

**From:** [Crayton, Monique \(BOS\)](#)  
**To:** [CPC.Referrals](#); [Erickson, Brandon \(POL\)](#); [Ciudad, Albern \(POL\)](#); [veenazpatel@gmail.com](mailto:veenazpatel@gmail.com)  
**Cc:** [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [Huang, Grace \(BOS\)](#); [Marie, Sophie \(BOS\)](#); [Mathewson, Melanie \(BOS\)](#)  
**Subject:** Liquor License Issuance - 284 Noe Street - The Love Potion Library LLC - BOS File No. 251243  
**Date:** Friday, December 12, 2025 2:49:00 PM

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Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license issuance. I'm referring this matter to you for response via the following linked document:

[Referral Letter - December 12, 2025](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

-  
Board of Supervisors [File No. 251243](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

**The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in January of 2026.**

**I request the Planning Department's response before December 31, 2025. Please confirm receipt of this message.**

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

**Monique C. Crayton (she/her)**

*Assistant Clerk*

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7750 | Fax: (415) 554-5163

[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**DATE: December 12, 2025**

**TO:** Planning Department      **AP Block/Lot Nos.:** 3561/013      **Zoning:** NCT-  
 Attn: John Dacey      Upper Market Neighborhood Commercial  
 Phone No. 628-652-7415      Transit – 50-X

**TO:** Police Department      **Quad:** Dist 8  
 Brandon Erickson #2707      **Record No.:** 2025-011739MIS

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in January of 2026.

**PLEASE EMAIL YOUR RESPONSE by December 31, 2025, to:**  
 Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.  
[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) ~ (415) 554-7750

**Applicant name:** The Love Potion Library LLC

**Business name:** The Love Potion Library LLC

**Application address:** 284 Noe Street  
 San Francisco, CA 94114

**Applicant contact info:** Veena Patel  
 408-444-1007  
 veenazpatel@gmail.com

**PLANNING REVIEW:**       **Approval**       **Denial**

**Planning Staff Contact:** John Dacey, Senior Planner, 628-652-7415 john.dacey@sfgov.org  
 (Please add comments on a trailing page.) Recommend Approval for ABC Type 42 License per CPC Motion No. 21913 to establish a Bar use per Planning Code Sections 303 and 764. Motion enclosed and subject to Conditions of Approval included within.

**POLICE REVIEW:**       **Approval**       **Denial**

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City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
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**LIQUOR LICENSE**  
**PUBLIC CONVENIENCE OR NECESSITY REFERRAL**  
*(Please add comments in a trailing report.)*

To:

The San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place,  
City Hall, Room 244  
San Francisco, CA 94102

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Care of:

Office of the Clerk of the Board of Supervisors

From:

Veena Patel, Sole Member and Manager of The Love Potion Library LLC (CA)  
847 Arguello Blvd APT 4  
San Francisco, CA 94118  
(408) 444-1007  
veenazpatel@gmail.com

Re:

Letter of Convenience or Necessity

12/3/2025

To whom it may concern,

The owner of The Love Potion Library LLC, a romance bookstore, tea room and wine bar, that will be located at 284 Noe Street, San Francisco, CA 94114, in Duboce Triangle (on the edge of the Castro), has requested a new issuance of a Type 42, On-Sale Beer & Wine - Public Premises, license. The application was filed online at [services.abc.gov](https://services.abc.gov) on 11/19/2025 by Veena Patel. An ABC-207 poster was posted in the property window on 12/2/2025 by Veena Patel, and a San Francisco company doing business as Direct Mail Center was engaged on 12/2/2025 to mail ABC-207E to all residents within a 500 ft radius of the store. That will be completed in 2-3 business days.

The Love Potion Library LLC is a bistro-style, romance bookstore with occupancy for 28 seated guests, 24 in the reception room inside the store and 4 on the sidewalk in front of the store. The store will serve hot tea throughout the day, paired with pastries sourced from a local bakery. Customers will also be able purchase wine, including non-alcoholic wine options, to be paired with cheese plates, and can browse and purchase both new and used books throughout the day as well. The store will be open at first Monday - Sunday from 9am - 11pm, although will likely close earlier on weekdays around 8-9pm once foot traffic per day is established.

This concept is one-of-a-kind in San Francisco, filling a notable void: our city has no dedicated romance bookstore despite the genre's immense popularity and a nationwide trend of such bookstores thriving in other regions. In the immediate neighborhood, The Love Potion Library LLC will provide a community gathering space with a focus on women and allies who love books. San Francisco's social venues often

skew toward other demographics, and there are few places in the city primarily created for women to relax, meet, and build community around their interests. Our bookstore/bar addresses this need.

