

File No. 251243

Committee Item No. 6

Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: July 9, 2026

Board of Supervisors Meeting:

Date: July 21, 2026

Cmte Board

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☐	☒	Resolution
☐	☐	Ordinance
☐	☐	Legislative Digest
☐	☐	Budget and Legislative Analyst Report
☐	☐	Youth Commission Report
☒	☒	Introduction Form
☐	☐	Department/Agency Cover Letter and/or Report
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☐	☐	Grant Budget
☐	☐	Subcontract Budget
☐	☐	Contract / DRAFT Mills Act Agreement
☐	☐	Form 126 – Ethics Commission
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☐	☐	Application
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OTHER

☒	☒	PCN Request 120325
☒	☒	PCN Referral 121225
☒	☒	SFPD Response 122925
☒	☒	Planning Response 052126
☒	☒	PC Motion No. 21913
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Prepared by: Monique Crayton

Date: July 17, 2026

Prepared by: Monique Crayton

Date: July 2, 2026

Prepared by: _____

Date: _____

1 [Liquor License Issuance - 284 Noe Street - The Love Potion Library LLC]

2
3 **Resolution determining that the issuance of a Type-42 On-Sale Beer and Wine -**
4 **Public Premises liquor license to The Love Potion Library LLC, located at 284 Noe**
5 **Street (District 8), will serve the public convenience or necessity of the City and**
6 **County of San Francisco, in accordance with California Business and**
7 **Professions Code, Section 23958.4; and requesting that the California Department**
8 **of Alcoholic Beverage Control impose conditions on the issuance of the license.**
9

10 WHEREAS, The Love Potion Library LLC, is seeking the issuance of a Type-42
11 On-Sale Beer and Wine - Public Premises liquor license to do business as The Love
12 Potion Library LLC, located at 284 Noe Street (District 8); and

13 WHEREAS, The Planning Department has verified that the area is properly
14 zoned and recommends approval; and

15 WHEREAS, The Police Department has filed zero protests and zero letters of
16 support with the Department of Alcoholic Beverage Control under California Business
17 and Professions Code, Section 24013, and recommends that the Department of
18 Alcoholic Beverage Control issue the liquor license with conditions; and

19 WHEREAS, The conditions recommended by the Police Department are the
20 following: 1) Petitioner(s) shall actively monitor the area under their control in an effort
21 to prevent the loitering of persons on any property adjacent to the licensed premises as
22 depicted on the ABC-257; 2) The Petitioner(s) shall be responsible for maintaining free
23 of litter the area adjacent to the premises over which they have control, as depicted on
24 ABC-257; 3) When the said outdoor patio area of the premises is being utilized for the
25 sales, service and consumption of alcoholic beverages, a premise employee shall be in

1 attendance and maintain continuous supervision at all times of said area to ensure
2 orderly conduct of patrons.; now, therefore, be it

3 RESOLVED, That in accordance with California Business and Professions Code,
4 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
5 hereby determines that the issuance of a Type-42 On-Sale Beer and Wine - Public
6 Premises liquor license to The Love Potion Library LLC, located at 284 Noe Street, will
7 serve the public convenience or necessity of the City and County of San Francisco; and,
8 be it

9 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
10 San Francisco hereby endorses and adopts the recommendations of the Police
11 Department listed above and recommends that the Department of Alcoholic Beverage
12 Control issue the license with those conditions.

To:

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 DEC 03 PM03:46



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 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,

A handwritten signature in black ink that reads "Veena Patel". The script is fluid and cursive, with the first name "Veena" being more prominent than the last name "Patel".

Veena Patel

The Love Potion Library LLC

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

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

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 DEC 02 AM 08:29

JA

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Erickson, Brandon \(POL\)](#); [Ciudad, Albern \(POL\)](#); [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

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 | 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

TO: Planning Department
Attn: _____
Phone No. _____

TO: Police Department
Brandon Erickson #2707

DATE: December 12, 2025
AP Block/Lot Nos.: 3561/013
Zoning: NCT- Upper Market
Neighborhood Commercial Transit –
50-X

Quad: _____
Record No.: _____

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 ~ (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: _____
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial

BOARD of SUPERVISORS



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LIQUOR LICENSE
PUBLIC CONVENIENCE OR NECESSITY REFERRAL
(Please add comments in a trailing report.)

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Veena Patel

The Love Potion Library LLC

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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veena Patel
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Copies Mailed Date: **November 26, 2025**
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Mailing Address:(If different
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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

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2025 DEC 02 AM 08:29

JA



San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
Public Convenience or
Necessity Recommendation

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Matt Dorsey
Supervisor Danny Sauter
Supervisor Alan Wong

From: Lt. David Goff #1465
Officer in Charge
ALU/Permits Unit 415-553-9550

FOR LT. GOFF A/SGT. CHUNG #214

Date: December 29, 2025

Subject: P.C.N. Investigation Regarding: First Owner: The Love Potion Library LLC
DBA: The Love Potion Library LLC

284 Noe Street
San Francisco, CA 94114
ABC File # 42 - 674987

The Love Potion Library LLC., operating as "The Love Potion Library LLC", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 42 On-Sale Beer and Wine-Public Premises) license to be located at 284 Noe Street. (located between Beaver Street and 16th Street).

Hours of Operation:

9 am to 11 pm seven days a week (Sunday – Saturday).

Digest:

"The Love Potion Library LLC" would like to operate a bookstore and bar to be located at 284 Noe Street. If approved, this license will allow them to sell Beer and Wine.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From November 26, 2024 to November 26, 2025

0 calls for service

Police Reports:

From November 26, 2024 to November 26, 2025

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **411**

A High Crime area is defined as **81** or more police reports in a plot for the year of **2024**.

This plot had 25 police reports for **2024**, which is 56 **Lower** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **169**

Population for this tract is: **3,425**

On-sale license authorized by census tract: **12**

Active on-sale licenses: 27 with 0 pending

Off-sale licenses authorized by census tract: **2**

Active off-sale licenses: 8 with 0 pending

Departmental Recommendation:

0 Points of consideration

No opposition from **Park Station**.

Applicant premise **is** located in a “**Low Crime**” area.

Applicant premise **is** located in a “**High Concentration**” area.

0 - Protest

0 - Support

ALU Recommendation: **Approval with the condition:**

1. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the ABC-257.
2. The Petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-257.
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From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Erickson, Brandon \(POL\)](#); [Ciudad, Albern \(POL\)](#); 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
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Board of Supervisors [File No. 251243](#)

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

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office

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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

TO: Planning Department
Attn: John Dacey
Phone No. 628-652-7415

DATE: December 12, 2025
AP Block/Lot Nos.: 3561/013 **Zoning:** NCT-
Upper Market Neighborhood Commercial
Transit – 50-X

TO: Police Department
Brandon Erickson #2707

Quad: Dist 8
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.
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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**

BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. (415) 554-5184
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LIQUOR LICENSE
PUBLIC CONVENIENCE OR NECESSITY REFERRAL
(Please add comments in a trailing report.)

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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 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,

A handwritten signature in black ink that reads "Veena Patel". The script is fluid and cursive, with the first name "Veena" being more prominent than the last name "Patel".

Veena Patel

The Love Potion Library LLC

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

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

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:

License Type	Transaction Type	Master	Secondary LT And Count		
42 - On-Sale Beer And Wine - Public	ORI	Y			

License Type	Transaction Description	Fee Code	Dup	Date	Fee
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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 DEC 02 AM 08:29

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

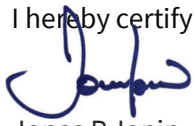
Additional Information	
Notification Period	04/03/26 – 04/23/26 (20 days mailing, newspaper, online, and posted).
Expedited Commission Hearing	Planning Code Section 303.2(d) requires that an eligible application be scheduled for a public hearing on the Planning Commission calendar within 90 days from 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
Number and Nature of Public Comments Received	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.
Any Additional Planning Code Findings §303(o) findings for Conditional Uses	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.

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 628.652.7463, 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.

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.

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.

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.

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.

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.

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.

- 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.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, 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.

- 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 and Code Enforcement, Planning Department at 628.652.7600, 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.

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.

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.

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.

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.

