



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 15, 2015

Consent Calendar

Date: January 8, 2015
Case No.: **2012.1172C**
Project Address: **1 NEWHALL SREET**
Zoning: PDR-2 (Core Production, Distribution and Repair)
65-J
Block/Lot: 4570/030
Project Sponsor: Magdalena Ryor
City and County of San Francisco, Department of Public Works
30 Van Ness Avenue, #4100
San Francisco, CA 94124
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project will establish a public use (Office of the Chief Medical Examiner) of approximately 46,080 gross square feet, and expand the existing building volume by establishing a full second story and increasing the height of the building to approximately 33 feet. The Office of the Chief Medical Examiner practices Forensic Pathology for the City and County of San Francisco. Accordingly, the programmatic functions on-site will consist of a medical complex, forensics laboratory, administrative offices, field investigative offices, and building support. The Project is a capital improvement project financed by the voter approved 2014 Earthquake Safety and Emergency Response Bond.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of the intersection of Newhall and Jennings Streets, Lot 030 in Assessor's Block 4570. The property is located within the PDR-2 (Core Production, Distribution and Repair) Zoning District with a 65-J height and bulk district. The project site is 51,882 square feet and is developed with a 28,875 square foot warehouse building with a height of 22 feet 10 inches and consisting of a single and partial second story. The building is currently used as a storage warehouse for the City.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated in the northeast corner of the Bayview Hunters Point Area Plan, on a block zoned as PDR-2 (Core Production, Distribution and Repair). The site is located on the northwest corner of the intersection of Newhall and Jennings Streets. Directly west of the project site is a distribution facility for the United States Postal Service. Directly south of the project site is a hardware store (d.b.a. White Cap

Construction Supply). Further to the south, and east of the subject property beyond Jennings Street, is the former PG&E Hunters Point Power Plant which is currently undergoing a clean-up program. Directly north of, and immediately adjacent to, the subject property is a light-manufacturing firm (d.b.a. Blaze Fireplaces) and further to the north, beyond Cargo Way, are the Pier 94 Wetlands and a recycling center on Pier 96. The site is within .25 miles of the 19-Polk and 44-O'Shaughnessy MUNI bus routes, and well-served by the City's bicycle network.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | December 26, 2014 | December 24, 2014 | 22 days |
| Posted Notice | 20 days | December 26, 2014 | December 26, 2014 | 20 days |
| Mailed Notice | 10 days | December 26, 2014 | December 26, 2014 | 20 days |

PUBLIC COMMENT

- To date, the Department has not received any public comment.

ISSUES AND OTHER CONSIDERATIONS

- The Project is seeking Conditional Use Authorization to establish a public use in a PDR-2 Zoning District; however, the majority of activities on-site are dedicated to laboratory uses which are consistent with the prevailing industrial character of the immediate vicinity.
- On August 7, 2014, the Project received a General Plan Referral under Case No. 2012.1172R finding that the Project, on balance, is in-conformity with the General Plan.
- The Project will ensure that the City's Medical Examiner has the adequate capacity to respond to a citywide emergency in a seismically safe structure.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to establish a public use (Office of the Chief Medical Examiner), pursuant to Planning Code Sections 227(d) and 303.

BASIS FOR RECOMMENDATION

- The Project is necessary to ensure the City's preparedness in the event of a disaster.
- The on-site activities are compatible with the PDR-2 Zoning District.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

| |
|--|
| RECOMMENDATION: Approval with Conditions |
|--|

Attachments:

Draft Motion
Block Book Map
Sanborn Map
Aerial Photographs
Environmental Determination
General Plan Referral
Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____BB_____
Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\1 Newhall - Public Use in PDR\ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JANUARY 15, 2015

Date: January 8, 2015
Case No.: **2012.1172C**
Project Address: **1 NEWHALL SREET**
Zoning: PDR-2 (Core Production, Distribution and Repair)
65-J
Block/Lot: 4570/030
Project Sponsor: Magdalena Ryor
City and County of San Francisco, Department of Public Works
30 Van Ness Avenue, #4100
San Francisco, CA 94124
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 227(d) AND 303 OF THE PLANNING CODE TO ESTABLISH A PUBLIC USE (OFFICE OF THE CHIEF MEDICAL EXAMINER) OF UP TO 46,080 GROSS SQUARE FEET, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION AND REPAIR) ZONING DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 31, 2014, Magdalena Ryor (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 227(d) and 303 to establish a public use (Office of the Chief Medical Examiner) of up to 46,080 gross square feet within the PDR-2 (Core Production, Distribution and Repair) Zoning District and a 65-J Height and Bulk District.

On January 15, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1172C.

On January 7, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1172C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of the intersection of Newhall and Jennings Streets, Lot 030 in Assessor's Block 4570. The property is located within the PDR-2 (Core Production, Distribution and Repair) Zoning District with a 65-J height and bulk district. The project site is 51,882 square feet and is developed with a 28,875 square foot warehouse building with a height of 22 feet 10 inches and consisting of a single and partial second story. The building is currently used as a storage warehouse for the City.
3. **Surrounding Properties and Neighborhood.** The project site is situated in the northeast corner of the Bayview Hunters Point Area Plan, on a block zoned as PDR-2 (Core Production, Distribution and Repair). The site is located on the northwest corner of the intersection of Newhall and Jennings Streets. Directly west of the project site is a distribution facility for the United States Postal Service. Directly south of the project site is a hardware store (d.b.a. White Cap Construction Supply). Further to the south, and east of the subject property beyond Jennings Street, is the former PG&E Hunters Point Power Plant which is currently undergoing a clean-up program. Directly north of, and immediately adjacent to, the subject property is a light-manufacturing firm (d.b.a. Blaze Fireplaces) and further to the north, beyond Cargo Way, are the Pier 94 Wetlands and a recycling center on Pier 96. The site is within .25 miles of the 19-Polk and 44-O'Shaughnessy MUNI bus routes, and well-served by the City's bicycle network.
4. **Project Description.** The project will establish a public use (Office of the Chief Medical Examiner) of approximately 46,080 gross square feet, and expand the existing building volume by establishing a full second story and increasing the height of the building to approximately 33 feet. The Office of the Chief Medical Examiner practices Forensic Pathology for the City and County of San Francisco. Accordingly, the programmatic functions on-site will consist of a medical complex, forensics laboratory, administrative offices, field investigative offices, and building

support. The Project is a capital improvement project financed by the voter approved 2014 Earthquake Safety and Emergency Response Bond.

5. **Public Comment.** At this time the Department has not received any public comment.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Public Use.** Planning Code Section 227(d) requires that a public structure or use of a nonindustrial character, when in conformity with the General Plan, seek Conditional Use Authorization from the Planning Commission when located in a PDR-2 Zoning District.

The Project Sponsor is seeking to establish a public use (Office of the Chief Medical Examiner) of approximately 46,080 gross square feet in a PDR-2 Zoning District. The proposed public use is nonindustrial in character as it consists of 17,494 gross square feet of office use and 28,588 gross square feet of laboratory use. Accordingly, the Project Sponsor is seeking Conditional Use Authorization from the Planning Commission. On August 7, 2014, the project received a General Plan Referral under Case No. 2012.1172R finding that the Project, on balance, is in-conformity with the General Plan.

- B. **Street Trees and Streetscape Improvements.** Planning Code Section 138.1 requires that projects on sites with 250 feet or more of total lot frontage and which include alterations to more than 50 percent of the existing square footage of the building must provide streetscape improvements along all street frontages.

The subject property includes 458 feet of street frontage and the project includes alterations to the entire existing building. Accordingly, the project includes the planting of eight street trees and additional landscaping area along the street frontage and building entrance.

- C. **Parking Screening.** Planning Code Section 142 requires that any off-street parking or vehicle use area adjacent to the public right-of-way must be screened with a combination of permeable landscaping compliant with the applicable water use requirements of Administrative Code Chapter 63, as well as ornamental fencing, where the permeable surface and landscaping is the equivalent area of a five foot deep average perimeter landscaping that has been configured to result in either a (i) public space or amenity accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

The Project provides a landscaped buffer ranging from 10 to 15 feet between the parking areas and public right-of-way on Newhall Street. As proposed, these landscaped areas, along with those proposed along Jennings Street, will be drought-tolerant. Additionally, a portion of the landscaped area on Newhall Street will serve as a rain garden.

- D. **Off-Street Parking.** Planning Code Section 151 requires off-street parking ratios of one space for every 1,500 square feet of occupied floor area dedicated to laboratory uses and one space

for every 1,000 square feet of occupied floor area dedicated to office uses. Pursuant to Planning Code Section 150(e) such required parking may also be reduced and replaced by Code-complying bicycle parking spaces. Once bicycle parking spaces replace an automobile parking space, such bicycle parking shall not be reduced or eliminated.

The Project includes 22,870.4 square feet of occupied floor area dedicated to laboratory uses and 13,993.6 square feet of occupied floor area dedicated to office uses. As a result, the Project must provide 29 off-street parking spaces. Currently, the Project proposes a combination of 23 off-street parking spaces and six bicycle parking spaces, which is a reduction from the 32 existing off-street parking spaces.

- E. **Off-Street Loading.** Planning Code Section 152 requires that one off-street loading space be provided for a laboratory use greater than 10,000 gross square feet.

The proposal includes a total of 28,588 square feet of gross floor area dedicated to laboratory uses and thereby requires one off-street freight loading space. The Project provides 11 off-street freight loading spaces relative to the nature of activities associated with the public use (Office of the Chief Medical Examiner).

- F. **Bicycle Parking in New Buildings.** Planning Code Section 155.2 requires that the Project provide one Class 1 bicycle space for every 5,000 square feet of occupied floor area of office space and a minimum of two Class 2 spaces for any office use greater than 5,000 gross square feet, with one Class 2 space for each additional 50,000 occupied square feet. Additionally, any laboratory space must provide one Class 1 bicycle space for every 12,000 square feet of occupied floor, as well as a minimum of two Class 2 spaces.

The project includes approximately 13,993.6 square-feet of occupied floor area dedicated to office space and 22,870.4 square-feet of occupied floor area dedicated to laboratory space. Therefore, the project requires five Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces. The project is providing five Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces.

- G. **Shower Facility and Clothes Locker Requirements.** Planning Code Section 155.4 requires that offices and laboratory uses provide two shower facilities and 12 clothes lockers if the occupied floor area exceeds 20,000 square feet but is no greater than 50,000 square feet.

The Project will result in a total of 36,864 square feet of occupied floor area and will provide a minimum of 2 shower facilities and 12 clothes lockers.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other buildings within the vicinity. While considered a public use, the majority of the space is dedicated to the laboratory operations of the Office of the Chief Medical Examiner. Such facility is thereby compatible with the surrounding neighborhood's light industrial context.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal maintains the existing building footprint and accommodates an expansion internally by completing the existing partial second story and by raising the height of the structure approximately 11 feet. Further, the Project improves the streetscape by maintaining existing landscaping and improving the building's ground floor transparency.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project provides the minimum amount of off-street vehicular parking and bicycle parking spaces to accommodate visitors and employees. In addition, the project includes substantial loading spaces to accommodate typical day-to-day activities, while maintaining spaces that would be necessary in the event of a Citywide disaster or emergency.

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

Safeguards would be in place to minimize, to the extent feasible, noxious or offensive emissions such as noise, glare, dust and odor, both during construction and operation of the facilities. The Project is subject to the standard conditions of approval as outlined in Exhibit A which specifically obligate the project sponsor to mitigate odor and noise generated by the use.

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

The Project includes new landscaping and improvements to the streetscape, including new street trees, a rain garden, a visitor parking area, and bicycle parking spaces.

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

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

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project provides a substantial net benefit by relocating the Office of the Chief Medical Examiner and expanding the facilities to accommodate San Francisco's growing population or a unique influx of cases relative to a disaster. Further, the OCME is held to additional performance standards required by the National Association of Medical Examiners (NAME) for accreditation. Finally, the Project is appropriately located because although it is considered a public use, the majority of activities are light-industrial in nature and are compatible with the PDR-2 Zoning District, among other industrial uses.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 2:

BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE

DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

Policy 2.16:

Plan to address security issues that may arise post-disaster, and balance these issues with the other demands that will be placed on public safety personnel as emergency response providers.

The project is part of a capital improvement program funded by the voter approved Earthquake Safety and Emergency Response Bond (ESER 2014) that will allow San Francisco to quickly respond to a major earthquake or disaster. Specifically, the proposal relocates the Office of the Chief Medical Examiner to a seismically safe and secure building.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes both secured and publicly accessible bicycle parking facilities on-site.

OBJECTIVE 40:

ENFORCE A PARKING AND LOADING STRATEGY FOR FREIGHT DISTRIBUTION TO REDUCE CONGESTION AFFECTING OTHER VEHICULAR TRAFFIC AND ADVERSE IMPACTS ON PEDESTRIAN CIRCULATION.

Policy 40.1:

Provide off-street facilities for freight loading and service vehicles on the site of new buildings sufficient to meet the demands generated by the intended uses. Seek opportunities to create new off-street loading facilities for existing buildings.

Policy 40.4:

Driveways and curb cuts should be designed to avoid maneuvering on sidewalks or in street traffic, and when crossing sidewalks, they should be only as wide as necessary to accomplish this function.

Policy 40.5:

Loading docks and freight elevators should be located conveniently and sized sufficiently to maximize the efficiency of loading and unloading activity and to discourage deliveries into lobbies or ground floor locations except at freight-loading facilities.