The store is designed to be a warm, inviting space where readers can gather, relax, and celebrate their love of romance literature. To foster a community, the store will host a range of events and experiences, including weekly book clubs led by staff or regular customers, themed tastings featuring wine or tea, and speed dating events tailored to the romance-loving community. Special events such as private book clubs, parties, and author readings will also be available for booking. Additionally, the store will feature artist showcase nights, where local creators can display and sell their work, enhancing the cultural atmosphere of the space. By providing a dedicated space for romance readers, the store will cater to an underserved market in San Francisco.

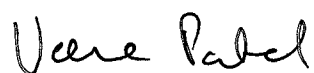
City-wide, granting this license and allowing our bookstore/bar to operate will elevate San Francisco's cultural landscape. Romance readers are unique in their deep engagement with the genre, often reading voraciously and forming strong attachments to favorite tropes, authors, and storylines. As the first romance-only bookstore here, we expect to attract visitors from other neighborhoods and even tourists who are fans of the genre. This supports the city's reputation for diversity and innovation. Moreover, our business will contribute economically. We are a small, locally-owned business investing in improvements to a storefront, creating new jobs for local residents, and partnering with nearby shops (for example, coordinating with local bakeries for pastries during tea service, and local wineries for our tasting events). These activities will stimulate the local economy while complementing, not competing with, neighboring businesses.

Finally, we are committed to being responsible and conscientious operators. We will enforce all ID laws and have experienced staff (1-2 employees) trained in responsible beverage service to maintain a safe environment. Because our emphasis is on books and community, the atmosphere will be calm and respectful.

In short, The Love Potion Library LLC will serve the public convenience or necessity by providing an inviting new community space and literary experience in San Francisco, enabled by the ability to offer a glass of wine or cup of tea. This license is crucial to our concept's success, and its issuance will add a valued amenity both to the neighborhood and to the city as a whole.

Thank you for your time and consideration!

Sincerely,



Veena Patel

The Love Potion Library LLC

*veena Patel* *veenazpatel@gmail.com*  
*(408)444-1007*

**TO:** Department of Alcoholic Beverage Control  
 33 NEW MONTGOMERY STREET  
 STE 1230  
 SAN FRANCISCO, CA 94105  
 (415) 356-6500

File Number: **674987**  
 Receipt Number: **3061825**  
 Geographical Code: **3800**  
 Copies Mailed Date: **November 26, 2025**  
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **THE LOVE POTION LIBRARY LLC**  
 Name of Business: **THE LOVE POTION LIBRARY LLC**  
 Location of Business: **284 NOE ST**  
**SAN FRANCISCO, CA 94114**

County **SAN FRANCISCO**

Is Premises inside city limits **Yes** Census Tract: **169**

Mailing Address:(If different from premises address) **847 ARGUELLO BLVD**  
**APT 4**  
**SAN FRANCISCO, CA 94118**

Type of license(s): **42** Dropping Partner: Yes  No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
42 - On-Sale Beer And Wine - Public	ORI	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	11/19/25	\$1,105.00
42 - On-Sale Beer And Wine - Pu	ANNUAL FEE	NA	0	11/19/25	\$690.00
Total					\$1,795.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SAN FRANCISCO

Date: November 19, 2025

Applicant Name(s)

THE LOVE POTION LIBRARY LLC

Recommend Approval for ABC Type 42 License per CPC Motion No. 21913 to establish a Bar use per Planning Code Sections 303 and 764. Motion enclosed and subject to Conditions of Approval included within.

*John Dacey*

John Dacey  
 Districts 5&8, Current Planning  
 05/21/2026

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 2025 DEC 02 AM08:29

*JA*



# PLANNING COMMISSION MOTION NO. 21913

**HEARING DATE: April 23, 2026**

*Record No.:* 2026-000475CUA  
*Project Address:* 284 Noe Street  
*Zoning:* NCT (Upper Market Neighborhood Commercial Transit) Zoning District  
Central Neighborhoods Large Residence Use District  
Family Housing Opportunity Special Use District  
60//120-R-4 Height and Bulk District  
*Cultural District:* Castro LGBTQ Cultural District  
*Block/Lot:* 3561 / 013  
*Project Sponsor:* Veena Patel  
The Love Potion Library  
847 Arguello Blvd Apt. 4  
San Francisco, CA 94118  
*Property Owner:* Ahmad Ghazi  
San Anselmo, CA 94960  
*Staff Contact:* John Dacey– 628-652-7415  
john.dacey@sfgov.org

## Project Description

The Project would establish a Bar Use (d.b.a. Love Potion Library) in an existing 1,205 square-foot commercial space located on the first floor of the subject property. The use would include a bookstore, tea room, lounge seating and new back of house area. The proposed hours of operation are 9 a.m. to 11 p.m. The Project proposes wine service under a Type 42 (On-Sale Beer & Wine – Public Premises) ABC License.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 764 to establish a Bar Use in the Upper Market NCT Zoning District and 60//120-R-4 Height and Bulk District.

