

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP10-050

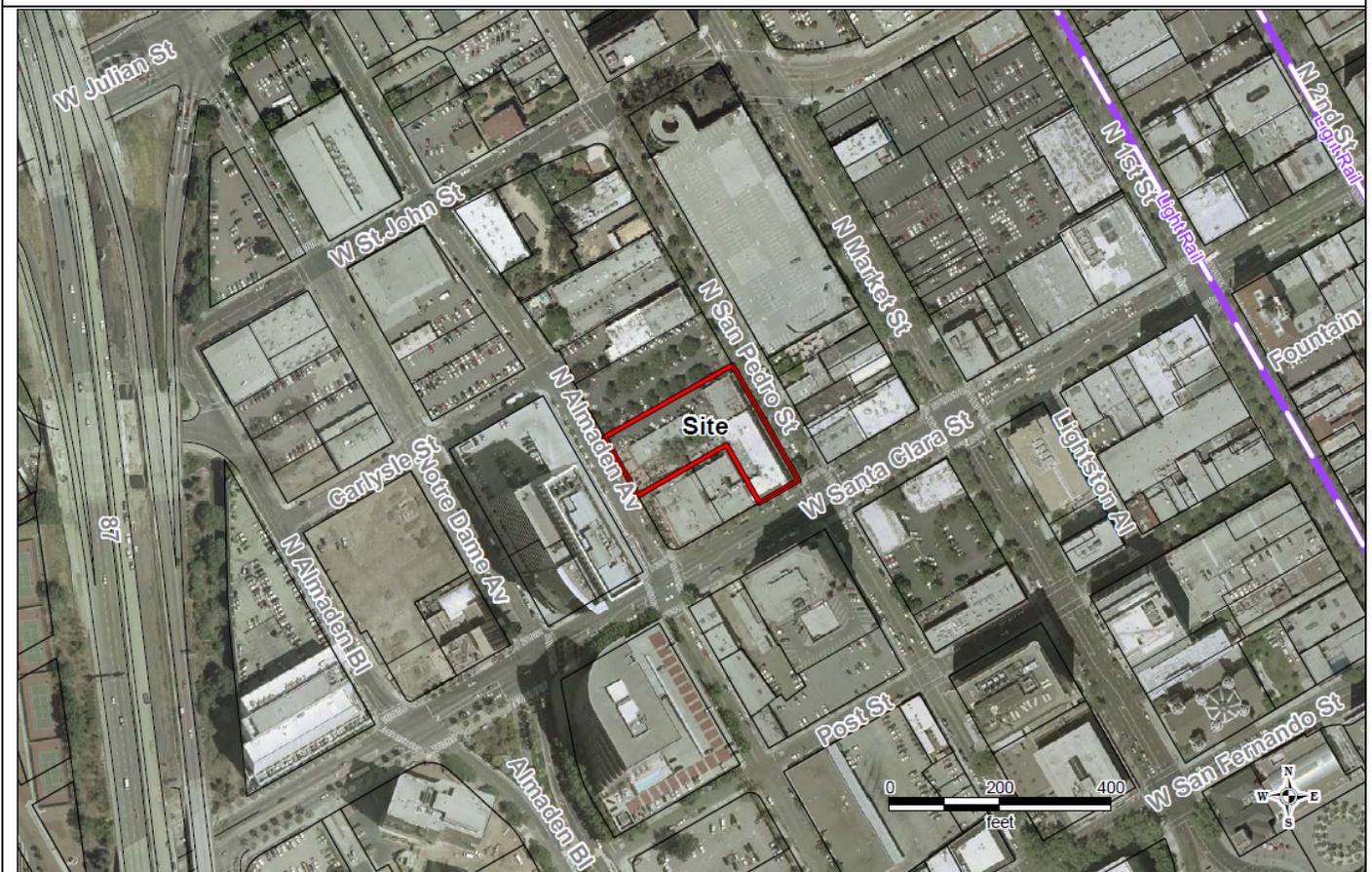
Submitted: 09/07/2010

PROJECT DESCRIPTION: Conditional Use Permit to allow for the continued operation of a drinking establishment with after midnight use.