The Project provides loading spaces that can accommodate daily needs, as well as an influx of cases to the OCME in the case of an emergency. Given the nature of the activities on site, these loading spaces require independent access and have resulted in new curb cuts as a means to securely separate the operational and visitor related vehicular uses.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 1:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.5:

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

While the Office of the Chief Medical Examiner is not considered an industrial use, the laboratory operations of the facility and demand on the offices in the event of an emergency are appropriately located within a PDR zone. Additionally, the project includes design and streetscape improvements that will positively contribute to the aesthetic of the neighborhood.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not displace or restrict access to any existing neighborhood-serving retail uses or restrict future opportunities.

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

The Project will not displace any existing housing and promotes a public use with both office and light-industrial related activities.

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

No housing is removed for this Project.

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

The site is well served by transit and bicycle routes to accommodate visitors and employees. Further, the Project provides required off-street parking and loading facilities and will not overburden streets or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake. Furthermore, the Project facilitates the City's overall preparedness to respond to a disaster, such as an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1172C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 23, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 15, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 15, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a public use (Office of the Chief Medical Examiner) located at 1 Newhall Street, Block 4570, and Lot 030, pursuant to Planning Code Section(s) 227(d) and 303 within the PDR-2 (Core Production, Distribution and Repair) Zoning District and a 65-J Height and Bulk District; in general conformance with plans, dated **December 23, 2014**, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1172C and subject to conditions of approval reviewed and approved by the Commission on January 15, 2015, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 15, 2015 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

2. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

3. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

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

4. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

PARKING AND TRAFFIC

5. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than five Class 1 and four Class 2 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than two showers and 12 clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org .

7. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide twenty nine (29) independently accessible off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Off-street Loading.** Pursuant to Planning Code Section 152, the Project will provide one off-street loading space.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the

specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

12. **Odor Control.** 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.

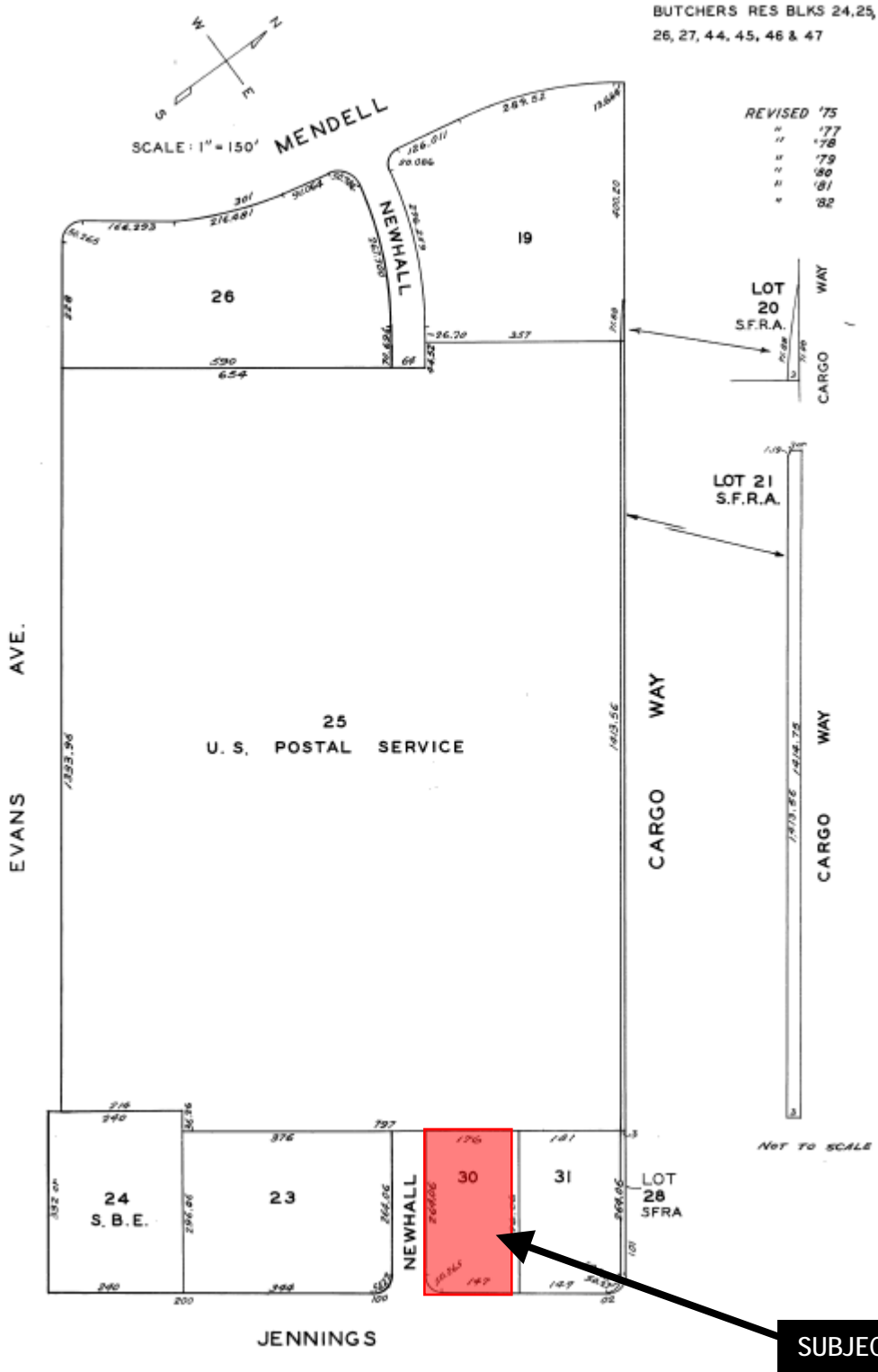
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

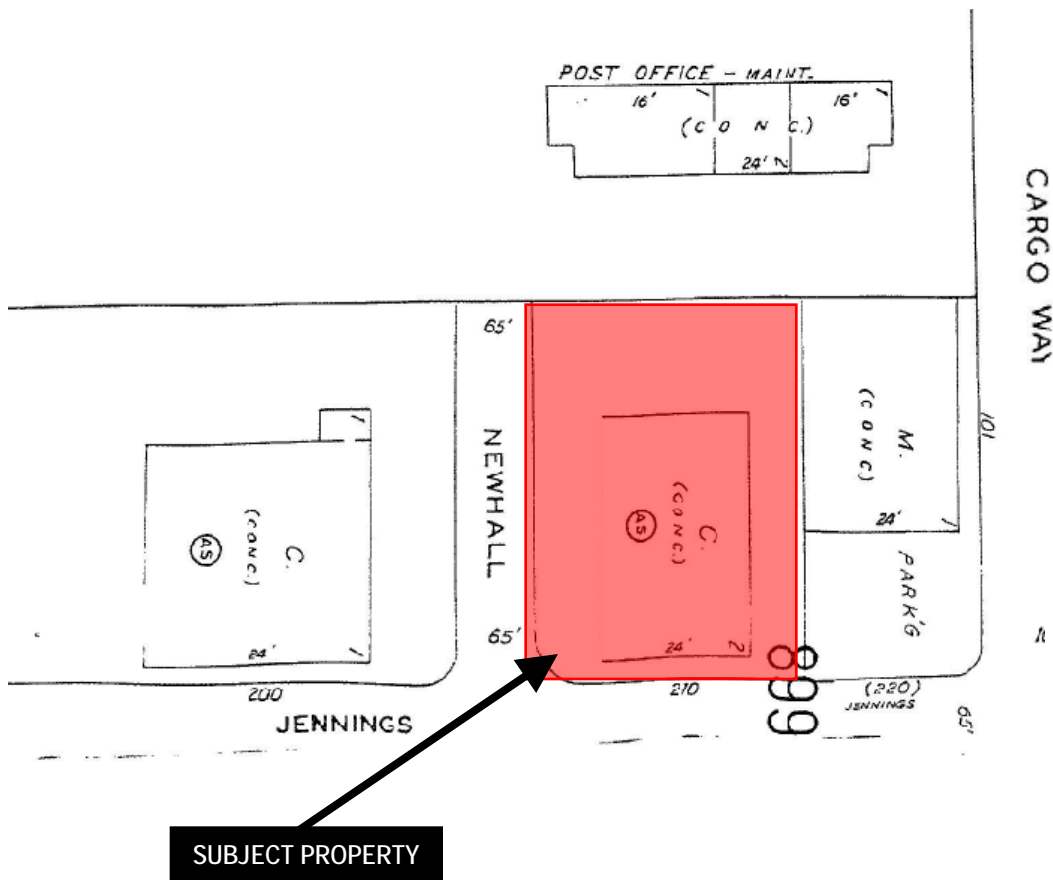
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Parcel Map



Conditional Use Authorization
Case Number 2012.1172C
 Office of the Chief Medical Examiner
 1 Newhall Street

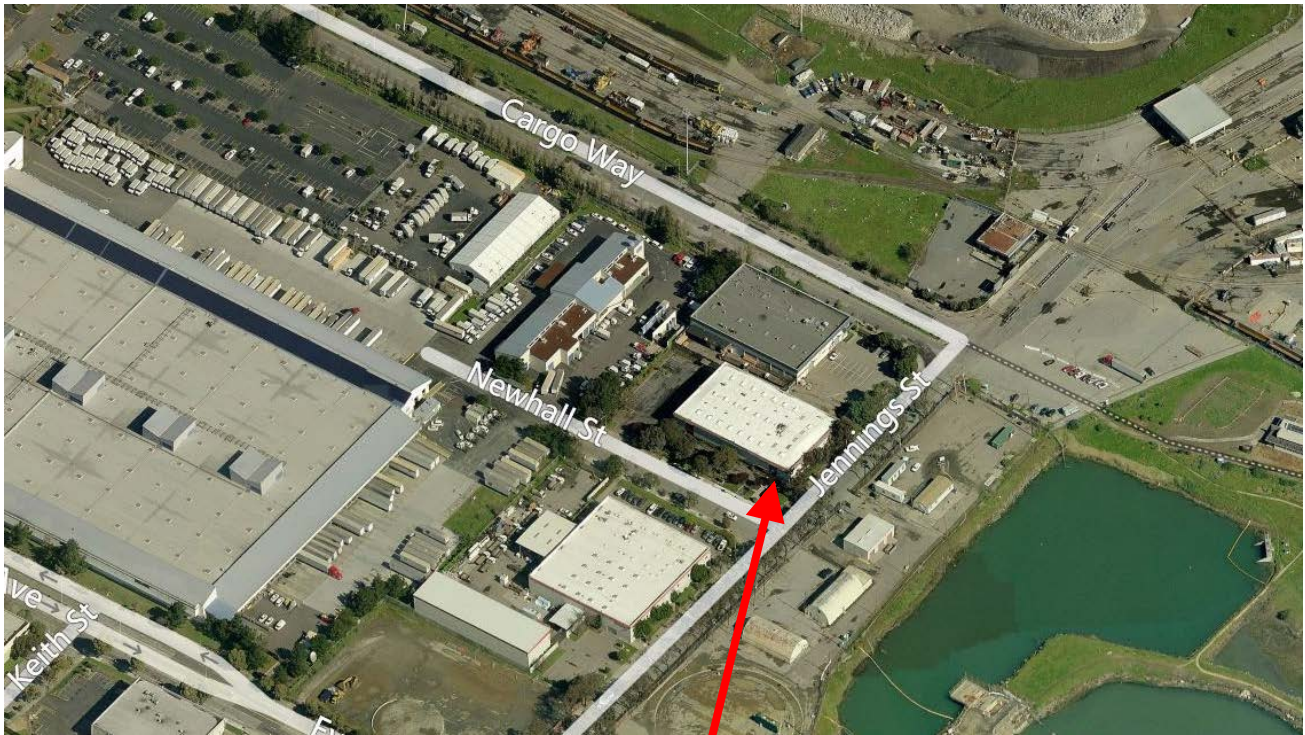
Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Aerial Photo

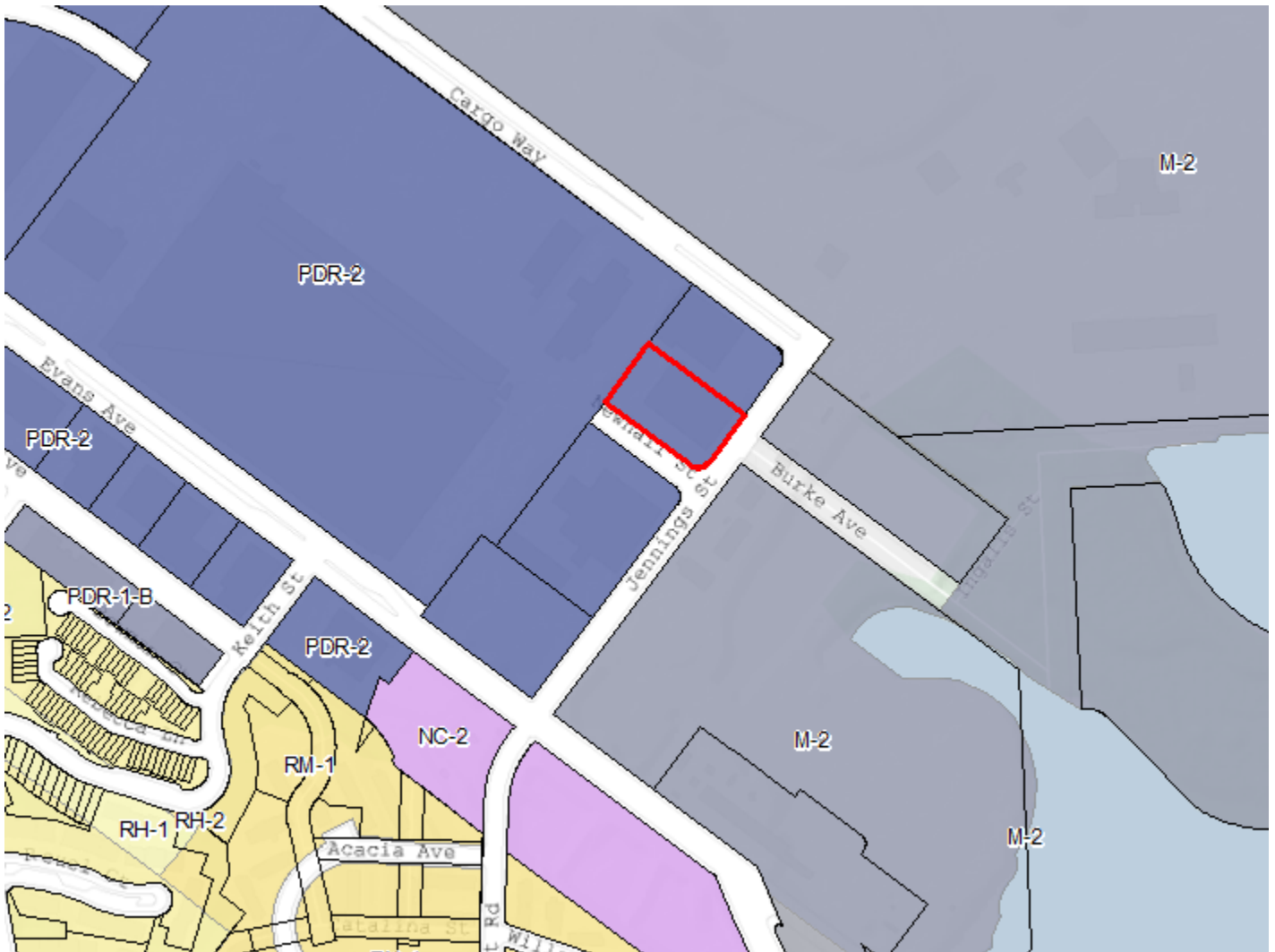


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.1172C
Office of the Chief Medical Examiner
1 Newhall Street