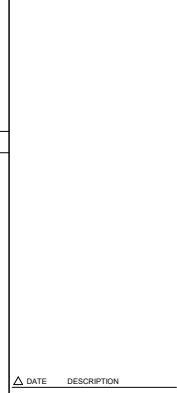
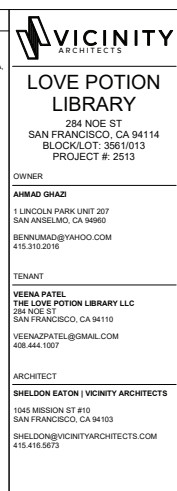
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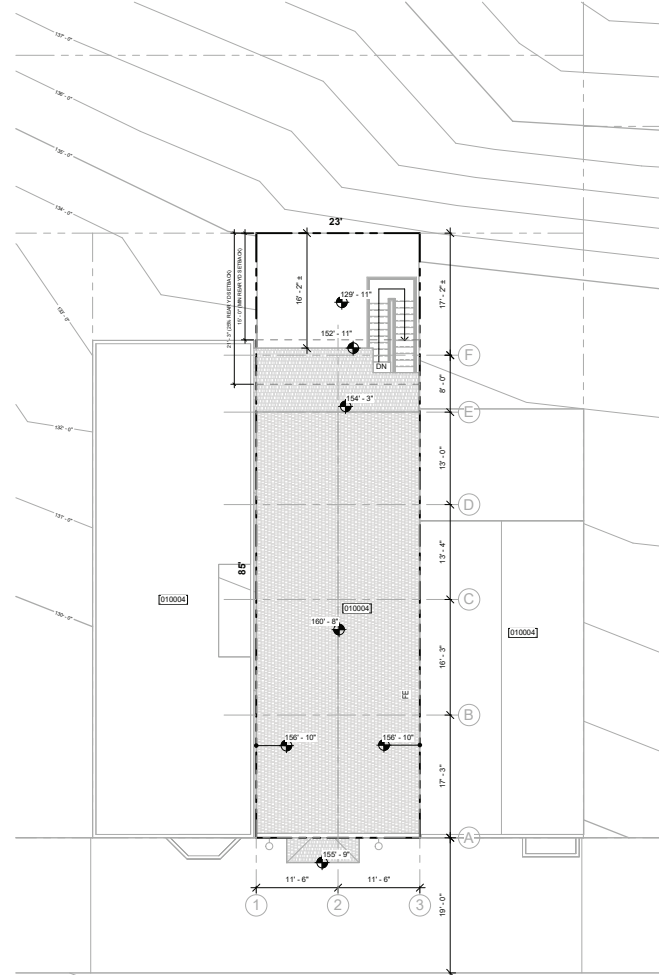
15. **Outside Consumption.** Alcohol not to be served or consumed outside of the building (no alcohol service on the sidewalk fronting the building, even if tables and chairs are permitted there. No alcohol service in the back yard.)

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, sfplanning.org.

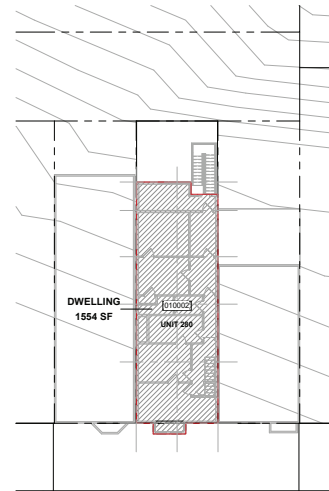
16. **Back Yard Use.** Back yard use limited to employees only; no customer use of back yard to minimize noise impact on adjacent neighbors.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, sfplanning.org.

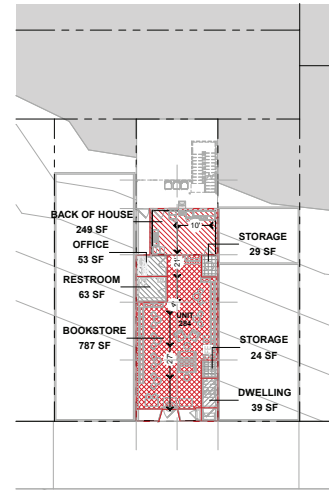




SITE PLAN
1/8" = 1'-0"



EXISTING AREA PLAN LEVEL 02
1/16" = 1'-0"



PROPOSED AREA & EGRESS PLAN LEVEL 01
1/16" = 1'-0"

SHEET NOTES

010002 (E) UPPER DWELLING TO REMAIN,
NOT INCLUDED, VIF
010004 (E) 2-STORY MIXED USED BUILDING



LOVE POTION LIBRARY

284 NOE ST
SAN FRANCISCO, CA 94114
BLOCK/LOT: 356/1013
PROJECT #: 2513

OWNER

AHMAD GHAZI

1 LINCOLN PARK UNIT 207
SAN ANSELMO, CA 94960
BENNUMAD@YAHOO.COM
415.310.2016

TENANT

VEENA PATEL
THE LOVE POTION LIBRARY LLC
284 NOE ST
SAN FRANCISCO, CA 94110
VEENAZPATEL@GMAIL.COM
408.444.1007

ARCHITECT

SHELDON SATON | VICINITY ARCHITECTS
1045 MISSION ST #10
SAN FRANCISCO, CA 94103
SHELDON@VICINITYARCHITECTS.COM
415.416.5673

AREA SCHEDULE

NAME	AREA
LEVEL 01	
BACK OF HOUSE	249 SF
BOOKSTORE	787 SF
DWELLING	39 SF
OFFICE	53 SF
RESTROOM	63 SF
STORAGE	29 SF
LEVEL 02	
DWELLING	1554 SF
TOTAL	2798 SF

DATE	DESCRIPTION
02/03/2026	ISSUED FOR REVIEW
02/04/2026	CONFORMED DRAFT

LEVEL 01
TOTAL RENTABLE AREA: 1,219 SF
ASSEMBLY A-2 (15): 787 SF = 53 OCC
BUSINESS (100): 265 SF = 3 OCC
STORAGE (200): 53 SF = 1 OCC
CALCULATED TOTAL: 57 OCC
MAXIMUM OCCUPANCY: 49 OCC
EXIT TRAVEL DISTANCE: 62'
COMMON PATH DISTANCE: 62'

EGRESS LEGEND

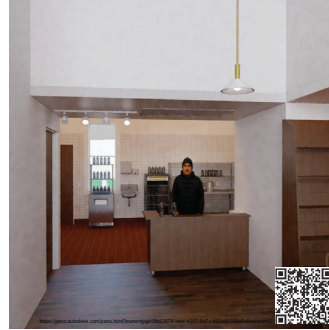
- PATH OF TRAVEL ARROW
- DISTANCE
- OCCUPANCY ADDED
- COMMON PATH OF TRAVEL END
- EMERGENCY LIGHT
- FIRE ALARM STROBE LT
- FIRE EXTINGUISHER
- EXIT SIGN



SITE & AREA PLANS G101



BACK OF HOUSE VIEW 12



COUNTER VIEW 11



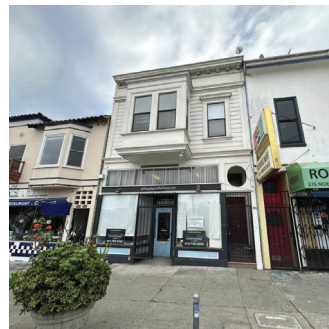
ENTRY VIEW 10



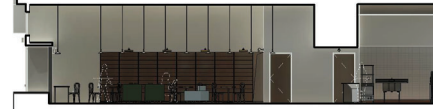
LIBRARY VIEW 09



EXTERIOR VIEW 07



EXTERIOR PHOTO 08

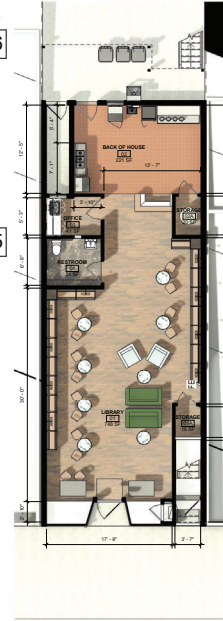


LIBRARY RENDERED ELEVATION 1/8" = 1'-0" 06

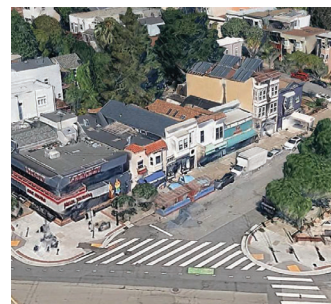


COUNTER RENDERED ELEVATION 1/8" = 1'-0" 05

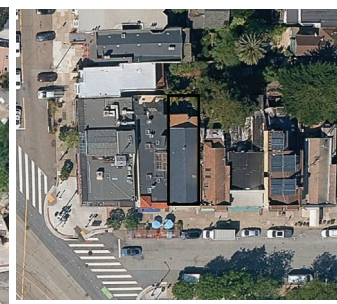
RENDERED AXO 04



RENDERED PLAN 1/8" = 1'-0" 03



AERIAL PHOTO 02



SITE PLAN PHOTO 01

MATERIAL LEGEND

CO01	CONCRETE
(E) TO REMAIN	
PT01	WALL PAINT
(N) WHITE, SEMI-GLOSS @ BOH	
QT01	QUARRY TILE
(N) 6" MONTERREY ROAD	
6", 3/8"R INTEGRAL COVE BASE	
TL01	WALL TILE
(N) DALTILE RESTORE	
BRIGHT WHITE 3" x 6"	
WD01	BAMBOO FLOORING
(E) W/ (N) DARK STAIN FINISH	
WD02	WALNUT
(N) MILLWORK	