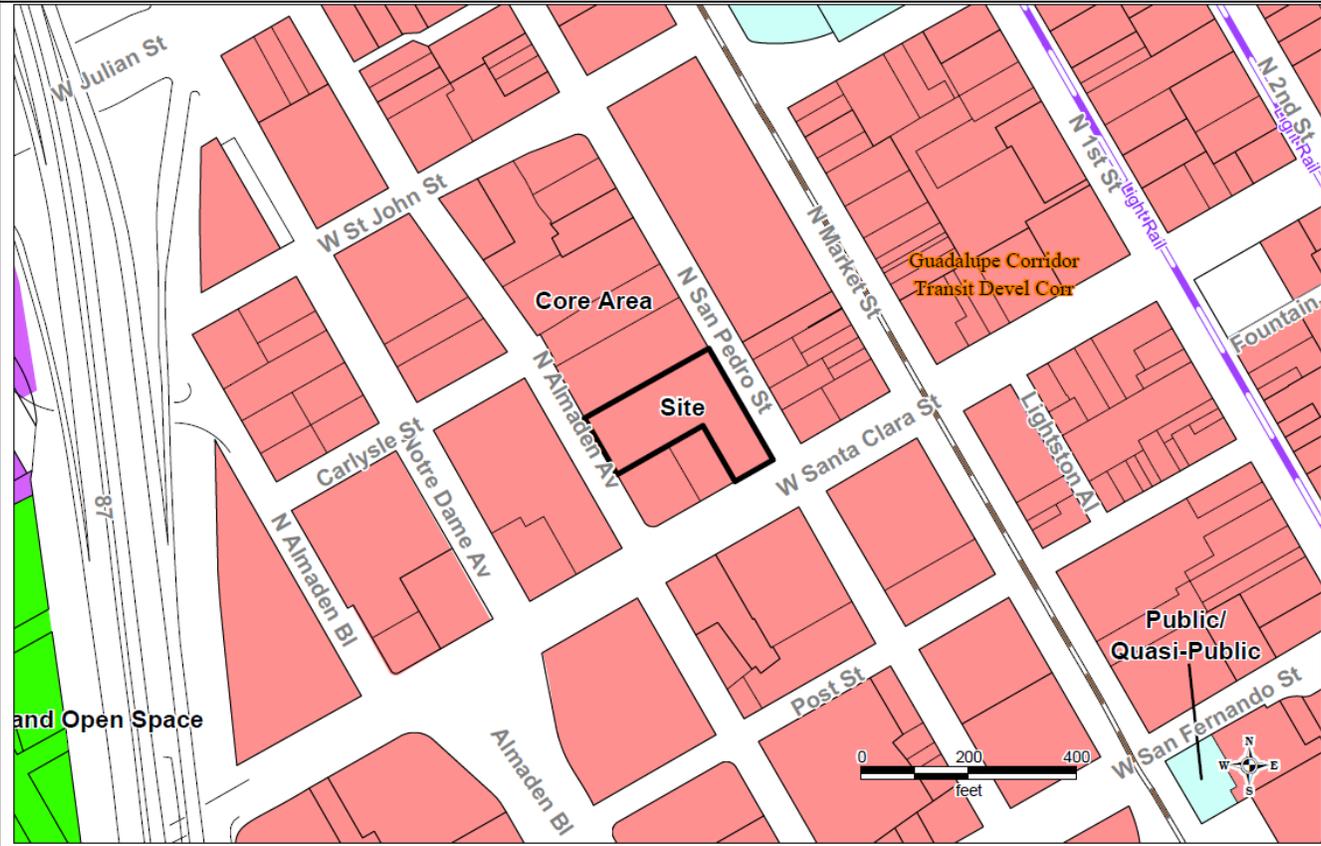
LOCATION: West side of North San Pedro Street 100 feet northerly of West Santa Clara Street (25 North San Pedro Street)

Existing Zoning	DC – Downtown Core
General Plan	Downtown Core
Council District	3
Annexation Date	Original City
SNI	None
Historic Resource	Yes
Redevelopment Area	Yes
Specific Plan	No

AERIAL MAP



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the findings and conditions as stated in the attached draft Resolution for the following reasons:

1. The project conforms to the San José 2020 General Plan in that it furthers the Downtown Revitalization Major Strategy because it contributes to the mix of uses and vitality of the Downtown Core.
2. The proposed use conforms to the requirements of Title 20 of the San Jose Municipal Code (Zoning Ordinance) related to drinking establishments.
3. The proposed project conforms to City Council Policy 6-27: Evaluation of 24-Hour Uses.
4. The proposed project conforms to City Council Policy 6-23: Guidelines for the Evaluation of Bars and Nightclubs.
5. The proposal is in conformance with the requirements of the California Environmental Quality Act (CEQA).

BACKGROUND

On September 7, 2010, the applicant, O’Flaherty’s, represented by Michael and Jan Horton, requested a Conditional Use Permit to allow the continued operation of a drinking establishment with after midnight use until 2:00 a.m., in an approximately 1,336 square-foot tenant space in an existing commercial building. The drinking establishment and after midnight operations requested by the applicant, which are existing uses, were previously approved by a Conditional Use Permit, File No. RCP03-024, issued in November 2003, which expired in November 2008. Because the previous Conditional Use Permit expired, a new Conditional Use Permit is necessary. The project site is located on the west side of North San Pedro Street approximately 100 feet northerly of West Santa Clara Street (25 North San Pedro Street) in the DC–Downtown Core Zoning District. A Conditional Use Permit is required for both a drinking establishment, defined as a business that serves alcohol independent of meals, and for said establishment to operate between the hours of midnight and 6 a.m.

Project Description

The proposed Conditional Use Permit is to allow the continuation of the existing use for the sale of alcohol for on-site consumption in a drinking establishment with late night use until 2:00 a.m. No modification or expansion of the use as it currently operates is proposed.

The subject site has an existing sidewalk café established without approval of a Sidewalk Café Permit. Staff has included a condition in the draft Conditional Use Permit resolution that requires that the applicant obtain approval of a Sidewalk Café Permit to continue use of the sidewalk café.

ANALYSIS

Analysis for the review of the proposed project includes conformance with the following: 1) the San José 2020 General Plan; 2) City Council Policy 6-27: Evaluation of 24-Hour Uses; 3) City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars; and 4) applicable zoning requirements.

General Plan Conformance

The subject site is designated Downtown Core Area on the City of San José's 2020 General Plan Land Use/Transportation Diagram. Late night recreational and entertainment-oriented uses including drinking establishments are encouraged to locate in the Core Area so long as they do not impact neighboring uses. The site is developed as a commercial building in the San Pedro Square, which has been specifically identified as an area for late night activity associated with restaurants, bars, and nightclub uses. The proposed uses are consistent with the General Plan land use designation in that commercial uses including a drinking establishment with after midnight operation until 2:00 a.m. further the Downtown Revitalization Major Strategy because these uses contribute to the mix of uses and vitality of the Downtown Core.

City Council Policy 6-27: Evaluation of 24-Hour Uses

City Council Policy 6-27: Evaluation of 24-Hour Uses, is intended to assure compatibility of uses operating between 12:00 a.m. and 6:00 a.m. with surrounding land uses. The Policy states that public eating establishments that provide for on-site consumption of food (i.e., that provide seating and tables on-site) generally do not have the problematic neighborhood impacts, such as litter and loitering, that might be associated with exclusively take-out establishments; and as such, the 24-hour operation of all restaurants should be reviewed on a case-by-case basis. A mix of commercial and residential land uses surround the project site including other drinking establishments, restaurants, and multi-family residential uses. The proposed Conditional Use Permit would allow the continued operation of uses permitted previously in 2003 with operation until 2:00 a.m. During this time period the surrounding land uses were the same or similar to those in operation now. The Police have stated in their memo that they are neutral to the proposed continued operation of these uses on the subject property, and Planning staff did not find any data that indicate that there has been any record of problems with the operation of the bar. The drinking establishment must continue to comply with the standards in the Zoning Ordinance and permit conditions related to property maintenance and maximum noise on the property. These requirements should continue to minimize impacts on neighboring businesses and residents.