Zoning Map



Site Photo



Conditional Use Authorization
Case Number 2012.1172C
Office of the Chief Medical Examiner
1 Newhall Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.1172E
Project Title: 1 Newhall Street
Zoning: PDR-2 (Core Production, Distribution, and Repair) Use District
65-J Height and Bulk District
Block/Lot: 4570/030
Lot Size: 46,980 square feet
Project Sponsor: John Matthies, SFDPW
(415) 557-4659
Staff Contact: Christopher Espiritu – (415) 575-9022
christopher.espiritu@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would include the interior expansion and re-use of an existing industrial warehouse building to accommodate the new Office of the Chief Medical Examiner (OCME) facility. The existing building, constructed in 1986, is an approximately 28,875-square-foot (sq ft), two-story structure that has been primarily used for office/warehouse and is currently vacant. The project site is located within the block surrounded by Cargo Way to the north, Newhall Street to the south, Jennings Street to the east, and Mendell Street to the west, in the Bayview neighborhood. The proposed project would include an interior expansion of the second floor from 5,854 sq ft to 21,012 sq ft, seismic upgrades to existing foundations, and a rooftop replacement, resulting in a nine-foot increase in building height from 25 feet to approximately 35 feet (not including an additional 13 feet for a rooftop mechanical screen wall). The first floor would remain at a total of 23,021 square feet. The proposed project would expand the total building square footage by 15,158 sq ft to a total of 44,033 sq ft. No expansion of the existing building footprint is proposed.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

January 7, 2015
Date

cc: Frank Filice, SFDPW, Project Sponsor; Supervisor Malia Cohen, District 10; Virna Byrd, M.D.F

PROJECT DESCRIPTION (continued):

The proposed project would introduce new uses to the existing building including a medical complex (autopsy), a forensics laboratory, field investigation facilities, minor administration, and other building support functions. The existing 44-space parking lot would be reconfigured to provide 23 secured parking spaces for staff use and seven (7) public parking spaces located at the western and southern portions of the lot, respectively.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization for the change of use from office/warehouse use to non-industrial public use.
- **Site Permit** (*Department of Building Inspection*) (DBI). The proposed project would require DBI approval of a site permit.

Approval Action for the proposed project would be the approval of a Conditional Use Authorization by the Planning Commission. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The project site is located within the Core Production, Distribution, and Repair (PDR-2) zoning district and a 65-J Height and Bulk district in the Bayview neighborhood. In this district, the proposed use is permitted with a Conditional Use authorization from the Planning Commission per Section 227(d) of the *San Francisco Planning Code (Planning Code)* which would authorize establishment of a nonindustrial Public Use within the district. At approximately 35 feet in height, the proposed building would comply with the 65-J height and bulk district.

The approximately 1.1-acre (46,980 sf) project site is located within a fully developed area of San Francisco. The surrounding uses include warehouses, light industrial, parking, offices, and residential uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five (5) acres, completely surrounded by urban uses.

c) The project site has no habitat for endangered, rare, or threatened species.

The project site is within a fully-developed urban area with minimal landscaping, including hedges, ground cover, and street trees. Thus, the project site has no habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The project site is located within the block surrounded by Cargo Way to the north, Newhall Street to the south, Jennings Street to the east, and Mendell Street to the west, in the Bayview neighborhood.

Based on the trip rate for office use in the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review (Guidelines) (October 2002), the proposed project would generate an estimated 797 average daily person-trips, of which there would be about 68 p.m. peak hour person-trips (generally between 4:00 to 6:00 p.m.). These peak hour person-trips would be distributed among various modes of transportation, including an estimated 47 automobile person-trips, 14 transit trips, five (5) walking trips, and three (3) trips by other means, which include bicycles and motorcycles. This would result in about 35 p.m. peak hour vehicle trips. This change in traffic in the project area as a result of the proposed project would be undetectable to most drivers, although it could be noticeable to those immediately adjacent to the project site. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region. However, the volume of additional trips would not result in considerable contributions to any intersection cumulative impacts.

Vehicular access would be provided through two curb cuts on Newhall Street at the secured parking lot on the northwest side and at the visitor parking lot on the southwest side at Newhall Street. There would be adequate on-site queuing space on the ramp which would prevent queuing of the vehicles accessing the project on Newhall Street. The effect on traffic flow on Newhall Street from project vehicles entering and exiting both secured and visitor parking lots would not be substantial.

Construction. During the project construction period, construction-related trucks would travel in and out of the site. It is not anticipated that any construction-related lane closure would be required; however, if required, a lane closure permit would be secured to accommodate this work. Lane and sidewalk closures are subject to review and approval by the Department of Public Works (DPW) and the Transportation Advisory Staff Committee (TASC), which consists of representatives from the Fire Department, Police

Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations to minimize the effects of construction projects on the public right-of-way. TASC review and subsequent compliance of the proposed project with its recommendations would therefore help minimize traffic effects due to any temporary lane closures during project construction. The project construction truck traffic would result in a temporary decrease in the capacities of local streets in the project area due to the slower movement and larger turning radii of project-related construction trucks. Due to its temporary nature and limited duration, project-related construction impacts on traffic would not be considered significant.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. As described above, the proposed project would not cause a doubling in traffic volumes. The project's marginal increase to the existing traffic volumes (see Traffic, p.4), would not cause a noticeable increase in the ambient noise levels in the project vicinity. The noise generated by the proposed new use would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to

determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.¹

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the “air pollution hot spots,” was identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project’s activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollution Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would include construction activities for the approximately 18-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,² which would further reduce exposure of nearby sensitive receptors to temporary and variable TAC emissions. Therefore, construction of the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

The proposed project would include a backup emergency generator. Emergency generators are regulated by the BAAQMD through its New Source Review (Regulation 2, Rule 5) permitting process. The project applicant would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limits testing to no more than 50 hours per year. Additionally, as part of the permitting process, the BAAQMD limits the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Compliance with the BAAQMD permitting process would ensure that project-generated TAC emissions would not expose sensitive receptors to substantial air pollutant concentrations, and TAC emissions would be less than significant.

¹ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

² California Code of Regulations, Title 13, Division 3, § 2485.

In conclusion, the proposed project would result in less-than-significant impacts related to air quality.

Water Quality. The proposed project involves interior renovations and would involve 5,000 square feet or more of ground surface disturbance due to related seismic strengthening of the building foundations; thus the project would require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. The existing building was constructed in 1986 and is not considered a historic resource. In addition, the project site is not located within a historic district or potential historic district, nor is it adjacent to a historic resource. Therefore, the proposed project would not result in a significant impact to historic resources.

Geologic and Seismic Hazards. Project construction would include excavation and the use of precast concrete piles for the seismic retrofit and upgrade of the existing building. The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Geologic and seismic hazards are considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of the subject building and adjoining properties during construction. Potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

Hazardous Materials. The proposed project would include subsurface soils work for seismic upgrades and the placement of a new elevator on a site with previous industrial uses. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered

and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. A Phase 1 ESA³ was conducted and concluded that there was no evidence found during the site reconnaissance to indicate that current or historical activities conducted on the property have contributed to contamination of subsurface soil or groundwater in the area of the property. In addition, any interior work involving the handling and removal of hazardous building materials, such as asbestos-containing materials and lead-based paint, would comply with federal, state, and local regulations. Further, the project applicant has submitted a Maher Application to DPH and would be required to remediate any potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code.

Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on March 29, 2013, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No members of the public commented on the proposed project.

A second "Notification of Project Receiving Environmental Review," reflecting the proposed modification to the proposed project, was mailed on November 26, 2014 to addresses within a 300-foot radius of the project site and to potentially interested parties. No members of the public commented on the proposed project and any related modifications.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited

³ *Phase 1 Environmental Site Assessment of One Newhall Street, San Francisco, California* by PIERS Environmental Services, Inc., May 1999. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.1172E.

classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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

Date: August 7, 2014
Case No. Case No. 2012.1172R
Office of the Chief Medical Examiner (OCME) Building Re-Use
Project

Reception:
415.558.6378

Fax:
415.558.6409

Block/Lot No.: 4570/030

Planning
Information:
415.558.6377

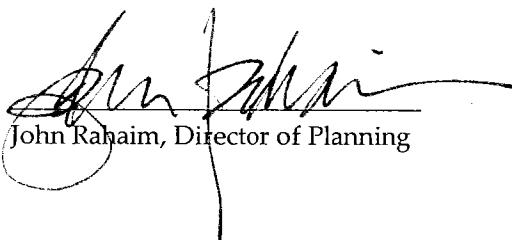
Project Sponsor: Magdalena Ryor, Project Manager
Department of Public Works
30 Van Ness Avenue
San Francisco, CA 94102

Applicant: San Francisco Department of Public Works
30 Van Ness
San Francisco, CA 94102

Staff Contact: Lily Langlois 415.575.9083
lily.langlois@sfgov.org

Recommendation: Finding the project, on balance, in **conformity** with
the General Plan

*Recommended
By:*


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The project, as submitted on July 31, 2014, proposes to re-use an existing warehouse to build the new office of the Chief Medical Examiner (OCME) located at 1 Newhall Street in the Bayview Hunters Point Neighborhood. The project includes the interior expansion and the re-use of an existing warehouse building to accommodate the new OCME facility. The existing building, constructed in 1986, is a two-story structure that has been primarily used for office or warehouse uses and is currently used as storage. No expansion of the existing building footprint would occur. The project is a major capital project for the City and has been under development since before the Earthquake Safety and Emergency Response bond (ESER) was passed by voters in 2014.

ENVIRONMENTAL REVIEW

The proposed project is cleared under case no. 2012.1172E dated 5/30/13.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold** font, General Plan text in regular font; staff comments are in *italic font*.

URBAN DESIGN ELEMENT

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Comment: The proposed project would renovate and improve an existing building.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 1

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

POLICY 1.15

Abate structural and non-structural hazards in City-owned structures.

Comment: The proposed project would renovate an existing building.

