be allowed to serve beer and wine on its small patio.

I live a mere block away from Glaze at 2152 Pine Street and feel Glaze and its owner operators have brought a valuable concept to your neighborhood.

Sincerely,

Brian Bennett



Gi Paoletti Design Lab
1895 Jefferson Street Ste. 201
San Francisco, Ca. 94123
(415) 999.1506
www.gpdesignlab.com

ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MFR	MANUFACTURER	SIM	SIMILAR
A/C	AIR CONDITIONING	ELEV	ELEVATOR	MIN	MINIMUM	SK	SINK
ACOUS	ACOUSTICAL	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SM	SHEET METAL
ADJ	ADJACENT	ENGR	ENGINEER			SPEC	SPECIFICATION
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL	MLWK	MILLWORK	SPKLR	SPRINKLER
AL	ALUMINUM	EST	ESTIMATE	MTD	MOUNTED	SQ	SQUARE
ALT	ALTERNATE	EXH FN	EXHAUST FAN	MULL	MULLION	SQ FT	SQUARE FOOT
ANOD	ANODIZED	(E)	EXISTING	NA	NOT APPLICABLE	SQ IN	SQUARE INCH
ASSY	ASSEMBLY	EXT	EXTERIOR	NIC	NOT IN CONTRACT	SQ YD	SQUARE YARD
AV	AUDIO VISUAL	FD	FLOOR DRAIN			SST	STAINLESS STEEL
BD	BOARD	FEN	FOUNDATION			STD	STANDARD
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	NTS	NOT TO SCALE	STL	STEEL
BLDG STD	BUILDING STANDARD	FEXT	FIRE EXTINGUISHER	OC	ON CENTER	STOR	STORAGE
BLKG	BLOCKING	FHC	FIRE HOSE CABINET	OD	OUTSIDE DIMENSION	STRUCT	STRUCTURAL
BRS	BRASS	FIN	FINISH	OF	OUTSIDE FACE	SUSP	SUSPENDED
BRZ	BRONZE	FLR FL	FINISH FLOOR	OFF	OFFICE	SUSP CLG	SUSPENDED CEILING
BTU	BRITISH THERMAL UNIT	FLR FIN	FLOOR FINISH	OPNG	OPENING	SYS	SYSTEM
B.S.	BUILDING STANDARD	FLR SK	FLOOR SINK	OPP	OPPOSITE		
CAB	CABINET	FR	FIRE RATED	OPT	OPTIONAL		
CARP	CARPET	FTG	FOOTING	PA	PUBLIC ADDRESS		
CS	CORNER BEAD	FURN	FURNITURE	PB	PANIC BAR	T&G	TONGUE AND GROOVE
CEM	CEMENT	GALV	GALVANIZED	PBD	PARTICLE BOARD	Tc	TOP OF CONCRETE
CEM PLAS	CEMENT PLASTER	GL	GLASS	PERP	PERPENDICULAR	TEL	TELEPHONE
CER TILE	CERAMIC TILE	GLU LAM	GLUE LAMINATED	PL	PROPERTY LINE	TEMP	TEMPERATURE
CHFR	CHAMFER	GLZ	GLAZING	PLAM	PLASTIC LAMINATE	TFA	TO FLOOR ABOVE
CJ	CAST IRON	GYP BD	GYP SUM BOARD	PLA	PLASTER	TFB	TO FLOOR BELOW
CI	CONSTRUCTION JOINT	HC	HOLLOW CORE	PLAT	PLATFORM	TFF	TOP OF FINISH FLOOR
CL	CENTER LINE	HDBD	HARDBOARD	PLBG	PLUMBING	THK	THICKNESS
CLG	CEILING	HOR	HEADER	PLWB	PLYWOOD	THRES	THRESHOLD
CLG HT	CEILING HEIGHT	HDWD	HARDWOOD	PLYWD	PLYWOOD	TK BD	TACK BOARD
CLO	CLOSET	HDWE	HARDWARE	PNL	PANEL	TMPD GL	TEMPERED GLASS
CLR	CLEAR	HGR	HANGER	PNT	PAINT	TOT	TOTAL
CMU	CONCRETE MASONRY UNIT			POL	POLISHED	TSL	TOP OF SLAB
CNTR	COUNTER	HM	HOLLOW METAL	PR	PAIR	TYP	TYPICAL
COL	COLUMN	HO	HOLD-OPEN	PREFAB	PREFABRICATED	UNIF	UNFINISHED
CONC	CONCRETE	HO	HOLD-OPEN	PREFIN	PREFINISHED	UON	UNLESS OTHERWISE NOTED
CONF	CONFERENCE	HORIZ	HORIZONTAL	PRELIM	PRELIMINARY	UR	URINAL
CONN	CONNECTION	HR	HOUR				
CONSTR	CONSTRUCTION	HT	HEIGHT	PTR	PAPER TOWEL RECEPTACLE		
CONT	CONTINUOUS (ATION)	HW	HOT WATER	PWR	POWER	UTIL	UTILITY
COORD	COORDINATE	HT	HEIGHT	QTY	QUANTITY	U.L.	UNDERWRITERS LABORATORIES
CORR	CORRIDOR	HWH	HOT WATER HEATER	QUAL	QUALITY	VCT	VINYL COMPOSITION TILE
CSK	COUNTERSUNK	ID	INSIDE DIAMETER	R	RISER	VERT	VERTICAL
CW	COLD WATER	IF	INSIDE FACE	RA	RETURN AIR	VEST	VESTIBULE
DBL GLZ	DOUBLE GLAZING	INCAND	INCANDESCENT	RAD	RADIUS	VIF	VERIFY IN FIELD
DED CIR	DEDICATED CIRCUIT	INSTL	INSTALLATION	RBR	RUBBER	VIN	VINYL
DEMO	DEMOLITION	INSUL	INSULATION	RC	REINFORCED CONCRETE	VNR	VENEER
DET	DETAIL	INTR	INTERIOR	RD	ROOF DRAIN	W/	WITH
DF	DRINKING FOUNTAIN	JAN	JANITOR	REC	RECESSED	W/O	WITHOUT
DH	DOUBLE HUNG	JB	JUNCTION BOX	RECPT	RECEPTACLE	W/W	WALL TO WALL
DIM	DIMENSION	KPL	KICK PLATE	REF	REFERENCE	WC	WATER CLOSET
DW	DISHWASHER	LAV	LAVATORY	REINF	REINFORCED (D) (ING) (MENT)		
DWG	DRAWING	LAV	LAVATORY	RM	ROOM	WD	WOOD
DWR	DRAWER	LTG	LIGHTING	RND	ROUND	WIDW	WINDOW
EL	ELEVATION	MAN	MANUAL	RO	ROUGH OPENING	WGL	WIRE GLASS
		MATL	MATERIAL	ROL	ROUGH OPENING	WH	WALL HUNG
		MAX	MAXIMUM	RWL	RAIN WATER LEADER	WHSE	WAREHOUSE
		MECH	MECHANICAL	SD	STORM DRAIN	WHTR	WATER HEATER
		MET	METAL	SECT	SECTION	WR	WATER RESISTANT
		MEZZ	MEZZANINE	SHT	SHEET (ING)	WSCOT	WAINSCOT
				SHTG	SHEATHING	WT	WEIGHT
				SHV	SHELVES (INC)	WTR	WATER
						WTRPRF	WATERPROOF