## Environmental Review

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

## Eligibility for Priority Processing

An application for a Conditional Use authorization qualifies for priority processing and an expedited hearing before the Planning Commission pursuant to Planning Code Section 303.2 if it is seeking to establish, alter, enlarge, or intensify a commercial use on the first story or below, or on the second story where the commercial use would operate on both the first and second stories, in the subject building and if it complies with all of the following requirements:

- 1) It pertains exclusively to non-residential uses;
- 2) It is limited to changes of use, tenant improvements, or other interior or storefront work and does not involve any new construction or building expansion;
- 3) It does not involve the removal of any Dwelling Units or Unauthorized Units;
- 4) It does not involve a Formula Retail use, unless the Formula Retail use in question has fewer than 20 other establishments;
- 5) It does not propose or require the consolidation of multiple storefronts;
- 6) It does not seek to provide off-street parking in a quantity beyond that allowed as of right;
- 7) It does not seek to establish or expand an Adult Entertainment use, Drive-up Facility, Fringe Financial Service, Cannabis Retail use, Tobacco Paraphernalia Establishment, or Wireless Communication Facility;
- 8) It is not within the Calle 24 Special Use District; and
- 9) It is not within the North Beach Neighborhood Commercial District or the North Beach Special Use District.

*The Project complies with all the requirements and is eligible for priority processing pursuant to Planning Code Section 303.2.*

## Decision

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the findings below, the Commission hereby **APPROVES** Conditional Use Authorization (CUA) **No.** 2026-000475CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated February 4, 2026, and “EXHIBIT B.”

*Table. Additional Information*

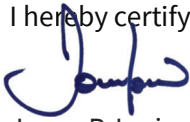
Additional Information	
<b>Notification Period</b>	04/03/26 – 04/23/26 (20 days mailing, newspaper, online, and posted).
<b>Expedited Commission Hearing</b>	Planning Code Section 303.2(d) requires that an eligible application be scheduled for a public hearing on the Planning Commission calendar within 90 days from the application being deemed complete. Application deemed complete: 02/09/2026 Planning Commission hearing: 04/23/2026 Days between application being deemed complete and hearing: 73
<b>Number and Nature of Public Comments Received</b>	Department staff has received two public comments in support of the Project. The Duboce Triangle Neighborhood Association is generally supportive of the project but had some concerns regarding potential future users. Staff notes that any violations of the conditions of approval included in this Motion can be referred back to the Commission for consideration of the revocation of the Conditional Use Authorization.
<b>Any Additional Planning Code Findings §303(o) findings for Conditional Uses</b>	The concentration of eating and drinking uses does not exceed the threshold concentration of 25%.

### Generalized Basis for Approval

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 303 and 764, and findings submitted as part of the application. The proposed use is compatible with the surrounding area and is on balance with the General Plan and Use District. The concentration of eating and drinking uses does not exceed the threshold concentration of 25%. Conditional Use approval to establish a new Bar use would fill a vacant storefront and better serve the greater community as a neighborhood and visitor-oriented establishment.

Department staff believes the Project would be desirable for and compatible with the surrounding neighborhood, and recommends Approval with Conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 23, 2026.



Jonas P. Ionin  
Commission Secretary

Jonas Ionin

Digitally signed by Jonas Ionin  
Date: 2026.05.05 12:08:54  
-07'00'

AYES: McGarry, So, Williams, Braun, Imperial, Moore, Campbell  
NAYS: None  
ABSENT: None  
ADOPTED: April 23, 2026

**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. 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.

**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.

# EXHIBIT A

## Authorization

This authorization is for a conditional use to establish a Bar Use located at **284 NOE ST**, Block **3561** Lot **013** pursuant to Planning Code Sections 303 and 764 within the **NCT** Upper Market Neighborhood Commercial Transit Zoning District and a **60//120-R-4** Height and Bulk District; in general conformance with plans, dated February 4, 2026, and “EXHIBIT B” included in the docket for Record No. **2026-000475CUA** and subject to conditions of approval reviewed and approved by the Commission on April 23, 2026 under Motion No. **21913**. 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 Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with 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 23, 2026 under Motion No. **21913**.

