

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 P.C 10/27/04 Item: 3.c.

File Number
 CP04-089 and ABC04-009

Application Type
 Conditional Use Permit

Council District
 3

Planning Area
 Central

Assessor's Parcel Number(s)
 467-46-044

STAFF REPORT

PROJECT DESCRIPTION

Completed by: **Lesley Xavier**

Location: East side of South 1st Street, approximately 200 feet northerly of San Salvador Street

Gross Acreage: 0.1 Net Acreage: 0.1 Net Density: n/a

Existing Zoning: DC Downtown Primary Commercial District Existing Use: Bar and nightclub

Proposed Zoning: No change Proposed Use: Conditional Use Permit for (1) entertainment and drinking establishment, and (2) late night use hours of operation between 12:00 midnight and 2:00 am.

GENERAL PLAN

Completed by: **LX**

Land Use/Transportation Diagram Designation
 Core Area

Project Conformance:
 Yes No

SURROUNDING LAND USES AND ZONING

Completed by: **LX**

North: Commercial DC Downtown Primary Commercial

East: Parking Lot DC Downtown Primary Commercial

South: Commercial DC Downtown Primary Commercial

West: Commercial DC Downtown Primary Commercial

ENVIRONMENTAL STATUS

Completed by: **LX**

Environmental Impact Report adopted
 Negative Declaration circulated on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: **LX**

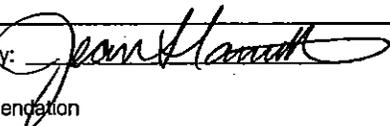
Annexation Title: Original City

Date: March 27, 1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial

Date: 10-20-04

Approved by: 
 Action
 Recommendation

CONTACT/APPLICANT

Eulipia Restaurant
 Attn: Michael Borkenhagen
 374 South 1st Street
 San José, CA 95113

OWNER

M.J. Turco Trust
 Attn: John Turco
 P.O. Box 2437
 San José, CA 95104

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: LX

Department of Public Works

- None.

Other Departments and Agencies

- San José Police Department and San Jose Fire Department (See Attached)

GENERAL CORRESPONDENCE

- None.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, Sofa Lounge, is requesting a Conditional Use Permit (CUP) and a Liquor License Exception Permit to allow for an entertainment and drinking establishment which includes a cocktail lounge, dancing, live music, and DJ, all with late-night use hours of operation between 12:00 midnight and 2:00 am. The subject site is located within the DC Downtown Primary Commercial Zoning District. According to the Zoning Ordinance, a CUP is required for both a drinking and an entertainment establishment, as well as late night uses.

The proposed Sofa Lounge is taking over a tenant space that was previously occupied by an establishment known as the B-Hive, which had an approved Conditional Use Permit for a nightclub/bar and entertainment uses that expired.

Site Conditions and Context

The subject site is located on the second floor of a two story commercial building located at 372 South 1st Street on 0.1 gross acres. The Eulipia restaurant occupies the first floor of the building. The site is surrounded with a mixture of commercial, nightclub, entertainment, and restaurant uses. The office of the Chamber of Commerce and a surface parking lot are located to the north of the site. The said parking lot also wraps around the building and borders the east of the site. A floral shop is located to the south and various commercial uses are located to the west including the California Theater.

Project Description

The proposed drinking and entertainment establishment, Sofa Lounge, would be located in a second-level tenant space in a commercial building located on the east side of South 1st Street, approximately 200 feet northerly of San Salvador Street. The establishment would include a cocktail lounge, which is considered a drinking establishment pursuant to the Zoning Code, dancing, live music, and a DJ. The establishment proposes to be open from 4:00 p.m. to 2:00 a.m. seven days a week. The commercial building that the Sofa Lounge is locating in is a structure that is listed as a contributing structure on the City of San Jose's Historic Resource Inventory. The applicant is not proposing any exterior changes to the structure with this Conditional Use Permit.

The subject site is also located in the Downtown Parking Management Zone. This Zone establishes the minimum number of off-street parking spaces required for uses conducted within the Zone. For both a drinking and entertainment establishment use there is no parking required.