LOVE POTION LIBRARY

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SAN FRANCISCO, CA 94114
BLOCK/LOT: 3561/013
PROJECT #: 2513

OWNER

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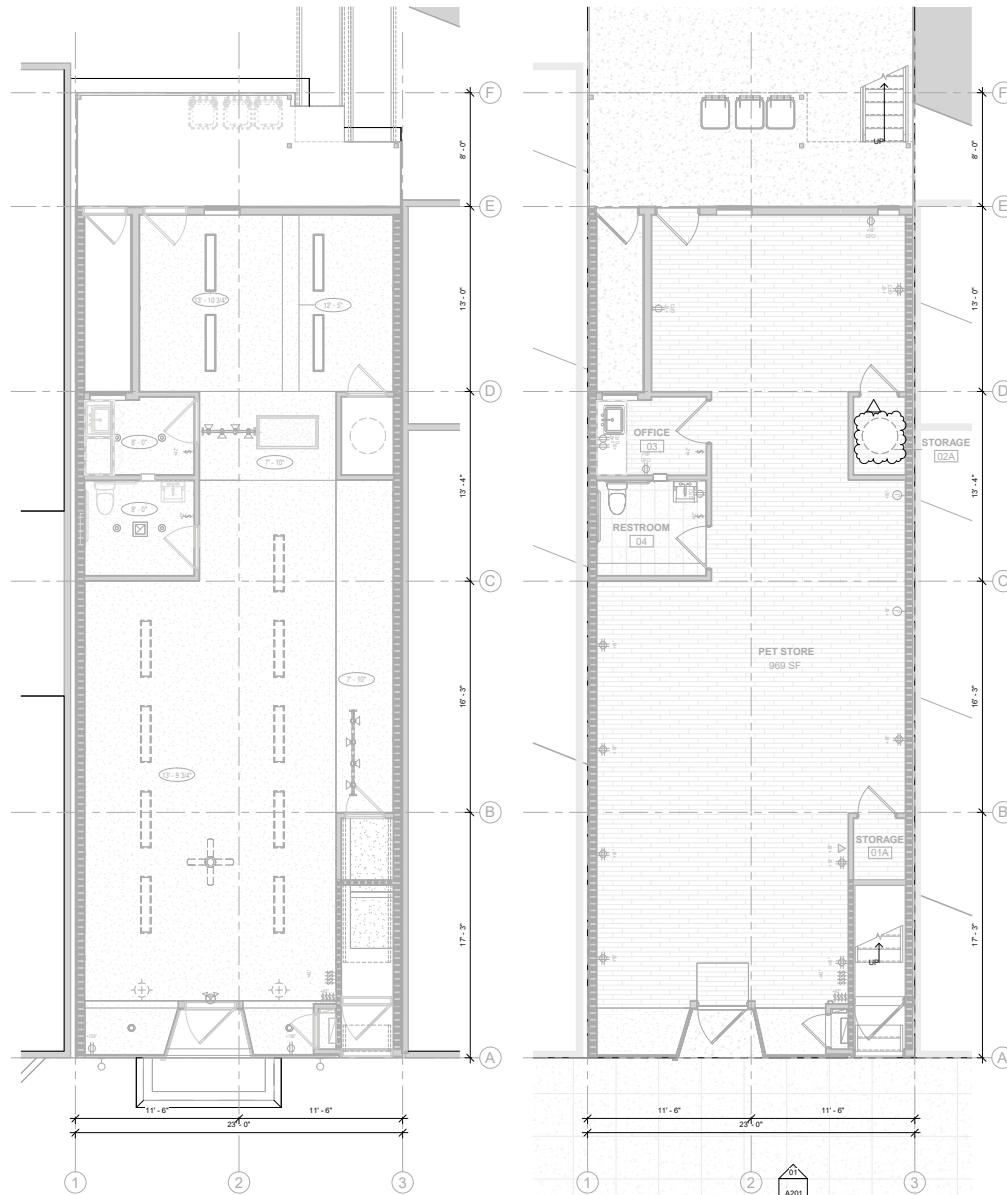
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408.444.1007

ARCHITECT

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415.416.5673

DATE	DESCRIPTION
02/03/2026	ISSUED FOR REVIEW

RENDERINGS
G201



DEMOLITION CEILING PLAN LEVEL 01
1/4" = 1'-0" 02

DEMOLITION PLAN LEVEL 01
1/4" = 1'-0" 01

SHEET NOTES



LOVE POTION LIBRARY

284 NOE ST
SAN FRANCISCO, CA 94114
BLOCK/LOT: 3561/013
PROJECT #: 2513

OWNER

AHMAD GHAZI

1 LINCOLN PARK UNIT 207
SAN ANSELMO, CA 94960

BENNUMAD@YAHOO.COM
415.310.2016

TENANT

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LIGHTING & CEILING LEGEND

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

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- ELEV & NOTES, TYP
- QUADRUPLUX RECEPT
- VOICE / DATA RECEPT
- DUPLEX / AV / VOICEDATA
- LIGHT SWITCH

MATERIAL LEGEND

- CONCRETE
- (E) TO REMAIN
- WALL PAINT
- (N) WHITE, SEMIGLOSS @ BOH
- QUARRY TILE
- (N) 6" MONTERREY ROJO
- 6" 3/8"R INTEGRAL COVE BASE
- WALL TILE
- (N) DALTILE RESTORE
- BRIGHT WHITE 3" x 6"
- RESTROOM TILE
- (E) FLOOR & WALL TILE W/
- 3/8"R COVE TRIM
- BAMBOO FLOORING
- (E) W/ (N) DARK STAIN FINISH
- WALNUT
- (N) MILLWORK

CONSTRUCTION LEGEND

- (N) WALL
- (E) WALL TO REMAIN
- 1 HR FIRE RATED WALL
- (E) WALL TO BE DEMO
- (E) TO REMAIN
- (E) TO BE DEMOLISHED
- (N) DOOR
- 4" MIN TO WALL, UON
- (E) DOOR TO REMAIN
- (E) DOOR TO BE DEMO
- PROPERTY LINE
- OUTLINE OVERHEAD

DATE DESCRIPTION

02/03/2026 ISSUED FOR REVIEW

02/04/2026 CONFORMED DRAFT

DEMOLITION
PLANS
A001

SHEET NOTES

081701 (E) POWER DOOR OPERATOR & PUSH PLATES PER DA-04
095002 (E) ATTIC DOOR ACCESS
101401 INTERIOR STOREFRONT DECAL TBD
104501 (E) EXIT SIGN & EMERGENCY LIGHT TO REMAIN, V/F
114201 (N) FOOD PREP EQUIP. PLUMB FIXTURES & TILE FINISHES
118201 (E) WASTE BINS
123001 (N) COUNTER ON CASTERS W/ SHELF STORAGE - SEE MAXIAP
123002 (N) IMPROVE INTERNAL LOCKERS IN CLOAKING CLOSET
124001 (E) CASEWORK
200101 (E) ELECTRICAL PANEL TO REMAIN, V/F

LIGHTING & CEILING LEGEND

RECESSED CEILING LIGHT
DIRECTIONAL LIGHT
PENDANT LIGHT
SURFACE MOUNTED LT
WALL SCONCE LIGHT
LINEAR STRIP LIGHT

CIRCUIT LINE
SUPPLY AIR TERMINAL
RETURN AIR TERMINAL
EXHAUST FAN TERMINAL
SMOKE DETECTOR
SMOKE & CO DETECTOR

ELECTRICAL LEGEND

DUPLEX RECEPTACLE
ELEV & NOTES, TYP
QUADRUPLEX RECEPT
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DUPLEX / AV / VOICE/DATA
LIGHT SWITCH

MATERIAL LEGEND

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WALL PAINT
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(N) 6" MONTERREY ROJO
6" 3/8" INTEGRAL COVE BASE
WALL TILE
(N) DALLIE RESTORE
BRICK WHITE 3" x 5"
RESTROOM TILE
(E) FLOOR & WALL TILE W/
3/8" COVE TRIM
BAMBOO FLOORING
(E) W/ (N) DARK STAIN FINISH
WALNUT
(N) MILLWORK

CONSTRUCTION LEGEND

(N) WALL
(E) WALL TO REMAIN
1 HR FIRE RATED WALL
(E) WALL TO BE DEMO
(E) TO REMAIN
(E) TO BE DEMOLISHED
(N) DOOR
4" MIN TO WALL, UON
(E) DOOR TO REMAIN
(E) DOOR TO BE DEMO
PROPERTY LINE
OUTLINE OVERHEAD