## 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 628.652.7463, [sfplanning.org](http://sfplanning.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 do so, 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 628.652.7463, [sfplanning.org](http://sfplanning.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 628.652.7463, [sfplanning.org](http://sfplanning.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 628.652.7463, [sfplanning.org](http://sfplanning.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 628.652.7463, [sfplanning.org](http://sfplanning.org).*

## Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7415, [sfplanning.org](http://sfplanning.org).*

## Monitoring - After Entitlement

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [sfplanning.org](http://sfplanning.org).*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [sfplanning.org](http://sfplanning.org).*

## Operation

9. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:
  - A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [sfpublicworks.org](http://sfpublicworks.org).*

- B. When located within an enclosed space, 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 of 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, [sfdph.org](http://sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, [sfdbi.org](http://sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, [sanfranciscopolice.org](http://sanfranciscopolice.org).*

- C. 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), [baaqmd.gov](http://baaqmd.gov) and Code Enforcement, Planning Department at 628.652.7600, [sfplanning.org](http://sfplanning.org).*

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [sfpublicworks.org](http://sfpublicworks.org).*

10. **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 at 628.271.2000, [sfpublicworks.org](http://sfpublicworks.org).*

11. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, [sfplanning.org](http://sfplanning.org).*

12. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 628.652.6030, [sfgov.org/entertainment](http://sfgov.org/entertainment).

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.

14. **Hours for Alcohol Service.** Hours for alcohol service are limited to 9 am to 10 pm Sunday to Thursday, and 9 am to 11 pm on Friday and Saturday. Alcohol Service is not permitted outside of these hours.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [sfplanning.org](http://sfplanning.org).*

15. **Outside Consumption.** Alcohol not to be served or consumed outside of the building (no alcohol service on the sidewalk fronting the building, even if tables and chairs are permitted there. No alcohol service in the back yard.)

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [sfplanning.org](http://sfplanning.org).*

16. **Back Yard Use.** Back yard use limited to employees only; no customer use of back yard to minimize noise impact on adjacent neighbors.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [sfplanning.org](http://sfplanning.org).*





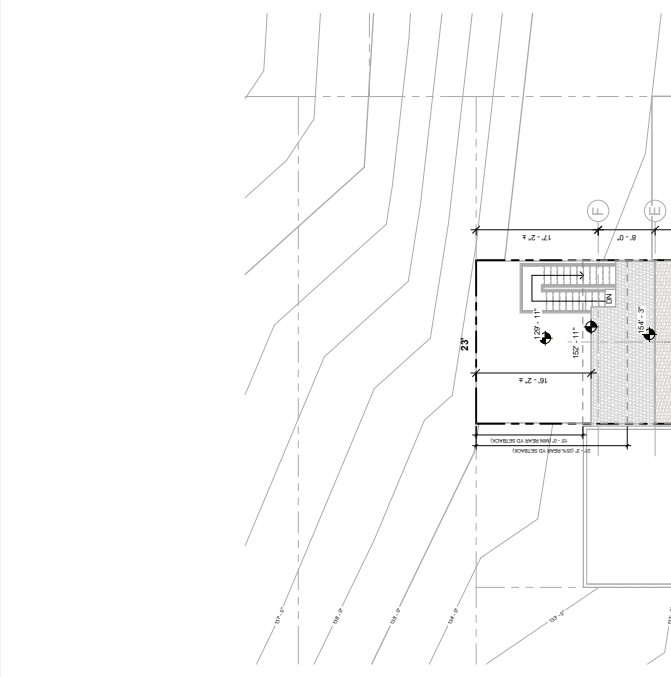
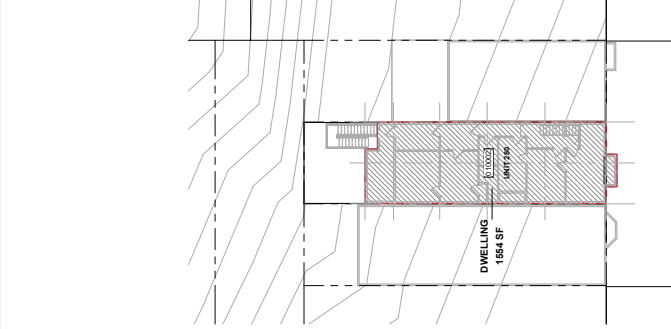
**LOVE POTION LIBRARY**  
 2040 G ST.  
 SAN FRANCISCO, CA 94114  
 BLOCK/LOT: 386/1013  
 PROJECT #: 2513

**OWNER**  
 ANWAR QIAZI  
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**ARCHITECT**  
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 1000 MARKET STREET, SUITE 200  
 SAN FRANCISCO, CA 94103  
 SHELDON@VICINITYARCHITECTS.COM  
 415.416.5673

