



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 6, 2017
CONSENT

Date: March 30, 2017
Case No.: **2016-008105CUA**
Project Address: **880 Pennsylvania Avenue**
Zoning: PDR-1-G (Production, Distribution & Repair-General) Zoning District
40-X Height and Bulk District
Block/Lot: 4167 / 012
Project Sponsor: Harvey Hacker
528 Bryant Street
San Francisco, CA 94107
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@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 sponsor proposes to operate a private parking lot for storage of commuter and charter buses on a site that was previously used as a self-storage facility. The project would include replacement of pavement with landscaping on approximately 20% of the site, installation of new landscaping adjacent to Pennsylvania Avenue, and replacement of the existing chain link fence with an ornamental iron fence.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Pennsylvania Avenue, between 22nd Street and 23rd Street on Assessor's Block 4167, Lot 012. The property is currently a vacant, fully paved site enclosed by a chain link fence. The previous tenant on the site was a self-storage facility which utilized approximately 130 ocean-going cargo containers as storage units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Showplace Square/Potrero Hill Area Plan within an area that is primarily industrial in character. Industrial and PDR uses are present to the north, west, and south of the site. The Southern Embarcadero Freeway (I-280) is directly across Pennsylvania Avenue from the site. Potrero Terrace, an existing 606-unit public housing development, is located up the hill to the west of the project.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 17, 2017	March 15, 2017	22 days
Posted Notice	20 days	March 17, 2017	March 15, 2017	22 days
Mailed Notice	10 days	March 27, 2017	March 27, 2017	10 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received no correspondence from the public regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The Transportation Element of the General Plan contains policies to encourage alternatives to private automobile usage, particularly for commuters. By providing space for staging and storage of commuter and charter buses, the project will improve the effectiveness of these services in providing an alternative to private automobiles.
- The project is consistent with standards for parking lot greening and screening. The replacement of the existing fence with an ornamental iron fence will improve the visual quality of the site, and the replacement of approximately 20% of the pavement on the site with landscaping will increase the permeability of the site.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to permit a private parking lot in the PDR-1-G Zoning District, pursuant to Planning Code Sections 156, 210.3 and 303.

BASIS FOR RECOMMENDATION

- The project will enhance the efficiency of commuter and charter bus services in the local area.
- The project will improve the visual quality of the site and provide more area of permeable surface for stormwater percolation.
- The proposed Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning District Map
Height and Bulk District Map
Aerial Photographs
Site Photographs
Environmental Determination
Project 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 type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input 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

MC
Planner's Initials

MC: I:\Cases\2016\2016-008105CUA - 880 Pennsylvania\Commission\Executive Summary.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 |

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Planning Commission Draft Motion

HEARING DATE: APRIL 6, 2017

Case No.: **2016-008105CUA**
Project Address: **880 Pennsylvania Avenue**
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40-X Height and Bulk District
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528 Bryant Street
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michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 156, 210.3, AND 303 OF THE PLANNING CODE TO ESTABLISH A PRIVATE AUTOMOBILE PARKING LOT WITHIN THE PDR-1-G (PRODUCTION, DISTRIBUTION, & REPAIR-GENERAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 11, 2016, Harvey Hacker filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Sections ("Section") 156, 210.3, and 303 to allow the operation of a private parking lot within the PDR-1-G (Production, Distribution, & Repair-General) Zoning District, the Showplace Square/Potrero Area Plan, and the 40-X Height and Bulk District (collectively, "Project", Case Number 2016-008105CUA).

On April 6, 2017, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Project.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-008105CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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. 2016-008105CUA, 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 west side of Pennsylvania Avenue, between 22nd Street and 23rd Street on Assessor’s Block 4167, Lot 012. The property is currently a vacant, fully paved site enclosed by a chain link fence. The previous tenant on the site was a self-storage facility which utilized approximately 130 ocean-going cargo containers as storage units.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Showplace Square/Potrero Hill Area Plan within an area that is primarily industrial in character. Industrial and PDR uses are present to the north, west, and south of the site. The Southern Embarcadero Freeway (I-280) is directly across Pennsylvania Avenue from the site. Potrero Terrace, an existing 606-unit public housing development, is located up the hill to the west of the project.
4. **Project Description.** The project sponsor proposes to operate a private parking lot for storage of commuter and charter buses on a site that was previously used as a self-storage facility. The project would include replacement of pavement with landscaping on approximately 20% of the site, installation of new landscaping adjacent to Pennsylvania Avenue, and replacement of the existing chain link fence with an ornamental iron fence.
5. **Public Comment.** To date, the Department has received no correspondence from the public regarding the proposed project.
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. **Use.** Pursuant to Planning Code Section 210.3, new private parking lots in the PDR-1-G District require approval of a Conditional Use Authorization from the Planning Commission.

The Project Sponsor is requesting Conditional Use Authorization to operate the private parking lot as a primary use for the project site.

