



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 10, 2014

Date: April 3, 2014
Case No.: 2014.0252C
Project Address: 3571 Sacramento Street
Zoning: Sacramento Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1019/023
Project Sponsor: Elizabeth Schmidt
1315 La Vista Avenue
Concord, CA 94521
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 724.52 to convert vacant commercial space previously occupied by a retail store (d.b.a. Philanthropist) into a personal service use as a hair salon (d.b.a. Cherry Blow Dry Bar) on the ground floor of a two-story commercial building within the Sacramento Street Neighborhood Commercial District and 40-X Height and Bulk District. The approximately 1,625 square foot hair salon would consist of a reception area, salon area, office, restroom, storage, and employee break room. No exterior modifications or expansion to the existing building envelope are proposed.

The proposed business would be open daily, operating between the hours of 7:00 am and 9:00 pm with up to 75 clients per day.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 3571 Sacramento Street, on the south side between Locust and Laurel Streets within the Sacramento Street Neighborhood Commercial District (NCD), 40-X Height and Bulk District. The parcel is located at Assessor's Block 1019, Lot 023 and is approximately 2,500 square feet in size (25 feet wide by 100 feet deep). The two-story building is currently vacant on the ground floor (formerly retail use) and occupied by offices on the second floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Presidio Heights neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings mostly featuring residential uses above ground floor commercial establishments. The scale of development in the area consists of an eclectic mix

of one- to three-story buildings built between the Victorian era and the 1990s. Generally, the commercial establishments characterizing this portion of Sacramento Street include a mix of specialty shops featuring antiques, home furnishings, clothing, business and personal service establishments, a market, optometry shops, and restaurants. The surrounding zoning is primarily RM-1 (Residential, Mixed, Low-Density) and NC-S (Neighborhood Commercial Shopping Center) to the south.

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	March 21, 2014	March 19, 2014	22 days
Posted Notice	20 days	March 21, 2014	March 21, 2014	20 days
Mailed Notice	10 days	March 21, 2014	March 19, 2014	22 days

PUBLIC COMMENT

- To date, the Department has received one phone call in opposition to the project based on higher parking demand for the proposed salon use versus the previous retail clothing store use. The caller had a general concern about the overdevelopment of Sacramento Street, shortage of parking, and profusion of double-parked vehicles.

ISSUES AND OTHER CONSIDERATIONS

- The project is consistent with Guidelines contained within the Commerce and Industry Element of the General Plan that encourage more active uses that serve the general public on the ground floor and uses that fully utilize the ground floor and discourage uses that detract from the livability of the district.
- The Sacramento Street NCD extends five blocks from Spruce to Lyon Streets. Although there are approximately five hair salons within the district, none of these salons specialize in the same type of services offered by the project sponsor (blow outs and hair extensions).
- According to the business's website, the proposed use operates as a franchise and has four locations outside San Francisco (two in operation in Florida and two pending). The business is thus not considered to be a Formula Retail use as defined in Planning Code Section 703.3(b).

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a personal service use within the Sacramento Street NCD, pursuant to Planning Code Sections 724.52, 790.116 and 303.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space and will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood.
- It will provide new job opportunities.
- The project meets all applicable requirements of the Planning Code.
- The business would serve the immediate neighborhood, which residents can access by walking or taking public transit.
- The business is not a Formula Retail use.

RECOMMENDATION: Approval with Conditions

Attachments:

Draft Motion

Block Book Map

Sanborn Map

Aerial Photograph

Zoning Map

Site Photograph

Project Sponsor Submittal, including:

- Site Photographs

- Reduced Plans

- Formula Retail Establishments: Affidavit for Compliance

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 | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

LA _____

Planner's Initials

KG: G:\Cases\14.0252 C 3571 Sacramento St\ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

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: APRIL 10, 2014

Date: April 3, 2014
Case No.: **2014.0252C**
Project Address: **3571 SACRAMENTO STREET**
Zoning: Sacramento Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1019/023
Project Sponsor: Elizabeth Schmidt
1315 La Vista Avenue
Concord, CA 94521
Staff Contact: Laura Ajello – (415) 575-9142
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 and 724.52 OF THE PLANNING CODE TO CONVERT VACANT COMMERCIAL SPACE PREVIOUSLY OCCUPIED BY A RETAIL STORE (D.B.A. PHILANTHROPIST) INTO A PERSONAL SERVICE USE AS A HAIR SALON (D.B.A. CHERRY BLOW DRY BAR) ON THE GROUND FLOOR OF A TWO-STORY COMMERCIAL BUILDING WITHIN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 18, 2014 Elizabeth Schmidt (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization pursuant to Planning Code Sections 303 and 724.52 to convert vacant commercial space previously occupied by a retail store (d.b.a. Philanthropist) into a personal service use as a hair salon (d.b.a. Cherry Blow Dry Bar) on the ground floor of a two-story commercial building within the Sacramento Street Neighborhood Commercial District and 40-X Height and Bulk District. The approximately 1,625 square foot hair salon would consist of a reception area, salon area, office, restroom, storage and employee break room. No exterior modifications or expansion to the existing building envelope are proposed.

On April 10, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0252C.