GENERAL PLAN CONFORMANCE

The existing and proposed use of the commercial building is consistent with the San José General Plan Land Use/ Transportation Diagram designation of Core Area in that entertainment uses are an intended use under the designation. The proposed use also furthers the City's General Plan Downtown Revitalization Major Strategy. This Major Strategy encourages new investment in and around the Downtown to create a prominent and attractive place with a vibrant mix of uses. The proposed Sofa Lounge is locating in a tenant space where there was previously a nightclub/bar, which will aid in encouraging investment by keeping tenant spaces occupied and aid in encouraging investment in the Downtown.

ANALYSIS

The primary policies applicable for the review and analysis of this project are City Council Policy 6-27 for the Evaluation of 24 Hour Uses, City Council Policy 6-23 for the Evaluation of Nightclubs and Bars, and Criteria for Review of a Liquor License Exception. In addition, the concerns of the San José Police Department were also taken into consideration. The analysis of each of these issues is discussed below.

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

The City Council Policy, Evaluation of 24-Hour Uses, is intended to assure compatibility of uses operating between 12:00 midnight and 6:00 a.m. with surrounding land uses. In regard to nightclubs/bars, the Policy states that uses under this category should meet the City Council Policy on the Guidelines for Evaluation of Nightclubs and Bars. Please see the discussion below.

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

The City Council Policy, Guidelines for Evaluation of Nightclubs and Bars, was written to facilitate the evaluation process for individual permit applications by identifying the needed project characteristics that are necessary for approval.

Key issues identified in the policy that are relevant to this proposal include land use compatibility and noise. The subject site is located in the Downtown and is adjacent to commercial, nightclub, and restaurant uses. These adjacent uses are similar hence compatible with the proposed nightclub/bar. As a part of this Conditional Use Permit, the project will be required to meet City noise standards.

In addition, the area immediately surrounding the proposed nightclub/bar is designated for Core Area in the General Plan. The Core Area designation intends for a mix of office, retail, service, high density residential, and entertainment uses in the Downtown Core Area to facilitate a vibrant urban environment. The proposed use furthers this intent.

Based on the analysis, staff concludes that the proposed drinking and entertainment use is consistent with the intent of the Council Policy.

Police Department Memorandum

The Council Policy, Guidelines for Evaluation of Nightclubs and Bars, specifies that the Chief of Police should evaluate all bar and nightclub proposals and recommend conditions necessary to ensure the safety of patrons and citizens.

The Police Department provided information in regards to a Liquor License Exception Permit. An Exception Permit is required for this proposal because under AB2897, the Caldera Bill, the subject site is located in a census tract where the issuance of a license would add to an undue concentration of liquor licenses in that the ratio of existing retail on-sale/retail off-sale licenses to population in the census tract exceeds the ratio of retail on-sale/retail off-sale licenses to population in the County of the proposed premise. The Police Department has no objections to the Conditional Use Permit because it is for an existing bar/nightclub.

Liquor License Exception Permit

According to the Police Department memo (see attached), the subject site is located in an area that is unduly concentrated with on-sale Alcohol Beverage Control (ABC) licenses. The proposed nightclub/bar currently exists at the site; however, a Liquor License Exception permit is still necessary due to the type of license applied for. In addition, the applicant is also required to obtain an entertainment and amusement game permit from the Police Department.

A Liquor License Exception has been submitted, File No. ABC04-009, for concurrent review with this Conditional Use Permit. Under the criteria for review of a Liquor License Exception, it states that if the premises of the proposed license is located in the Downtown Core Area/Downtown Entertainment District, exceptions may be allowed. The subject site is located within Downtown Core Area/Downtown Entertainment District, and although the ABC license type applied for could allow for the off-sale of alcohol, the applicant has not included in his Conditional Use Permit a request for off-sale of alcohol. Since this Conditional Use Permit would not grant the ability for the off-sale of alcohol, staff recommends the granting of the exception. Based on the analysis, staff concludes that the proposed use is consistent with the Council Policy in regard to police concerns and public safety.