- B. **Screening.** Planning Code Section 156(c) requires parking lots with off-street parking for 10 or more automobiles to be screened in accordance with Section 142 ("Screening and Greening of Parking and Vehicle Use Areas").

The project involves the removal of pavement on approximately 20% of the project site and replacement with permeable landscaped areas. The project also involves the replacement of the existing fence on the site with an ornamental iron fence. With these project features, the project is compliant with the requirements of Planning Code Section 142.

7. **Planning Code Section 156** establishes additional criteria for the Planning Commission to consider when reviewing applications for parking lots. On balance, the project does comply with said criteria in that:

- A. Screening and Greening of Parking and Vehicle Use Areas:

The project involves the removal of pavement on approximately 20% of the project site and replacement with permeable landscaped areas. The project also involves the replacement of the existing fence on the site with an ornamental iron fence. With these project features, the project is compliant with the requirements of Planning Code Section 142 (Screening and Greening of Parking and Vehicle Use Areas), as required by Planning Code Section 156.

- B. Artificial Lighting:

The project will utilize existing light standards on the site and does not involve the installation of new artificial lighting on the site. Thus, the project complies with the Planning Code requirement that any artificial lighting used to illuminate a parking lot be arranged so that all direct rays from such lighting fall entirely within such parking lot.

- C. Interior Landscaping and Street Trees:

Landscaping is provided within a five foot wide landscaped area adjacent to the public right of way, as well as within the interior of the site, covering approximately 20% of the site area, as required by the Planning Code.

8. **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 use, 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 Project would allow the operation of a relatively small-scale private parking lot, which will enhance the efficiency of commuter and charter bus operations in the local area. The parking lot will be effectively screened from view and will enhance the visual quality of the site. Given the underlying zoning and surrounding industrial uses, a private parking lot is a compatible use that is necessary and desirable with the surrounding neighborhood.

- 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 Project Site can be accessed by vehicles via existing curb cut on Pennsylvania Avenue. The lot is not excessively sized in a manner that would draw substantial automobile traffic to the area or conflict with surrounding traffic movements.

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code;

The Project Site is accessible from Pennsylvania Avenue, which provides access to Interstate 280 via ramps in the immediate area. The site has historically been utilized as a self-storage facility, utilizing approximately 130 ocean-going cargo containers for the storage of goods. The change of use to allow bus parking as a primary use would not increase the intensity of traffic to the site, as determined by the Environmental Review Division of the Planning Department. Therefore, the movement of vehicles to and from the lot should not cause substantial disruption of traffic flow. Car-share parking is not required by the Planning Code for this project.

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

There are no structures on the site that would cause excessive glare. The parking lot is paved, and therefore does not generate dust from vehicular movements. Some noise and odor may be generated by the operation of vehicles on the site; however, these impacts will be relatively minor given the small size and intensity of the lot.

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

Landscaping is provided within a five foot wide landscaped area adjacent to the public right of way, as well as within the interior of the site, covering approximately 20% of the site area, as required by the Planning Code.

- 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.

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed use is consistent with the stated purpose of the PDR-1-G (Production, Distribution, & Repair – 1 – General) Zoning District as the private parking lot will provide services which enhance the viability of commercial and industrial uses through the region.

9. **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 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The project will enhance commercial activity on the project site and support the viability of commercial activity throughout the city and region by providing transportation services for commuters and businesses.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The project will allow for the expansion of a commercial firm which provides employment opportunities to unskilled and semi-skilled workers, enhancing economic opportunity for those persons.

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.3

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The project will enhance charter bus operations in the local and regional area, which reduces the pressure on public services caused by visitor attraction to the area.

ENVIRONMENTAL PROTECTION ELEMENT

Objectives and Policies

OBJECTIVE 15:

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.1

Increase the use of transportation alternatives to the automobile.

The project will enhance the efficiency and viability of commuter and charter bus operations in the area, increasing the appeal of these services as an alternative to private automobile use.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project will enhance the viability of commuter and charter bus operations, enhancing the viability of these services as an alternative to private automobiles.

SHOWPLACE SQUARE / POTRERO AREA PLAN

Objectives and Policies

OBJECTIVE 3.3:

PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA.

Policy 3.3.2:

Discourage new surface parking lots and explore ways to encourage retrofitting existing surface parking lots and off-street loading areas to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.

The project includes a reduction in the amount of paved, non-permeable surface on the site and addition of landscaping in areas where pavement is removed. Thus, the project minimizes impact on microclimate and stormwater infiltration compared to current conditions and meets all criteria of the Planning Code with respect to landscaping and permeability.

OBJECTIVE 4.8:

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

Policy 4.8.3:

Develop a Transportation Demand Management (TDM) program for the Eastern Neighborhoods that provides information and incentives for employees, visitors and residents to use alternative transportation modes and travel times.

The project will enhance the viability of commuter and charter bus operations in the area, which is in support of Transportation Demand Management programs which are being implemented in many projects in the local area. By providing an effective alternative to car ownership, the project supports a reduction of private vehicle trips.