GENERAL NOTES

- ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND TITLE 24 C.A.C. INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT WORK AREAS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR. REFER TO THE OWNERS WRITTEN BUILDING INSTRUCTION FOR SPECIFIC INFORMATION RELATING TO USE OF PREMISES AND OPERATIONS.
- MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
- ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF FINISH, (U.O.N.). CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. AND DISCREPANCIES FOUND WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
- ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE ARCHITECT AT THE CLOSE-OUT OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. SEE NOTE 3 ABOVE.
- THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUBTRADES, AND REPORT TO DESIGN PROFESSIONAL ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
- HVAC, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING SHALL BE DESIGN/BUILD. THE RESPONSIBLE SUBCONTRACTOR SHALL PREPARE DRAWINGS AND SPECIFICATIONS FOR SUBMITTAL TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL, AND TO THE DESIGN PROFESSIONAL FOR REVIEW. THESE PLANS SHALL BE IN COMPLIANCE WITH CURRENT GOVERNING CODES INCLUDING CALIFORNIA TITLE 24 FOR ENERGY CONSERVATION AND ACCESSIBILITY.
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECT'S AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 1997 EDITION, 14 ARTICLES, 44 PAGES, WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTORS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGN PROFESSIONAL AND OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
 - ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
 - HVAC GRILL / THERMOSTAT LOCATIONS.
 - EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
 - DOOR HARDWARE SCHEDULE
 - MILLWORK
- ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

SYMBOLS / LEGEND

REFERENCE SYMBOLS	CONTROL POINTS
DETAIL	GRID LINE
DETAIL NUMBER	
SHEET NUMBER	
SECTION	WORK POINTS
SECTION NUMBER	MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED
SHEET NUMBER	
INTERIOR ELEVATION	
	WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR
ELEVATION NUMBER	
SHEET NUMBER	
SHADED PORTION IS THE DIRECTION CONSIDERED	
REVISION	ALIGN ADJACENT SURFACES
CLOUDED AROUND EXTENT OF REVISION	
SEE REVISION NUMBER AND DATE ON TITLE BLOCK	
AREA IDENTIFICATION	
	ROOM NAME
	ROOM NUMBER
	DOOR MARK, SEE DOOR SCHEDULE, SHEET D-1

PROJECT DIRECTORY

COMPANY	CONTACT	PHONE/FAX
CLIENT		
Sushirrito	Peter Yen	650/274-9549
59 New Montgomery San Francisco, Ca. 94105		
DESIGN PROFESSIONAL		
Gi Paoletti Design Lab	Gi Paoletti	415/999-1506
1895 Jefferson Street, Ste.201 San Francisco, CA 94123		
DESIGN PROFESSIONAL		
Hecho Inc.	Amber Herstein	718/609-5588
100 Bond Street Brooklyn, NY 11217		