MECHANICAL NOTES

- EACH BATH W/ TUB, SHOWER, OR COMBO MUST HAVE ENERGY STAR-RATED VENT FAN W/ DUCTING TERMINATING ON EXT & CONTROLLED BY HUMIDISTAT
- (1) BATH LIGHT MIN CONTROLLED BY VACANCY SENSOR
- MECH VENT REQ IN ALL BATH W/ TUB / SHOWER. FAN MIN 50 CFM. SEPARATE SWITCH FROM LIGHTS. CONT FAN CAN BE 20 CFM DUCT TO TERMINATE MIN 3'-0" FROM OPNGS
- ALL BATH LIGHTS HIGH EFFICIENCY
- EXHAUST TERMINATE MIN 3'-0" FROM PL, 10'-0" MIN FROM AIR INLET, 10'-0" MIN FROM PUBLIC WALKWAY
- KITCHEN EXHAUST MIN 100 CFM RANGE HOOD

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	NOTES	QUANTITY
L100	EXTERIOR SCONCE				2
L101	DECORATIVE PENDANT				15
L102	BOOKSHELF SCONCE				9
L103	TRIMARK				2
L111	RECESSED LED		EXISTING		6
L112	LINEAR SURFACE		EXISTING		4

EQUIPMENT NOTES

- ALL EQUIPMENT & APPLIANCES SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE
- VERIFY W/ OWNER ALL EQUIPMENT SPECS & FINISHES PRIOR TO MANUFACTURE & INSTALL
- INSTALL PER MANUFACTURER REQUIREMENTS

NEW EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY
SF01	3-COMP FAUCET	T&S	SF-8W/L308		1
SS01	3-COMPARTMENT SINK	GSW	SE-10143D		1
BR01	REF REFRIGERATOR	KALAMERA	KRC-6552P		1
DW01	UC DISHWASHER	CMA	L-1X		1
FS01	FLOOR SINK	GSW	HS-0810S	SPLASHGUARD, CLEANSER, SANITARY TOWELS, & "WASH HANDS" SIGNAGE	1
HS01	HAND SINK	GSW	HS-0810S		1
KT01	KETTLE	HAMILTON BEACH	HKE110		4
RF01	WOP SINK FAUCET	T&S	RF-05A-SH20		1
WH01	WOP HOLLER	REVERE	WHL5-S24		1
MS01	WOP SINK	GSW	BS-024PM-SF		1
OS01	OVERHEAD SHELF	GSW	DS-1672	SPLASHGUARD, VERIFY CUSTOM SIZE	2
OS02	OVERHEAD SHELF	GSW	DS-1224		2
RF01	UC REFRIGERATOR	ATOSA	MCP8401GR		1
WT01	120"ZF WORKTABLE	GSW			1

PLUMBING FIXTURE NOTES

- ALL PLUMBING FIXTURES SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE & CALIFORNIA GREEN BUILDING STANDARDS CODE
- VERIFY W/ OWNER ALL FIXTURE SPECS & FINISHES PRIOR TO MANUFACTURE & INSTALL
- INSTALL PER MANUFACTURER REQUIREMENTS
- MAXIMUM PARAMETERS:
 - WATER CLOSETS MAX 1.28 GAL / FLUSH
 - URINALS MAX 0.125 GAL / FLUSH
 - SHOWER HEADS COMBINED MAX 1.8 GAL / MIN @ 80 PSI
 - LAUATORY FAUCET MAX 1.2 GAL / MIN @ 80 PSI
 - KITCHEN FAUCET MAX 1.8 GAL / MIN @ 80 PSI

PLUMBING FIXTURE SCHEDULE

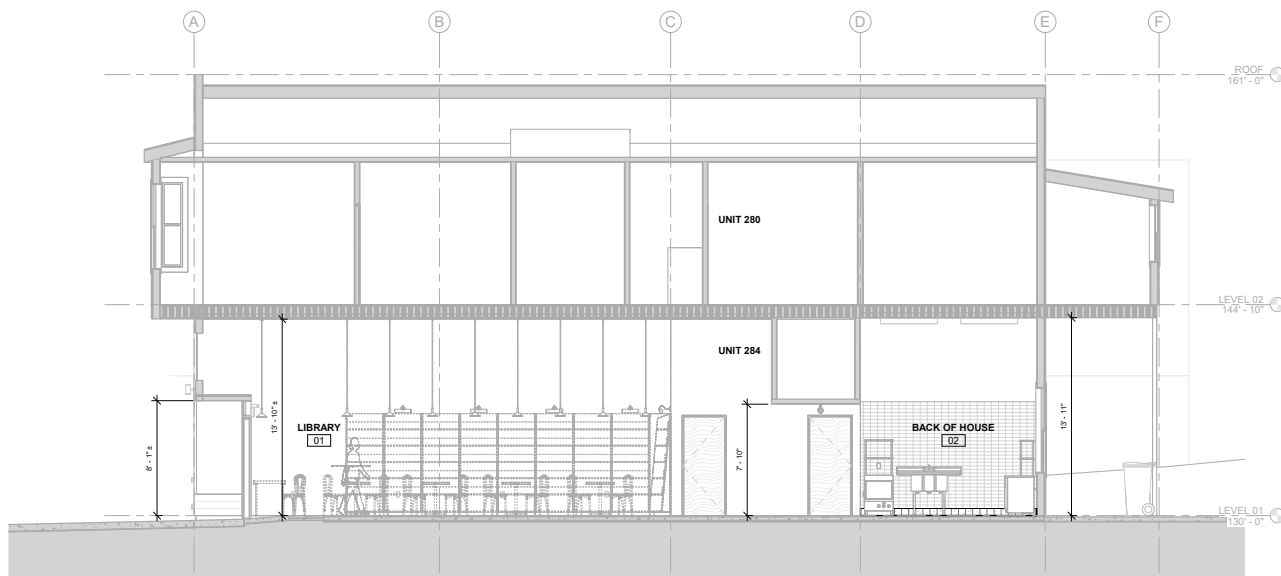
MARK	DESCRIPTION	MANUFACTURER	MODEL	EXISTING	NOTES	QUANTITY
LV11	LAUATORY FAUCET			EXISTING		1
LV12	LAUATORY			EXISTING		1
WC11	TOILET (W/ PLUMBING)			EXISTING		1
WH11	WATER HEATER			EXISTING		1

NEW FURNITURE SCHEDULE

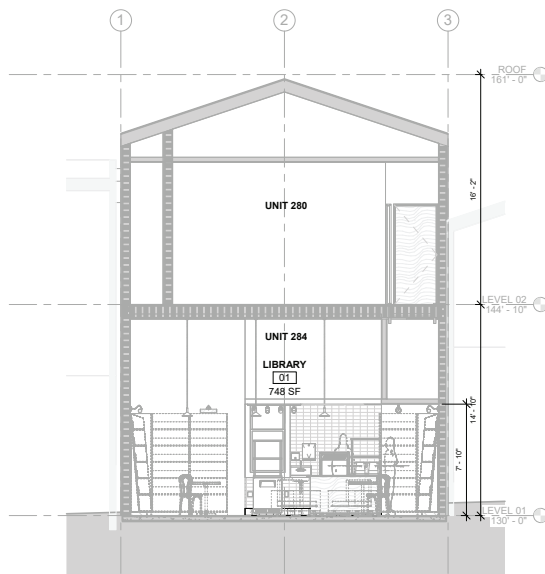
MARK	DESCRIPTION	MANUFACTURER	MODEL	NOTES	QUANTITY
BS01	BOOKSHELF				18
CH01	CHAIR				14
SF01	SOFA SINGLE				2
SF02	SOFA DOUBLE				2
TB01	24" SHIRT TABLE				8
TB02	ACCESSIBLE TABLE				2

PROPOSED CEILING PLAN LEVEL 01
1/4" = 1'-0"

PROPOSED FLOOR PLAN LEVEL 01
1/4" = 1'-0"



PROPOSED LONG SECTION
1/4" = 1'-0" 03



PROPOSED SHORT SECTION
1/4" = 1'-0" 02



PROPOSED SOUTH FRONT ELEVATION
1/4" = 1'-0" 01

SHEET NOTES



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LIGHTING & CEILING LEGEND

- ⊙ RECESSED CEILING LIGHT
- ⊙ DIRECTIONAL LIGHT
- ⊙ PENDANT LIGHT
- ⊙ SURFACE MOUNTED LT
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- ⊙ LINEAR STRIP LIGHT
- ⊙ CIRCUIT LINE
- ⊙ SUPPLY AIR TERMINAL
- ⊙ RETURN AIR TERMINAL
- ⊙ EXHAUST FAN TERMINAL
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE & CO DETECTOR

ELECTRICAL LEGEND

- ⊙ DUPLEX RECEPTACLE
- ⊙ ELEV & NOTES, TYP
- ⊙ QUADRUPLX RECEPT
- ⊙ VOICE / DATA RECEPT
- ⊙ DUPLEX / AV / VOICEDATA
- ⊙ LIGHT SWITCH