**SHEET NOTES**  
 010012 FEUPRE DWELLING TO REMAIN  
 NOT INCLUDED, VP  
 010004 (E) 2 STORY WOOD USED BUILDING

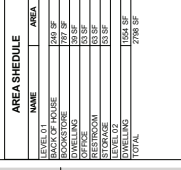


**AREA SCHEDULE**

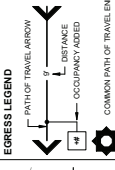
NAME	AREA
LEVEL 01 HOUSE	1564 SF
BOOKSTORE	197 SF
OFFICE	63 SF
RESTROOM	63 SF
BACK OF HOUSE	248 SF
STORAGE	24 SF
DWELLING	39 SF
TOTAL	2198 SF

**LEVEL 01**

TOTAL RENTABLE AREA: 1,298 SF  
 ASSEMBLY A2 (1): 197 SF = 53 OCC  
 STORAGE (100): 24 SF = 100 OCC  
 OFFICE (100): 63 SF = 100 OCC  
 RESTROOM (100): 63 SF = 100 OCC  
 MAXIMUM OCCUPANCY: 417 OCC  
 EXIT TRAVEL DISTANCE: 62'  
 COMMON PATH DISTANCE: 62'



**EGRESS LEGEND**  
 PATH OF TRAVEL ARROW  
 EXIT FACE  
 OCCUPANCY ADDED  
 COMMON PATH OF TRAVEL END  
 EMERGENCY LIGHT  
 FIRE ALARM STROBE LT  
 FIRE EXTINGUISHER  
 EXIT SIGN



**SITE PLAN**  
 1/8" = 1'-0"

**EXISTING AREA PLAN LEVEL 01**  
 1/8" = 1'-0"

**PROPOSED AREA & EGRESS PLAN LEVEL 01**  
 1/8" = 1'-0"

**SITE & AREA PLANS**  
**G101**



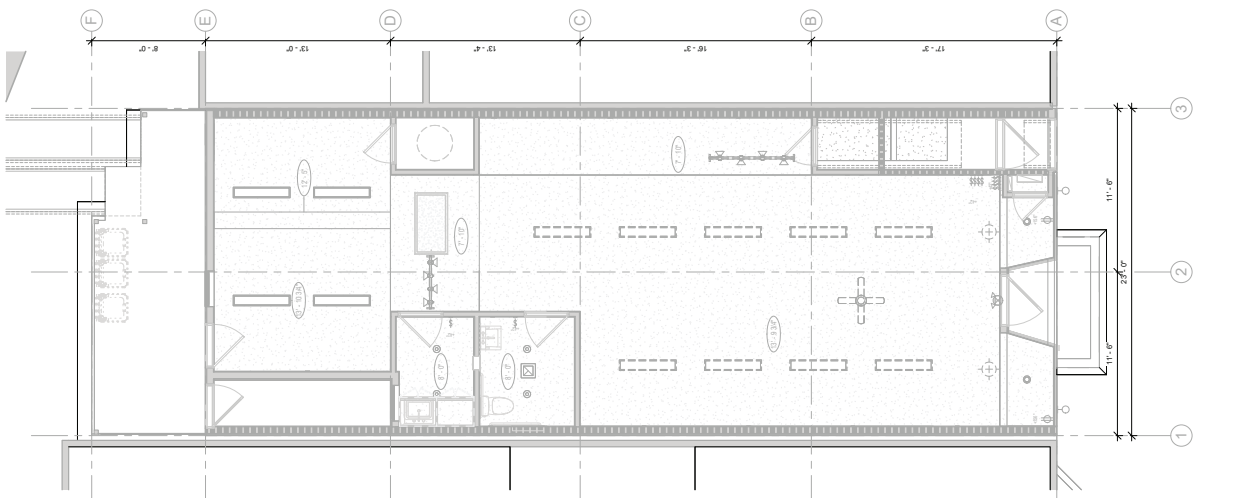
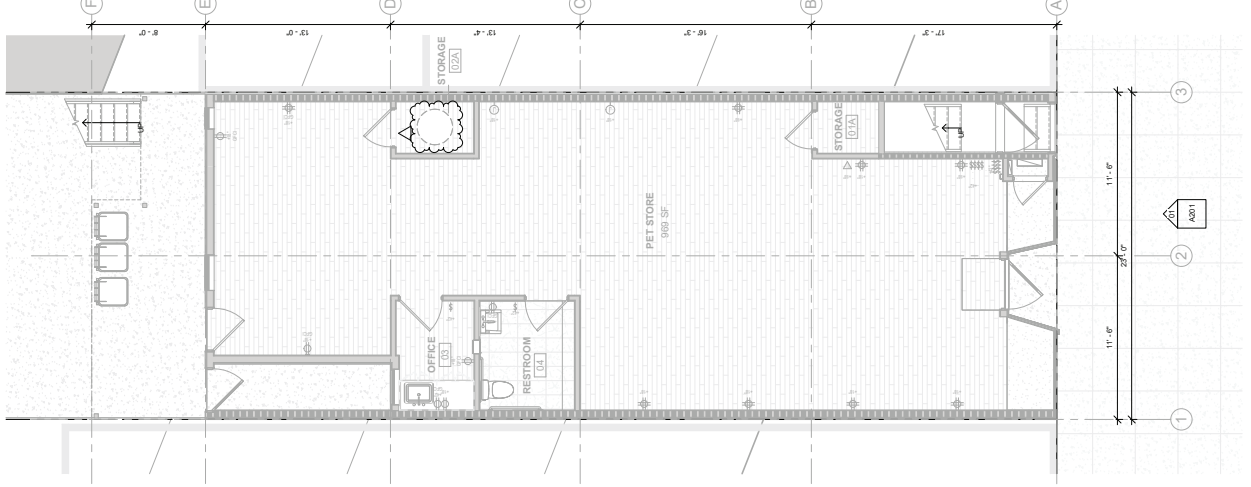
SHEET NOTES