10. **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 any existing neighborhood-serving retail uses. The previous use of the site was for a self-storage facility, which is not considered to be a neighborhood-serving retail use.

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

No housing exists on the project site. The Project would not impact any existing housing in the area and would improve the visual quality of the site, supporting the character of the neighborhood.

- 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 parking lot is a relatively small, low-intensity operation that is not expected to draw substantial volumes of traffic to the area.

- 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 does not displace any existing business, as the previous use on the site (self-storage) has already been vacated. The Project would support other businesses in the local area and region by providing transportation services for employees, customers, and visitors.

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

The Project will not have an impact on seismic safety.

- 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.

11. 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.

12. 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. 2016-008105CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans dated October 10, 2016, 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.. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 6, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 6, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the operation of a surface parking lot located at 880 Pennsylvania Avenue, Assessor's Block 4167 Lot 012, pursuant to Planning Code Sections 156, 210.3, and 303, within the PDR-1-G District and a 40-X Height and Bulk District; in general conformance with plans, dated October 10, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-008105CUA and subject to conditions of approval reviewed and approved by the Commission on April 6, 2017 under Motion No. XXXXX. 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 April 6, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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

MONITORING

6. **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

7. **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

DESIGN – COMPLIANCE AT PLAN STAGE

8. **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 building permit plans. 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 ground level.

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

9. **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

10. **Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

OPERATION

11. **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-

12. **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

Parcel Map

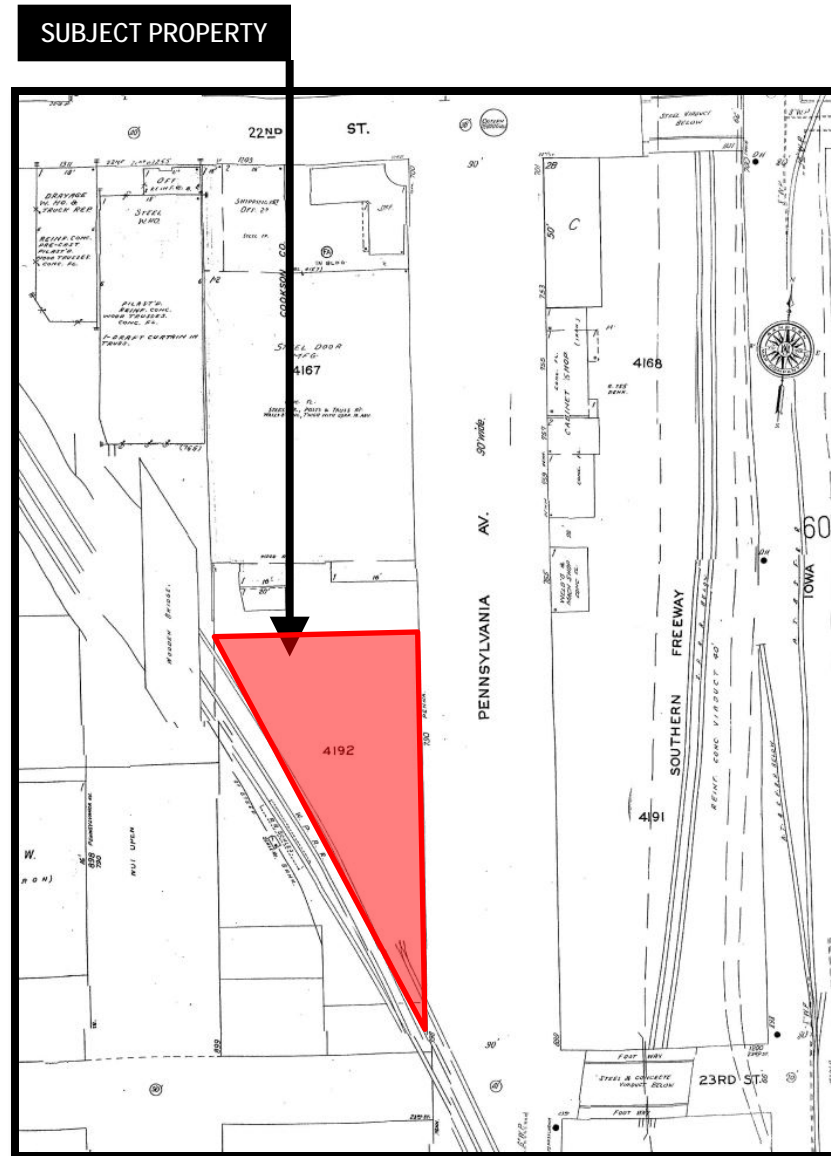


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008105CUA
880 Pennsylvania Avenue