MATERIAL LEGEND

- CONCRETE
- (E) TO REMAIN
- WALL PAINT
- (N) WHITE, SEMIGLOSS @ BOH
- QUARRY TILE
- (N) 6" MONTERREY ROJO
- 6" 3/8"R INTEGRAL COVE BASE
- WALL TILE
- (N) DALTILE RESTORE
- BRIGHT WHITE 3" x 6"
- RESTROOM TILE
- (E) FLOOR & WALL TILE W/
- 3/8"R COVE TRIM
- BAMBOO FLOORING
- (E) W/ (N) DARK STAIN FINISH
- WALNUT
- (N) MILLWORK

CONSTRUCTION LEGEND

- (N) WALL
- (E) WALL TO REMAIN
- 1 HR FIRE RATED WALL
- (E) WALL TO BE DEMO
- (E) TO REMAIN
- (E) TO BE DEMOLISHED
- (N) DOOR
- 4" MIN TO WALL, UON
- (E) DOOR TO REMAIN
- (E) DOOR TO BE DEMO
- PROPERTY LINE
- OUTLINE OVERHEAD

DATE DESCRIPTION
02/03/2026 ISSUED FOR REVIEW

PROPOSED
ELEVATION &
SECTIONS
A201

LOVE POTION
LIBRARY

284 NOE ST
SAN FRANCISCO, CA 94114
BLOCK/LOT: 356/1013
PROJECT #: 2513

OWNER

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LIGHTING & CEILING LEGEND

- ⊙ RECESSED CEILING LIGHT
- ⊙ DIRECTIONAL LIGHT
- ⊙ PENDANT LIGHT
- ⊙ SURFACE MOUNTED LT
- ⊙ WALL SCONCE LIGHT
- ⊙ LINEAR STRIP LIGHT
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- ⊙ RETURN AIR TERMINAL
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- ⊙ QUADRUPLX RECEPT
- ⊙ VOICE / DATA RECEPT
- ⊙ DUPLEX / AV / VOICEDATA
- ⊙ LIGHT SWITCH

MATERIAL LEGEND

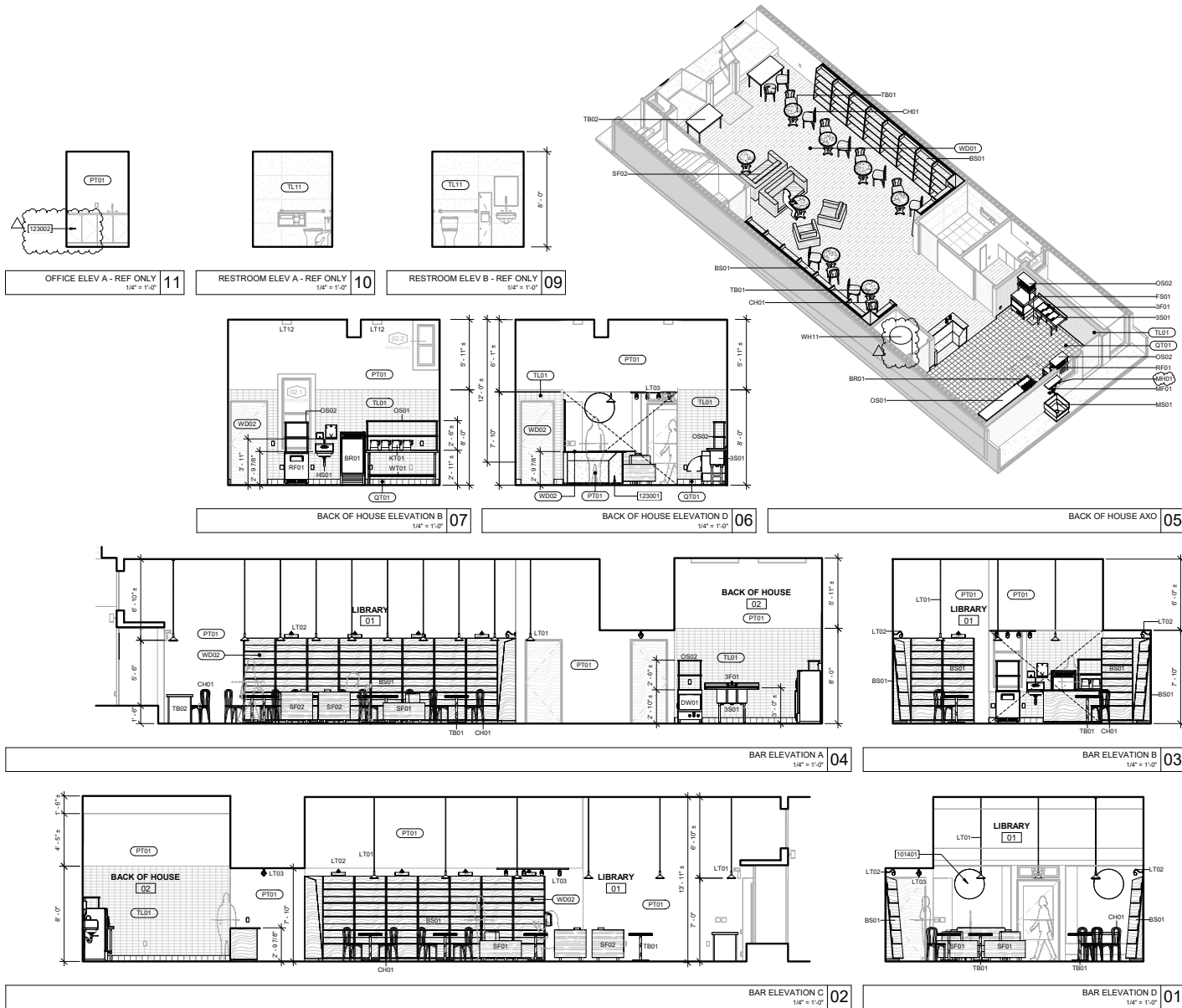
- CONCRETE
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- (N) 6" MONTERREY ROJO
- 6" 3/8" INTEGRAL COVE BASE
- WALL TILE
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- BRICK WHITE 3" x 5"
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- (E) FLOOR & WALL TILE W/
- 3/8" COVE TRIM
- BAMBOO FLOORING
- (E) W/ (N) DARK STAIN FINISH
- WALNUT
- (N) MILLWORK

CONSTRUCTION LEGEND

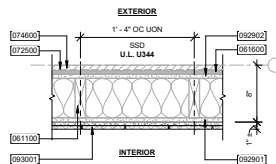
- (N) WALL
- (E) WALL TO REMAIN
- 1 HR FIRE RATED WALL
- (E) WALL TO BE DEMO
- (E) TO REMAIN
- (E) TO BE DEMOLISHED
- (N) DOOR
- 4" MIN TO WALL, UON
- (E) DOOR TO REMAIN
- (E) DOOR TO BE DEMO
- PROPERTY LINE
- OUTLINE OVERHEAD

INTERIOR
ELEVATIONS &
SCHEDULES

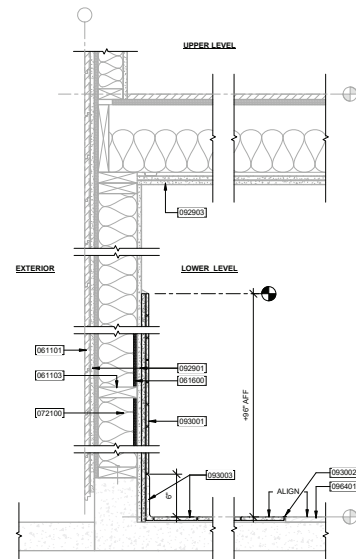
A301



DATE DESCRIPTION
02/03/2020 ISSUED FOR REVIEW
02/04/2020 CONFORMED DRAFT



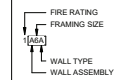
WALL EXTERIOR PLAN DETAIL
1 1/2" = 1'-0"



WALL FLOOR SECTION DETAIL
1 1/2" = 1'-0"

WALL TYPE LEGEND

WALL TAG



WALL ASSEMBLY DESIGNATIONS

PREFIX	SHTHG*	FRAMING**	SHTHG*
A	1-LAYER	WOOD STUD	1-LAYER
B	2-LAYER	WOOD STUD	2-LAYER
C	1-LAYER	WOOD STUD	2-LAYER
D	1-LAYER	WOOD STUD	- NONE -
E	2-LAYER	WOOD STUD	- NONE -
F	1-LAYER	WD FURRING	- NONE -
G	- NONE -	GLAZING	- NONE -
H	1-LAYER	WOOD STUD	PANELING
J	2-LAYER	WOOD STUD	PANELING
K	1-LAYER	(2) WD STUDS	1-LAYER
L	2-LAYER	(2) WD STUDS	2-LAYER
M	- NONE -	CML	- NONE -