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. 2014.0252C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at 3571 Sacramento Street, on the south side between Locust and Laurel Streets within the Sacramento Street Neighborhood Commercial District (NCD), 40-X Height and Bulk District. The parcel is located at Assessor's Block 1019, Lot 023 and is approximately 2,500 square feet in size (25 feet wide by 100 feet deep). The two-story building is currently vacant on the ground floor (formerly retail use) and occupied by offices on the second floor.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Presidio Heights neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings mostly featuring residential uses above ground floor commercial establishments. The scale of development in the area consists of an eclectic mix of one- to three-story buildings built between the Victorian era and the 1990s. Generally, the commercial establishments characterizing this portion of Sacramento Street include a mix of specialty shops featuring antiques, home furnishings, clothing, business and personal service establishments, a market, optometry shops, and restaurants. The surrounding zoning is primarily RM-1 (Residential, Mixed, Low-Density) and NC-S (Neighborhood Commercial Shopping Center) to the south.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 724.52 to convert vacant commercial space previously occupied by a retail store (d.b.a. Philanthropist) into a personal service use as hair salon (d.b.a. Cherry Blow Dry Bar) on the ground floor of a two-story commercial building within the Sacramento Street Neighborhood Commercial District and 40-X Height and Bulk District. The approximately 1,625 square foot hair salon would consist of a reception area, salon area, office, restroom, storage

and employee break room. No exterior modifications or expansion to the existing building envelope are proposed.

5. **Public Comment.** To date, the Department has received one phone call in opposition to the project based on higher parking demand for the proposed salon use versus the previous retail clothing store use. The caller had a general concern about the overdevelopment of Sacramento Street, shortage of parking, and profusion of double-parked vehicles.
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. **Personal Service Use.** Planning Code Section 724.52 states that in the Sacramento Street NCD, a Conditional Use Authorization is required for a Personal Service Use, as defined by Planning Code Section 790.114.

The proposed salon intends to provide hair services at the vacant ground floor commercial space.

- B. **Hours of Operation.** Planning Code Section 724.27 states that maintaining hours of operation from 6:00 am until 12:00 am is permitted in the Sacramento Street NCD.

The salon would be open daily, operating between the hours of 7:00 am to 9:00 pm.

- C. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The Subject Property contains approximately 1,625 square-feet of occupied floor area and thus does not require any off-street parking.

- D. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 states that street frontages with active uses should be pedestrian-oriented, fine-grained, and appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

The salon would occupy the ground floor of the existing building. Although the proposed project does not intend to modify the existing storefront, the current configuration provides a street frontage that is pedestrian-oriented, appropriate and compatible with the surrounding neighborhood. The windows are clear and unobstructed.

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

7. **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 salon would provide a use that would be compatible with the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by occupying a vacant storefront.

- 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 and the project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope; there would be no expansion to the existing building.

- 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 or loading for a 1,625 square-foot salon. 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. There is on-street parking in front of the subject property and in the surrounding neighborhood. In addition, the project site is well served by transit. There are nearby stops for MUNI bus lines 1BX-California Express, 1-California, 2-Clement, 3-Jackson, 33-Stanyan, and 43-Masonic.

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

There would not be any noxious or offensive emissions associated with the proposed project.

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

Since the project does not propose the physical expansion of the existing commercial space, no additional landscaping is required. There would be no addition of open space, parking or loading areas, or service areas. The Department shall review all proposed lighting and signage for consistency with the controls of the Planning Code.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The project is consistent with the stated purpose of the Sacramento Street NCD in that the intended use is a neighborhood-serving business.

8. **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 salon would provide desirable services to the neighborhood and would provide resident employment opportunities to those in the community. Further, the project site is located within a Neighborhood Commercial 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 salon would replace a currently vacant storefront with a neighborhood-serving use, thereby enhancing 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.

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.

The proposed salon would be independently and locally owned. This is not a Formula Retail use.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 project would preserve and enhance the existing neighborhood-serving uses by occupying a vacant commercial space to serve the needs of residents by providing hair services. The business would be locally owned and would provide employment opportunities for the community.

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

Existing housing would not be affected by the project. The project would preserve and enhance the cultural and economic diversity of the neighborhood by allowing a new business in the area.

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

The project would not displace any housing.

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

The project would not significantly increase traffic congestion or the availability of parking in the neighborhood. The project is a neighborhood-serving use to which residents and employees can access by walking or taking public transit. There are nearby stops for MUNI bus lines 1BX-California Express, 1-California, 2-Clement, 3-Jackson, 33-Stanyan, and 43-Masonic.

- 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.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- 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 would not affect any city-owned parks or open space.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0252C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 6, 2014, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on April 10, 2014.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 10, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert vacant commercial space previously occupied by a retail store (d.b.a. Philanthropist) into a personal service use as a hair salon (d.b.a. Cherry Blow Dry Bar) located at 3571 Sacramento Street, Block 1019, and Lot 023 pursuant to Planning Code Sections 303 and 724.52 within the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated **January 6, 2014**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.0252C** and subject to conditions of approval reviewed and approved by the Commission on **April 10, 2014** 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 **April 10, 2014** 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

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

DESIGN

1. **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.

2. **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

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

MONITORING

1. **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

2. **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

1. **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>

2. **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

3. **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.