POLICY 1.16

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

OBJECTIVE 2

BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

PLANNING CODE SECTION 101.1 FINDINGS

Eight Priority Policies Findings

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The proposed project will not affect existing neighborhood-serving retail uses.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.
The proposed project will not affect housing or neighborhood character.
3. That the City's supply of affordable housing be preserved and enhanced.
The proposed project would have no adverse effect on the City's supply of affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The proposed project would not increase demand in such a way as to result in commuter traffic impeding Muni's transit service, overburdening the streets or altering current neighborhood parking.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.
The proposed project would not affect the existing economic base in this area.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed project would not affect the City's preparedness to protect against injury and loss of life in an earthquake. Rather the proposed project would upgrade a city owned building.
7. That landmarks and historic buildings be preserved.
The proposed project would not affect landmarks or historic buildings.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed project would not affect parks and open space and their access to sunlight and vistas.

| | |
|------------------------|---|
| RECOMMENDATION: | Finding the Project, on balance, in-conformity with the General Plan |
|------------------------|---|



50% CONSTRUCTION DOCUMENTS
DECEMBER 23, 2014

main southeast (Newhall Street) entry

Office of the Chief Medical Examiner

San Francisco Public Works, Bureau of Architecture

City and County of San Francisco



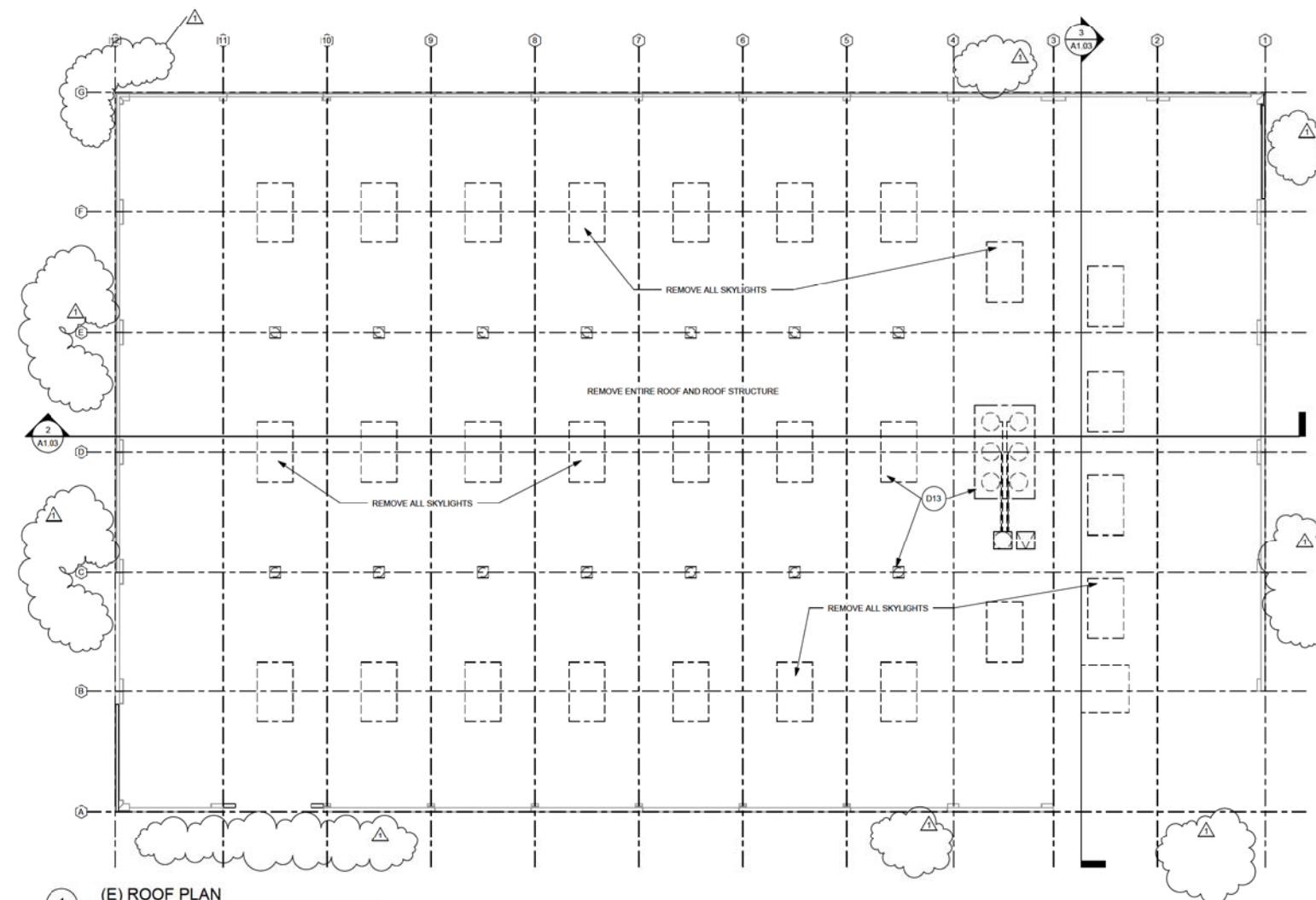
ARCHITECTURE PLANNING
222 VALLEJO SAN FRANCISCO, CA 94111
(415) 398-5191 FAX (415) 394-7158



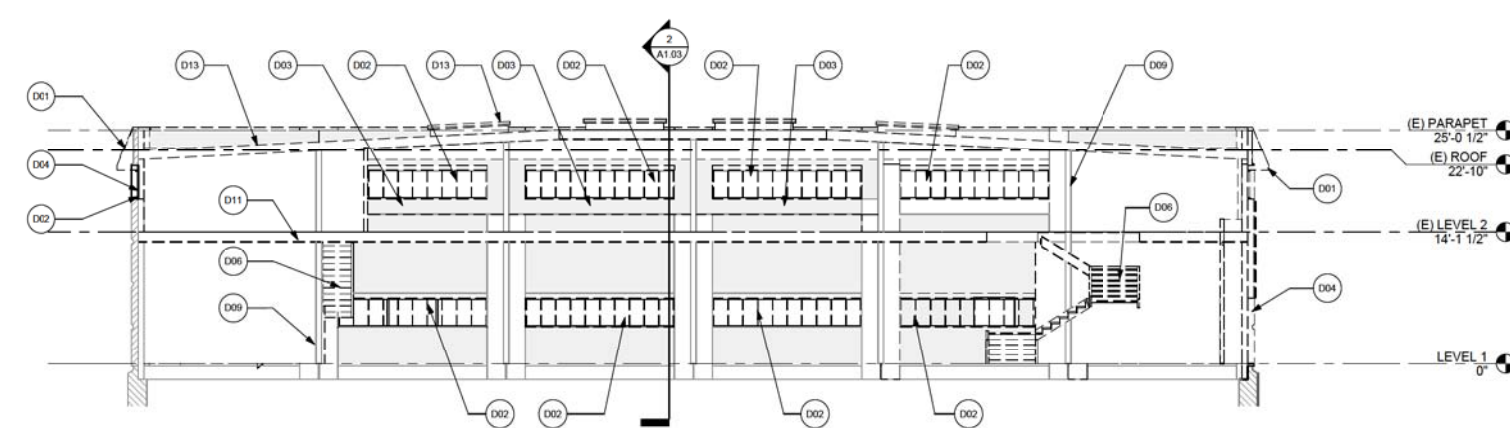
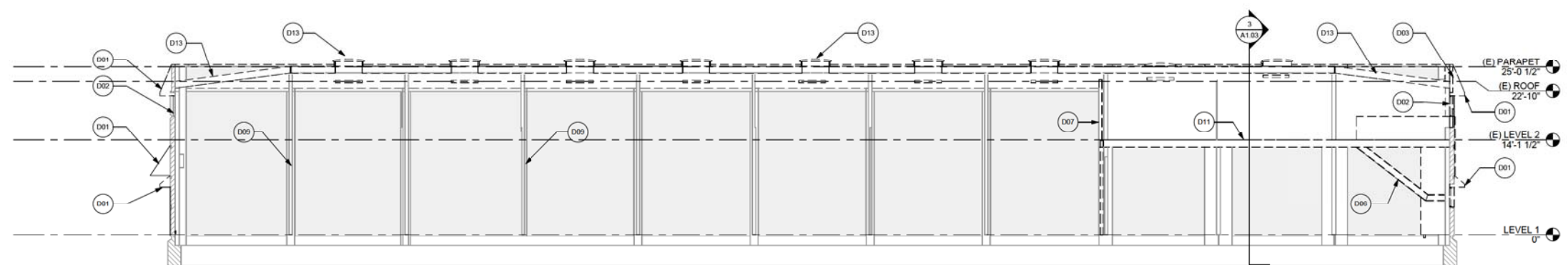
④ 4/S5 EXISTING FOOTING

1 DEMOLITION - LEVEL 1

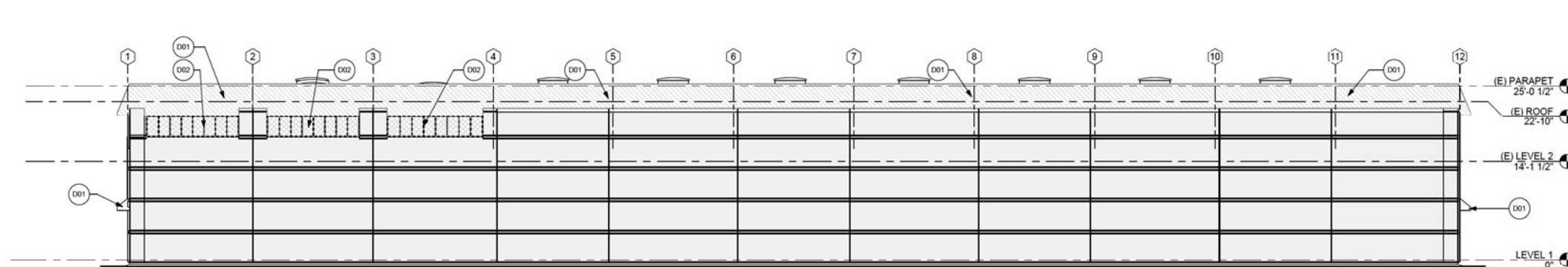
② DEMOLITION - LEVEL 2



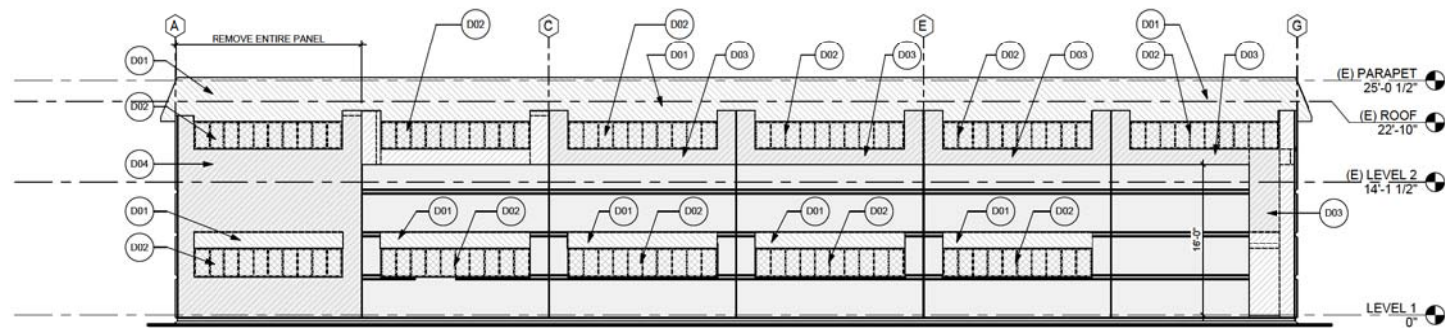
| DEMOLITION KEYNOTES | |
|---------------------|--|
| Key Value | Keynote Text |
| D01 | REMOVE EXISTING METAL EYEBROW AND ASSOCIATED SUPPORT STRUCTURE |
| D02 | REMOVE EXISTING WINDOW OR DOOR ASSEMBLY |
| D03 | SAW CUT AND REMOVE PORTION OF EXISTING TILT-UP CONCRETE PANEL AND PILASTER |
| D04 | REMOVE ENTIRE TILT-UP CONCRETE PANEL AND PILASTER |
| D05 | REMOVE OVERHEAD COILING DOORS, HARDWARE AND TRACKS |
| D06 | REMOVE STAIR AND ALL ASSOCIATED STRUCTURE |
| D07 | REMOVE INTERIOR PARTITIONS, DOORS AND WINDOWS IN THEIR ENTIRETY |
| D08 | REMOVE PLUMBING FIXTURE AND ALL ASSOCIATED HARDWARE AND PIPING. REMOVE ALL PIPING TO 5'-0\"/> |
| D09 | REMOVE ALL INTERIOR STEEL COLUMNS, BASE PLATES AND FOOTINGS |
| D11 | REMOVE SECOND FLOOR STRUCTURE IN ITS ENTIRETY |
| D12 | REMOVE ALL CEILINGS (NOT SHOWN), LIGHT FIXTURES, MECHANICAL FIXTURES, DUCTWORK AND EQUIPMENT |
| D13 | REMOVE ROOFING, ROOF DECK, ROOF STRUCTURE, SKYLIGHTS, HEAT PUMPS, CURBS, VENTILATORS AND FANS |
| D14 | REMOVE ALL FIRESPRINKLERS, PIPING AND VALVES. REMOVE UNDERGROUND PIPING TO 5'-0\"/> |
| D15 | REMOVE ALL ELECTRICAL DEVICES, LOAD CENTERS, CONDUIT, WIRING AND PANELS. REMOVE CONDUIT FEED BACK TO EXISTING MAIN TRANSFORMER |
| D16 | REMOVE DOCK LEVELERS AND CONCRETE FOUNDATIONS |
| D17 | REMOVE ALL VIDEO CAMERAS AND MOUNTING BRACKES MOUNTED ON PRECAST CONCRETE PANELS TO REMAIN |
| D18 | REMOVE ALL LIGHTING FIXTURES AND MOUNTING HARDWARE ON PRECAST CONCRETE PANELS TO REMAIN |
| D19 | REMOVE EXISTING FOOTING WITHOUT DAMAGING OR CUTTING EXISTING REINFORCEMENT - SEE PLAN A-A (3/A1.02) |