City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars

City Council Policy 6-23 addresses land use compatibility by encouraging entertainment uses including those associated with drinking establishments (bars) throughout the Downtown Core to promote a diversity of uses provided that they do not adversely impact existing or planned residential uses or conflict with other General Plan Goals and Policies. New drinking establishments are discouraged from locating adjacent to or near any existing residential uses or any areas planned for residential uses. Drinking establishments should be located and oriented in such a manner that would not adversely affect any nearby residential or school uses.

The Policy states that it is the responsibility of the Chief of Police to evaluate all bar and nightclub proposals to ensure the safety and security of both patrons and citizens. Conditions may be imposed to monitor bars and to discourage nuisance activities. These conditions may include such requirements as interior or exterior security guards, additional lighting, limited occupancy, and modifications of controls or procedures to increase effective law enforcement. Drinking establishments are discouraged from locating in areas where there have been above-average police calls for service. Per the Police memorandum included as an attachment to this staff report, the subject drinking establishment is not located in an area where there has been above-average police calls for service.

The Policy states that drinking establishment operators should provide daily cleaning of the public right-of-way up to 200 feet from the property lines of the site of the facility. This cleaning should occur before 8:00 a.m. each day. Mechanical equipment used for outside maintenance, including blowers and street sweepers, etc., should not be used between 10:00 p.m. and 6:00 a.m. if the clean-up occurs within 500 feet of existing residential uses. The conditions proposed for the subject Conditional Use Permit Amendment are consistent with these criteria. Additionally, the project is located within the Premium Zone of the Downtown San Jose Property-Based Business Improvement District, so the property owner/operator pays for services that provide enhanced cleaning, safety and image enhancement programs within the boundaries of the district.

The subject site is adjacent to commercial and residential uses and buildings. According to data from the State Department of Alcoholic Beverage Control and a memorandum from the San José Police Department, the site is in an area designated as over-concentrated for on-sale licenses (see Police Memo attached to this staff report). There are several on-sale uses that are public eating establishments and bars within the block bounded by North San Pedro Street, North Almaden Avenue, and West Santa Clara Street.

The Policy states that new bars are discouraged from locating in areas where there have been above-average police calls for service. The proposal would continue the operation of a previously established bar with previously established late night operations until 2:00 a.m. According to City records and the San José Police Department, the subject proposal is not located within a census tract that has such a designation (high crime).

The Policy states that the most appropriate General Plan land use designations for nightclubs and bars are Commercial including Core Area. The proposal is located in the Core Area and is surrounded by other commercial uses.

Zoning

The project site is located in the Downtown Parking Management Zone (SJMC 20.90.500), which establishes the parking requirements for the Downtown. Based on the proposed use of a drinking establishment, onsite parking is not required. Adequate parking will continue to be provided by public parking establishments and on-street parking in the vicinity of the subject site.

Based on the discussion of elements of the City Policy for Evaluation of 24 hour Uses and Evaluation of Bars and Nightclubs, staff is able to make the finding articulated in the Zoning Ordinance for Conditional Use Permits in that the continuation of the existing use will be compatible with the surrounding area.

Environmental Review

The Director of Planning found the proposed project to be exempt from environmental review under Section 15301(a) of the California Environmental Quality Act (CEQA) Guidelines, which exempts existing facilities involving little or no expansion of use including interior or exterior alterations. The proposed project is exempt because it will be located in an existing commercial building with no interior and exterior alterations.

PUBLIC OUTREACH

Staff followed the provisions of City Council Policy 6-30: Public Outreach for the proposed project. Notices of the public hearing for this project were sent to all property owners and tenants within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report, and staff has been available to discuss the project with members of the public.

Project Manager: Jenny Nusbaum **Approved by:**  **Date:** 12-17-10

Owner/Applicant:	Attachments:
Farmers Union Partnership Attention: John P. McEnergy IV P.O. Box 68 San José, CA 95103 O'Flaherty's Attention: Jan Horton 25 North San Pedro Street San José, CA 95110	Resolution Police Memo Plan set

RESOLUTION NO. _____

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of allowing a drinking establishment and after midnight use until 2 a.m. in an existing commercial building on an approximately 0.07 gross-acre site in the DC Downtown Core Zoning District located on the west side of North San Pedro Street approximately 100 feet northerly of West Santa Clara Street (25 North San Pedro Street)

FILE NO. CP10-050

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.430 of Title 20 of the San José Municipal Code, on September 7, 2010, an application (File No. **CP10-050**) was filed for a Conditional Use Permit, for the purposes of allowing a drinking establishment and after midnight use until 2 a.m., on that certain real property (hereinafter referred to as “subject property”), situate in the DC Downtown Core Zoning District, located in an existing commercial building on an approximately 0.07 gross-acre site on the northwest corner of North San Pedro Street and West Santa Clara Street (25 North San Pedro Street), San José, and