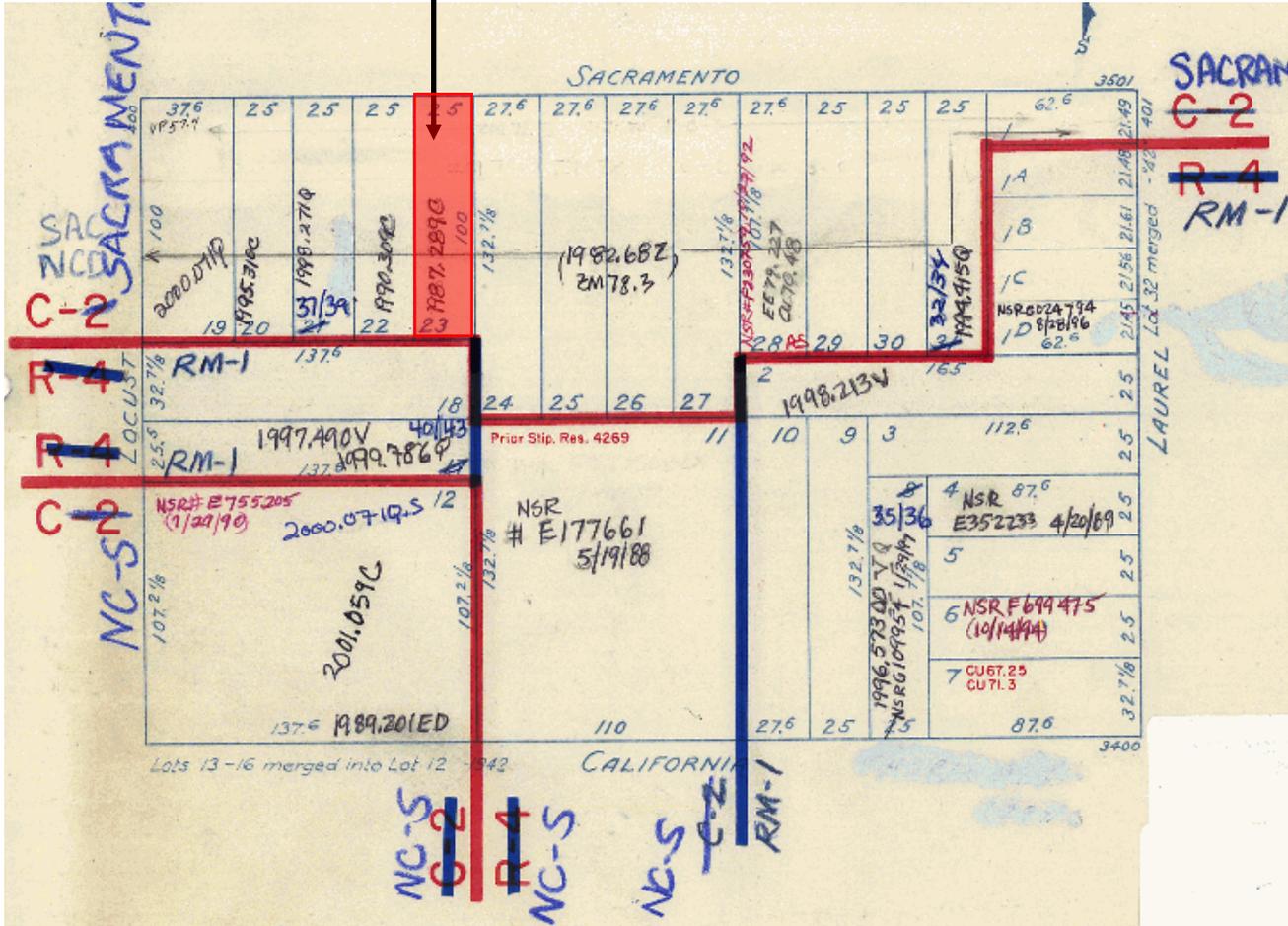
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