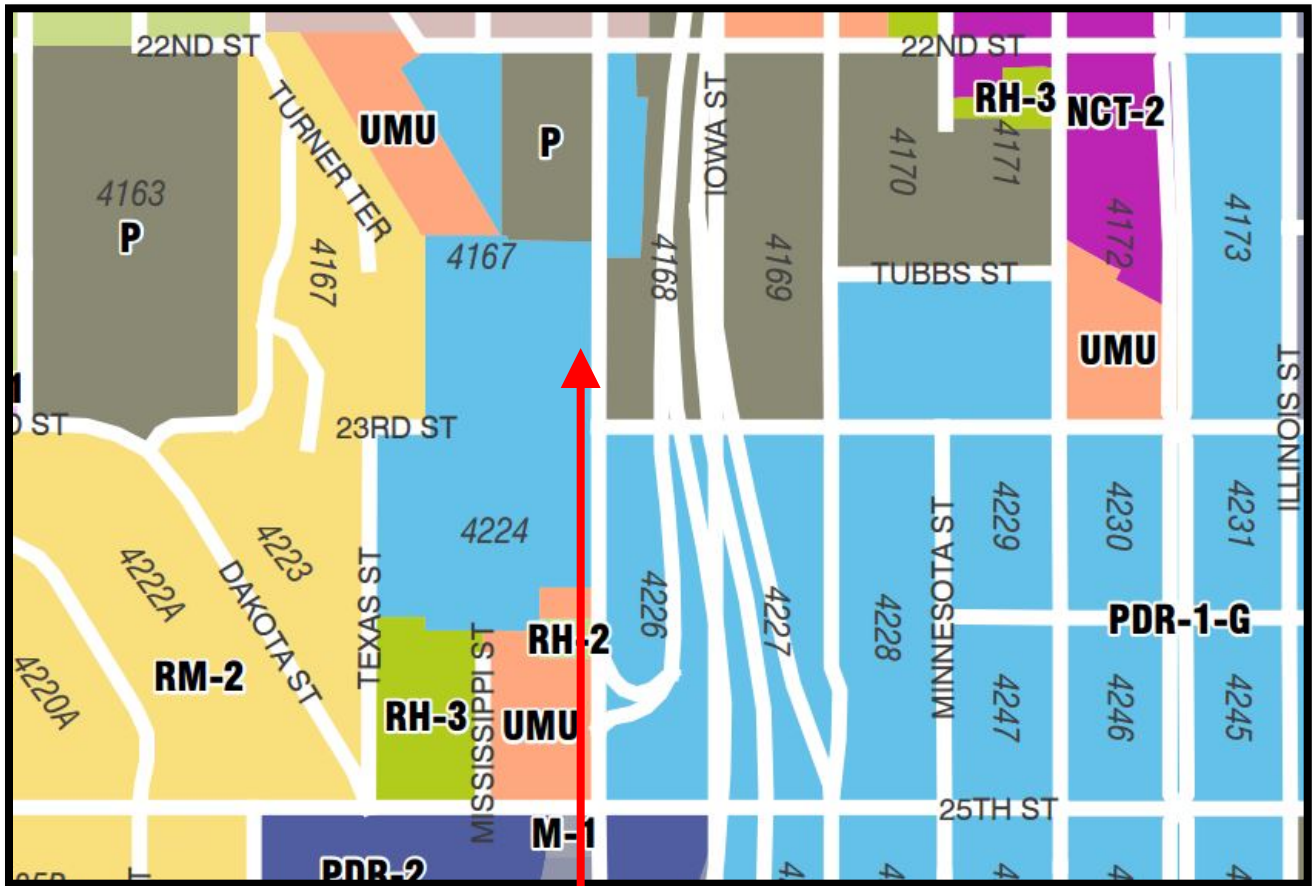
Sanborn Map*



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



Zoning Map