LOCATION MAP

NORTH

CODE INFORMATION

BUILDING CODE:	2010 SAN FRANCISCO BUILDING CODE 2010 SAN FRANCISCO FIRE CODE 2010 SAN FRANCISCO MECHANICAL CODE 2010 SAN FRANCISCO PLUMBING CODE 2010 SAN FRANCISCO ELECTRIC CODE
OCCUPANCY GROUP:	B
USE:	RESTAURANT/RETAIL 05-FOOD/BEVERAGE HANDLING
CONSTRUCTION TYPE:	WOOD
PROJECT SQ. FT.	1461 S.F. TENANT SPACE 4,059 S.F. LOT SIZE
BLOCK/LOT #:	0660/023
NUMBER OF STORIES:	2

DRAWING INDEX

ARCHITECTURAL	
A-0	COVERSHEET
A-0.1	SITE PLAN
A-0.2	OCCUPANCY PLAN
A1.01	EXISTING PLAN FOR JOHNNY ROCKETS
A1.02	NEW FLOOR PLAN FOR GLAZE TERIYAKI

SCOPE OF WORK

REQUEST FOR CONDITIONAL USE AUTHORIZATION TO ALLOW THE CHANGE OF USE FROM A LIMITED RESTAURANT (PREVIOUSLY OCCUPIED BY JOHNNY ROCKETS) TO A RESTAURANT (D.B.A. GLAZE TERIYAKI) AND TO ALLOW AN OUTDOOR ACTIVITY AREA (DINING PATIO) AT THE REAR OF THE RESTAURANT. TENANT IMPROVEMENT WORK COMPLETED UNDER PERMIT APPLICATION #201301147900.

ISSUE	DATE
1 FOR CUP	MARCH 22, 2013

Approved	GLP
Drawn	GLP
Reviewed	GLP
Project No.	1217
Scale	NTS
Issue Date	12/2/12

COVERSHEET

A.0



Gi Paoletti Design Lab
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 San Francisco, Ca. 94123
 (415) 999.1506
 www.gpdesignlab.com

GLAZE TERIYAKI
 1946 FILLMORE STREET
 SAN FRANCISCO, CA.

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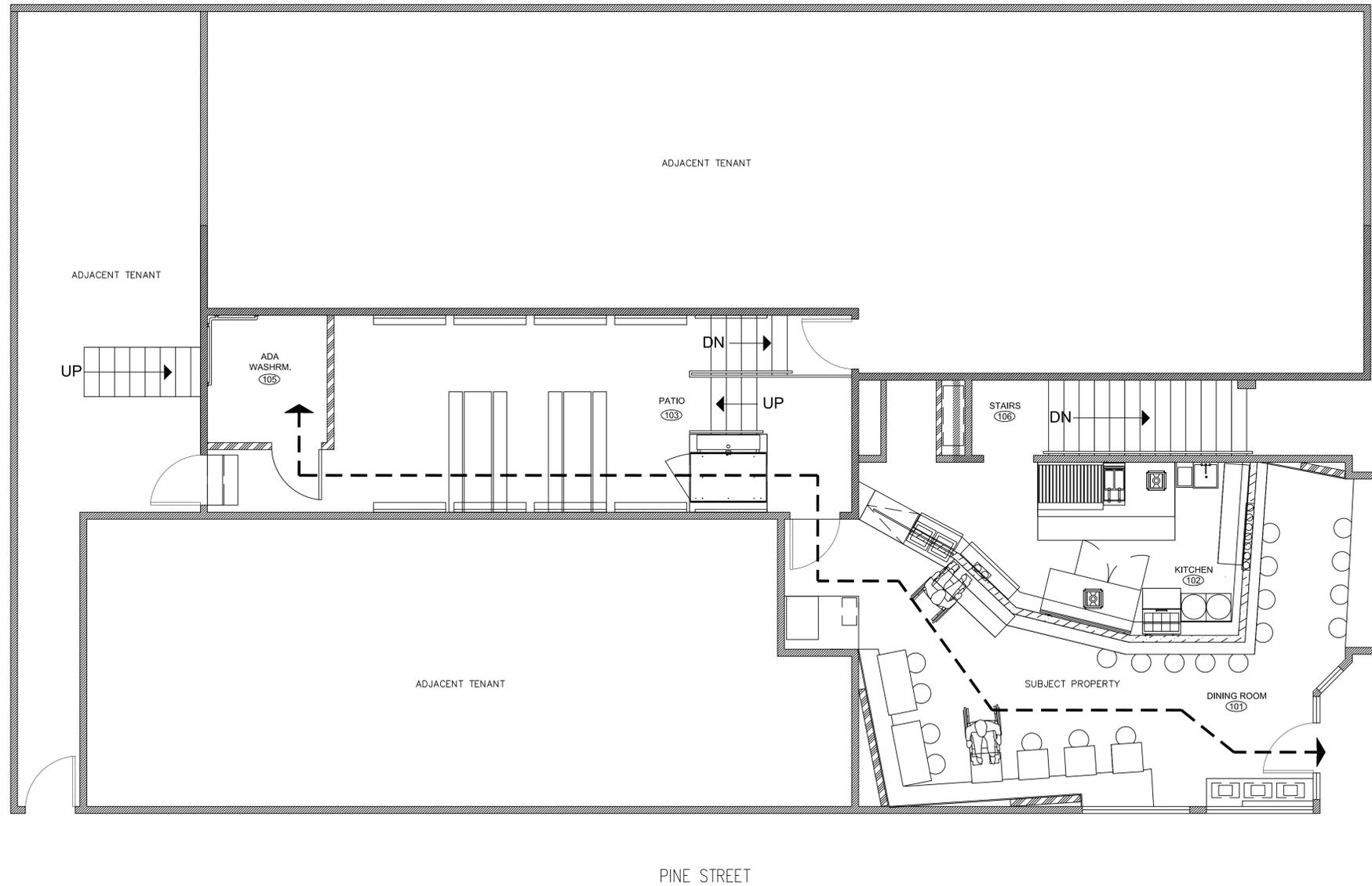
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ISSUE	DATE
1 FOR PERMIT	JANUARY 14, 2013