4. **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

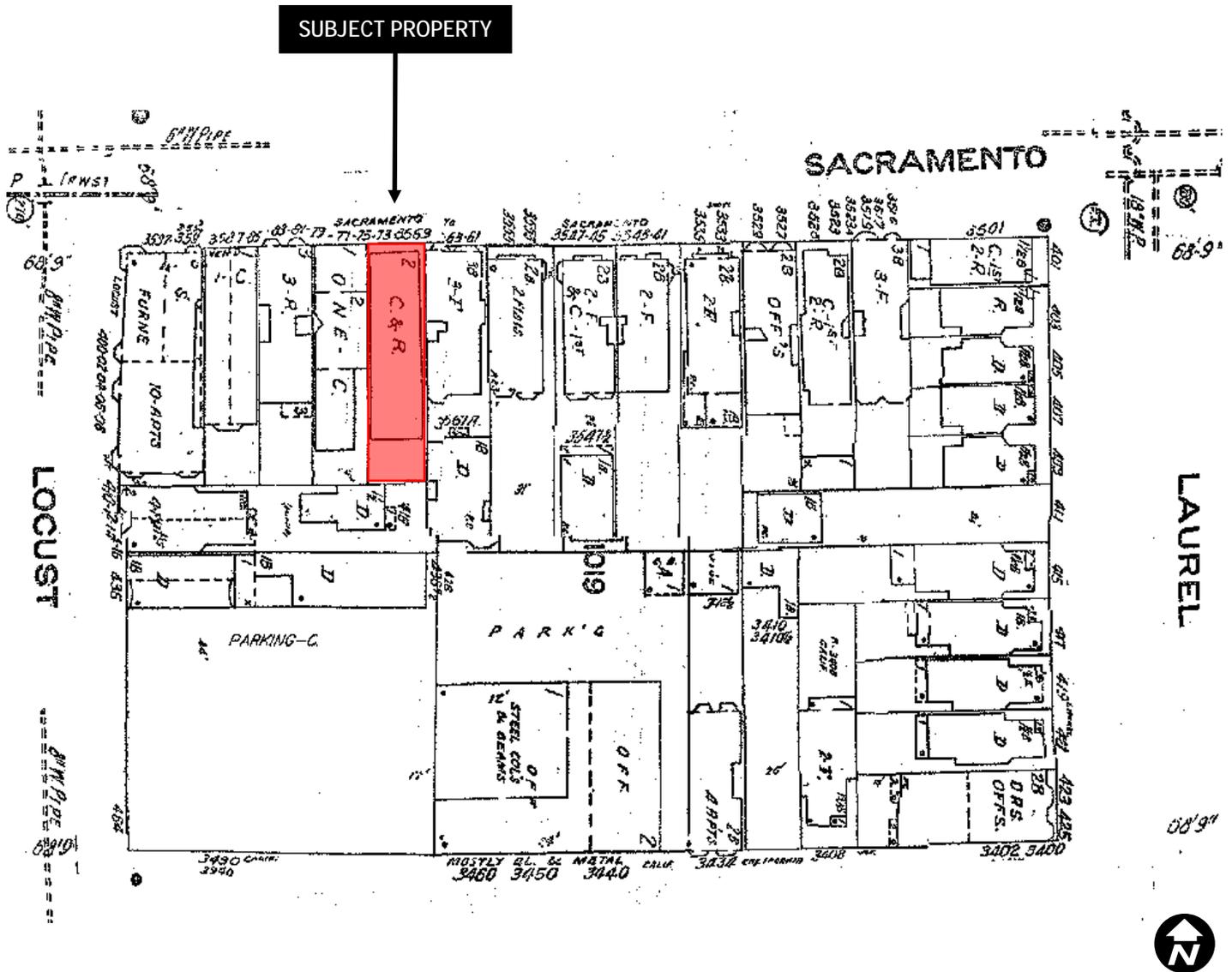
Parcel Map

SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2014.0252C
 Cherry Blow Dry Bar (Hair Salon)
 3571 Sacramento 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 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

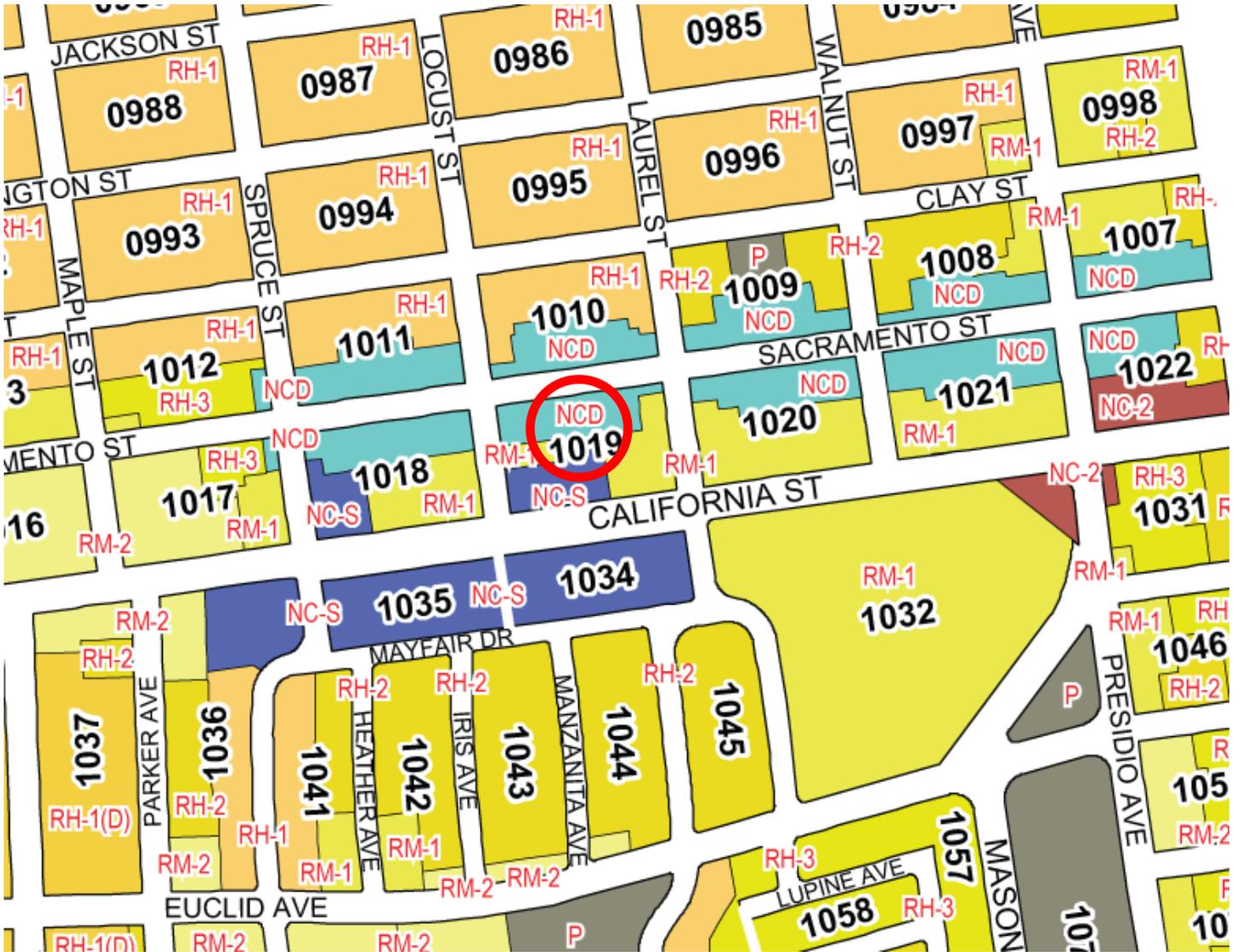
Aerial Photo

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

Zoning Map



Conditional Use Hearing
Case Number 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

Site Photo



Conditional Use Hearing
Case Number 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

Context Photo



Subject property at right, looking toward Laurel Street

Conditional Use Hearing
Case Number 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

Context Photo



Subject property at left, looking toward Locust Street

Conditional Use Hearing
Case Number 2014.0252C
Cherry Blow Dry Bar (Hair Salon)
3571 Sacramento Street