WHEREAS, the subject property is all that real property described in Exhibit “A,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.40 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a site plan and floor plan for the subject property entitled, “O’Flaherty’s, 25 N. San Pedro Street, San Jose, California” dated September 3, 2010. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The applicant/owner, O'Flaherty's/ The Farmers Union Partnership, is requesting a Conditional Use Permit to allow a drinking establishment in conjunction with after midnight use, in an existing commercial building on an approximately 0.07 gross-acre site located on the west side of North San Pedro Street and approximately 100 feet northerly of West Santa Clara Street (25 North San Pedro Street) San José.
2. The subject site is zoned DC Downtown Core Zoning District.
3. Per Table 20-140 of the San José Municipal Code, a Conditional Use Permit is required for drinking establishments in the DC Downtown Core Zoning District.
4. Per Section 20.70.510.B of the San José Municipal Code, no drinking establishment shall be open between the hours of 12 midnight and 6 a.m. except pursuant to and in compliance with a Conditional Use Permit.
5. The subject late night drinking establishment use in the subject tenant space has operated under a previously approved Conditional Use Permit issued November 19, 2003, which expired November 19, 2008.
6. The proposed drinking establishment is within an approximately 1,336 square-foot tenant space for on-site consumption.
7. The project does not include the off-sale of alcohol.
8. The project includes late night hours until 2:00 a.m.
9. The site is located within a census tract with an undue concentration of on-sale liquor licenses as determined by the State Department of Alcoholic Beverage Control. However, the site is located in the Downtown Core Area where bars, restaurants, and nightclubs are encouraged by the San Jose 2020 General Plan goals and policies.
10. The San Jose Police stated in a memo dated November 11, 2010 that the site is not in an area designated as High Crime and that the Police Department is neutral to the issuance of a Conditional Use Permit for a public drinking establishment with after midnight use until 2:00 a.m.
11. The existing and proposed use of the commercial building is consistent with the San José General Plan Land Use/Transportation Diagram designation of Downtown Core Area in that drinking establishment uses and after midnight uses are intended uses under the designation provided that such uses do not adversely impact existing surrounding uses or conflict with other City of San Jose objectives.
12. The proposed project is subject to City Council Policy 6-23: Evaluation of Nightclubs and Bars.
13. The proposed project is subject to City Council Policy 6-27: Evaluation of 24 Hour Uses.

14. The subject site is surrounded by a mix of commercial and residential uses.
15. The City sent public hearing notices for this project to all property owners and occupants within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with members of the public.
16. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act, this project is found by the Director of Planning to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project will not have a significant adverse effect on the environment.

Based on an analysis of the above facts and findings, the Planning Commission concludes and finds that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project, as conditioned, conforms to City Council Policy 6-23: Evaluation of Nightclubs and Bars.
4. The proposed project, as conditioned, conforms to City Council Policy 6-27: Evaluation of 24 Hour Uses.
5. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service for facilities as are requested.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of

which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.430.290(B), should the permittee fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the permittee; and
 - b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit pursuant to Title 20 of the San José Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **Use Authorization.** This Conditional Use Permit authorizes the following uses to be implemented on the property subject to the terms of this permit
 - a. A public drinking establishment.
 - b. After midnight hours until 2:00 a.m.
4. **Conformance with Plans.** The use of this property shall conform to approved plans entitled, "O'Flaherty's, 25 N. San Pedro Street, San Jose, California" dated September 3, 2010 on file with the Department of Planning, Building and Code Enforcement.
5. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
6. **Hours of Operation.** The subject drinking establishment is allowed to operate between the hours of 6 a.m. to 2 a.m. seven (7) days a week.
7. **Sidewalk Café.** No sidewalk café is approved through this Conditional Use Permit. The applicant shall obtain approval of a separate Sidewalk Café Permit by the City of San José to allow sidewalk café uses associated with the subject drinking establishment.

8. **Maximum Occupancy.** The project operator shall comply at all times with the occupancy limit provided by the San José Fire Department.
9. **Alcohol Service.** Alcohol service shall be limited to those hours and areas allowed and specified in the State Department of Alcoholic Beverages license for this site and use.
10. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Nor shall the use adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area or be detrimental to public health, safety or general welfare. Any such nuisance must be abated immediately upon notice by the City.
11. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
12. **Fire Safety.** The applicant shall meet all requirements of the Fire Department at the Building Permit stage, including but not limited to the maximum occupancy of the facility.
13. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
14. **Lighting.** This permit allows no new exterior lighting except as designated on the plans entitled "O'Flaherty's, 25 N. San Pedro Street, San Jose, California" dated September 3, 2010.
15. **Changes to the Structure.** Any exterior changes shall require approval by the Director of Planning, Building, and Code Enforcement.
16. **Sign Approval.** No new signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning, Building, and Code Enforcement.
17. **Waste Discharge.** The proposed facility must conform to the City of San José industrial waste discharge regulations. Any non-domestic wastewater discharge into the sanitary sewer system will require Source Control Staff to review and approve the final plans. Contact Environmental Engineering Staff at (408) 945-3000 with any questions.
18. **Permittee Responsibility.** The permittee shall ensure that the uses authorized by this Permit are implemented in conformance with all of the provisions of this Permit.
19. **Discretionary Review.** The Director of Planning maintains the right of discretionary review of requests to alter or amend structures, conditions or restrictions of this Conditional Use Permit incorporated by reference in this Permit in accordance with the San José Municipal Code.
20. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2 of Chapter 20.430 of Title 20 of the San José Municipal Code, it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of noncompliance; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

ADOPTED and issued this **12th day of January 2011**, by the following vote:

AYES:

NOES:

AB SENT:

ABSTAIN:

Chairperson

ATTEST:
Joseph Horwedel, Secretary

Deputy

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.



Memorandum

TO: Jenny Nusbaum

FROM: Ofcr. C. Zarate #3165
San Jose Police Vice Unit

SUBJECT: O'Flaherty's CP10-050

DATE: November 11, 2010

Approved

Date

I have received your request for input regarding O'Flahertys, 25 N. San Pedro Street, San Jose, CA 95110. O'Flahertys is seeking a Conditional Use Permit for a public drinking establishment with live entertainment and after midnight use until 2:00am.

The location is not currently in a Project Crackdown, or Weed and Seed area. The location is in the St. James Square Strong Neighborhood Initiative area.