ENVIRONMENTAL REVIEW

The Director of Planning, Building, and Code Enforcement has determined that this project is exempt from environmental review requirements under Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act (CEQA). Pursuant to Section 15303 of the CEQA Guidelines, conversion of small structures from one use to another are exempt from further environmental review. The proposed project qualifies for this exemption in that the project involves the location of a drinking and entertainment establishment in an existing tenant space in an existing commercial building.

PUBLIC OUTREACH

Notices of the public hearing for this project were sent to all property owners 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.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and Liquor License Exception and include the following findings and conditions in its resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Core Area on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The proposed use is consistent with this designation.
2. The site is currently zoned DC Downtown Primary Commercial.
3. The site is 0.1 gross acres in size.
4. The site consists of a two-story commercial building, and the subject tenant space in the building is 3,000 square feet.
5. The area immediately surrounding the site is designated Core Area on the San José 2020 General Plan Land Use/Transportation Diagram and is located in the DC Downtown Primary Commercial zoning district.
6. Uses surrounding the site include commercial uses to the north, south, and west and a surface parking lot to the east.
7. The proposed project consists of a drinking and entertainment establishment which includes a cocktail lounge, dancing, live music, and DJ, all with late night use hours of operation between 12:00 midnight and 2:00 a.m.
8. A Conditional Use Permit is required to allow the drinking and entertainment establishment and late night use hour in the DC Downtown Commercial Zoning District.
9. Council Policy 6-23 specifies that the Chief of Police evaluate all bar and nightclub proposals and recommend conditions necessary to ensure the safety of patrons and citizens. The Police Department has reviewed the proposal and has provided recommendations to enhance on-site security. The nightclub/bar is required to obtain a public entertainment permit from the Police Department and an amusement device permit from the Treasury Department.
10. Under AB2897, the Caldera Bill, a Liquor License Exception Permit is required for this proposal because the subject site is located in a census tract where the ratio of existing retail on-sale/retail off-sale licenses to population in the census tract exceeds the ratio of retail on-sale/retail off-sale licenses to population in the County of the proposed premise.
11. The subject site is located in the Downtown Core/Entertainment District.
12. Alcohol service and entertainment will cease at 1:30 a.m. daily.
13. The subject site is located in the Downtown Parking Management Zone. Within this Zone, there is no parking required for a drinking or entertainment establishment use.

14. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is 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.

This Planning Commission concludes and finds, based upon an analysis of the above facts 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 is in compliance with the California Environmental Quality Act.
4. The proposed project provides a public convenience in approving the liquor license exception.

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 facilities as are required.
4. Under the Downtown Parking Management Zone no parking is required for the nightclub/bar use.

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 PRECEDENT

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.

Acceptance and Payment of Recording Fees. The "Acceptance of Permit and Conditions" form shall be signed, notarized, and returned to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

Conformance with Plans. Construction and development shall conform to approved development plans entitled, "Sofa Lounge Site Plan" dated October 7, 2004, on file with the Department of Planning, Building and Code Enforcement.

1. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP04-089, shall be printed on all construction plans submitted to the Building Division.
2. **Fire Safety.** The applicant shall meet all requirements of the Fire Department at the Building Permit stage.
3. **Additional Permits.** Obtain all applicable permits required per the San José Municipal Code including but not limited to a public entertainment permit from the Police Department and an amusement device permit from the Treasury Department.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
2. **Noise.** The sound level generated on this site shall not exceed 55 dba DNL at any property line adjacent to a property used for residential purposes and shall not exceed 60 dba DNL at any adjacent property line of property used for commercial purposes.
3. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
4. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
 - a. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage

and shall include daily damp washing of all exterior walls and sidewalks along the project's frontage.