GENERAL NOTES

- THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO START OF CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE TO COORDINATE THE WORK WITH THE WORK OF ALL OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKERS DURING THE COURSE OF THE WORK.
- ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST WORKMAN-LIKE MANNER.
- THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE EXECUTION OF THEIR WORK AND FOR ANY CHANGES AND/OR DEVIATIONS FROM DRAWINGS AND SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. THE COST OF CORRECTIONS RESULTING FROM CHANGES AND/OR DEVIATIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- DESIGN ALTERATIONS MADE WITHOUT THE ARCHITECT'S KNOWLEDGE DURING THE COURSE OF CONSTRUCTION ARE DONE AT THE OWNER'S AND/OR CONTRACTOR'S RISK. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSEQUENCES OF SUCH CHANGES.
- THE GENERAL CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- A COMPLETE SET OF CONTRACT DOCUMENTS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL INSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER THEIR CONTRACT AND BY OTHERS.
- THE GENERAL CONTRACTOR SHALL DO ALL WALL AND FLOOR PATCHING TO CONFORM TO MATERIAL, TEXTURE, AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE.
- PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
- PATCH, REPAIR, OR REPLACE ALL WORK DAMAGED BY NEW CONSTRUCTION.
- REMOVE ALL DEBRIS AS THE WORK PROGRESSES AND AT THE COMPLETION OF THE PROJECT.
- DO NOT SCALE DRAWINGS FOR ANY REASON. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT BEFORE CONTINUING WORK.
- WHERE LISTED, PRODUCT DISTRIBUTORS ARE PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS NOT REQUIRED TO USE THE LISTED DISTRIBUTORS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND CUTTING FOR NEW UTILITIES AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE ALL DEMOLISHED MATERIAL, NOT DESIGNATED FOR RE-USE, FROM THE PREMISES. LEAVE THE PREMISES CLEAN, NEAT, AND ORDERLY AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL ABANDONED PIPES, CONDUIT, DUCTING, WIRING AND OTHER ABANDONED UTILITIES AS FAR BACK TO THEIR ENTRY SOURCE AS POSSIBLE WHETHER SPECIFICALLY INDICATED ON THE DRAWINGS OR NOT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THIS SITE PRIOR TO SUBMITTING PROPOSALS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS INDICATED ON THE DRAWINGS VERSUS WHAT THE ACTUAL SITE CONDITIONS ARE, THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL ASK FOR CLARIFICATION. FAILURE TO DO SO MEANS ACCEPTANCE BY THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS OF ALL CONDITIONS.
- THE ARCHITECT HAS NO KNOWLEDGE OF HAZARDOUS MATERIAL ON THIS PROJECT. THE ARCHITECT CANNOT BE HELD LIABLE FOR ANY SUCH MATERIAL ASBESTOS, LEAD PAINT OR OTHER SIMILAR PRODUCT THAT MAY BE UNCOVERED ON THIS PROJECT. IF SUCH MATERIAL IS ENCOUNTERED OR SUSPECTED THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF SUCH MATERIAL AS REQUIRED PRIOR TO COMMENCEMENT OF THE RENOVATION.
- THE ARCHITECT HAS NO CONTROL OR RESPONSIBILITY FOR THE MEANS, TECHNIQUES SEQUENCE, OR PROCEDURES OF CONSTRUCTION OR SAFETY PROGRAMS FOR THIS PROJECT. SUCH PROGRAMS AND COMPLIANCE WITH ALL LAWS, RULES, REGULATIONS, CODES OR ORDINANCES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE SUB-CONTRACTORS SHALL APPLY FOR AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE REMOVAL OF FLOOR SLAB FOR INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY SAW CUTTING UNLESS THE EXISTING FLOOR SLAB IS A STRUCTURAL SLAB. THEN THE PLUMBING INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY CORE DRILLING. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE STRUCTURAL SLAB X-RAYED SO THAT ANY PENETRATIONS DO NOT REDUCE THE STRUCTURAL INTEGRITY OF EXISTING SLAB.
- PENETRATIONS OF THE ROOF LARGER THAN 2'-0" X 2'-0" FOR THE INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL REQUIRE A SUPPORT FRAME TO CARRY THE LOAD TO THE BUILDING'S STRUCTURE.
- ANY WORK THAT REQUIRES PENETRATING THE ROOF SYSTEM SHALL BE PERFORMED BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD.
- ELECTRICAL CONDUIT, WATER LINE, DUCT SUPPORTS/HANGERS, ETC. SHALL NOT BE ATTACHED TO UNDERSIDE OF THE ROOF DECK.
- CONTRACTOR SHALL PROVIDE CERTIFICATION OF ALL ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PILES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, METERS, METER BOXES, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

SCOPE OF WORK

PROVIDE NEW TENANT BUILD-OUT OF EXISTING SPACE. PROPOSED TENANT WILL BE ADDING NEW INTERIOR WALLS, UPGRADING THE EXISTING TOILET ROOM TO MEET ADA REQUIREMENTS AND ADD A SECOND ADA COMPLIANT TOILET ROOM. EXISTING ADA RAMP AND EXITS WILL REMAIN.

SITE LOCATION MAP



**3571 Sacramento Street
San Francisco, California 94115**

LIST OF DRAWINGS

ARCHITECTURAL

- A-1 CODE INFORMATION, GENERAL NOTES & ARCHITECTURAL SITE PLAN
- A-2 FLOOR PLAN, DOOR SCHEDULE, DETAILS & NOTES
- A-3 REFLECTED CEILING PLAN, SCHEDULES, DETAILS & NOTES
- A-4 FINISH PLAN, SCHEDULES, INTERIOR ELEVATIONS, DETAILS & NOTES
- A-5 EQUIPMENT/FURNITURE PLAN, EQUIPMENT SCHEDULE & DISABLED ACCESS FORMS
- A-6 PARTITION TYPES, INTERIOR ELEVATION & DETAILS