O'Flahertys is located in San Jose Police Beat E2. The reported crime statistics as defined by B&P Section 23958.4(c) **are not** over the 20% crime index thus the location **is not** considered unduly concentrated per B&P Section 23958.4 (a)(1).

Police Beat Crime Statistics

Beat	Index Crimes	Arrests	Total	20% Above Average
E2 (2009)	220	267	487	No
City Average	327	256	583	

Department of Alcohol Beverage Control (ABC) records indicate the O'Flahertys is in census track 5008 Pursuant to B&P Section 23958.4 (a)(2) ...the ratio of on-sale retail licenses to population in census tract 5008 **does** exceed the ratio of on-sale retail licenses to population in the county in which the applicant premises are located.

Authorized and Current ABC Licenses in Census Tract 5009.01

Census Tracks	Authorized ABC Licenses As of January 2008		Current ABC Licenses As of May 18, 2010		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale	Off - Sale	On - Sale	Off - Sale
5008	3	2	68/4	4/1	YES	YES

The San Jose Police Department is neutral to the issuance of a Conditional Use Permit for a public drinking establishment with live entertainment and after midnight use until 2:00 a.m.

Please feel free to contact me at 277-4322 if you have any questions.

Officer

Christine Zarate #3165
Administrative Officer
Special Investigations/Vice

REVISIONS	BY

DRAWING INDEX

- A0 COVER SHEET, LOCATION MAP, SITE PLAN
- A1 FLOOR PLAN, STREET ELEVATION
- A2 500 FT STREET MAP AND AERIAL MAP

PROJECT DATA

PROPERTY ADDRESS: O'FLAHERTY'S
25 NORTH SAN PEDRO STREET
SAN JOSE, CALIFORNIA

REASON FOR APPLICATION: TO OBTAIN CONDITIONAL USE PERMIT (EXISTING EXPIRED) TO ALLOW OPERATION OF BAR BETWEEN 12 AM & 6 AM

PRIOR DEVELOPMENT PERMIT: RCPO3-024

PROPERTY APN: 259-35-049

PROPERTY USE: BAR

PROPERTY SITE AREA: .07 AC.

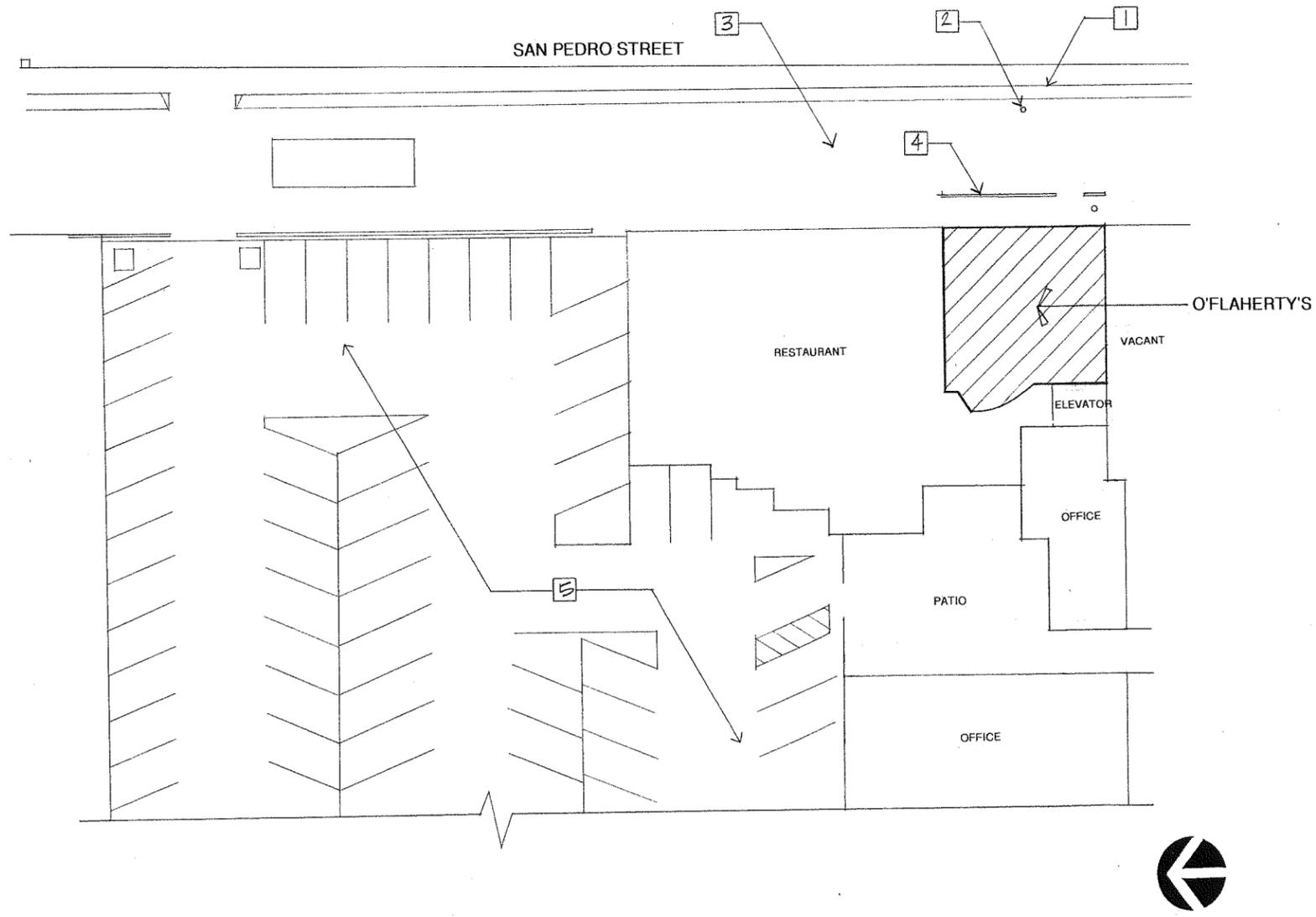
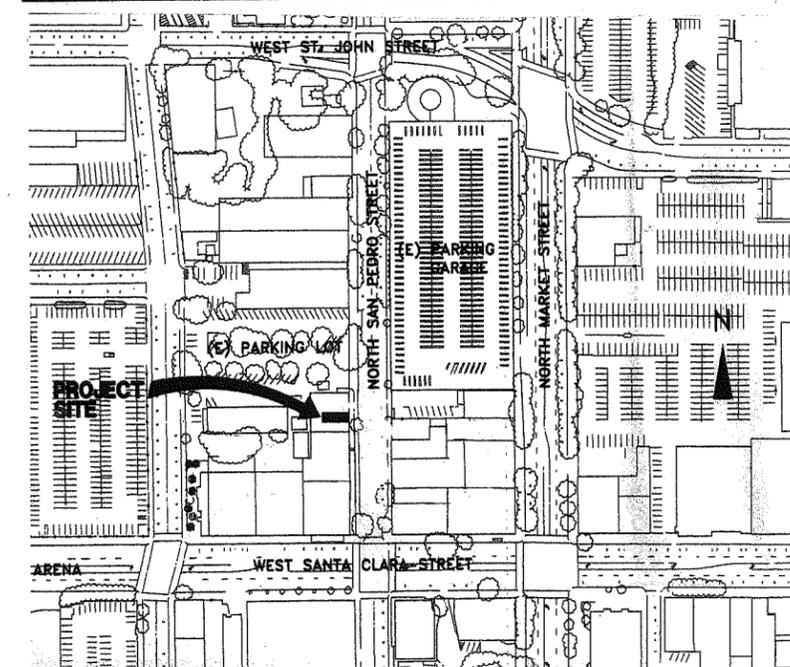
AREA OF SPACE: 1,336 SF