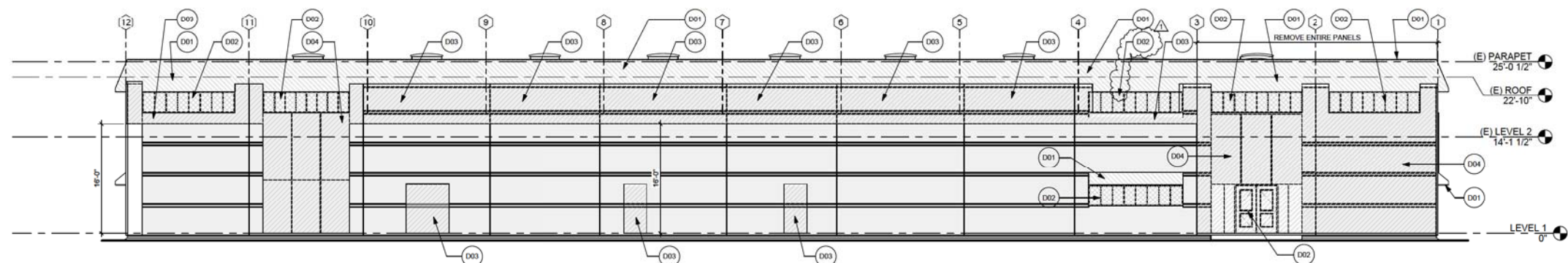
| | |
|--------------------|---------------------------------|
| DEMOLITION PACKAGE | |
| 1 | ADDENDUM 1 DEMOLITION PACKAGE |
| 2 | ADDENDUM 2 DEMOLITION PACKAGE |
| 3 | ADDENDUM 3 DEMOLITION PACKAGE |
| 4 | ADDENDUM 4 DEMOLITION PACKAGE |
| 5 | ADDENDUM 5 DEMOLITION PACKAGE |
| 6 | ADDENDUM 6 DEMOLITION PACKAGE |
| 7 | ADDENDUM 7 DEMOLITION PACKAGE |
| 8 | ADDENDUM 8 DEMOLITION PACKAGE |
| 9 | ADDENDUM 9 DEMOLITION PACKAGE |
| 10 | ADDENDUM 10 DEMOLITION PACKAGE |
| 11 | ADDENDUM 11 DEMOLITION PACKAGE |
| 12 | ADDENDUM 12 DEMOLITION PACKAGE |
| 13 | ADDENDUM 13 DEMOLITION PACKAGE |
| 14 | ADDENDUM 14 DEMOLITION PACKAGE |
| 15 | ADDENDUM 15 DEMOLITION PACKAGE |
| 16 | ADDENDUM 16 DEMOLITION PACKAGE |
| 17 | ADDENDUM 17 DEMOLITION PACKAGE |
| 18 | ADDENDUM 18 DEMOLITION PACKAGE |
| 19 | ADDENDUM 19 DEMOLITION PACKAGE |
| 20 | ADDENDUM 20 DEMOLITION PACKAGE |
| 21 | ADDENDUM 21 DEMOLITION PACKAGE |
| 22 | ADDENDUM 22 DEMOLITION PACKAGE |
| 23 | ADDENDUM 23 DEMOLITION PACKAGE |
| 24 | ADDENDUM 24 DEMOLITION PACKAGE |
| 25 | ADDENDUM 25 DEMOLITION PACKAGE |
| 26 | ADDENDUM 26 DEMOLITION PACKAGE |
| 27 | ADDENDUM 27 DEMOLITION PACKAGE |
| 28 | ADDENDUM 28 DEMOLITION PACKAGE |
| 29 | ADDENDUM 29 DEMOLITION PACKAGE |
| 30 | ADDENDUM 30 DEMOLITION PACKAGE |
| 31 | ADDENDUM 31 DEMOLITION PACKAGE |
| 32 | ADDENDUM 32 DEMOLITION PACKAGE |
| 33 | ADDENDUM 33 DEMOLITION PACKAGE |
| 34 | ADDENDUM 34 DEMOLITION PACKAGE |
| 35 | ADDENDUM 35 DEMOLITION PACKAGE |
| 36 | ADDENDUM 36 DEMOLITION PACKAGE |
| 37 | ADDENDUM 37 DEMOLITION PACKAGE |
| 38 | ADDENDUM 38 DEMOLITION PACKAGE |
| 39 | ADDENDUM 39 DEMOLITION PACKAGE |
| 40 | ADDENDUM 40 DEMOLITION PACKAGE |
| 41 | ADDENDUM 41 DEMOLITION PACKAGE |
| 42 | ADDENDUM 42 DEMOLITION PACKAGE |
| 43 | ADDENDUM 43 DEMOLITION PACKAGE |
| 44 | ADDENDUM 44 DEMOLITION PACKAGE |
| 45 | ADDENDUM 45 DEMOLITION PACKAGE |
| 46 | ADDENDUM 46 DEMOLITION PACKAGE |
| 47 | ADDENDUM 47 DEMOLITION PACKAGE |
| 48 | ADDENDUM 48 DEMOLITION PACKAGE |
| 49 | ADDENDUM 49 DEMOLITION PACKAGE |
| 50 | ADDENDUM 50 DEMOLITION PACKAGE |
| 51 | ADDENDUM 51 DEMOLITION PACKAGE |
| 52 | ADDENDUM 52 DEMOLITION PACKAGE |
| 53 | ADDENDUM 53 DEMOLITION PACKAGE |
| 54 | ADDENDUM 54 DEMOLITION PACKAGE |
| 55 | ADDENDUM 55 DEMOLITION PACKAGE |
| 56 | ADDENDUM 56 DEMOLITION PACKAGE |
| 57 | ADDENDUM 57 DEMOLITION PACKAGE |
| 58 | ADDENDUM 58 DEMOLITION PACKAGE |
| 59 | ADDENDUM 59 DEMOLITION PACKAGE |
| 60 | ADDENDUM 60 DEMOLITION PACKAGE |
| 61 | ADDENDUM 61 DEMOLITION PACKAGE |
| 62 | ADDENDUM 62 DEMOLITION PACKAGE |
| 63 | ADDENDUM 63 DEMOLITION PACKAGE |
| 64 | ADDENDUM 64 DEMOLITION PACKAGE |
| 65 | ADDENDUM 65 DEMOLITION PACKAGE |
| 66 | ADDENDUM 66 DEMOLITION PACKAGE |
| 67 | ADDENDUM 67 DEMOLITION PACKAGE |
| 68 | ADDENDUM 68 DEMOLITION PACKAGE |
| 69 | ADDENDUM 69 DEMOLITION PACKAGE |
| 70 | ADDENDUM 70 DEMOLITION PACKAGE |
| 71 | ADDENDUM 71 DEMOLITION PACKAGE |
| 72 | ADDENDUM 72 DEMOLITION PACKAGE |
| 73 | ADDENDUM 73 DEMOLITION PACKAGE |
| 74 | ADDENDUM 74 DEMOLITION PACKAGE |
| 75 | ADDENDUM 75 DEMOLITION PACKAGE |
| 76 | ADDENDUM 76 DEMOLITION PACKAGE |
| 77 | ADDENDUM 77 DEMOLITION PACKAGE |
| 78 | ADDENDUM 78 DEMOLITION PACKAGE |
| 79 | ADDENDUM 79 DEMOLITION PACKAGE |
| 80 | ADDENDUM 80 DEMOLITION PACKAGE |
| 81 | ADDENDUM 81 DEMOLITION PACKAGE |
| 82 | ADDENDUM 82 DEMOLITION PACKAGE |
| 83 | ADDENDUM 83 DEMOLITION PACKAGE |
| 84 | ADDENDUM 84 DEMOLITION PACKAGE |
| 85 | ADDENDUM 85 DEMOLITION PACKAGE |
| 86 | ADDENDUM 86 DEMOLITION PACKAGE |
| 87 | ADDENDUM 87 DEMOLITION PACKAGE |
| 88 | ADDENDUM 88 DEMOLITION PACKAGE |
| 89 | ADDENDUM 89 DEMOLITION PACKAGE |
| 90 | ADDENDUM 90 DEMOLITION PACKAGE |
| 91 | ADDENDUM 91 DEMOLITION PACKAGE |
| 92 | ADDENDUM 92 DEMOLITION PACKAGE |
| 93 | ADDENDUM 93 DEMOLITION PACKAGE |
| 94 | ADDENDUM 94 DEMOLITION PACKAGE |
| 95 | ADDENDUM 95 DEMOLITION PACKAGE |
| 96 | ADDENDUM 96 DEMOLITION PACKAGE |
| 97 | ADDENDUM 97 DEMOLITION PACKAGE |
| 98 | ADDENDUM 98 DEMOLITION PACKAGE |
| 99 | ADDENDUM 99 DEMOLITION PACKAGE |
| 100 | ADDENDUM 100 DEMOLITION PACKAGE |
| 101 | ADDENDUM 101 DEMOLITION PACKAGE |
| 102 | ADDENDUM 102 DEMOLITION PACKAGE |
| 103 | ADDENDUM 103 DEMOLITION PACKAGE |
| 104 | ADDENDUM 104 DEMOLITION PACKAGE |
| 105 | ADDENDUM 105 DEMOLITION PACKAGE |
| 106 | ADDENDUM 106 DEMOLITION PACKAGE |
| 107 | ADDENDUM 107 DEMOLITION PACKAGE |
| 108 | ADDENDUM 108 DEMOLITION PACKAGE |
| 109 | ADDENDUM 109 DEMOLITION PACKAGE |
| 110 | ADDENDUM 110 DEMOLITION PACKAGE |
| 111 | ADDENDUM 111 DEMOLITION PACKAGE |
| 112 | ADDENDUM 112 DEMOLITION PACKAGE |
| 113 | ADDENDUM 113 DEMOLITION PACKAGE |
| 114 | ADDENDUM 114 DEMOLITION PACKAGE |
| 115 | ADDENDUM 115 DEMOLITION PACKAGE |
| 116 | ADDENDUM 116 DEMOLITION PACKAGE |
| 117 | ADDENDUM 117 DEMOLITION PACKAGE |
| 118 | ADDENDUM 118 DEMOLITION PACKAGE |
| 119 | ADDENDUM 119 DEMOLITION PACKAGE |
| 120 | ADDENDUM 120 DEMOLITION PACKAGE |
| 121 | ADDENDUM 121 DEMOLITION PACKAGE |
| 122 | ADDENDUM 122 DEMOLITION PACKAGE |
| 123 | ADDENDUM 123 DEMOLITION PACKAGE |
| 124 | ADDENDUM 124 DEMOLITION PACKAGE |
| 125 | ADDENDUM 125 DEMOLITION PACKAGE |
| 126 | ADDENDUM 126 DEMOLITION PACKAGE |
| 127 | ADDENDUM 127 DEMOLITION PACKAGE |
| 128 | ADDENDUM 128 DEMOLITION PACKAGE |
| 129 | ADDENDUM 129 DEMOLITION PACKAGE |
| 130 | ADDENDUM 130 DEMOLITION PACKAGE |
| 131 | ADDENDUM 131 DEMOLITION PACKAGE |
| 132 | ADDENDUM 132 DEMOLITION PACKAGE |
| 133 | ADDENDUM 133 DEMOLITION PACKAGE |
| 134 | ADDENDUM 134 DEMOLITION PACKAGE |
| 135 | ADDENDUM 135 DEMOLITION PACKAGE |
| 136 | ADDENDUM 136 DEMOLITION PACKAGE |
| 137 | ADDENDUM 137 DEMOLITION PACKAGE |
| 138 | ADDENDUM 138 DEMOLITION PACKAGE |
| 139 | ADDENDUM 139 DEMOLITION PACKAGE |
| 140 | ADDENDUM 140 DEMOLITION PACKAGE |
| 141 | ADDENDUM 141 DEMOLITION PACKAGE |
| 142 | ADDENDUM 142 DEMOLITION PACKAGE |
| 143 | ADDENDUM 143 DEMOLITION PACKAGE |
| 144 | ADDENDUM 144 DEMOLITION PACKAGE |
| 145 | ADDENDUM 145 DEMOLITION PACKAGE |
| 146 | ADDENDUM 146 DEMOLITION PACKAGE |
| 147 | ADDENDUM 147 DEMOLITION PACKAGE |
| 148 | ADDENDUM 148 DEMOLITION PACKAGE |
| 149 | ADDENDUM 149 DEMOLITION PACKAGE |
| 150 | ADDENDUM 150 DEMOLITION PACKAGE |
| 151 | ADDENDUM 151 DEMOLITION PACKAGE |
| 152 | ADDENDUM 152 DEMOLITION PACKAGE |
| 153 | ADDENDUM 153 DEMOLITION PACKAGE |
| 154 | ADDENDUM 154 DEMOLITION PACKAGE |
| 155 | ADDENDUM 155 DEMOLITION PACKAGE |
| 156 | ADDENDUM 156 DEMOLITION PACKAGE |
| 157 | ADDENDUM 157 DEMOLITION PACKAGE |
| 158 | ADDENDUM 158 DEMOLITION PACKAGE |
| 159 | ADDENDUM 159 DEMOLITION PACKAGE |
| 160 | ADDENDUM 160 DEMOLITION PACKAGE |
| 161 | ADDENDUM 161 DEMOLITION PACKAGE |
| 162 | ADDENDUM 162 DEMOLITION PACKAGE |
| 163 | ADDENDUM 163 DEMOLITION PACKAGE |
| 164 | ADDENDUM 164 DEMOLITION PACKAGE |
| 165 | ADDENDUM 165 DEMOLITION PACKAGE |
| 166 | ADDENDUM 166 DEMOLITION PACKAGE |
| 167 | ADDENDUM 167 DEMOLITION PACKAGE |
| 168 | ADDENDUM 168 DEMOLITION PACKAGE |
| 169 | ADDENDUM 169 DEMOLITION PACKAGE |
| 170 | ADDENDUM 170 DEMOLITION PACKAGE |
| 171 | ADDENDUM 171 DEMOLITION PACKAGE |
| 172 | ADDENDUM 172 DEMOLITION PACKAGE |
| 173 | ADDENDUM 173 DEMOLITION PACKAGE |
| 174 | ADDENDUM 174 DEMOLITION PACKAGE |
| 175 | ADDENDUM 175 DEMOLITION PACKAGE |
| 176 | ADDENDUM 176 DEMOLITION PACKAGE |
| 177 | ADDENDUM 177 DEMOLITION PACKAGE |
| 178 | ADDENDUM 178 DEMOLITION PACKAGE |
| 179 | ADDENDUM 179 DEMOLITION PACKAGE |
| 180 | ADDENDUM 180 DEMOLITION PACKAGE |
| 181 | ADDENDUM 181 DEMOLITION PACKAGE |
| 182 | ADDENDUM 182 DEMOLITION PACKAGE |
| 183 | ADDENDUM 183 DEMOLITION PACKAGE |
| 184 | ADDENDUM 184 DEMOLITION PACKAGE |
| 185 | ADDENDUM 185 DEMOLITION PACKAGE |
| 186 | ADDENDUM 186 DEMOLITION PACKAGE |
| 187 | ADDENDUM 187 DEMOLITION PACKAGE |
| 188 | ADDENDUM 188 DEMOLITION PACKAGE |
| 189 | ADDENDUM 189 DEMOLITION PACKAGE |
| 190 | ADDENDUM 190 DEMOLITION PACKAGE |
| 191 | ADDENDUM 191 DEMOLITION PACKAGE |
| 192 | ADDENDUM 192 DEMOLITION PACKAGE |
| 193 | ADDENDUM 193 DEMOLITION PACKAGE |
| 194 | ADDENDUM 194 DEMOLITION PACKAGE |
| 195 | ADDENDUM 195 DEMOLITION PACKAGE |
| 196 | ADDENDUM 196 DEMOLITION PACKAGE |
| 197 | ADDENDUM 197 DEMOLITION PACKAGE |
| 198 | ADDENDUM 198 DEMOLITION PACKAGE |
| 199 | ADDENDUM 199 DEMOLITION PACKAGE |
| 200 | ADDENDUM 200 DEMOLITION PACKAGE |
| 201 | ADDENDUM 201 DEMOLITION PACKAGE |
| 202 | ADDENDUM 202 DEMOLITION PACKAGE |
| 203 | ADDENDUM 203 DEMOLITION PACKAGE |
| 204 | ADDENDUM 204 DEMOLITION PACKAGE |
| 205 | ADDENDUM 205 DEMOLITION PACKAGE |
| 206 | ADDENDUM 206 DEMOLITION PACKAGE |
| 207 | ADDENDUM 207 DEMOLITION PACKAGE |
| 208 | ADDENDUM 208 DEMOLITION PACKAGE |
| 209 | ADDENDUM 209 DEMOLITION PACKAGE |
| 210 | ADDENDUM 210 DEMOLITION PACKAGE |
| 211 | ADDENDUM 211 DEMOLITION PACKAGE |
| 212 | ADDENDUM 212 DEMOLITION PACKAGE |
| 213 | ADDENDUM 213 DEMOLITION PACKAGE |
| 214 | ADDENDUM 214 DEMOLITION PACKAGE |
| 215 | ADDENDUM 215 DEMOLITION PACKAGE |
| 216 | ADDENDUM 216 DEMOLITION PACKAGE |
| 217 | ADDENDUM 217 DEMOLITION PACKAGE |
| 218 | ADDENDUM 218 DEMOLITION PACKAGE |
| 219 | ADDENDUM 219 DEMOLITION PACKAGE |
| 220 | ADDENDUM 220 DEMOLITION PACKAGE |
| 221 | ADDENDUM 221 DEMOLITION PACKAGE |
| 222 | ADDENDUM 222 DEMOLITION PACKAGE |
| 223 | ADDENDUM 223 DEMOLITION PACKAGE |
| 224 | ADDENDUM 224 DEMOLITION PACKAGE |
| 225 | ADDENDUM 225 DEMOLITION PACKAGE |
| 226 | ADDENDUM 226 DEMOLITION PACKAGE |
| 227 | ADDENDUM 227 DEMOLITION PACKAGE |
| 228 | ADDENDUM 228 DEMOLITION PACKAGE |
| 229 | ADDENDUM 229 DEMOLITION PACKAGE |
| 230 | ADDENDUM 230 DEMOLITION PACKAGE |
| 231 | ADDENDUM 231 DEMOLITION PACKAGE |
| 232 | ADDENDUM 232 DEMOLITION PACKAGE |
| 233 | ADDENDUM 233 DEMOLITION PACKAGE |
| 234 | ADDENDUM 234 DEMOLITION PACKAGE |
| 235 | ADDENDUM 235 DEMOLITION PACKAGE |
| 236 | ADDENDUM 236 DEMOLITION PACKAGE |
| 237 | ADDENDUM 237 DEMOLITION PACKAGE |
| 238 | ADDENDUM 238 DEMOLITION PACKAGE |
| 239 | ADDENDUM 239 DEMOLITION PACKAGE |
| 240 | ADDENDUM 240 DEMOLITION PACKAGE |
| 241 | ADDENDUM 241 DEMOLITION PACKAGE |
| 242 | ADDENDUM 242 DEMOLITION PACKAGE |
| 243 | ADDENDUM 243 DEMOLITION PACKAGE |
| 244 | ADDENDUM 244 DEMOLITION PACKAGE |
| 245 | ADDENDUM 245 DEMOLITION PACKAGE |
| 246 | ADDENDUM 246 DEMOLITION PACKAGE |
| 247 | ADDENDUM 247 DEMOLITION PACKAGE |
| 248 | ADDENDUM 248 DEMOLITION PACKAGE |
| 249 | ADDENDUM 249 DEMOLITION PACKAGE |
| 250 | ADDENDUM 250 DEMOLITION PACKAGE |
| 251 | ADDENDUM 251 DEMOLITION PACKAGE |
| 252 | ADDENDUM 252 DEMOLITION PACKAGE |
| 253 | ADDENDUM 253 DEMOLITION PACKAGE |
| 254 | ADDENDUM 254 DEMOLITION PACKAGE |
| 255 | ADDENDUM 255 DEMOLITION PACKAGE |
| 256 | ADDENDUM 256 DEMOLITION PACKAGE |
| 257 | ADDENDUM 257 DEMOLITION PACKAGE |
| 258 | ADDENDUM 258 DEMOLITION PACKAGE |
| 259 | ADDENDUM 259 DEMOLITION PACKAGE |
| 260 | ADDENDUM 260 DEMOLITION PACKAGE |
| 261 | ADDENDUM 261 DEMOLITION PACKAGE |
| 262 | ADDENDUM 262 DEMOLITION PACKAGE |
| 263 | ADDENDUM 263 DEMOLITION PACKAGE |
| 264 | ADDENDUM 264 DEMOLITION PACKAGE |
| 265 | ADDENDUM 265 DEMOLITION PACKAGE |
| 266 | ADDENDUM 266 DEMOLITION PACKAGE |
| 267 | ADDENDUM 267 DEMOLITION PACKAGE |
| 268 | ADDENDUM 268 DEMOLITION PACKAGE |
| 269 | ADDENDUM 269 DEMOLITION PACKAGE |
| 270 | ADDENDUM 270 DEMOLITION PACKAGE |
| 271 | ADDENDUM 271 DEMOLITION PACKAGE |
| 272 | ADDENDUM 272 DEMOLITION PACKAGE |
| 273 | ADDENDUM 273 DEMOLITION PACKAGE |
| 274 | ADDENDUM 274 DEMOLITION PACKAGE |
| 275 | ADDENDUM 275 DEMOLITION PACKAGE |
| 276 | ADDENDUM 276 DEMOLITION PACKAGE |
| 277 | ADDENDUM 277 DEMOLITION PACKAGE |
| 278 | ADDENDUM 278 DEMOLITION PACKAGE |
| 279 | ADDENDUM 279 DEMOLITION PACKAGE |
| 280 | ADDENDUM 280 DEMOLITION PACKAGE |
| 281 | ADDENDUM 281 DEMOLITION PACKAGE |
| 282 | ADDENDUM 282 DEMOLITION PACKAGE |
| 283 | ADDENDUM 283 DEMOLITION PACKAGE |
| 284 | ADDENDUM 284 DEMOLITION PACKAGE |
| 285 | ADDENDUM 285 DEMOLITION PACKAGE |
| 286 | ADDENDUM 286 DEMOLITION PACKAGE |
| 287 | ADDENDUM 287 DEMOLITION PACKAGE |
| 288 | ADDENDUM 288 DEMOLITION PACKAGE |
| 289 | ADDENDUM 289 DEMOLITION PACKAGE |
| 290 | ADDENDUM 290 DEMOLITION PACKAGE |
| 291 | ADDENDUM 291 DEMOLITION PACKAGE |
| 292 | ADDENDUM 292 DEMOLITION PACKAGE |
| 293 | ADDENDUM 293 DEMOLITION PACKAGE |
| 294 | ADDENDUM 294 DEMOLITION PACKAGE |
| 295 | ADDENDUM 295 DEMOLITION PACKAGE |
| 296 | ADDENDUM 296 DEMOLITION PACKAGE |
| 297 | ADDENDUM 297 DEMOLITION PACKAGE |
| 298 | ADDENDUM 298 DEMOLITION PACKAGE |
| 299 | ADDENDUM 299 DEMOLITION PACKAGE |
| 300 | ADDENDUM 300 DEMOLITION PACKAGE |
| 301 | ADDENDUM 301 DEMOLITION PACKAGE |
| 302 | ADDENDUM 302 DEMOLITION PACKAGE |
| 303 | ADDENDUM 303 DEMOLITION PACKAGE |
| 304 | ADDENDUM 304 DEMOLITION PACKAGE |
| 305 | ADDENDUM 305 DEMOLITION PACKAGE |
| 306 | ADDENDUM 306 DEMOLITION PACKAGE |
| 307 | ADDENDUM 307 DEMOLITION PACKAGE |
| 308 | ADDENDUM 308 DEMOLITION PACKAGE |
| 309 | ADDENDUM 309 DEMOLITION PACKAGE |
| 310 | ADDENDUM 310 DEMOLITION PACKAGE |
| 311 | ADDENDUM 311 DEMOLITION PACKAGE |
| 312 | ADDENDUM 312 DEMOLITION PACKAGE |
| 313 | ADDENDUM 313 DEMOLITION PACKAGE |
| 314 | ADDENDUM 314 DEMOLITION PACKAGE |
| 315 | ADDENDUM 315 DEMOLITION PACKAGE |
| 316 | ADDENDUM 316 DEMOLITION PACKAGE |
| 317 | ADDENDUM 317 DEMOLITION PACKAGE |
| 318 | ADDENDUM 318 DEMOLITION PACKAGE |
| 319 | ADDENDUM 319 DEMOLITION PACKAGE |
| 320 | ADDENDUM 320 DEMOLITION PACKAGE |
| 321 | ADDENDUM 321 DEMOLITION PACKAGE |
| 322 | ADDENDUM 322 DEMOLITION PACKAGE |
| 323 | ADDENDUM 323 DEMOLITION PACKAGE |
| 324 | ADDENDUM 324 DEMOLITION PACKAGE |
| 325 | ADDENDUM 325 DEMOLITION PACKAGE |
| 326 | ADDENDUM 326 DEMOLITION PACKAGE |
| 327 | ADDENDUM 327 DEMOLITION PACKAGE |
| 328 | ADDENDUM 328 DEMOLITION PACKAGE |
| 329 | ADDENDUM 329 DEMOLITION PACKAGE |
| 330 | ADDENDUM 330 DEMOLITION PACKAGE |
| 331 | ADDENDUM 331 DEMOLITION PACKAGE |
| 332 | ADDENDUM 332 DEMOLITION PACKAGE |
| 333 | ADDENDUM 333 DEMOLITION PACKAGE |
| 334 | ADDENDUM 334 DEMOLITION PACKAGE |
| 335 | ADDENDUM 335 DEMOLITION PACKAGE |
| 336 | ADDENDUM 336 DEMOLITION PACKAGE |
| 337 | ADDENDUM 337 DEMOLITION PACKAGE |
| 338 | ADDENDUM 338 DEMOLITION PACKAGE |
| 339 | ADDENDUM 339 DEMOLITION PACKAGE |
| 340 | ADDENDUM 340 DEMOLITION PACKAGE |
| 341 | ADDENDUM 341 DEMOLITION PACKAGE |
| 342 | ADDENDUM 342 DEMOLITION |