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	1217		
Scale	AS SHOWN	Issue Date	03/20/12

SITE PLAN

A-0.1



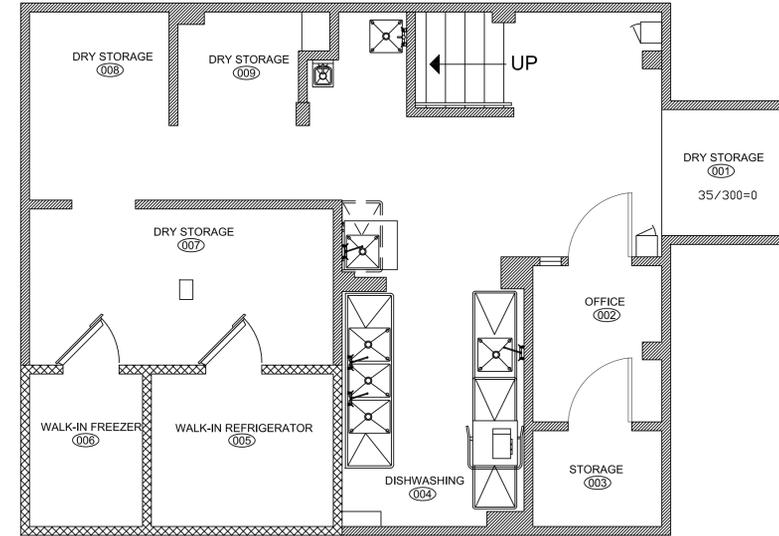
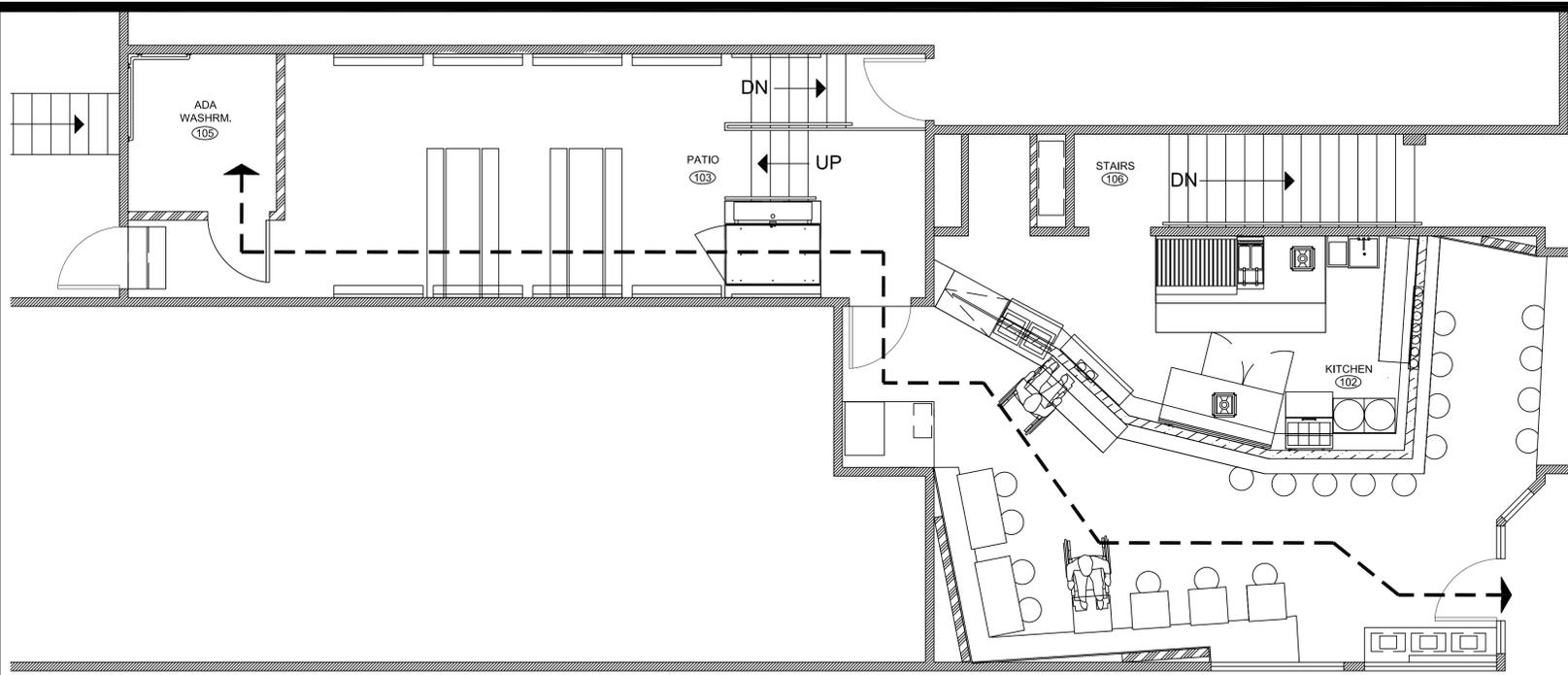
1 OCCUPANCY PLAN