PARKING: NOT REQUIRED (DC)

SPECIFIC NOTES

- 1 EXISTING CITY STREET CURB LINE
- 2 EXISTING STREET TREE TYPICAL
- 3 EXISTING CITY SIDEWALK
- 4 EXISTING METAL RAILING (PER RDA STD.) FOR OUTDOOR SEATING
- 5 EXISTING CITY PARKING LOT, (132 SPACES)

LOCATION MAP



SITE PLAN

NTS

CP 10-050

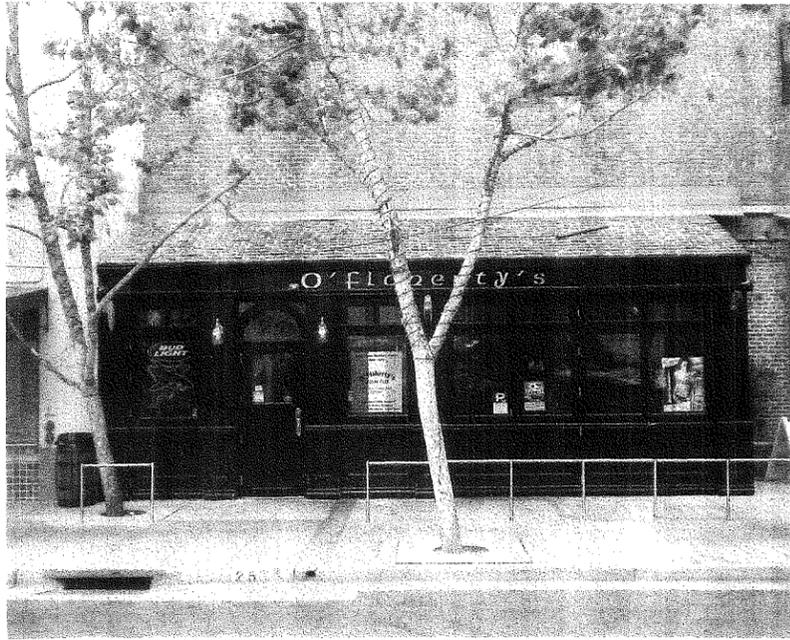
J. Michael Horton
 Architects
20200 Hurlingham Dr • San Jose, California 95127-1020 • Phone 408-445-0200 • info@jmharchitect.com