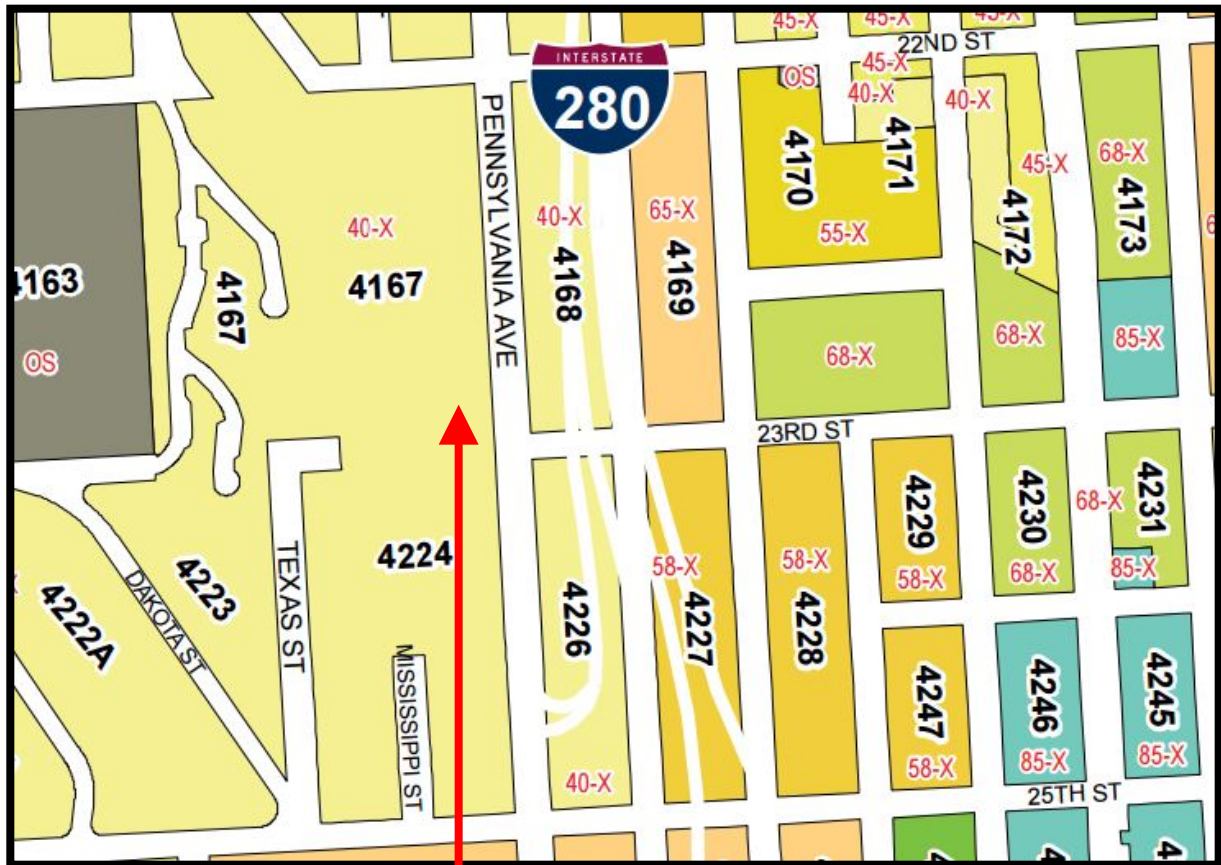


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008105CUA
880 Pennsylvania Avenue