1/4" = 1'-0"





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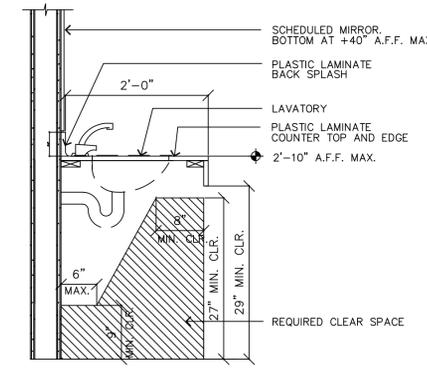


1 OCCUPANCY PLAN

1/4" = 1'-0"

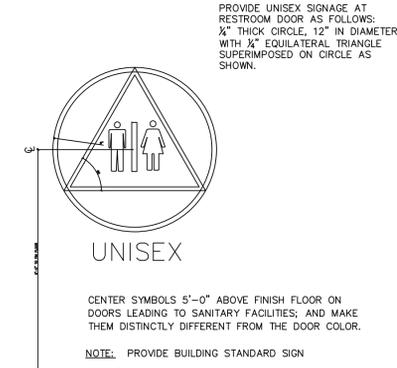
ROOM #	ROOM NAME	AREA	OCC.LOAD FACTOR	OCC.LOAD	# EXITS REQ'D	# EXITS
001	DRY STORAGE	35	300	0		
002	OFFICE	43	100	1		
003	STORAGE	27	300	0		
004	DISHWASHING	144	200	1		
005	WALK IN	INCL IN 007				
006	WALK IN	INCL IN 007				
007	DRY STORAGE	204	300	1		
008	DRY STORAGE	35	300	0		
009	DRY STORAGE	32	300	0		
101	DINING	384	15	26		
102	KITCHEN	242	200	1		
103	PATIO	261	15	18		
105	ADA RESTROOM	54	ACC	0		
TOTAL: TENANT SPACE		1461		49	1	1

EXISTING OCCUPANCY LOAD OF FORMER RESTAURANT TENANT IS 49 OCCUPANTS.



3 LAVATORY CLEARANCES

1'+1'-0"



4 ADA RESTROOM SIGNAGE

N.T.S.

2 OCCUPANCY LOADS - EXITING

1. TITLE-24 REQUIREMENTS. REFER TO CBC 2010, SECTION 1133B FOR ENTRANCES, EXITS AND PATH OF TRAVEL REQUIREMENTS.

A. FOR PRESSURES AS FOLLOWS:
EXTERIOR DOORS: MAX. EFFORT TO OPERATE DOORS = 5 LBS.
INTERIOR DOORS: MAX. EFFORT TO OPERATE DOORS = 5 LBS.
FIRE DOORS: MAX. EFFORT TO OPERATE DOORS = 15 LBS.

B. ALL THRESHOLDS IN PATH OF TRAVEL SHALL MEET TITLE-24 REQUIREMENTS.

2. EXISTING CONDITIONS.
- EXISTING PATH OF TRAVEL MEETS TITLE-24 REQUIREMENTS.

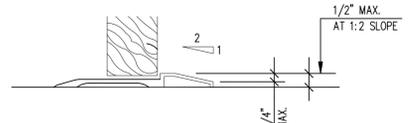
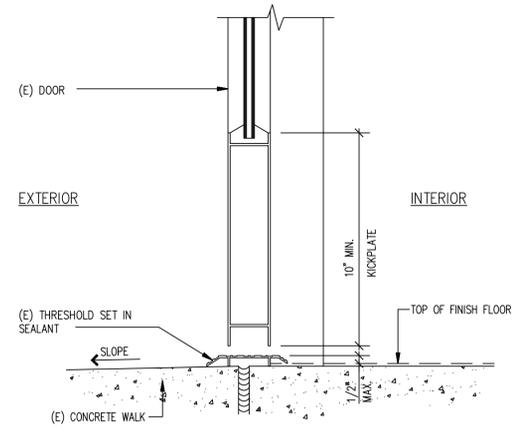


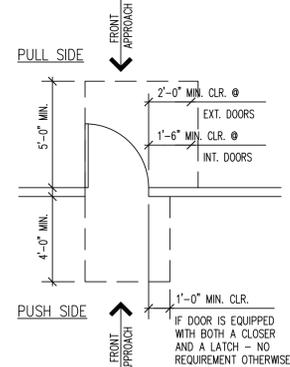
FIG. NO. 33-5C

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



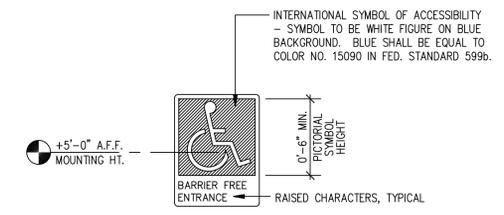
A STOREFRONT EXT. DOOR THRESHOLD

N.T.S.