O'FLAHERTY'S
 25 N. SAN PEDRO STREET
 SAN JOSE, CALIFORNIA

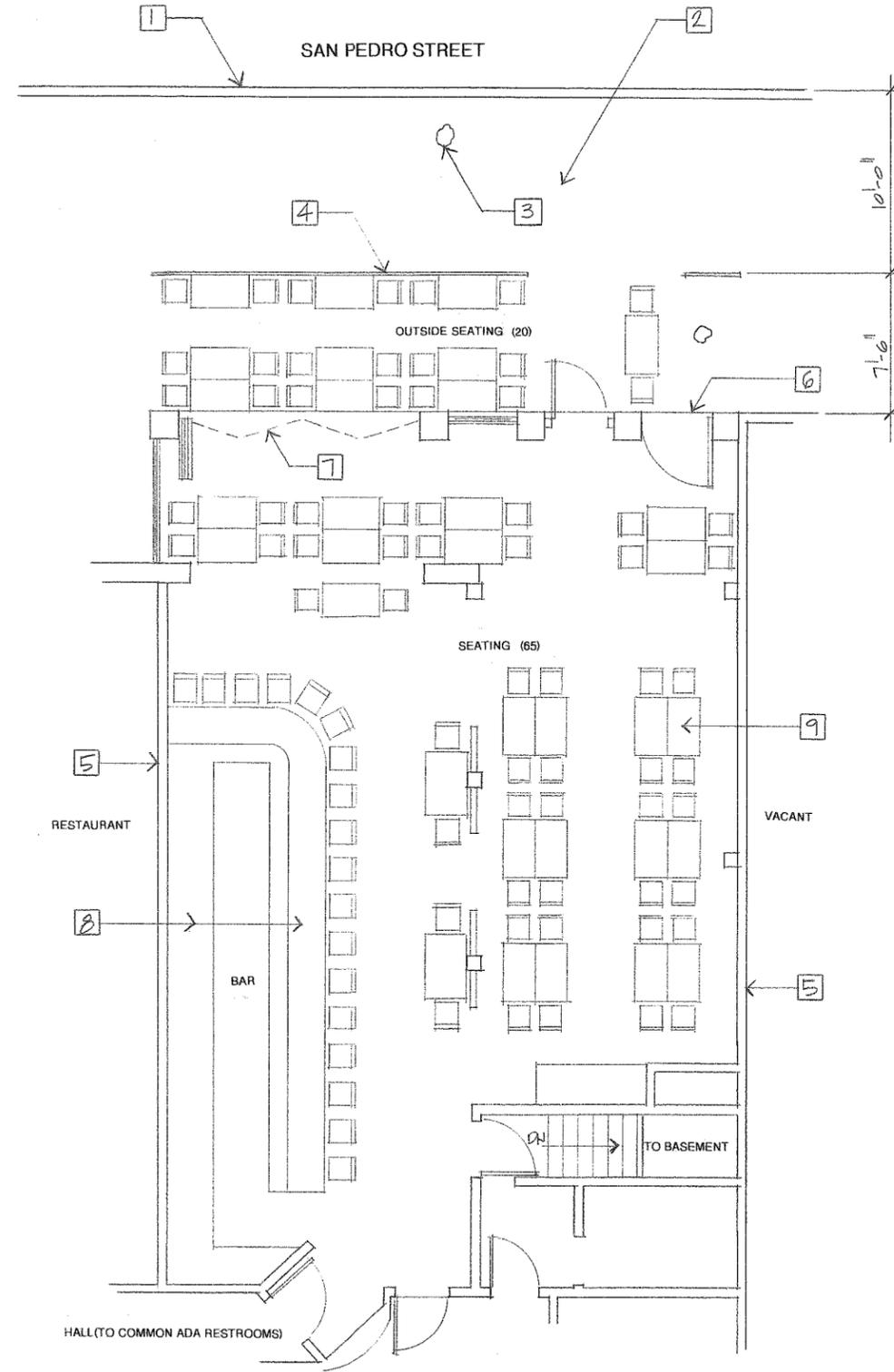
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SPECIFIC NOTES

- 1 EXISTING CITY STREET CURB LINE
- 2 EXISTING CITY SIDEWALK
- 3 EXISTING STREET TREE
- 4 EXISTING METAL RAILING (PER RDA STD.) FOR OUTDOOR SEATING
- 5 EXISTING DEMISING WALL
- 6 EXISTING DOOR TYPICAL
- 7 EXISTING FOLDING DOORS
- 8 EXISTING BAR CASEWORK
- 9 EXISTING MOVABLE TABLE AND CHAIRS TYPICAL

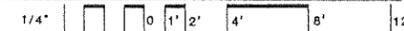


STREET ELEVATION



FLOOR AREA 1,336 SF (GROSS), 1,136 SF (NET)

FLOOR PLAN



REVISIONS	BY

J. Michael Horton
Architect
 2020 S. Bascom Ave., Suite 100, San Jose, CA 95128-1028 • Phone: 408-446-0990 • Email: jmh@jmharchitect.com

O'FLAHERTY'S
 25 N. SAN PEDRO STREET
 SAN JOSE, CALIFORNIA

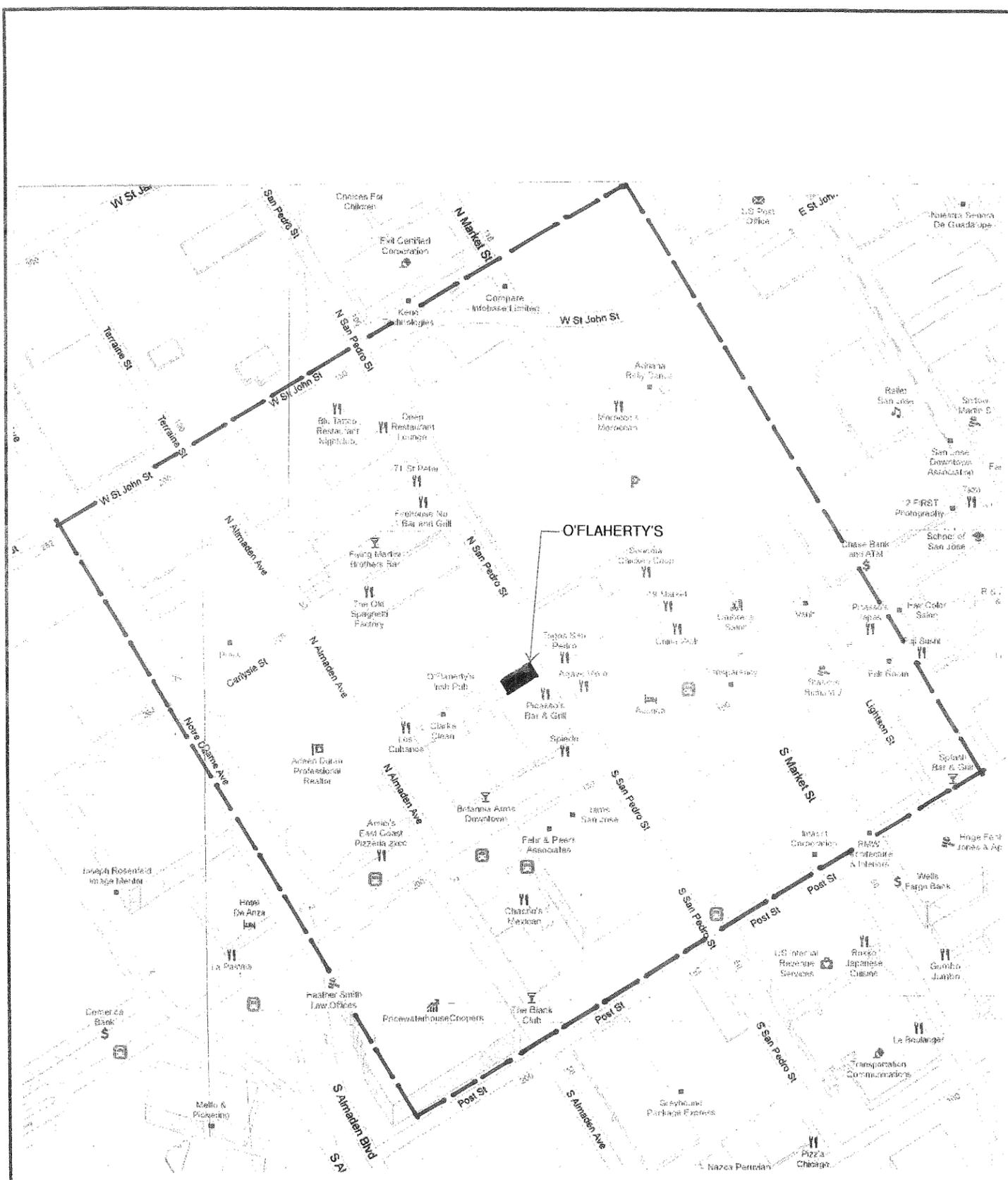
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REVISIONS	BY