- LIGHTING & CEILING LEGEND**
- ⊙ RECESSED CEILING LIGHT
  - ⊕ DIRECTIONAL LIGHT
  - ⊕ PENDANT LIGHT
  - ⊕ SURFACE MOUNTED LIGHT
  - ⊕ WALL SCONCE LIGHT
  - ⊕ LINEAR STRIP LIGHT
  - ⊕ CROUPLINE
  - ⊕ SUPPLY AIR TERMINAL
  - ⊕ RETURN AIR TERMINAL
  - ⊕ EXHAUST FAN TERMINAL
  - ⊕ SMOKE DETECTOR
  - ⊕ SMOKE & CO DETECTOR

- ELECTRICAL LEGEND**
- ⊕ DUPLEX RECEPTACLE
  - ⊕ ELEV & NOTES TYP
  - ⊕ QUAD DUPLEX RECEPT
  - ⊕ VOICE/DATA RECEPT
  - ⊕ DUPLEX/AV/VOICE/DATA
  - ⊕ LIGHT SWITCH

- MATERIAL LEGEND**
- CONCRETE
  - TO REMAIN
  - WALL PAINT
  - QUARRY TILE
  - MONTEREY ROSS
  - TRUSCELLO CORP CASE
  - DALTE RESTORE
  - RESTROOM WALL TILE
  - RESTROOM WALL TILE
  - RESTROOM WALL TILE
  - BAMBOO FLOORING
  - WALNUT
  - MILKWORK

- CONSTRUCTION LEGEND**
- (N) WALL
  - (E) WALL TO REMAIN
  - (A) 1 HR FIRE RATED WALL
  - (B) WALL TO BE DEMO
  - (C) TO REMAIN
  - (D) TO BE DEMOLISHED
  - (N) DOOR
  - (E) 4" MIN TO WALL LIGN
  - (E) DOOR TO REMAIN
  - (E) DOOR TO BE DEMO
  - PROPERTY LINE
  - OUTLINE OVERHEAD



DEMOLITION PLAN LEVEL 01  
1/8" = 1'-0"

DEMOLITION CEILING PLAN LEVEL 02  
1/8" = 1'-0"