- b. Mechanical equipment used for outside maintenance, including blowers and street sweepers shall not be used between 10:00 p.m. and 6:00 a.m. daily.
 - c. The facility operator shall provide adequate ashtrays along the business frontage to accommodate patrons who wish to smoke outdoors. Patrons smoking outdoors shall not impede pedestrian traffic along the adjacent rights-of-way, nor create a nuisance for adjoining businesses.
5. **Hours of Operation.** 4:00 p.m. to 2:00 a.m. seven days a week.
 6. **Alcohol Service.** Alcohol service shall cease at 1:30 a.m., daily.
 7. **Entertainment.** All entertainment shall cease at 1:30 a.m., daily.
 8. **Use Limitations.** Admittance to the establishment is restricted to patrons 21 years of age and older.
 9. **Security.** Uniformed security guards shall monitor nightclub activities until 2:00 a.m. as required by the San Jose Police Department.
 10. **Queuing.** The nightclub operator shall use stanchions to contain the queuing line for its entire length. The queuing operation for the facility shall not disrupt pedestrian movements on the sidewalk, and shall allow for 8 feet of clear pedestrian movement at all times. The queuing operation shall utilize the frontage of the subject site before utilizing adjacent business frontage.
 11. **Patron Parking.** The project operator shall identify and publicize to its patrons the location and availability of parking facilities within the vicinity of the project site.
 12. **Lighting.** This permit allows no new on-site lighting.
 13. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.

CONDITIONS SUBSEQUENT

1. **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 in accordance with Title 20. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **Time Limit.** This Conditional Use Permit expires and has no further force or effect five years from the date of its approval.

Please note that this conditional use permit has been granted for a period of 5 year(s) only. You are being specifically and separately advised of this time limitation so that you will consider this time limitation in your decision to accept this permit or as you make any investment decision related to this property.

3. **Renewal.** The permit holder may seek renewal of a time-conditioned Conditional Use Permit by filing a timely renewal Conditional Use Permit application. In order to be timely, an application for renewal must be filed more than ninety (90) calendar days but less than one hundred eighty (180) calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed in a timely manner, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final.

4. **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 3; Chapter 20.44, 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 violation; 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



Scale: 1"=200'
Created on 09/08/04



File No: CP04-089, ABC04-009

District: 03

Quad No: 83



RECEIVED
OCT 12 2004
CITY OF SAN JOSE
PLANNING DEPARTMENT

Memorandum

TO: Lesley Xavier
Planning Department

FROM: Ofcr. Dave Kirkendall #1749
San Jose Police Vice Unit

SUBJECT: 372 S. 1st Street

DATE: October 7, 2004

Approved

Date

I have received your September 23, 2004 request for input regarding the on-sale of alcohol at Sofa Lounge, 372 S. 1st Street, San Jose, Ca. The previous Conditional Use Permit (CUP) RCP 98-09-12 allowed entertainment, an eating establishment and a bar/lounge with operation until 2:00 AM. The location is seeking to renew the CUP. The location has applied for a Type 48 On-Sale General Public Premises (Bar, Nightclub) ABC License. ABC License number 417482. Minors are not allowed to enter and remain. (Business and Professions Code Section 25663.5 exempts under age musicians who are performing.)

Per Business and Professions (B&P) Code Section 23958, the State of California Department of Alcohol Beverage Control shall deny an ABC Application for an ABC License if the issuance of that license would tend to create a law enforcement problem or if it would result in or add to an undue concentration of ABC Licenses, with certain exceptions as described in B&P Section 23958 (b)(1). A location can be unduly concentrated because of its criminal statistics and/or it's proximity to other ABC Licenses. ABC can issue the license per B&P Section 23958 (b)(2) if the local governing body determines that the public convenience or necessity would be served. The City of San Jose Planning Department or the Planning Commission are the delegated authorities to grant these exceptions.

The location is not in a Project Crackdown, Weed and Seed Program or Strong Neighborhood Initiative Area.

The nightclub is located in San Jose Police Beat E4. 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 Fiscal Year 2003-2004

Beat	Index Crimes	Arrests	Total	20% Above Average
E4	181	403	584	NO
City Average	298	379	677	NO
Average + 20%	358	455	813	YES

A check of police contacts during the last year indicated a total of five (5) incidents and calls for service at the location. The nature of the calls is listed in the table below.