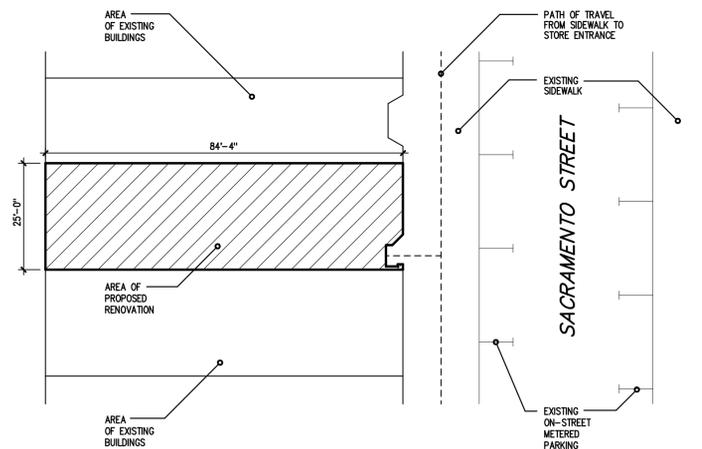
MECHANICAL

- P-1 PLUMBING FLOOR PLAN, SCHEDULES, DETAILS & NOTES
- P-2 PLUMBING RISER DIAGRAMS
- E-1 LIGHTING PLAN, SCHEDULES, LIGHTING CONTROL ONE-LINE DIAGRAM & NOTES
- E-2 POWER PLAN, PANEL SCHEDULE & NOTES
- E-3 TITLE 24 LIGHTING COMPLIANCE FORMS

CODE INFORMATION

- USE GROUP: B, BUSINESS
- CONSTRUCTION TYPE: VB - NON PROTECTED
- SPRINKLERS: YES
- AREA: 1,625 SQ. FT.
- VOLUME: 18,411 CU. FT. APPROXIMATE
- OCCUPANCY:
BUSINESS USE: (100 SQ. FT. PER OCCUPANT)
AREA = 1,625 SQ. FT. /100 SQ. FT. = 16.25 = 17OCCUPANTS
ACTUAL OCCUPANTS = 35OCCUPANTS
TOTAL OCCUPANT LOAD = 35OCCUPANTS
- ALL WORK PERFORMED SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES THAT APPLY. PLANS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
BUILDING CODE: 2010 EDITION CALIFORNIA BUILDING CODE, TITLE 24, PART 2
PLUMBING CODE: 2010 CALIFORNIA PLUMBING CODE
MECHANICAL CODE: 2010 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE: 2010 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
ENERGY CODE: 2010 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
FIRE/LIFE SAFETY CODE: 2010 CALIFORNIA FIRE CODE, TITLE 24, PART 9
ACCESSIBILITY CODE: 2010 EDITION CALIFORNIA BUILDING CODE, TITLE 24, PART 2
- THESE PLANS SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 COR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN FRANCISCO.