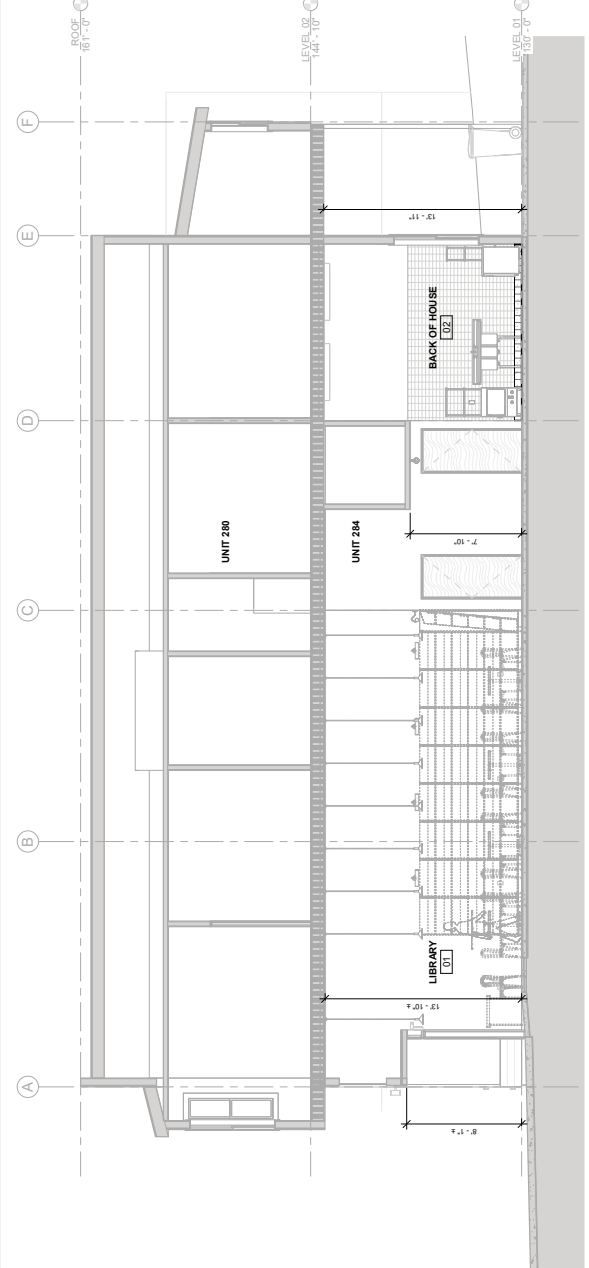
**LOVE POTION LIBRARY**  
 2600 S. LINCOLN PARK UNIT 207  
 SAN FRANCISCO, CA 94114  
 BLOCK/LOT: 386/1013  
 PROJECT #: 2513

**OWNER**  
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SHEET NOTES



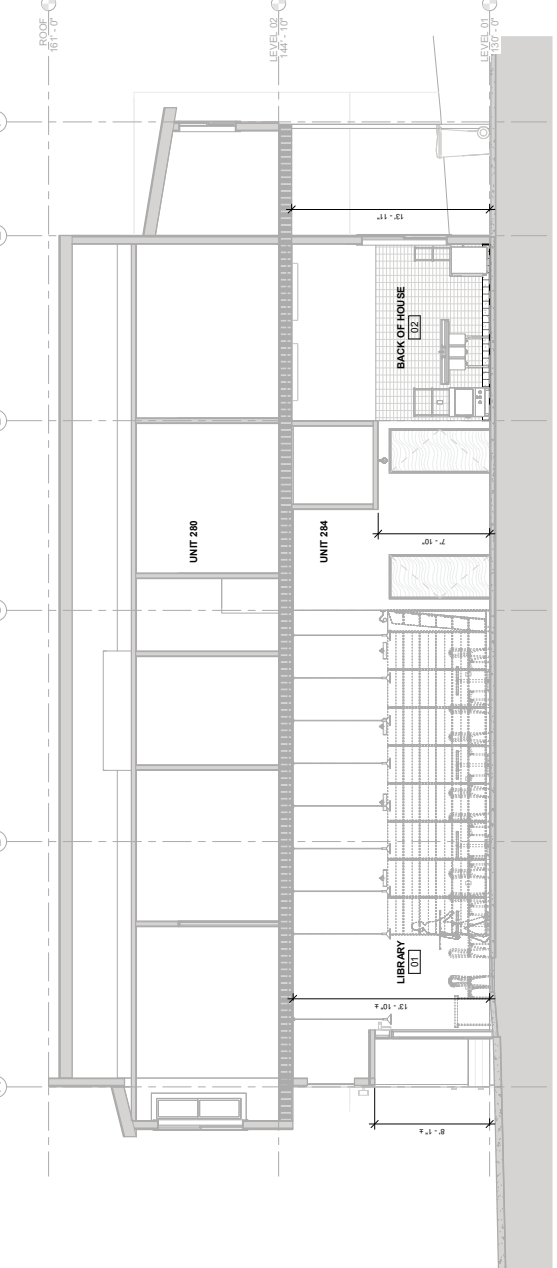
PROPOSED LONG SECTION 03  
 1/8" = 1'-0"

PROPOSED LONG SECTION 03  
 1/8" = 1'-0"

PROPOSED LONG SECTION 03  
 1/8" = 1'-0"

PROPOSED LONG SECTION 03  
 1/8" = 1'-0"

PROPOSED SOUTH FRONT ELEVATION 01



PROPOSED SOUTH FRONT ELEVATION 01  
 1/8" = 1'-0"

PROPOSED SOUTH FRONT ELEVATION 01  
 1/8" = 1'-0"