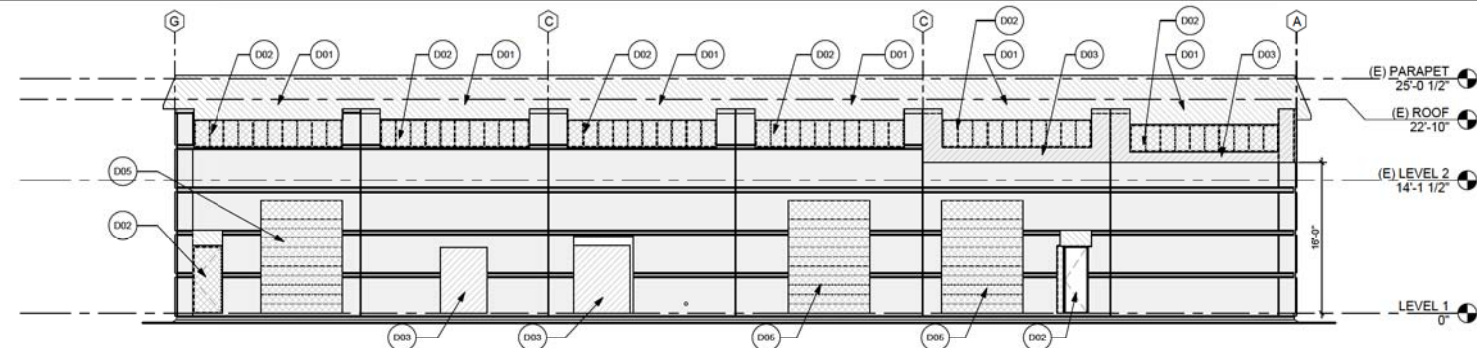
1 DEMO ELEVATION - NORTH
SCALE 1/8" = 1'-0"



2 DEMO ELEVATION - EAST
SCALE 1/8" = 1'-0"



3 DEMO ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



4 DEMO ELEVATION - WEST
SCALE 1/8" = 1'-0"

Demolition Legend
SCALE 1/8" = 1'-0"