Height & Bulk Map

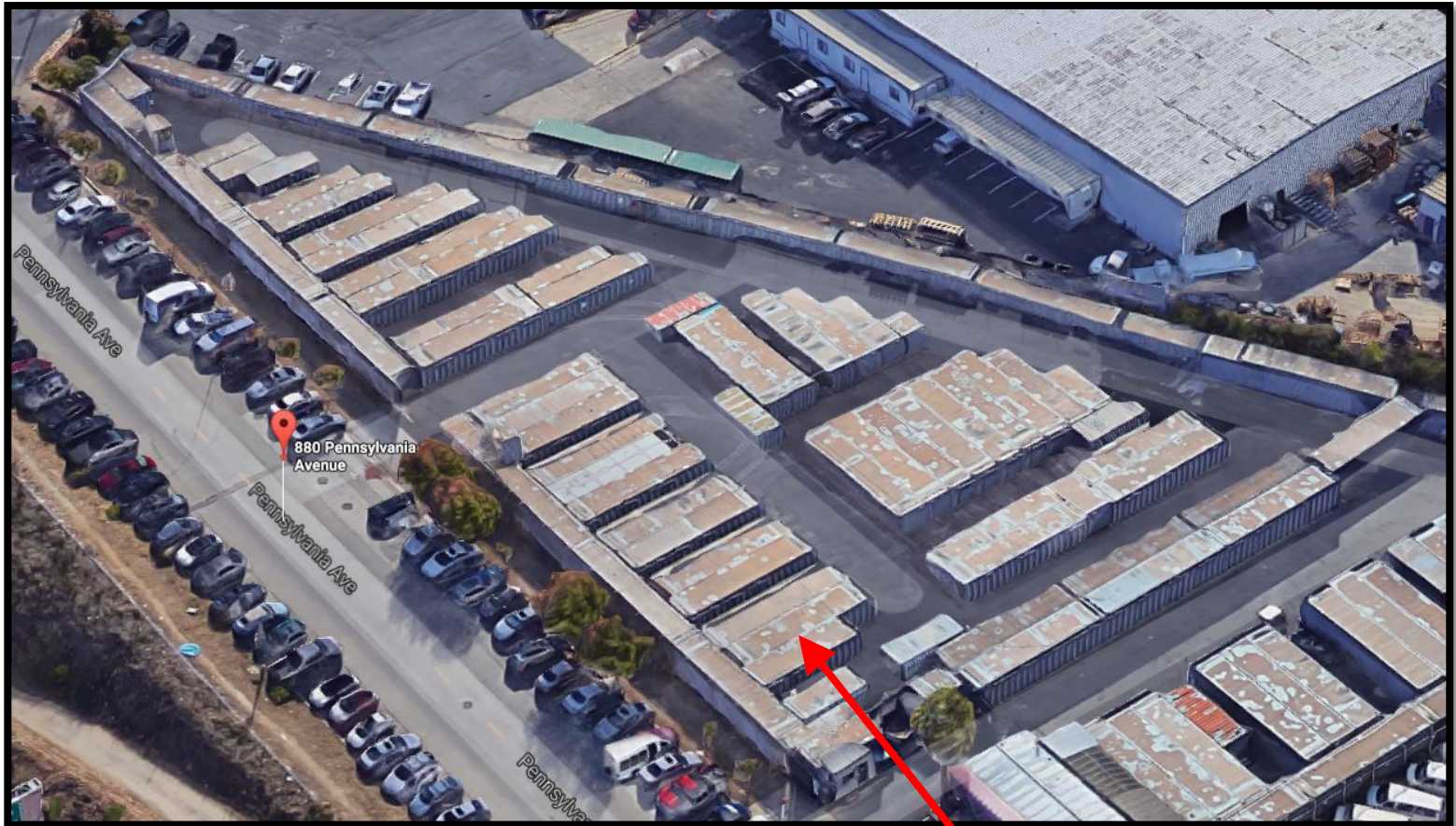


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008105CUA
880 Pennsylvania Avenue

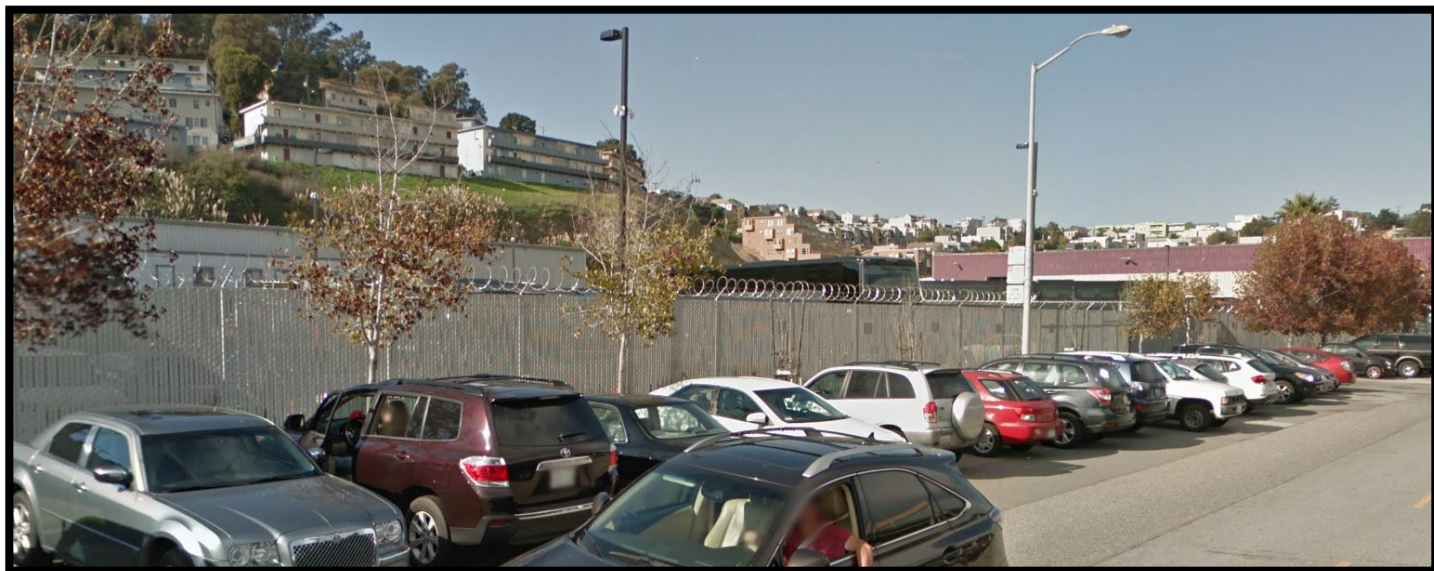
Aerial Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-008105CUA
880 Pennsylvania Avenue

Site Photo



880 Pennsylvania Avenue (Google Maps, November 2016)

Conditional Use Authorization Hearing
Case Number 2016-008105CUA
880 Pennsylvania Avenue



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="padding-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> 			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