PROPOSED SOUTH FRONT ELEVATION 01  
 1/8" = 1'-0"

PROPOSED SOUTH FRONT ELEVATION 01  
 1/8" = 1'-0"

**LIGHTING & CEILING LEGEND**

- RECESSED CEILING LIGHT
- DIRECTIONAL LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL SCONCE LIGHT
- LINEAR STRIP LIGHT
- CROSSLINE
- SUPPLY AIR TERMINAL
- RETURN AIR TERMINAL
- EXHAUST FAN TERMINAL
- SMOKE DETECTOR
- SMOKE & CO DETECTOR

**ELECTRICAL LEGEND**

- DUPLEX RECEPTACLE
- ELEV & NOTES TYP
- QUAD DUPLEX RECEPT
- VOICE / DATA RECEPT
- DUPLEX / AV / VOICE DATA
- LIGHT SWITCH

**MATERIAL LEGEND**

- CONCRETE
- WALL PAINT
- QUARRY TILE
- WALL TILE
- RESTROOM WALL TILE
- BAMBOO FLOORING
- WALNUT
- MILKWORK

**CONSTRUCTION LEGEND**

- WALL TO REMAIN
- 1 HR FIRE RATED WALL TO BE DEMO
- TO REMAIN
- TO BE DEMOLISHED
- DOOR
- MIN TO WALL UON
- DOOR TO REMAIN
- DOOR TO BE DEMO
- PROPERTY LINE
- OUTLINE OVERHEAD

**DATE**  
 02/03/2024 ISSUED FOR REVIEW

**PROPOSED ELEVATION & SECTIONS**

**A201**

PROPOSED LONG SECTION 03  
 1/8" = 1'-0"

PROPOSED SOUTH FRONT ELEVATION 01  
 1/8" = 1'-0"

PROPOSED SHORT SECTION 02  
 1/8" = 1'-0"

PROPOSED SHORT SECTION 02  
 1/8" = 1'-0"

PROPOSED SHORT SECTION 02  
 1/8" = 1'-0"









**D.A. CHECKLIST (p. 1 of 2):** The address of the project is: 284 WISE ST  
Check all applicable boxes and specify where on the drawings the details are shown.

Check all applicable boxes and specify where on the drawings the details are shown.	Location of detail: Specify where the detail is shown on the drawings. (e.g., Section, Elevation, etc.)	Notes
<input type="checkbox"/> A: All existing conditions are shown on the drawings. (e.g., Section, Elevation, etc.)		
<input type="checkbox"/> B: Project adjusted cost of construction is greater than the current valuation threshold. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans.		
<input type="checkbox"/> C: Project adjusted cost of construction is less than or equal to the current valuation threshold. Fill out and attach page 2 of D.A. Checklist in the "ND" required by code column.		
<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal forms to Plans.		
<input type="checkbox"/> E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit drawings to the Department of Public Works.		

**D.A. CHECKLIST (p. 2 of 2):** The address of the project is: 284 WISE ST  
Check all applicable boxes and specify where on the drawings the details are shown.

Check all applicable boxes and specify where on the drawings the details are shown.	Location of detail: Specify where the detail is shown on the drawings. (e.g., Section, Elevation, etc.)	Notes
<input type="checkbox"/> A: All existing conditions are shown on the drawings. (e.g., Section, Elevation, etc.)		
<input type="checkbox"/> B: Project adjusted cost of construction is greater than the current valuation threshold. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans.		
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<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal forms to Plans.		
<input type="checkbox"/> E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit drawings to the Department of Public Works.		

**Notes & Details**

1. No additional forms required.

2. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans.

3. The terms of the use of the facility under construction and its availability to persons with disabilities.

4. The terms of the use of the facility under construction and its availability to persons with disabilities.

5. The terms of the use of the facility under construction and its availability to persons with disabilities.

6. The terms of the use of the facility under construction and its availability to persons with disabilities.

7. The terms of the use of the facility under construction and its availability to persons with disabilities.


Project: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

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### Regency Space Solutions

**REGENCY**  
Space Solutions

**Regency MAXUS 800P 247 Shelving, Open Utility Shelf with 2 Mop / Broom Holders and 3 Tag Hooks**



**Technical Data**

Material	Steel
Color	White
Weight	150 lbs
Dimensions	80" x 24" x 72"
Load Capacity	150 lbs
Assembly	Easy

**Features**

- Heavy-duty steel construction
- Features 2 Mop Holders and 3 Hooks
- Includes 247 Shelving
- Heavy-duty casters with locking casters
- Easy to assemble

**Certifications**

ISO 9001

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