*GYB BD SHTHG UON, CEMENT BD @ TILE
**MTL FRAMING SM

FRAMING DEPTH DESIGNATIONS

NO.	WD STUD DEPTH	MTL STUD DEPTH	GLASS THK
0	- NONE -	- NONE -	THD
1	N/A	1 5/8"	
2	N/A	2 1/2"	
3	N/A	3 5/8"	
4	3.5"	4"	
5	5.5"	6"	
6	N/A	8"	
10	N/A	10"	

WALL TYPE DESIGNATIONS

SUFFIX DESCRIPTION

A	T.O. SLAB - B.O. SLAB
B	T.O. SLAB - B.O. DECK
C	T.O. SLAB - PARTIAL HT
D	T.O. SLAB - B.O. CEILING
E	T.O. SLAB - F' ABV CEILING

WALL FRAMING NOTES

- ALL STUD WALLS AND PARTITIONS REQUIRE GYP BD BOTH SIDES FOR THE FULL HEIGHT OF THE STUDS (UNLESS SPECIFICALLY DETAILED OTHERWISE).
- ALL SUSPENDED WALLS SHALL HAVE GYP BD WHICH EXTENDS 6" ABOVE THE SUSPENDED CEILING UNLESS SHOWN AND/OR NOTED OTHERWISE BY THE ARCHITECT.
- ALL STUD WALLS AND PARTITIONS SHALL HAVE CONTINUOUS LINES OF BRIDGING SPACED AT 4'-0" MAX. ON CENTER. THE BRIDGING SHALL BE SECURELY FASTENED TO THE STUDS WITH EITHER SCREWS OR WELDS. AT WALL LOCATIONS WHERE GYPSUM BOARD IS CALLED FOR ON EACH SIDE OF THE WALL, BRIDGING CAN BE OMITTED IN ACCORDANCE WITH THE SSMA.
- ALL STUDS SHALL BE "CEE" STUDS WITH FLANGE STIFFENERS.
- THE MATERIALS AND DETAILS SHOWN ARE FOR TYPICAL INSTALLATIONS WHERE THE STUD MANUFACTURERS RECOMMENDATIONS OR LOCAL ORDINANCES ARE MORE RESTRICTIVE. THEY SHALL APPLY.
- TYPICAL FASTENER:
 - STEEL STUDS TO STEEL STUDS OR TRACKS: #8-18 X 1 1/2" TEKSS WITH PHIL PAN HEAD FOR 25 GA OR 20 GA #10-18 X 1 1/2" TEKSS WITH PHIL PAN HEAD FOR INTERCONNECTION OF 18 GA OR 16 GA.
 - STEEL STUDS OR TRACKS TO WOOD PURLINS, GIRDERS AND BEAMS: #14-10 X 1 1/2" HWY TYPE "B" METAL-TO-WOOD TEKSS.
 - STEEL STUDS OR TRACKS TO STRUCTURAL STEEL (TUBE STEEL, WIDE FLANGE BEAMS, COLUMNS, GIRDERS, ETC.): TEKSS OR TENSIL GAUGE AND LENGTH AS REQUIRED FOR THE COMBINED THICKNESS OF THE MATERIAL. TO BE DRILLED.
 - PLYWOOD TO STEEL STUDS: #10-24 X 3/4" TEKSS (PLYMETAL TEKSS) WITH THIN WASSER-HEAD.
 - GYB BD TO STEEL STUDS: #7X 1/4" H-LO TYPE'S BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP BD TO 25 GA OR 20 GA STUDS, #8 X 1 1/4" TYPE "B" BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP BD TO 18 GA OR 16 GA STUDS OR TRACKS.

SHEET NOTES

- 061100 WOOD FRAMING
- 061101 WALL AS SCHEDULED
- 061103 WOOD BRACING
- 061600 SHEATHING
- 072100 THERMAL INSULATION
- 072300 WEATHER BARRIERS
- 074600 SIDING
- 092901 (E) 5/8" GYP BD, VIF
- 092902 (E) 5/8" TYPE 'X' GYP BD BOTH SIDES AT PL 1-HR FIRE-RATED WALLS, VIF
- 092903 (B) (2) LAYERS 5/8" TYPE 'X' GYP BD @ JNT CHANNEL PER GA-800 FC-502A, CCG NBC-FM, STC 45 MIN, VIF
- 093001 (N) TILE @ 1/2" CEMENT BACKER BD
- 093002 (N) METAL EDGE ANGLE
- 093003 (N) QUARRY TILE W/ 3/8" COVE BASE
- 096401 (E) WD FLOORING W/ (N) STAIN WHERE REMAINS



LOVE POTION LIBRARY

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OWNER

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TENANT

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DATE	DESCRIPTION
02/03/2026	ISSUED FOR REVIEW

DETAILS
A401



LOVE POTION LIBRARY

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BLOCK/LOT: 3561013
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OWNER

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WT-EP0072

Item No. _____
Order No. _____
Qty. _____ Date: _____

FLAT TOP WORK TABLE

Features

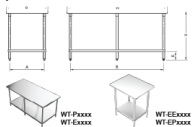
- Quality 303 uncoated strength and durability
- Top reinforced with stainless steel channel
- Sound-deadened between top and channels
- Channels are recessed into channel to reduce lateral movement
- Rotted edge construction
- Adjustable 80 ball feet
- Shipped knock-down



WT-Exxxxx
18 Ga. 430 SUS Table Top
18 Ga. Galvanized Underneath
18 Ga. Galvanized Legs

WT-Pxxxx
18 Ga. 201 SUS Table Top
18 Ga. 430 SUS Underneath
5/8" 201 Legs

Work tables length 72" and above have 6 legs



WT-Exxxxx
18 Ga. 430 SUS Table Top
18 Ga. Galvanized Underneath
18 Ga. Galvanized Legs