- WALL TO BE REMOVED
- EYEBROW TO BE REMOVED
- WINDOW/DOOR TO BE REMOVED

| DEMOLITION KEYNOTES | |
|---------------------|--|
| Key Value | Keynote Text |
| D01 | REMOVE EXISTING METAL EYEBROW AND ASSOCIATED SUPPORT STRUCTURE |
| D02 | REMOVE EXISTING WINDOW OR DOOR ASSEMBLY |
| D03 | SAW CUT AND REMOVE PORTION OF EXISTING TILT-UP CONCRETE PANEL AND PILASTER |
| D04 | REMOVE ENTIRE TILT-UP CONCRETE PANEL AND PILASTER |
| D05 | REMOVE OVERHEAD COILING DOORS, HARDWARE AND TRACKS |
| D06 | REMOVE STAIR AND ALL ASSOCIATED STRUCTURE |
| D07 | REMOVE INTERIOR PARTITIONS, DOORS AND WINDOWS IN THEIR ENTIRETY |
| D08 | REMOVE PLUMBING FIXTURE AND ALL ASSOCIATED HARDWARE AND PIPING. REMOVE ALL PIPING TO 5'-0" OUTSIDE OF THE BUILDING AND CAP |
| D09 | REMOVE ALL INTERIOR STEEL COLUMNS, BASE PLATES AND FOOTINGS |
| D11 | REMOVE SECOND FLOOR STRUCTURE IN ITS ENTIRETY |
| D12 | REMOVE ALL CEILINGS (NOT SHOWN), LIGHT FIXTURES, MECHANICAL FIXTURES, DUCTWORK AND EQUIPMENT |
| D13 | REMOVE ROOFING, ROOF DECK, ROOF STRUCTURE, SKYLIGHTS, HEAT PUMPS, CURBS, VENTILATORS AND FANS |
| D14 | REMOVE ALL FIRESPRINKLERS, PIPING AND VALVES. REMOVE UNDERGROUND PIPING TO 5'-0" OUTSIDE OF BUILDING AND CAP |
| D15 | REMOVE ALL ELECTRICAL DEVICES, LOAD CENTERS, CONDUIT, WIRING AND PANELS. REMOVE CONDUIT FEED BACK TO EXISTING MAIN TRANSFORMER |
| D16 | REMOVE DOCK LEVELERS AND CONCRETE FOUNDATIONS |
| D17 | REMOVE ALL VIDEO CAMERAS AND MOUNTING BRACKES MOUNTED ON PRECAST CONCRETE PANELS TO REMAIN |
| D18 | REMOVE ALL LIGHTING FIXTURES AND MOUNTING HARDWARE ON PRECAST CONCRETE PANELS TO REMAIN |
| D19 | REMOVE EXISTING FOOTING WITHOUT DAMAGING OR CUTTING EXISTING REINFORCEMENT - SEE PLAN A-A (3/A1.02) |

50% CONST DOC
NOT FOR CONST.

| | | | | |
|--|----------|-------------------------------|------|-----------|
| 1 | | ADDENDUM 1 DEMOLITION PACKAGE | | 1/12/2015 |
| # | | Issued For | | Date |
| K M D ARCHITECTS | | | | |
| ARCHITECTURE PLANNING | | | | |
| 222 VALLEJO SAN FRANCISCO, CA 94111 | | | | |
| (415) 398-5191 FAX (415) 394-7158 | | | | |
| SFPW BUREAU OF ARCHITECTURE | | | | |
| OFFICE OF THE CHIEF MEDICAL EXAMINER 1 NEWHALL STREET SAN FRANCISCO, CA | | | | |
| PROJECT NO. 254-201 | | | | |
| DRAWING | DRAWN BY | CHKD BY | DATE | |
| | DATE | 1/12/2015 | | |
| | SCALE | 1/8" = 1'-0" | | |
| | TITLE | DEMOLITION ELEVATIONS | | |
| NUMBER | | A1.04 | | |

CARGO WAY

STANDARD CITY MONUMENT
BRASS DISK W/ PUNCH
ORIGIN UNKNOWN

AREA = 1.19 ACRES±

1 NEWHALL STREET

*2 (N35°31'39"E) 176.00'
*1 (N36°42'03"E)

*2 (S54°28'21"E) 296.06'
*1 (S53°17'57"E)

*2 (5' PUE)
*1 (N53°17'57"W) 264.06'
*2 (N54°28'21"W)
*2 (N54°28'21"W)

32.00
64.00
32.00
NEWHALL STREET

*1*2 (L=50.27',
R=32.00'
Δ=90°00'00")

JENNINGS STREET
*1 (S36°42'03"W) 144.00'
*2 (S35°31'39"W)
*2 (S36°42'03"W) 436.48' B.O.B.
*2 (S35°31'39"W)

32.00
32.00
64.00

BASIS OF BEARINGS (B.O.B.):

THE BASIS OF BEARINGS IS TAKEN
AS N 36°42'04"E AS SHOWN ON
THAT TOPOGRAPHIC SURVEY
ENTITLED '1 NEWHALL' PREPARED
BY PLS SURVEYS, INC. AND
DATED AUGUST 2, 2012.

DATE OF SURVEY:

JUNE 9, 2014

LEGEND:

- RIGHT OF WAY, PROPERTY LINE
- MONUMENT LINE
- 5' PUBLIC UTILITY EASEMENT

*1() TOPOGRAPHIC SURVEY
PREPARED BY PLS
SURVEYS, INC., AND DATED
08/02/12

*2() SITE LEGAL DESCRIPTION,
CCSF RECORDS, BOOK D692
PAGE 644

● FOUND MONUMENT, AS
NOTED

N 2,097,077.395
E 6,018,736.749

STANDARD CITY MONUMENT
BRASS DISK W/ PUNCH
ORIGIN UNKNOWN



50% CONST DOC

| | |
|----------------------------|----------|
| 50% CONSTRUCTION DOCUMENTS | 12/19/14 |
| 100% DESIGN DEVELOPMENT | 08/13/14 |
| SITE PERMIT SUBMITTAL | 06/23/14 |

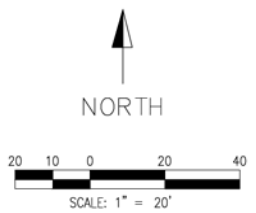
KAPLAN McLAUGHLIN DIAZ
ARCHITECTURE PLANNING
222 VALLEJO SAN FRANCISCO, CA 94111
(415) 398-5191 FAX (415) 394-7158

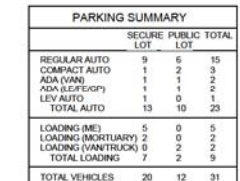
DPW/BUREAU OF
ARCHITECTURE


OFFICE OF THE CHIEF
MEDICAL EXAMINER
1 NEWHALL STREET
SAN FRANCISCO, CA

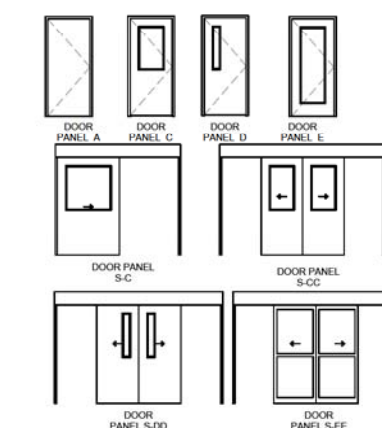
NOT FOR CONSTRUCTION

| | | | |
|---------------------|----------|-----------------|------|
| PROJECT NO. 000-000 | | | |
| DRAWING | DRAWN BY | CHKD BY | DATE |
| | DATE | 12/12/14 | |
| | SCALE | AS NOTED | |
| | TITLE | BOUNDARY SURVEY | |
| | NUMBER | C1.01 | |





| | | | | | | | |
|--|-------------------|---|--------------|------|--|--|--|
| # | Issued For | | | Date | | | |
| <div style="display: flex; justify-content: space-around; font-size: 2em; font-weight: bold;">K M D</div> <div style="display: flex; justify-content: space-around; font-size: 1.2em; font-weight: bold;">K M D A R C H I T E C T S</div> | | | | | | | |
| A R C H I T E C T U R E 222 VALLEJO (415) 378-5191 | | P L A N N I N G SAN FRANCISCO, CA 94111 FAX: (415) 378-7158 | | | | | |
|  <div style="position: absolute; top: 0; left: 0; width: 100%; text-align: center; font-weight: bold;">SAN FRANCISCO PUBLIC WORKS</div> | | <div style="text-align: center; font-weight: bold; font-size: 1.5em;">SFPW</div> <div style="text-align: center; font-weight: bold; font-size: 2em;">BUREAU OF ARCHITECTURE</div> | | | | | |
| <div style="font-weight: bold; font-size: 1.5em;">OFFICE OF THE CHIEF</div> <div style="font-weight: bold; font-size: 1.5em;">MEDICAL EXAMINER</div> <div style="font-weight: bold; font-size: 1.2em;">1 NEW-HALL STREET</div> <div style="font-weight: bold; font-size: 1.2em;">SAN FRANCISCO, CA</div> | | | | | | | |
| PROJECT NO. 254-201 | | | | | | | |
| DRAWING | DRAWN BY | | CHRD BY | DATE | | | |
| | DATE | | 12/23/2014 | | | | |
| | SCALE | | As Indicated | | | | |
| | ANALYST SITE PLAN | | | | | | |
| TITLE | | | | | | | |
| NUMBER | | A2.00 | | | | | |



| | |
|--------|--------|
| A2.01A | A2.01B |
| A2.01C | A2.01D |

50% CONST DOC
NOT FOR CONST.

[illegible]