(A) FRONT APPROACH LEVEL MANEUVERING CLEARANCES AT SWINGING DOORS

N.T.S.



NOTE: "SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR."

C INTERNATIONAL SYMBOL OF ACCESSIBILITY

N.T.S.



REFERENCE NORTH

GLAZE TERIYAKI
1946 FILLMORE STREET
SAN FRANCISCO, CA.

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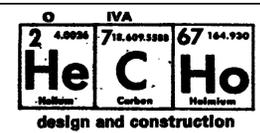
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ISSUE	DATE
1 FOR PERMIT	JANUARY 14, 2013

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	1217		
Scale	AS SHOWN	Issue Date	03/20/12

OCCUPANCY PLAN

A-0.2



PROJECT

Glaze Teriyaki
 1946 Fillmore St. San Francisco CA 94115

DESIGN

HECHO INC.
 Design and Construction
 104 Bond St. Brooklyn NY 11217
 p 718.609.5588

ARCHITECT OF RECORD

GI PAOLETTI DESIGN LAB
 1895 Jefferson ST. Ste. 201 San Francisco, CA 94123
 p 415.999.1506

DATE	ISSUED FOR:
2012.12.04	BID SET
2013.01.11	FILE SET

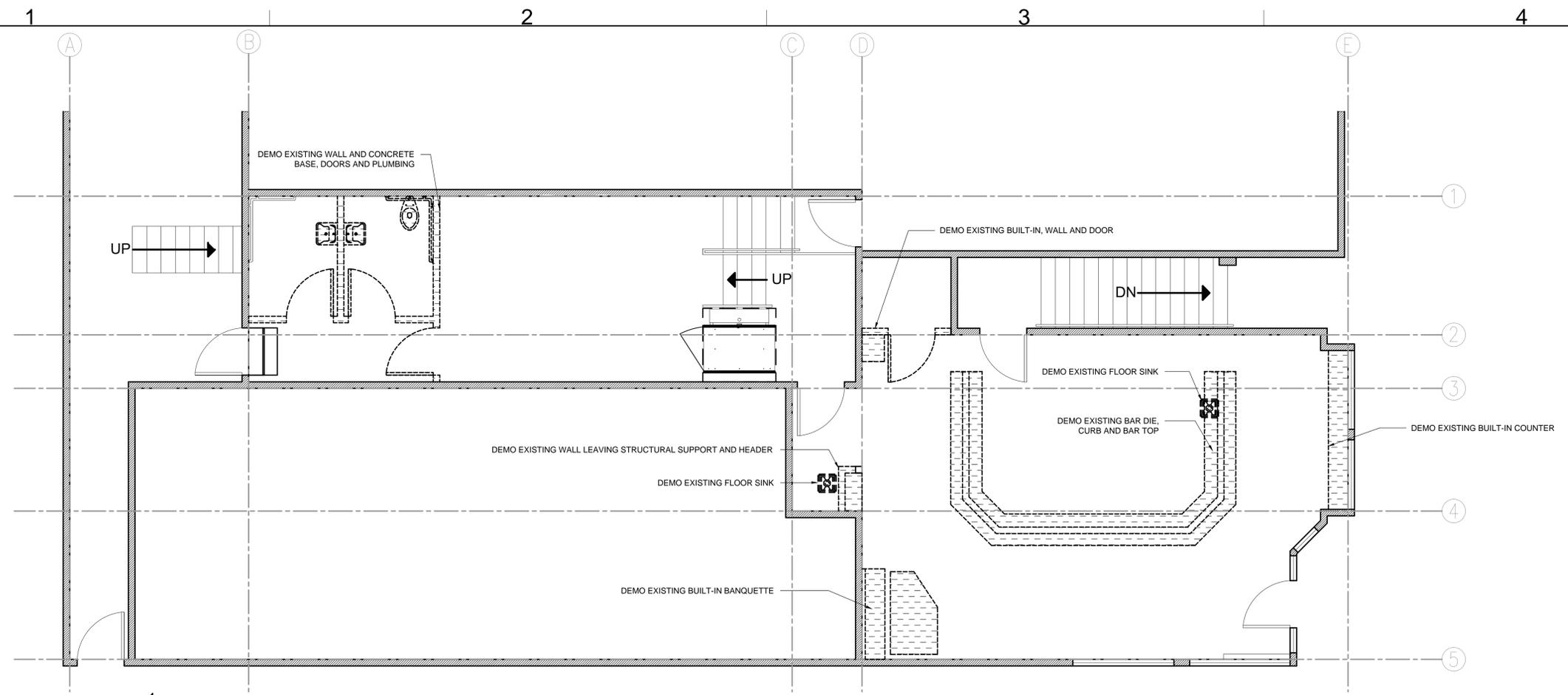
NO.	DATE	REVISION
01	YYYY.MM.DD	XXXXXXX

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

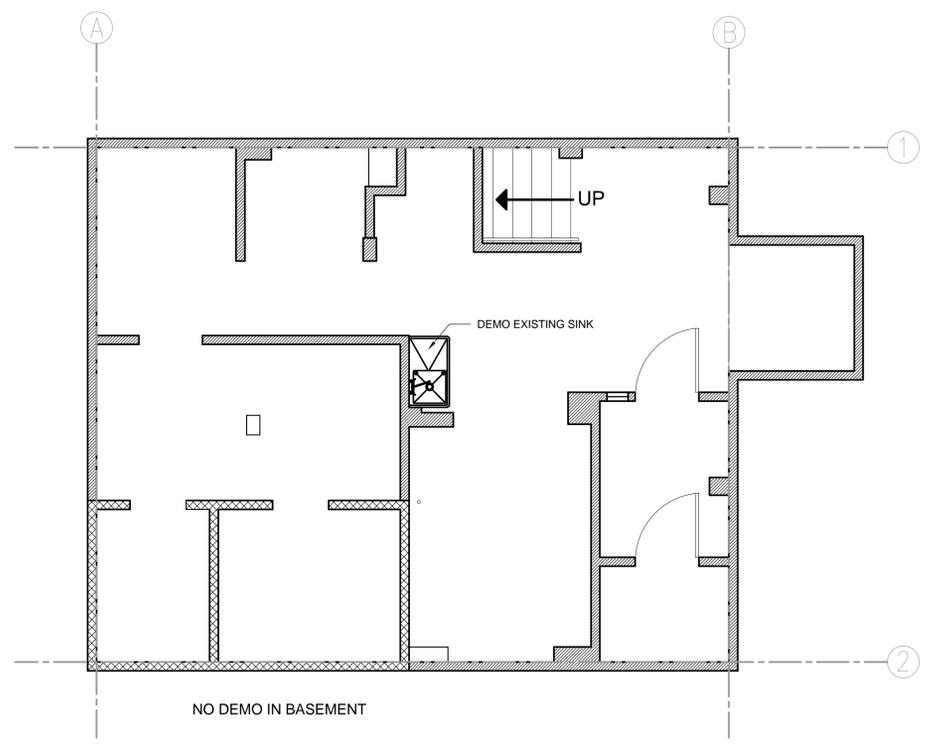
Drawing Title:
 DEMO PLANS

Seal & Signature:	Date: 2013.01.11
	Project No:
	Drawing By: ARH
	Check By: TKM
	Dwg No.:

A1.01



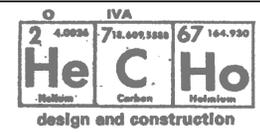
1 GROUND FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