WT-Pxxxx
18 Ga. 201 SUS Table Top
18 Ga. 430 SUS Underneath
5/8" 201 Legs

Item No.		D x H x W	# of Channels	Load Cap. (lb)	A (in)	B (in)	G (in)
WT-EP0072	WT-EP0072	18 x 36 x 36	3	1	200	170	13-1/8
WT-EP0072	WT-EP0072	18 x 48 x 36	3	1	200	190	13-1/8
WT-EP0072	WT-EP0072	18 x 60 x 36	3	1	200	210	13-1/8
WT-EP0072	WT-EP0072	18 x 72 x 36	3	1	200	230	13-1/8
WT-EP0072	WT-EP0072	18 x 84 x 36	3	1	200	250	13-1/8
WT-EP0072	WT-EP0072	18 x 96 x 36	3	1	200	270	13-1/8
WT-EP0072	WT-EP0072	18 x 108 x 36	3	1	200	290	13-1/8
WT-EP0072	WT-EP0072	18 x 120 x 36	3	1	200	310	13-1/8
WT-EP0072	WT-EP0072	18 x 132 x 36	3	1	200	330	13-1/8
WT-EP0072	WT-EP0072	18 x 144 x 36	3	1	200	350	13-1/8
WT-EP0072	WT-EP0072	18 x 156 x 36	3	1	200	370	13-1/8
WT-EP0072	WT-EP0072	18 x 168 x 36	3	1	200	390	13-1/8
WT-EP0072	WT-EP0072	18 x 180 x 36	3	1	200	410	13-1/8
WT-EP0072	WT-EP0072	18 x 192 x 36	3	1	200	430	13-1/8
WT-EP0072	WT-EP0072	18 x 204 x 36	3	1	200	450	13-1/8
WT-EP0072	WT-EP0072	18 x 216 x 36	3	1	200	470	13-1/8
WT-EP0072	WT-EP0072	18 x 228 x 36	3	1	200	490	13-1/8
WT-EP0072	WT-EP0072	18 x 240 x 36	3	1	200	510	13-1/8
WT-EP0072	WT-EP0072	18 x 252 x 36	3	1	200	530	13-1/8
WT-EP0072	WT-EP0072	18 x 264 x 36	3	1	200	550	13-1/8
WT-EP0072	WT-EP0072	18 x 276 x 36	3	1	200	570	13-1/8
WT-EP0072	WT-EP0072	18 x 288 x 36	3	1	200	590	13-1/8
WT-EP0072	WT-EP0072	18 x 300 x 36	3	1	200	610	13-1/8
WT-EP0072	WT-EP0072	18 x 312 x 36	3	1	200	630	13-1/8
WT-EP0072	WT-EP0072	18 x 324 x 36	3	1	200	650	13-1/8
WT-EP0072	WT-EP0072	18 x 336 x 36	3	1	200	670	13-1/8
WT-EP0072	WT-EP0072	18 x 348 x 36	3	1	200	690	13-1/8
WT-EP0072	WT-EP0072	18 x 360 x 36	3	1	200	710	13-1/8
WT-EP0072	WT-EP0072	18 x 372 x 36	3	1	200	730	13-1/8
WT-EP0072	WT-EP0072	18 x 384 x 36	3	1	200	750	13-1/8
WT-EP0072	WT-EP0072	18 x 396 x 36	3	1	200	770	13-1/8
WT-EP0072	WT-EP0072	18 x 408 x 36	3	1	200	790	13-1/8
WT-EP0072	WT-EP0072	18 x 420 x 36	3	1	200	810	13-1/8
WT-EP0072	WT-EP0072	18 x 432 x 36	3	1	200	830	13-1/8
WT-EP0072	WT-EP0072	18 x 444 x 36	3	1	200	850	13-1/8
WT-EP0072	WT-EP0072	18 x 456 x 36	3	1	200	870	13-1/8
WT-EP0072	WT-EP0072	18 x 468 x 36	3	1	200	890	13-1/8
WT-EP0072	WT-EP0072	18 x 480 x 36	3	1	200	910	13-1/8
WT-EP0072	WT-EP0072	18 x 492 x 36	3	1	200	930	13-1/8
WT-EP0072	WT-EP0072	18 x 504 x 36	3	1	200	950	13-1/8
WT-EP0072	WT-EP0072	18 x 516 x 36	3	1	200	970	13-1/8
WT-EP0072	WT-EP0072	18 x 528 x 36	3	1	200	990	13-1/8
WT-EP0072	WT-EP0072	18 x 540 x 36	3	1	200	1010	13-1/8
WT-EP0072	WT-EP0072	18 x 552 x 36	3	1	200	1030	13-1/8
WT-EP0072	WT-EP0072	18 x 564 x 36	3	1	200	1050	13-1/8
WT-EP0072	WT-EP0072	18 x 576 x 36	3	1	200	1070	13-1/8
WT-EP0072	WT-EP0072	18 x 588 x 36	3	1	200	1090	13-1/8
WT-EP0072	WT-EP0072	18 x 600 x 36	3	1	200	1110	13-1/8
WT-EP0072	WT-EP0072	18 x 612 x 36	3	1	200	1130	13-1/8
WT-EP0072	WT-EP0072	18 x 624 x 36	3	1	200	1150	13-1/8
WT-EP0072	WT-EP0072	18 x 636 x 36	3	1	200	1170	13-1/8
WT-EP0072	WT-EP0072	18 x 648 x 36	3	1	200	1190	13-1/8
WT-EP0072	WT-EP0072	18 x 660 x 36	3	1	200	1210	13-1/8
WT-EP0072	WT-EP0072	18 x 672 x 36	3	1	200	1230	13-1/8
WT-EP0072	WT-EP0072	18 x 684 x 36	3	1	200	1250	13-1/8
WT-EP0072	WT-EP0072	18 x 696 x 36	3	1	200	1270	13-1/8
WT-EP0072	WT-EP0072	18 x 708 x 36	3	1	200	1290	13-1/8
WT-EP0072	WT-EP0072	18 x 720 x 36	3	1	200	1310	13-1/8
WT-EP0072	WT-EP0072	18 x 732 x 36	3	1	200	1330	13-1/8
WT-EP0072	WT-EP0072	18 x 744 x 36	3	1	200	1350	13-1/8
WT-EP0072	WT-EP0072	18 x 756 x 36	3	1	200	1370	13-1/8
WT-EP0072	WT-EP0072	18 x 768 x 36	3	1	200	1390	13-1/8
WT-EP0072	WT-EP0072	18 x 780 x 36	3	1	200	1410	13-1/8
WT-EP0072	WT-EP0072	18 x 792 x 36	3	1	200	1430	13-1/8
WT-EP0072	WT-EP0072	18 x 804 x 36	3	1	200	1450	13-1/8
WT-EP0072	WT-EP0072	18 x 816 x 36	3	1	200	1470	13-1/8
WT-EP0072	WT-EP0072	18 x 828 x 36	3	1	200	1490	13-1/8
WT-EP0072	WT-EP0072	18 x 840 x 36	3	1	200	1510	13-1/8
WT-EP0072	WT-EP0072	18 x 852 x 36	3	1	200	1530	13-1/8
WT-EP0072	WT-EP0072	18 x 864 x 36	3	1	200	1550	13-1/8
WT-EP0072	WT-EP0072	18 x 876 x 36	3	1	200	1570	13-1/8
WT-EP0072	WT-EP0072	18 x 888 x 36	3	1	200	1590	13-1/8
WT-EP0072	WT-EP0072	18 x 900 x 36	3	1	200	1610	13-1/8
WT-EP0072	WT-EP0072	18 x 912 x 36	3	1	200	1630	13-1/8
WT-EP0072	WT-EP0072	18 x 924 x 36	3	1	200	1650	13-1/8
WT-EP0072	WT-EP0072	18 x 936 x 36	3	1	200	1670	13-1/8
WT-EP0072	WT-EP0072	18 x 948 x 36	3	1	200	1690	13-1/8
WT-EP0072	WT-EP0072	18 x 960 x 36	3	1	200	1710	13-1/8
WT-EP0072	WT-EP0072	18 x 972 x 36	3	1	200	1730	13-1/8
WT-EP0072	WT-EP0072	18 x 984 x 36	3	1	200	1750	13-1/8
WT-EP0072	WT-EP0072	18 x 996 x 36	3	1	200	1770	13-1/8
WT-EP0072	WT-EP0072	18 x 1008 x 36	3	1	200	1790	13-1/8
WT-EP0072	WT-EP0072	18 x 1020 x 36	3	1	200	1810	13-1/8
WT-EP0072	WT-EP0072	18 x 1032 x 36	3	1	200	1830	13-1/8
WT-EP0072	WT-EP0072	18 x 1044 x 36	3	1	200	1850	13-1/8
WT-EP0072	WT-EP0072	18 x 1056 x 36	3	1	200	1870	13-1/8
WT-EP0072	WT-EP0072	18 x 1068 x 36	3	1	200	1890	13-1/8
WT-EP0072	WT-EP0072	18 x 1080 x 36	3	1	200	1910	13-1/8
WT-EP0072	WT-EP0072	18 x 1092 x 36	3	1	200	1930	13-1/8
WT-EP0072	WT-EP0072	18 x 1104 x 36	3	1	200	1950	13-1/8
WT-EP0072	WT-EP0072	18 x 1116 x 36	3	1	200	1970	13-1/8
WT-EP0072	WT-EP0072	18 x 1128 x 36	3	1	200	1990	13-1/8
WT-EP0072	WT-EP0072	18 x 1140 x 36	3	1	200	2010	13-1/8
WT-EP0072	WT-EP0072	18 x 1152 x 36	3	1	200	2030	13-1/8
WT-EP0072	WT-EP0072	18 x 1164 x 36	3	1	200	2050	13-1/8
WT-EP0072	WT-EP0072	18 x 1176 x 36	3	1	200	2070	13-1/8
WT-EP0072	WT-EP0072	18 x 1188 x 36	3	1	200	2090	13-1/8
WT-EP0072	WT-EP0072	18 x 1200 x 36	3	1	200	2110	13-1/8
WT-EP0072	WT-EP0072	18 x 1212 x 36	3	1	200	2130	13-1/8
WT-EP0072	WT-EP0072	18 x 1224 x 36	3	1	200	2150	13-1/8
WT-EP0072	WT-EP0072	18 x 1236 x 36	3	1	200	2170	13-1/8
WT-EP0072	WT-EP0072	18 x 1248 x 36	3	1	200	2190	13-1/8
WT-EP0072	WT-EP0072	18 x 1260 x 36	3	1	200	2210	13-1/8
WT-EP0072	WT-EP0072	18 x 1272 x 36	3	1	200	2230	13-1/8
WT-EP0072	WT-EP0072	18 x 1284 x 36	3	1	200	2250	13-1/8
WT-EP0072	WT-EP0072	18 x 1296 x 36	3	1	200	2270	13-1/8
WT-EP0072	WT-EP0072	18 x 1308 x 36	3	1	200	2290	13-1/8
WT-EP0072	WT-EP0072	18 x 1320 x 36	3	1	200	2310	13-1/8
WT-EP0072	WT-EP0072	18 x 1332 x 36	3	1	200	2330	13-1/8
WT-EP0072	WT-EP0072	18 x 1344 x 36	3	1	200	2350	13-1/8
WT-EP0072	WT-EP0072	18 x 1356 x 36	3	1	200	2370	13-1/8
WT-EP0072	WT-EP0072	18 x 1368 x 36	3	1	200	2390	13-1/8
WT-EP0072	WT-EP0072	18 x 1380 x 36	3	1	200	2410	13-1/8
WT-EP0072	WT-EP0072	18 x 1392 x 36	3	1	200	2430	13-1/8
WT-EP0072	WT-EP0072	18 x 1404 x 36	3	1	200	2450	13-1/8
WT-EP0072	WT-EP0072	18 x 1416 x 36	3	1	200	2470	13-1/8
WT-EP0072	WT-EP0072	18 x 1428 x 36	3	1	200	2490	13-1/8
WT-EP0072	WT-EP0072	18 x 1440 x 36	3	1	200	2510	13-1/8
WT-EP0072	WT-EP0072	18 x 1452 x 36	3	1	200	2530	13-1/8
WT-EP0072	WT-EP0072	18 x 1464 x 36	3	1	200	2550	13-1/8
WT-EP0072	WT-EP0072	18 x 1476 x 36	3	1	200	2570	13-1/8
WT-EP0072	WT-EP0072	18 x 1488 x 36	3	1	200	2590	13-1/8
WT-EP0072	WT-EP0072	18 x 1500 x 36	3	1	200	2610	13-1/8
WT-EP0072	WT-EP0072	18 x 1512 x 36	3	1	200	2630	13-1/8
WT-EP0072	WT-EP0072	18 x 1524 x 36	3	1	200	2650	13-1/8
WT-EP0072	WT-EP0072	18 x 1536 x 36	3	1	200	2670	13-1/8
WT-EP0072	WT-EP0072	18 x 1548 x 36	3	1	200	2690	13-1/8
WT-EP0072	WT-EP0072	18 x 1560 x 36	3	1	200	2710	13-1/8
WT-EP0072	WT-EP0072	18 x 1572 x 36	3	1	200	2730	13-1/8
WT-EP0072	WT-EP0072	18 x 1584 x 36	3	1	200	2750	13-1/8
WT-EP0072	WT-EP0072	18 x 1596 x 36	3	1	200	2770	13-1/8
WT-EP0072	WT-EP0072	18 x 1608 x 36	3	1	200	2790	13-1/8
WT-EP0072	WT-EP0072	18 x 1620 x 36	3	1	200	2810	13-1/8
WT-EP0072	WT-EP0072	18 x 1632 x 36	3	1	200	2830	13-1/8
WT-EP0072	WT-EP0072	18 x 1644 x 36	3	1	200	2850	13-1/8
WT-EP0072	WT-EP0072	18 x 1656 x 36	3	1	200	2870	13-1/8
WT-EP0072	WT-EP0072	18 x 1668 x 36	3	1	200	2890	13-1/8
WT-EP0072	WT-EP0072	18 x 1680 x 36	3	1	200	2910	13-1/8
WT-EP0072	WT-EP0072	18 x 1692 x 36	3	1	200	2930	13-1/8
WT-EP0072	WT-EP0072	18 x 1704 x 36	3	1	200	2950	13-1/8
WT-EP0072	WT-EP0072	18 x 1716 x 36	3	1	200	2970	13-1/8
WT-EP0072	WT-EP0072	18 x 1728 x 36	3	1	200	2990	13-1/8
WT-EP0072	WT-EP0072	18 x 1740 x 36	3	1	200	3010	13-1/8
WT-EP0072	WT-EP0072	18 x 1752 x 36	3	1	200	3030	13-1/8
WT-EP0072	WT-EP0072	18 x 1764 x 36	3	1	200	3050	13-1/8
WT-EP0072	WT-EP0072	18 x 1776 x 36	3	1	200	3070	13-1/8
WT-EP0072	WT-EP0072	18 x 1788 x 3					