| | | |
|---|------------|------|
| | | |
| # | Issued For | Date |

K M D
K M D A R C H I T E C T

ARCHITECTURE PLANNING
222 VALLEJO SAN FRANCISCO, CA 941
(415) 398-5191 FAX (415) 394-71



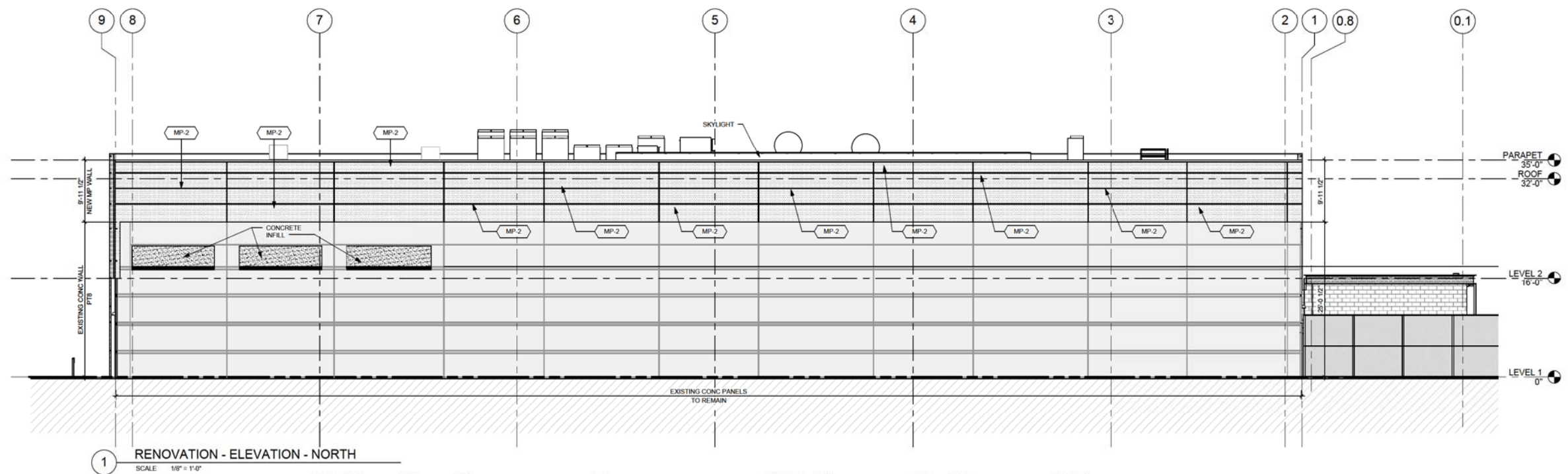
**SAN FRANCISCO
PUBLIC
WORKS**

**SFPW
BUREAU OF
ARCHITECTURE**

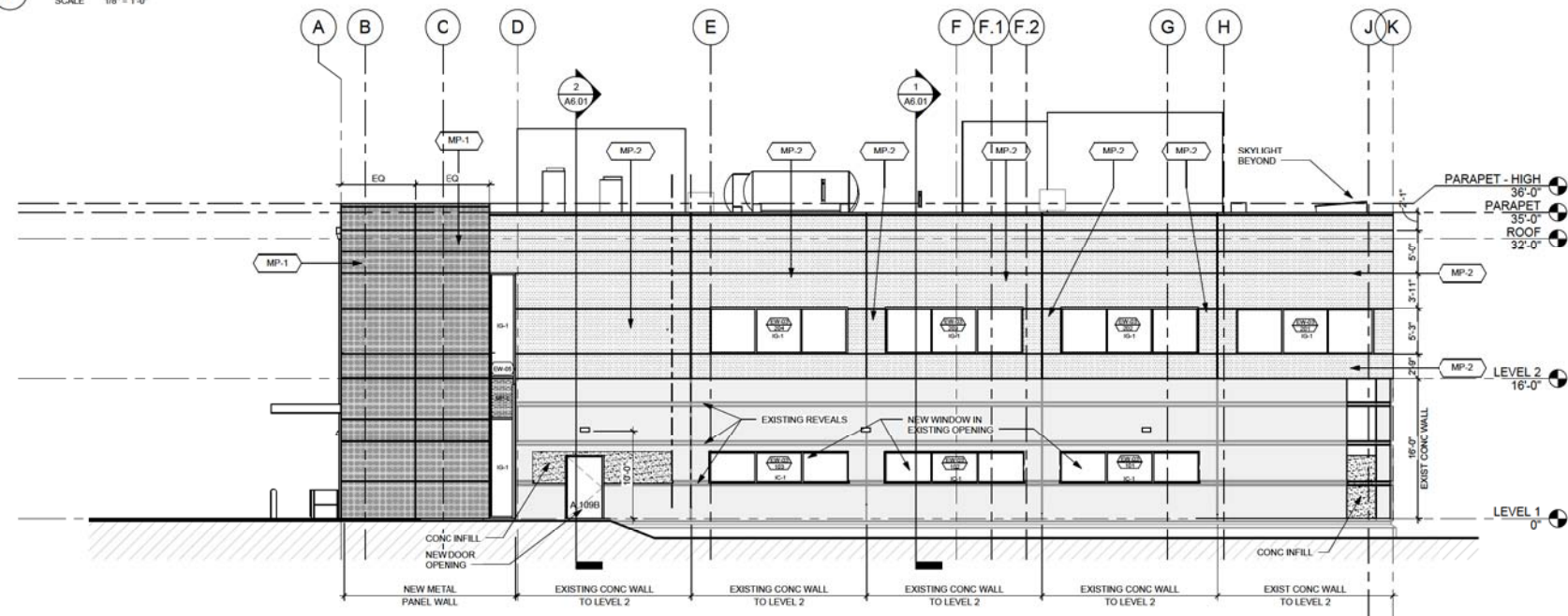
OFFICE OF THE CHIEF
MEDICAL EXAMINER

1 NEW-HALL STREET
SAN FRANCISCO, CA

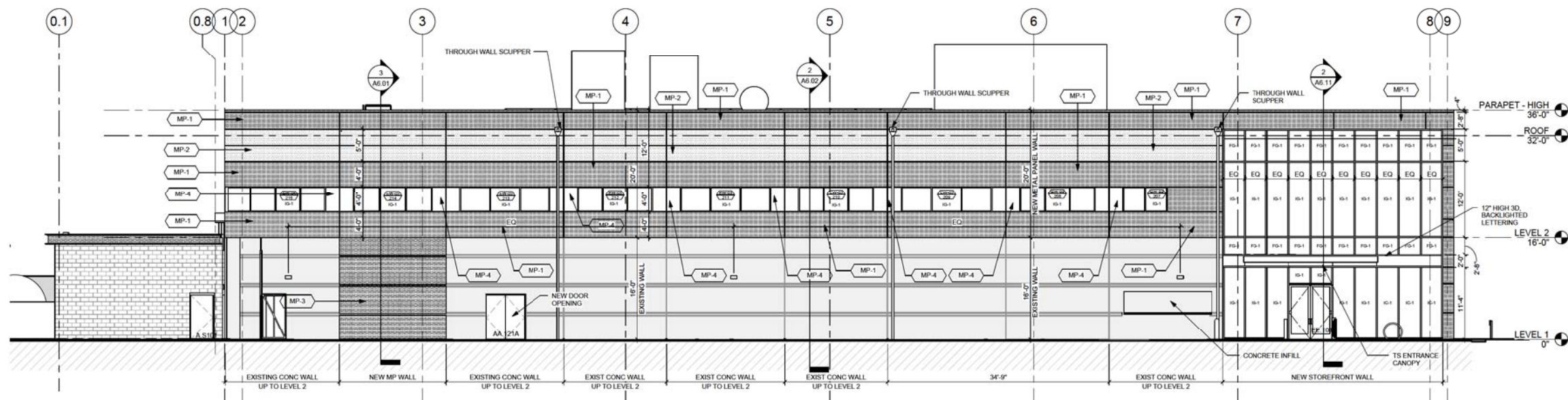
| | | | | |
|---------|--------------------------|---------|---------|--|
| DRAWING | PROJECT NO. | | 254-201 | |
| | DRAWN BY | CHKD BY | DATE | |
| | DATE 12/23/2014 | | | |
| | SCALE As indicated | | | |
| | TITLE FLOOR PLAN LEVEL 1 | | | |
| | NUMBER | | A2.01 | |



1 RENOVATION - ELEVATION - NORTH
SCALE 1/8" = 1'-0"



2 RENOVATION - ELEVATION - EAST
SCALE 1/8" = 1'-0"



3 RENOVATION - ELEVATION - SOUTH
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

| MATERIAL | COLOR | RGB |
|----------|-----------------------|-------------|
| MP-1 | METAL PANEL DARK BLUE | 017 86 139 |
| MP-2 | METAL PANEL GRAY | 168 173 180 |
| MP-3 | METAL PANEL GRAY | 195 200 205 |
| CONCRETE | GRAY | 206 217 231 |

50% CONST DOC
NOT FOR CONST.

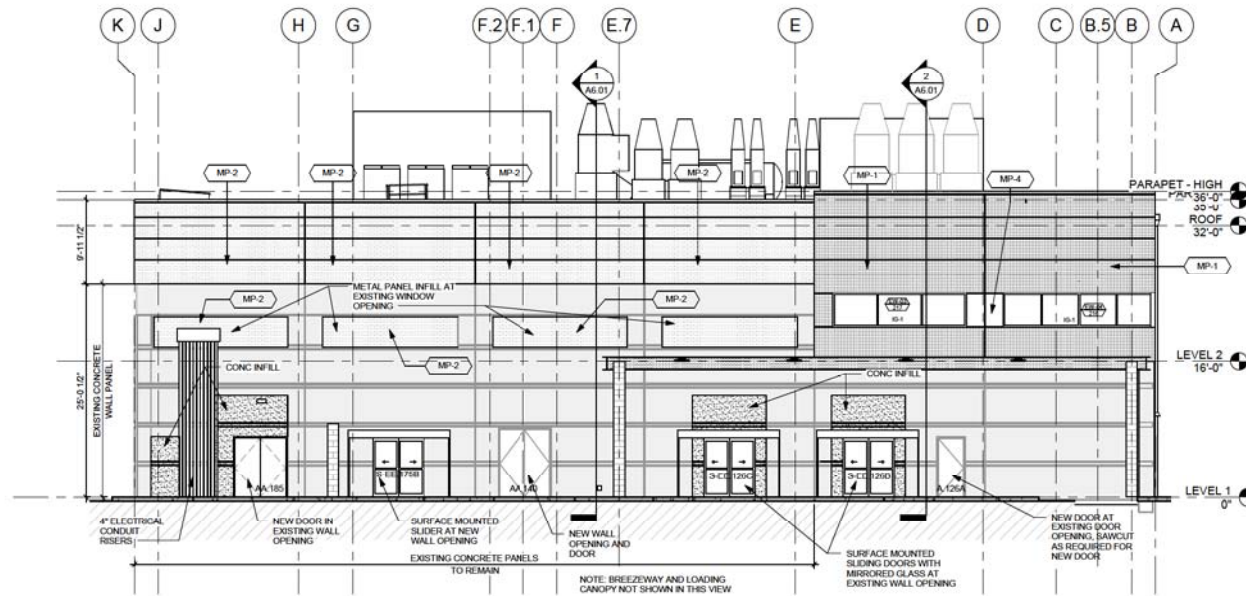
K M D
ARCHITECTS

ARCHITECTURE PLANNING
222 VALLEJO SAN FRANCISCO, CA 94111
(415) 398-5191 FAX (415) 394-7158

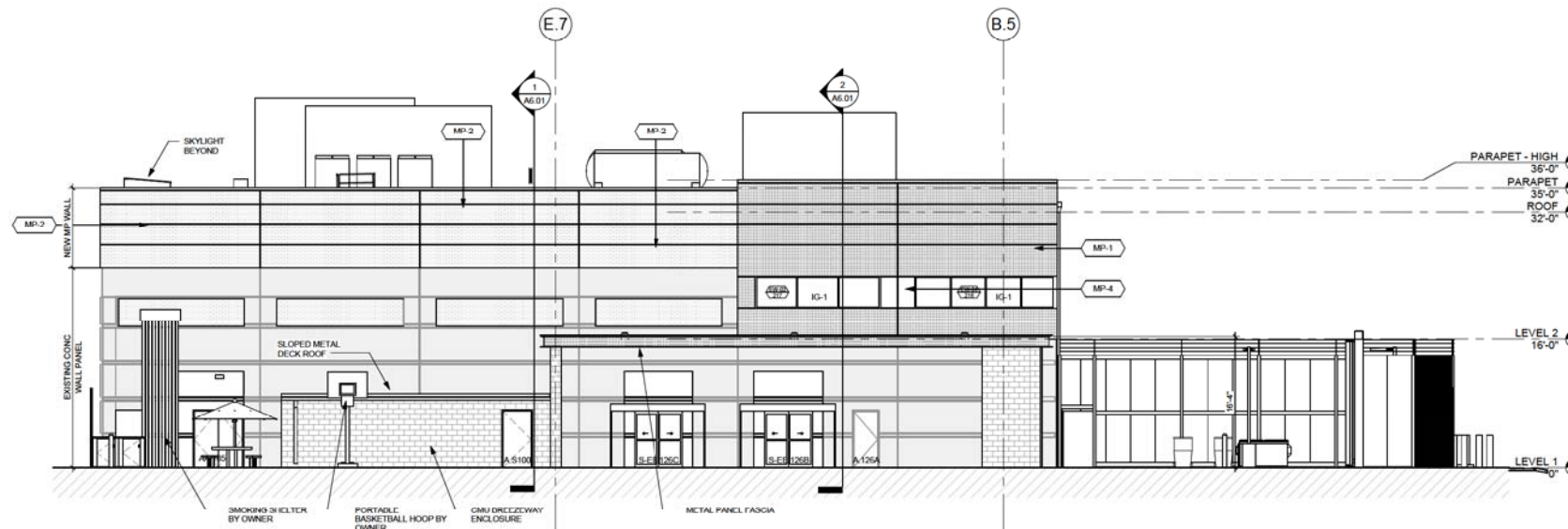
SFPW
BUREAU OF
ARCHITECTURE

OFFICE OF THE CHIEF
MEDICAL EXAMINER
1 NEWHALL STREET
SAN FRANCISCO, CA

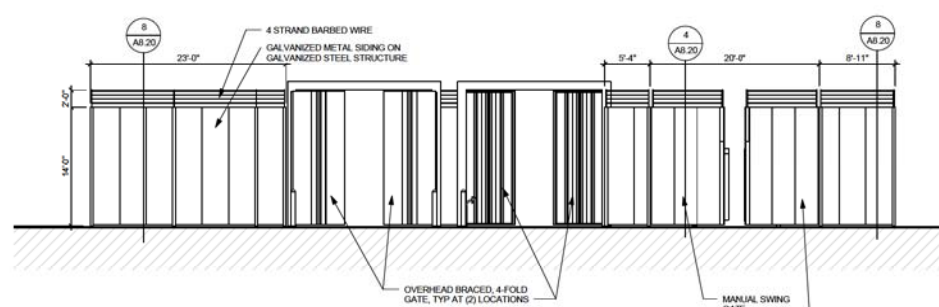
| | | | | |
|---------|-------------|--|---------------------|------|
| DRAWING | PROJECT NO. | | 254-201 | |
| | DRAWN BY | | CHKD BY | DATE |
| | DATE | | 12/23/2014 | |
| | SCALE | | 1/8" = 1'-0" | |
| | TITLE | | EXTERIOR ELEVATIONS | |
| | NUMBER | | A5.01 | |



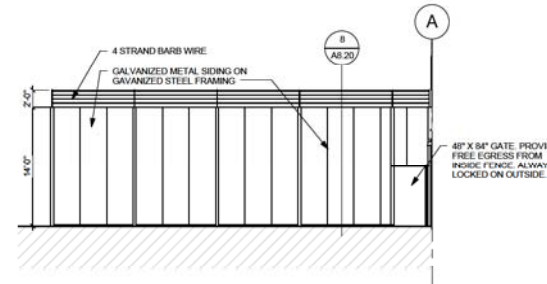
1 RENOVATION - ELEVATION - WEST
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SECURITY FENCE - SOUTH
SCALE: 1/8" = 1'-0"



4 SECURITY FENCE - EAST
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|-------------|-----------|-------------|
| MATERIAL | COLOR | RGB | |
| MP1 | METAL PANEL | DARK BLUE | 017 86 139 |
| MP2 | METAL PANEL | GRAY | 158 173 180 |
| MP3 | METAL PANEL | GRAY | 195 200 205 |
| CONCRETE | GRAY | | 206 217 231 |

50% CONST DOC
NOT FOR CONST.

| # | | | |
|---|--|--------------|--|
| Issued For | | | |
| Date | | | |
| K M D | | | |
| K M D ARCHITECTS | | | |
| ARCHITECTURE PLANNING | | | |
| 222 VALLEJO SAN FRANCISCO, CA 94111 | | | |
| (415) 398-8191 SAN FRANCISCO, CA FAX (415) 394-7158 | | | |
| SFPW BUREAU OF PUBLIC WORKS ARCHITECTURE | | | |
| OFFICE OF THE CHIEF MEDICAL EXAMINER | | | |
| 1 NEWHALL STREET SAN FRANCISCO, CA | | | |
| PROJECT NO. 254-201 | | | |
| DRAWN BY | | DATE | |
| 12/23/2014 | | 1/8" = 1'-0" | |
| SCALE | | TITLE | |
| EXTERIOR ELEVATIONS | | NUMBER | |
| A5.02 | | | |