2 BASEMENT DEMO PLAN
 SCALE: 1/4"=1'-0"



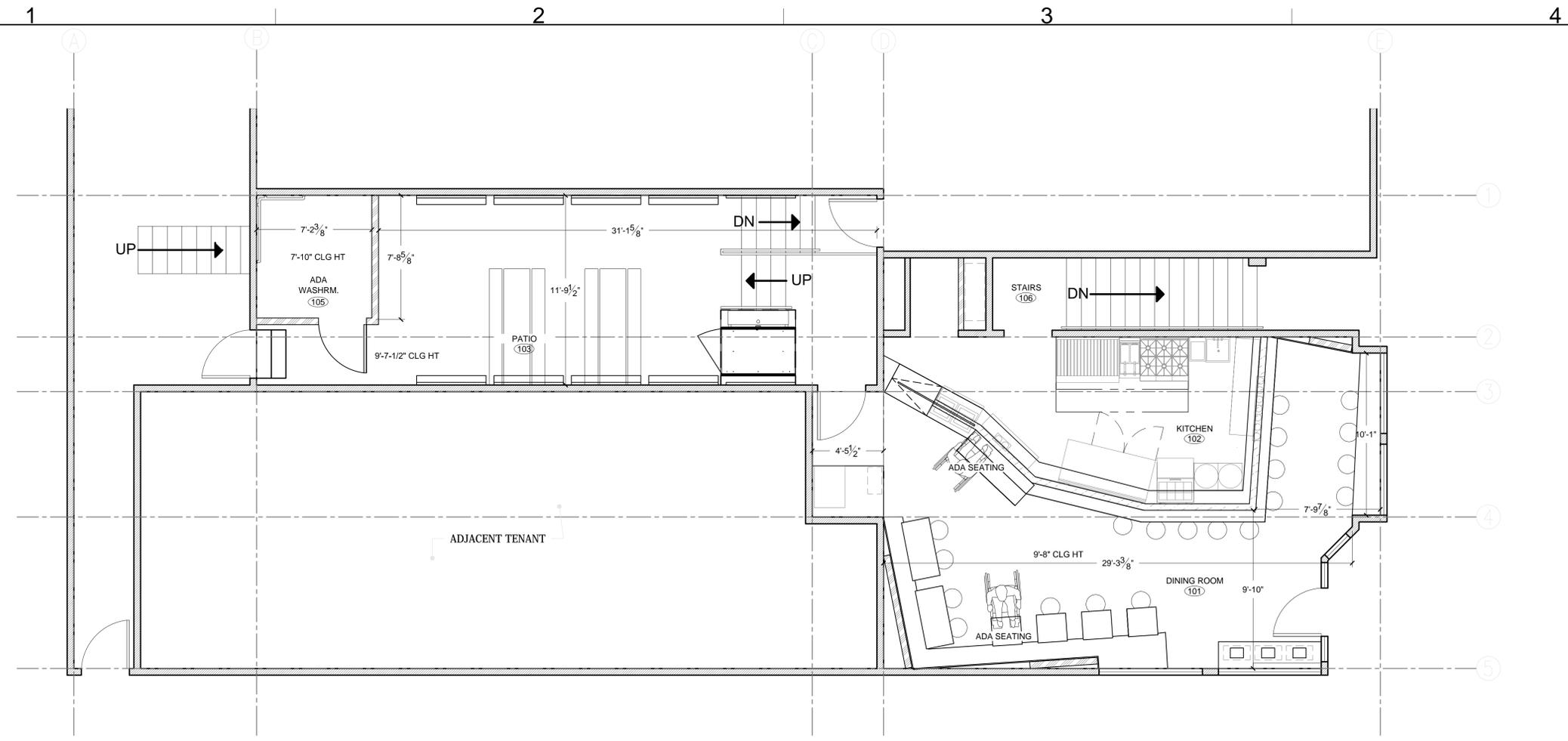
DEMO



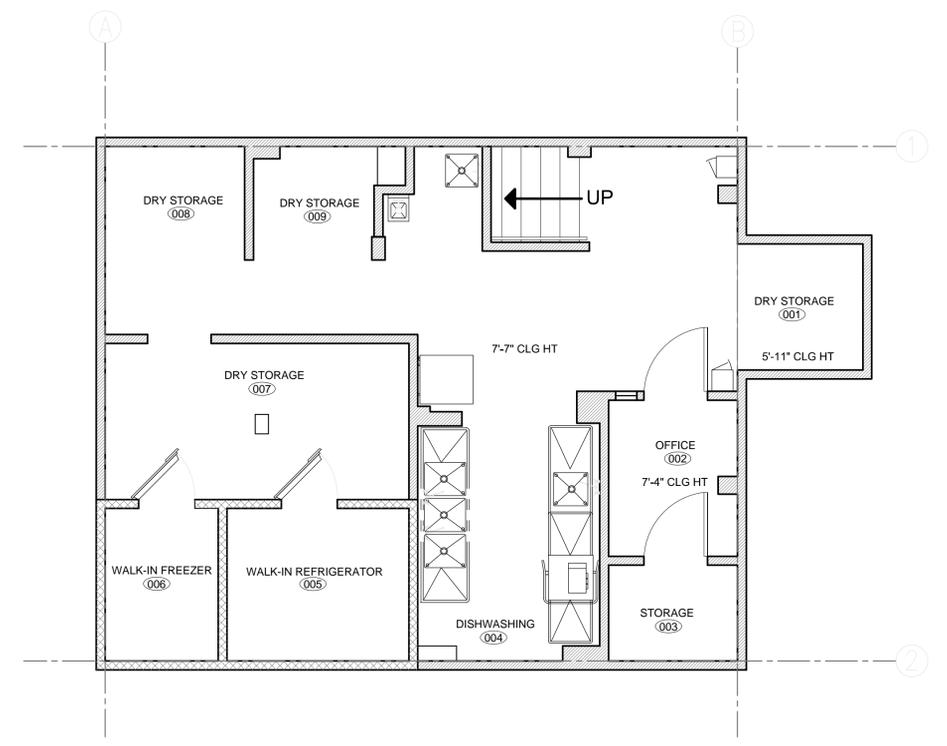
PROJECT
Glaze Teriyaki
 1946 Fillmore St. San Francisco CA 94115

DESIGN
HECHO INC.
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 p 718.609.5588

ARCHITECT OF RECORD
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 p 415.999.1506



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



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

DOOR AND WINDOW SCHEDULE			
DOORS			
DR-101A	ENTRY DOOR	DINING ROOM 101	EXISTING
DR-101B	DOOR TO PATIO	DINING ROOM 101	EXISTING
DR-102A	DOOR TO STORAGE	OMIT	
DR-102B	DOOR AT STAIRWELL	OMIT	
DR-103A	DOOR AT PATIO	PATIO 103	EXISTING
DR-103B	DOOR AT PATIO	PATIO 103	EXISTING
DR-105A	WASHROOM DOOR	ADA WASHROOM 105	CFCI
DR-002A	BASEMENT OFFICE DOOR	OFFICE 002	EXISTING
DR-003A	BASEMENT STORAGE DOOR	STORAGE 003	EXISTING
WINDOWS			
WDW-1	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-2	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-3	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-4	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-5	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-6	EXISTING WINDOW	STOREFRONT	EXISTING
WDW-7	EXISTING WINDOW	STOREFRONT	EXISTING

NOTES:
 PLEASE REFERENCE ENLARGED PLAN ON A3.01 FOR MORE DETAILED DIMENSIONS.
 ALL DIMENSIONS TO BE VERIFIED IN FIELD. RESPOND WITH ANY QUESTIONS OR CONCERNS

WALL TYPE LEGEND

- EXISTING WALL
- NEW WALL
- NEW BAR DIE HALF WALL
- EXISTING WALK-IN WALL

DATE	ISSUED FOR:
2012.12.04	BID SET
2013.01.11	FILE SET

NO.	DATE	REVISION
01	2013.02.01	
02	2013.05.01	
03	2013.26.02	

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

Drawing Title:
FLOOR PLANS

Seal & Signature: _____ Date: 2013.01.11

Project No: _____
 Drawing By: ARH
 Check By: JKM
 Dwg No: _____