LOVE POTION LIBRARY

284 NOE ST
SAN FRANCISCO, CA 94114
BLOCK/LOT: 3561/013
PROJECT #: 2513

OWNER

AHMAD GHAZI

1 LINCOLN PARK UNIT 207
SAN ANSELMO, CA 94960
BENNI.MAD@YAHOO.COM
415.310.2016

TENANT

VEENA PATEL
THE LOVE POTION LIBRARY LLC
284 NOE ST
SAN FRANCISCO, CA 94110
VEENAPATEL@GMAIL.COM
408.444.1007

ARCHITECT

SHELDON EATON | VICINITY ARCHITECTS
1045 MISSION ST #10
SAN FRANCISCO, CA 94103
SHELDON@VICINITYARCHITECTS.COM
415.416.5673

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 284 NOE ST

For ALL remodel improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plans and signed.

- The proposed use of the project is RETAIL (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: SECOND LEVEL, PREVIOUSLY RETIRED
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$1080, which is, (check one) ☐ more than / ☒ less than the 2022 Valuation Threshold of \$1186,172.00.

4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

- ☒ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist
- ☐ 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
- ☐ C: Project adjusted cost of construction is less than or equal to the current valuation threshold. List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
- ☐ D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal form to Plans
- ☐ 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 application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities.

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be notified by the AEC.

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D.A. CHECKLIST (p. 2 of 2): The address of the project is: 284 NOE ST

Check all applicable boxes and specify where on the drawings the details are shown:

<u>Note:</u> originals below are filed in the project binder as CEC-10-302.4, amendment B.	Existing Fully Compliant	Not required by Code (prior to new entry)	Required for full compliance with the Accessibility Standards	Compliance is Technically Infeasible	Adhered to in compliance with International Accessibility Standards	Not required by Code (prior to new entry)	Location of detail(s) include them to: drawing sheet (e.g. 102) Note (e.g. 102) Also classification comments can be written here.
<u>Note:</u> Must be included in IAC							
A. One accessible entrance including approach walk, vertical access, platform (curb cut, door / gate) and hardware for door/gate	☒	☐	☐	☐	☐	☐	PA# 202506088171 13/A1.0
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, restrooms Staircase situation, lifts	☒	☐	☐	☐	☐	☐	A101
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	☒	☐	☐	☐	☐	☐	PA# 202506088171 A0.2 & A5.0
D. Accessible public pay phone.	☐	☐	☐	☐	☐	☒	
E. Accessible drinking fountain.	☐	☐	☐	☐	☐	☒	
F. Additional accessible elements such as parking, storage, stairs and signage	☐	☐	☐	☐	☐	☒	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plan.
- Provide details from a set of City approved reference drawings, provide to permit application number here: (202506088171) and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

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Regency Space Solutions

Project: _____ Date: _____ Approval: _____ Qty: _____ Item #: 820005024

REGENCY

Regency WMS-824B 24" Stainless Steel Utility Shelf with 2 Pop/Broom Holders and 3 Rag Hooks

ITEM: 820005024

Technical Data

Length:	24 inches
Depth:	14 inches
Height:	14 inches
Front:	14 inches
Material:	304 Stainless Steel
Number of Shelves:	1 Shelf
Shelf:	1 Shelf
Type:	Pop/Broom Holder

Features

- Durable, 14 gauge type 304 stainless steel construction
- Features 2 pop holders and 3 brooms
- Prevents damage to trash bins and allows for easy to properly dry
- Helps to keep organization while maximizing storage space
- Great for storing cleaning chemicals, spray bottles, and other janitorial supplies

Certifications



ISO 9001:2015

© 2024 Regency Space Solutions

Regency Space Solutions

Notes & Details

Keep your maintenance closet organized with this Regency 24" utility shelf with 2 pop/broom holders and 3 rag hooks. A convenient storage solution for any establishment, this utility shelf can be mounted to wall to save space and maximize your janitorial supplies at a quick, effortless task. Its 2 spring loaded rubber bottom hanging racks and brooms securely sit place, preventing your closet from becoming cluttered and ensuring your supplies stay off the floor at all times. Three stainless steel hooks are also attached to the mounting strip, allowing you to hang brushes, rags, and other cleaning supplies. Its hanging design also helps reduce stress on back joints and ensures that wall space will dry properly, allowing you to extend the life of your equipment and save money on replacements.

Made of 14 gauge type 304 stainless steel, this rack is both durable and non-corrosive to ensure long-lasting reliability. Its sleek design is both discreet and professional making it perfect for use in restaurants, hotels, office buildings, and a variety of other commercial environments. The durable shelf provides additional storage space for cleaning chemicals, spray bottles, and other janitorial supplies for added convenience. A simple way to increase organization and maximize storage space, this help and increase productivity to the perfect solution to increase your operation's efficiency!

WARNING: This product contains sharp points, burrs and sharp edges which are subject to the risk of injury to users and others. Details are subject to change without notice. For more information, go to: <https://www.regencyspace.com>

DATE DESCRIPTION

02/03/2026 ISSUED FOR REVIEW
02/04/2026 CONFORMED DRAFT

EQUIPMENT
SPECIFICATIONS
D.A. CHECKLIST

A503

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Issuance - 284 Noe Street - The Love Potion Library LLC

Long Title or text listed:

Hearing to consider that the issuance of a Type-42 On-Sale Beer and Wine - Public Premises liquor license to The Love Potion Library LLC, located at 284 Noe Street (District 8), will serve the public convenience or necessity of the City and County of San Francisco.