ARCHITECTURAL SITE PLAN

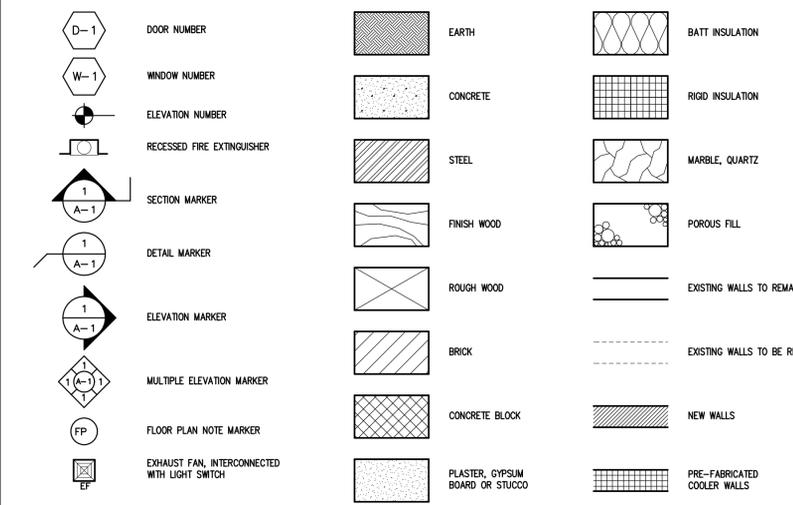


ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

ABBREVIATIONS

A.C.T. ACoustical TILE CEILING	F.D. FLOOR DRAIN	PART. PARTITION
A.D. ACCESS DOOR	F.E. FIRE EXTINGUISHER	PCS. PIECES
A.F.F. ABOVE FINISHED FLOOR	F.F.E. FINISHED FLOOR ELEVATION	PERF. PERFORATED PROPERTY LINE
A/E ARCHITECT AND ENGINEER	FG FINISH GRADE	PL. PLASTIC
ALT. ALTERNATE	FIN. FINISH	PLD. PAINTED
ALUM. ALUMINUM	FLASH. FLASHING	PVC POLY VINYL CHLORIDE
APPROX. APPROXIMATELY	FLR. FLOOR	
ARCH. ARCHITECT	FOUND. FOUNDATION	
⊙ AT	F.R.T. FIRE RETARDANT TREATED	
	FSP FIRE STANDPIPE	
BC BOTTOM OF CURB		R. RISER
BL. BUILDING LINE		R.D. ROOF DRAIN
BLDG. BUILDING	GA. GAUGE	RECEPT. RECEPTACLE
BLKG. BLOCKING	GALV. GALVANIZED	REINF. REINFORCED
BM. BEAM	G.C. GENERAL CONTRACTOR	REQ'D. REQUIRED
BOT. BOTTOM	GL. GLASS	RM. ROOM
BS. BOTTOM SIDE	GYP. BD. GYPSUM BOARD	RO. ROUGH OPENING
	HGT. HEIGHT	SC. SIAMESE CONNECTION
CAB. CABINET	H.M. HOLLOW METAL	SCHED. SCHEDULE
CEM. CEMENT	HORIZ. HORIZONTAL	SECT. SECTION
CF. CUBIC FEET	HW. HOT WATER HEATER	SF. SQUARE FOOT
C.J. CONTROL JOINT		SHT. SHEET
CL. CLOSET	I.D. INSIDE DIAMETER	SIM. SIMILAR
CLG. CEILING	INFO. INFORMATION	SPECS. SPECIFICATIONS
CONC. CONCRETE	INSUL. INSULATION	STL. STEEL
CONSTR. CONSTRUCTION		STIFF. STIFFENER
CONT. CONTINUOUS	JT. JOINT	STOR. STORAGE
CONTR. CONTRACT		STRUCT. STRUCTURAL
C.O. CLEAN OUT	LAM. LAMINATE	SUSP. SUSPENDED
C.T. CERAMIC TILE	LC. LINEN CLOSET	
	LG. LONG	T. TREAD
	LL. LOT LINE	T.C. TOP OF CURB
DET. DETAIL		TD TRENCH DRAIN
D.F. DRINKING FOUNTAIN	MAS. MASONRY	THK. THICK
D.H. DOUBLE HUNG	MAX. MAXIMUM	TENANT IMPROVEMENTS
DIAG. DIAGONAL	MC MEDICINE CABINET	TO TRIM OPENING
DN. DOWN	MECH. MECHANICAL	TOILET TOILET
D.S. DOWN SPOUT	MFR. MANUFACTURER	TOS. TOP OF STEEL
DWG. DRAWING	MIN. MINIMUM	TS. TOP OF SLAB
	MIR. MIRROR	TY. TYPICAL
EA. EACH	M.O. MASONRY OPENING	
EJ. EXPANSION JOINT	MOUNT. MOUNTED	UON UNLESS OTHERWISE NOTED
ELEV. ELEVATION	MTL. METAL	
EP. ELECTRIC PANEL		V.C.T. VINYL COMPOSITION TILE
EPC. EMERGENCY PULL CORD	NA. NOT APPLICABLE	VERT. VERTICAL
EQUIP. EQUIPMENT	N.I.C. NOT IN CONTRACT	
EXH. EXHAUST	NOM. NOMINAL	W/ WITH
EXIST. EXISTING	NO. NUMBER	WD. WOOD
		WH. WALL HEATER
	O.C. ON CENTER	W/O WITHOUT
	O.D. OUTSIDE DIAMETER	W.W.F. WELDED WIRE FABRIC
	OH. OPPOSITE HAND	W.W.M. WELDED WIRE MESH
	OP NG OPENING	

SYMBOLS



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ARCHITECT'S NOTE

DRAWINGS ARE PREPARED BASED UPON DIMENSIONS, DETAILS AND PHOTOGRAPHS OF THE TENANT SPACE PROVIDED BY OTHERS.

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CALIFORNIA ARCH. LIC. C 17073

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PHONE 201-261-1885
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

PROJECT TITLE:

Proposed Alterations For:
cherry BLOW DRY BAR
3571 Sacramento Street
San Francisco, California 94115

PROJECT OWNER:

Marcia and Howard Herman
538B Simonds Loop
San Francisco, California 94129

TENANT:

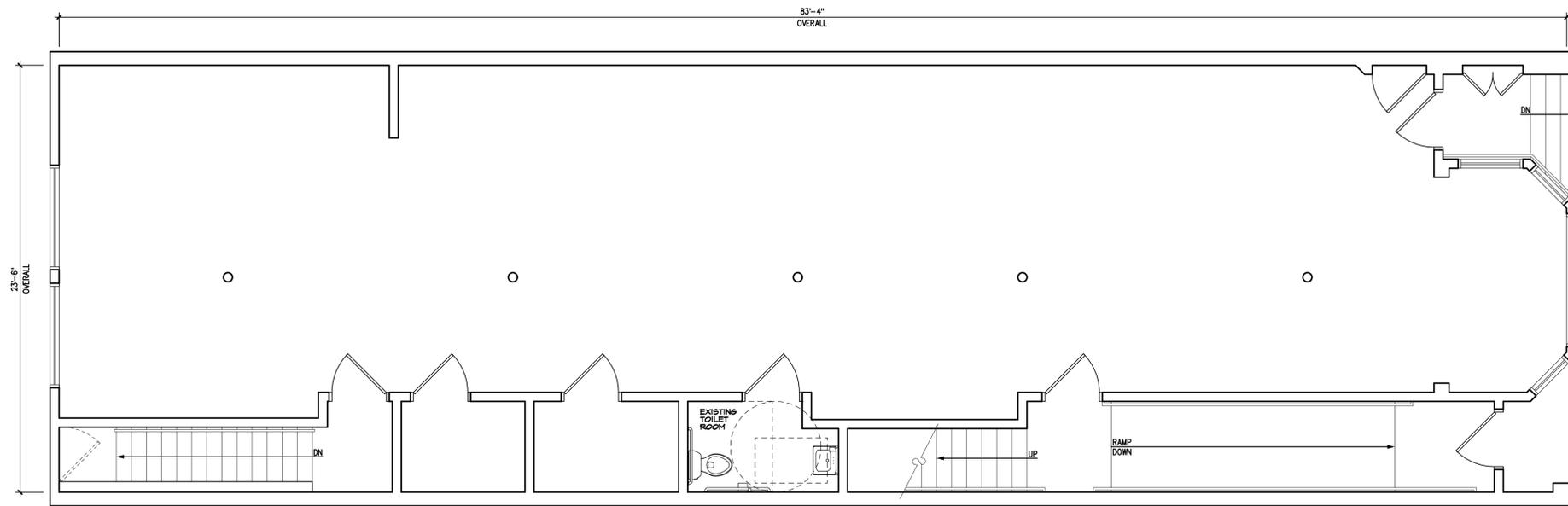
HHMS Enterprises, LLC
1327 Greenwich Street
San Francisco, California 94133
Attn: Mike Saghi & Hiedeh Honari

DRAWING TITLE:

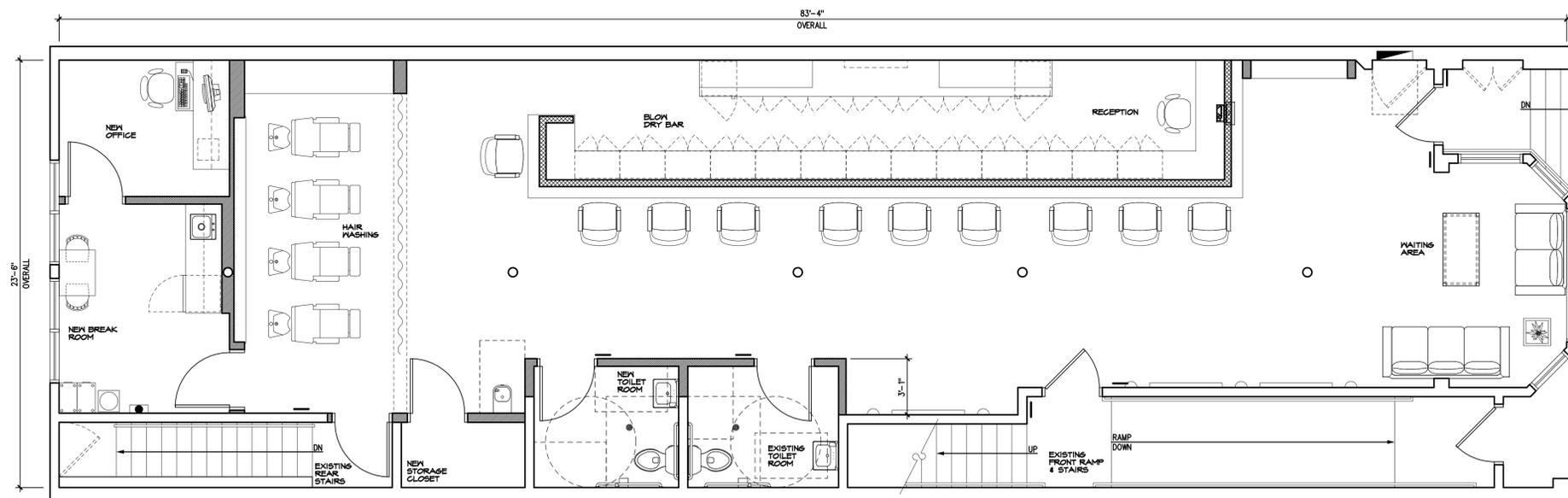
**CODE INFORMATION,
GENERAL NOTES &
ARCHITECTURAL SITE
PLAN**

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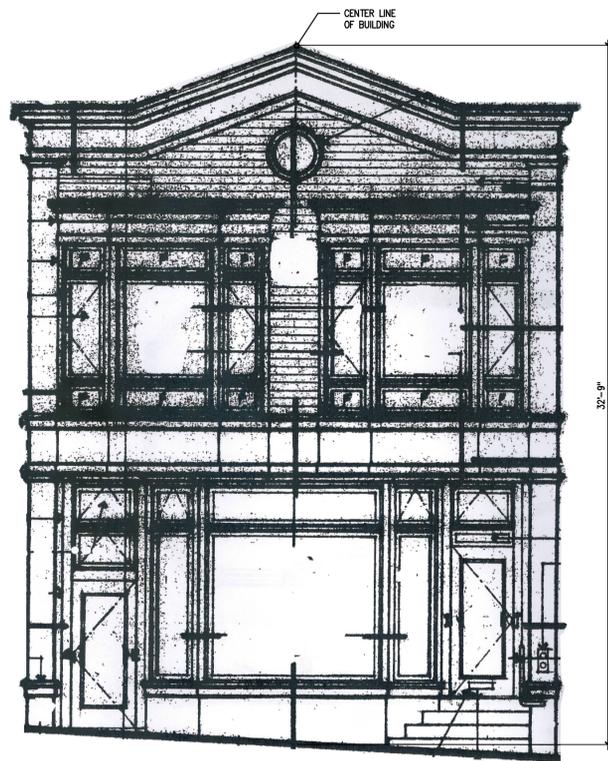
NO.	DESCRIPTION	DATE
REVISIONS		
		DATE: 12-18-2013
CHECKED BY:	J.L.E.	DRAWING NUMBER
DRAWN BY:	J.F.S.	A-1
JOB NUMBER:		2013-076



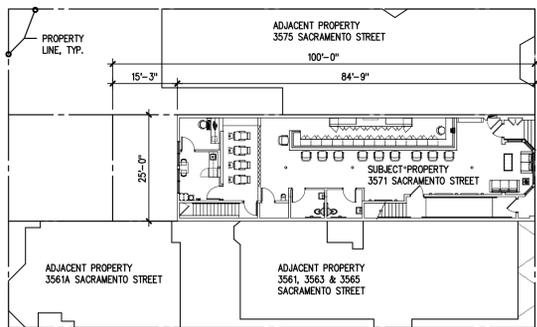
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



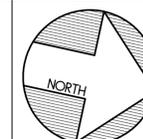
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

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CALIFORNIA ARCH. LIC. C 17673

LICENSED ARCHITECT
JEROME LESLIE EBEN
C-17673
7/31/15
RENEWAL DATE
STATE OF CALIFORNIA
NUMBER CERTIFIED

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HHMS Enterprises, LLC
1327 Greenwich Street
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Attn: Mike Saghi & Hiedeh Honari

DRAWING TITLE:
**EXISTING AND PROPOSED
FLOOR PLANS, EXISTING
SITE PLAN & EXISTING
NORTH ELEVATION**

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NO.	DESCRIPTION	DATE
REVISIONS		
		DATE: 1-16-2014
CHECKED BY: J.L.E.		DRAWING NUMBER
DRAWN BY: J.F.S.		A-1a
JOB NUMBER: 2013-076		