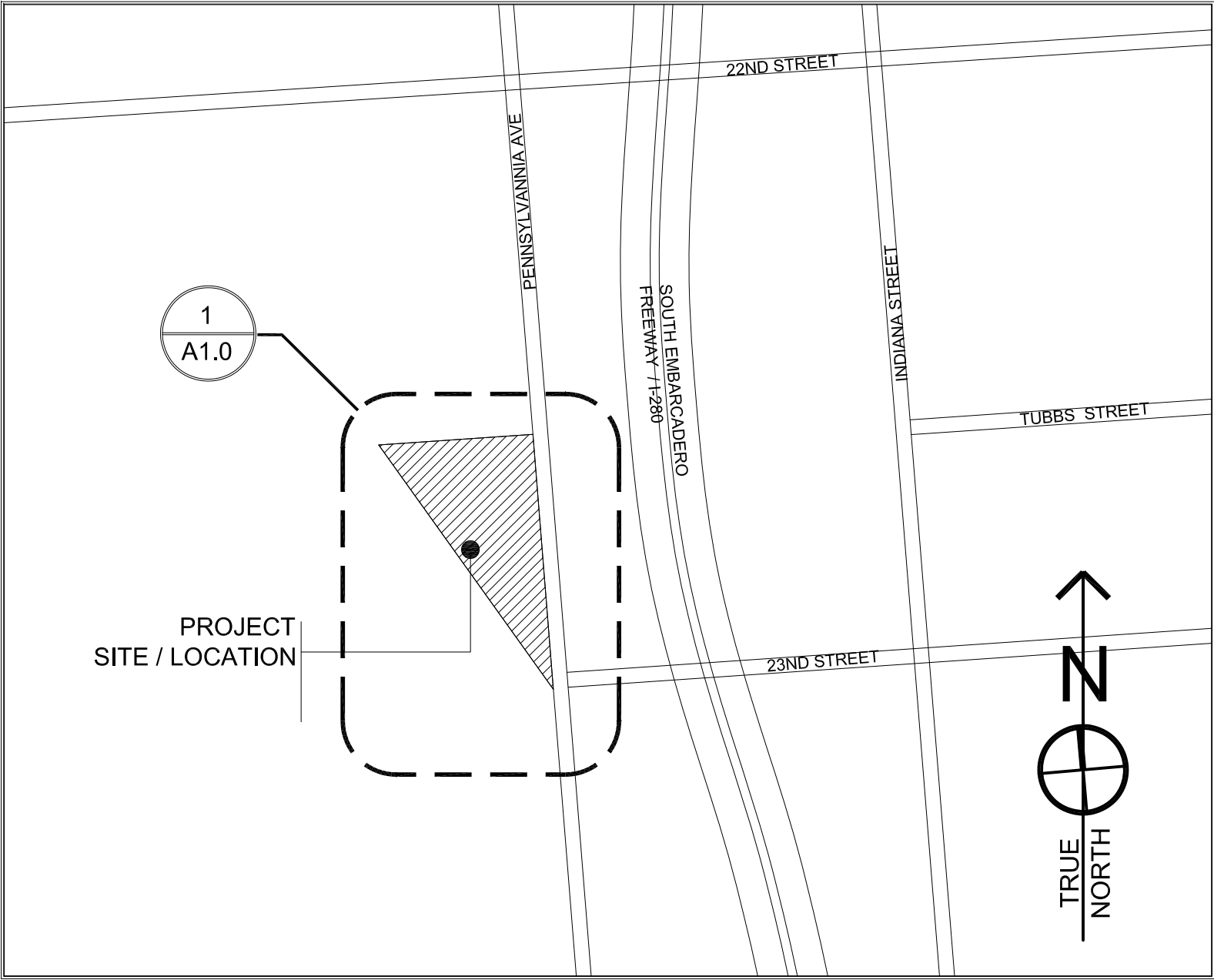
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

CHANGE OF OCCUPANCY
880 PENNSYLVANIA AVENUE
San Francisco, California

LOCATION MAP

NOT TO SCALE



PROJECT DIRECTORY

TENANT:
STORER TRANSPORTATION
300 TOLAND STREET
SAN FRANCISCO, CA 94124
TEL: (415) 642-9400
EMAIL: ALAN@STORERBUS.COM
CONTACT: ALAN DUONG

ARCHITECT:
HARVEY HACKER ARCHITECTS
528 BRYANT STREET
SAN FRANCISCO, CA 94107
TEL: (415) 957 0579
FAX: (415) 957 5851
EMAIL: HARVEY@HARVEYHACKER.COM
CONTACT: HARVEY HACKER

LANDSCAPE ARCHITECT:
MERRILL MORRIS PARTNERS
249 FRONT ST.
SAN FRANCISCO, CA 94111
PH: 415-291-8960
EMAIL: JPOTIS@MERRILL-MORRIS.COM
CONTACT: JOHN POTIS