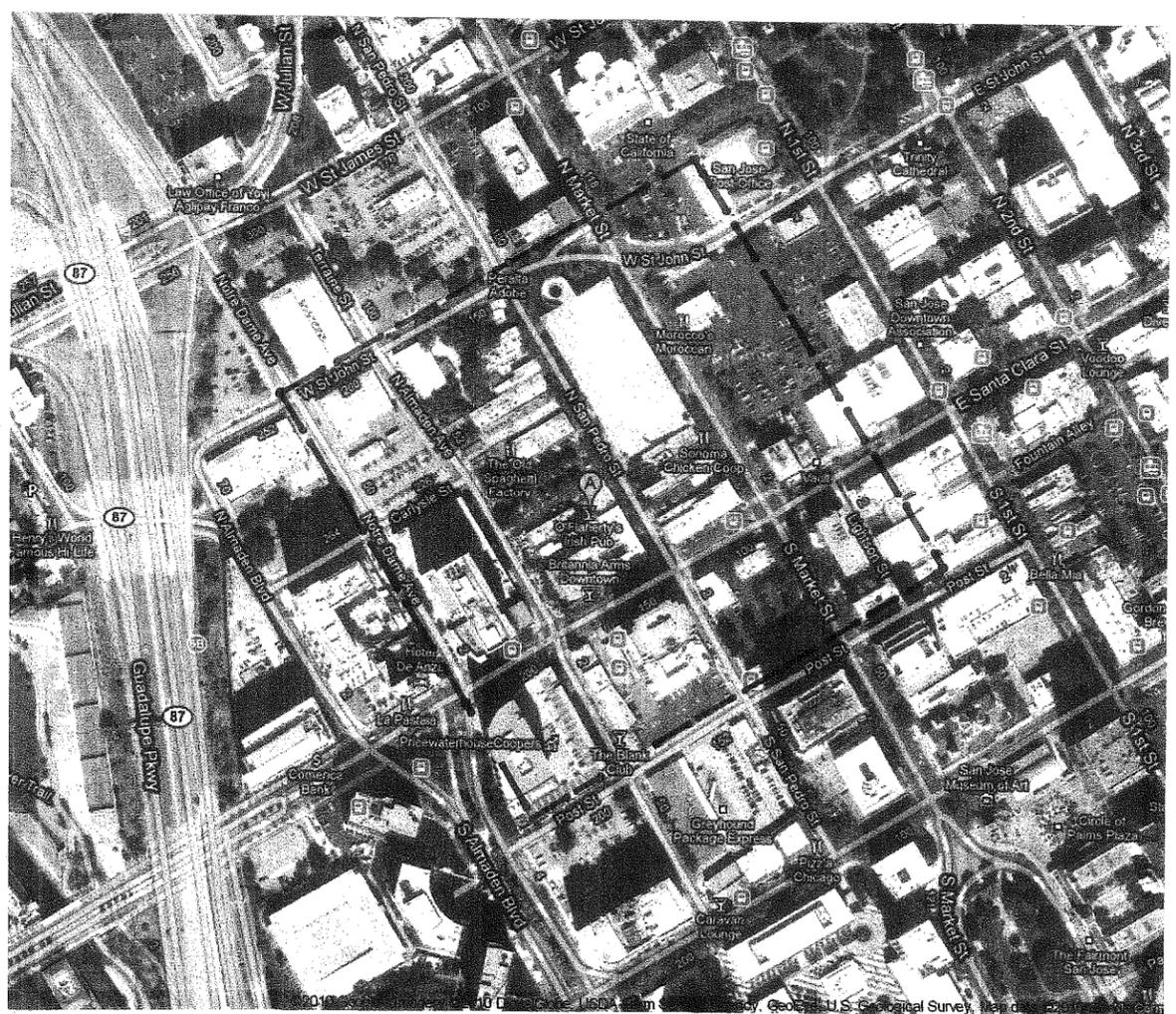
J. Michael Horton
Architect
 2820 Fairway Dr • San Jose, California 95128-4828 • Phone 408-448-0280 • info@jmharchitect.com

O'FLAHERTY'S
 25 N. SAN PEDRO STREET
 SAN JOSE, CALIFORNIA

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500 FT. STREET PLAN



500 FT. AERIAL PLAN