Police Contacts between October 7, 2003 & October 6, 2004

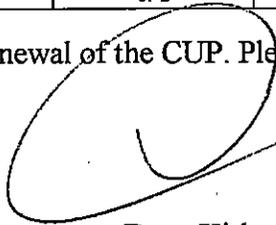
Number	Nature of Call
2	Lost Property
1	Forgery
1	Disturbance (415 PC)
1	Muni Code Violation

Department of Alcohol Beverage Control (ABC) records indicate the location is in census track 5009.01. Pursuant to B&P Section 23958.4 (a)(2) ... the ratio of on-sale retail licenses to population in census tract 5009.01 **does** exceed the ratio of on-sale retail licenses to population in the county in which the applicant premises are located. An exception permit will have to be granted.

Authorized and Current ABC Licenses in Census Track 5009.01

Census Tracks	Authorized ABC Licenses As of January 2003		Current ABC Licenses As of September 3, 2004		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale Current/Pending	Off - Sale Current/Pending	On - Sale	Off - Sale
5009.01	4	2	50/7	6/1	YES	YES

The Police Department has no objections to the renewal of the CUP. Please feel free to contact me at 277-4322 if you have any questions.



Dave Kirkendall #1749
 Administrative Officer
 Special Investigations/Vice



OCT 07 2004

Memorandum

TO: Lesley Xavier
Planning and Building

FROM: Nadia Naum-Stoian
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 09/23/04

Approved

Date n/a

PLANNING NO.: CP04-089

DESCRIPTION: Conditional Use Permit to allow on-sale of alcoholic beverages, entertainment and eating establishments, at an existing bar/lounge, previously approved RCP98-09-12 for nightclub and operation after midnight to 2:00am expired, on a 0.11-acre site

LOCATION: East side of South 1st Street, approximately 200 feet northerly of San Salvador Street (Sofa Lounge)

ADDRESS: East side of South 1st Street, approximately 200 feet northerly of San Salvador Street (Sofa Lounge) (372 S 1ST ST)

FOLDER #: 04 125364 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.
- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**
 1. Contact Captain Steve Padilla, San Jose Fire Department, at (408) 277-8781, to obtain Fire Department permits, if applicable.
- We reserve the right to make comments at a future date.

Planning and Building

«date»

Subject: «permitno»

Page 2 of 2

If you have any questions regarding these items, please contact me at (408) 277-8754.



BY: Nadia Naum-Stoian FPE
Bureau of Fire Prevention
San Jose Fire Department



OCT 07 2004

10

Memorandum

TO: Lesley Xavier
Planning and Building

FROM: Nadia Naum-Stoian
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 09/23/04

Approved

Date n/a

PLANNING NO.: ABC04-009
DESCRIPTION: Liquor License Exception Permit to allow on-sale of alcoholic beverages at an existing bar/lounge on a 0.11-acre site
LOCATION: east side of South 1st Street, approximately 200 feet northerly of San Salvador Street (EULIPIA RESTAURANT)
ADDRESS: east side of South 1st Street, approximately 200 feet northerly of San Salvador Street (EULIPIA RESTAURANT) (372 S 1ST ST)
FOLDER #: 04 125365 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- Comply with comments from the Building/Fire Departments at the plan review stage.
- The Fire Department has no comments to this project.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.

BY: Nadia Naum-Stoian, FPE
Bureau of Fire Prevention
San Jose Fire Department

SOFA LOUNGE SITE PLAN

7 OCT 2004

FIRST STREET N →

FRONT DOOR (SWINGS OUT)

SOFAS FOR GUEST SEATING

DANCING
+OR
TABLES & CHAIRS
(MOBILE)

STAGE
10'6" x 11"

B
A
R

21'

29'

36'6"

ARCWAY

7'3"

DJ
AREA

B
A
R

24'8"

45'6"

DANCING

TABLES
&
CHAIRS

DOOR #

30'6"

STAIRS

SOFA'S FOR GUEST SEATING

OFFICE

15'

27'

4'

27'

WOMEN'S

6'2"

25'6"

11'2"

16'2" 5'4"

MEN'S

(S)

(S) = SECURITY

BACK DOOR (SWINGS OUT)

SECOND STREET