SHEET INDEX

ARCHITECTURAL:
A0.0 TITLE SHEET
A1.0 SITE PLAN

L1.0 PLANTING PLAN
L1.1 PLANTING PLAN
L2.0 IRRIGATION PLAN
L2.1 IRRIGATION DETAILS

SCOPE OF WORK

1. CHANGE OF OCCUPANCY FROM STORAGE TO PARKING LOT, PRIVATE (BUS)
2. ADD FENCE AND LANDSCAPING.

PLANNING CODE

PLANNING CODE: SAN FRANCISCO PLANNING CODE, 2016

STREET ADDRESS: 880 PENNSYLVANIA AVENUE
SAN FRANCISCO, CA 94107

BLOCK / LOT: BLOCK 4167 / LOT 012

USE DISTRICT: PDR-1-G - PRODUCTION, DISTRIBUTION & REPAIR - 1 - GENERAL

HEIGHT LIMIT: 40 - X

EXISTING USE: PUBLIC STORAGE

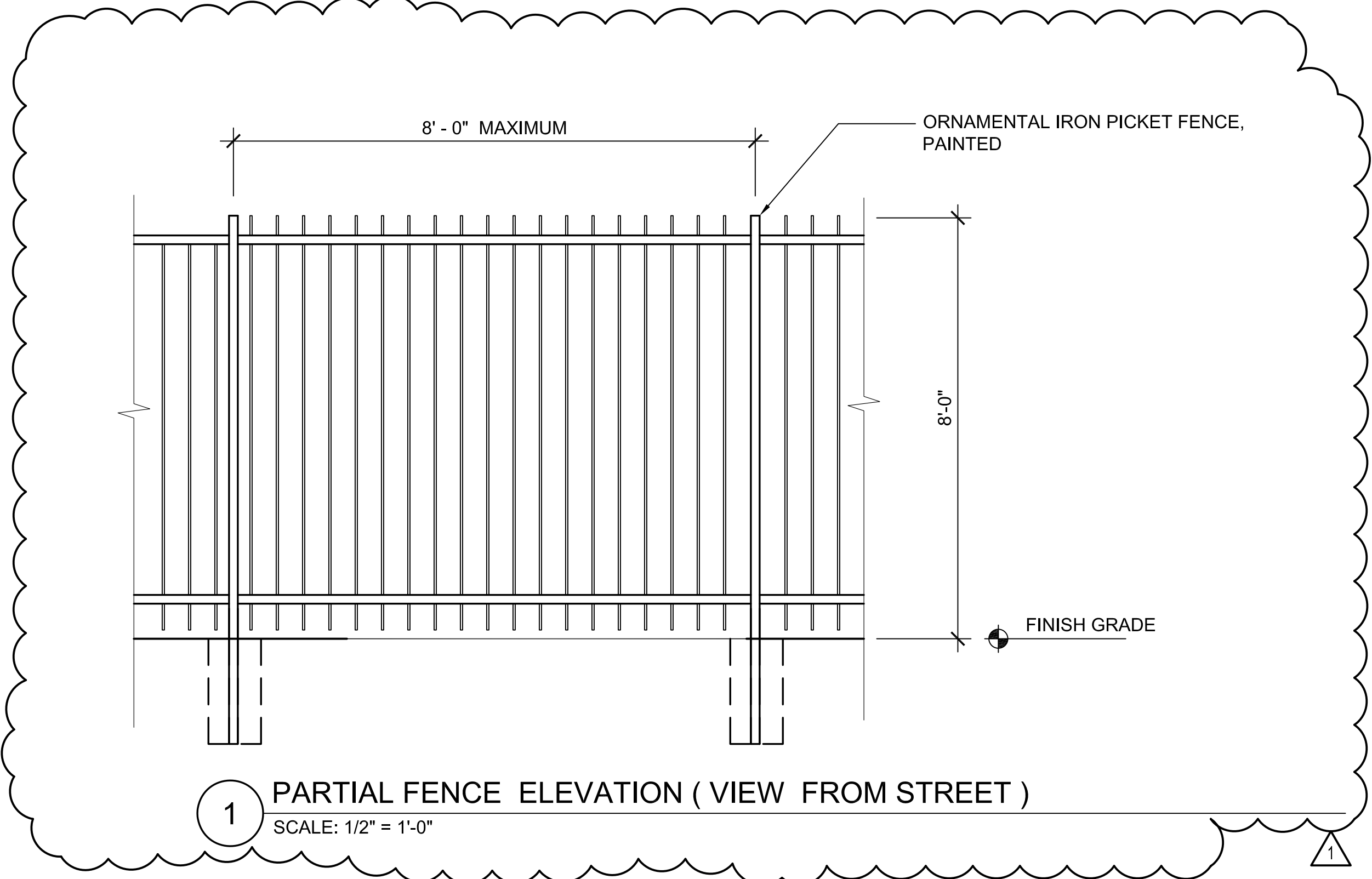
PROPOSED USE: PARKING LOT , PRIVATE (BUS)

BUILDING CODE

CODES:
CALIFORNIA BUILDING CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA GREEN BUILDING CODE, 2013 EDITION
SAN FRANCISCO CODE AMENDMENTS TO ALL OF THE ABOVE
2013 SAN FRANCISCO HOUSING CODE
CALIFORNIA ENERGY CODE, 2013 EDITION

EXISTING OCCUPANCY CLASSIFICATION:
S-1 STORAGE

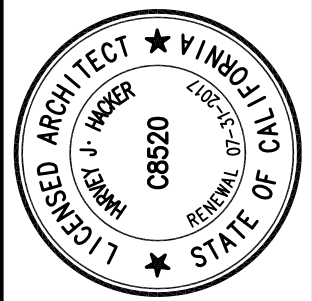
PROPOSED OCCUPANCY CLASSIFICATION:
U UTILITY



PARTIAL FENCE ELEVATION (VIEW FROM STREET)

SCALE: 1/2" = 1'-0"

REVISIONS	BY
1 RESUBMITL 17 FEB-28	

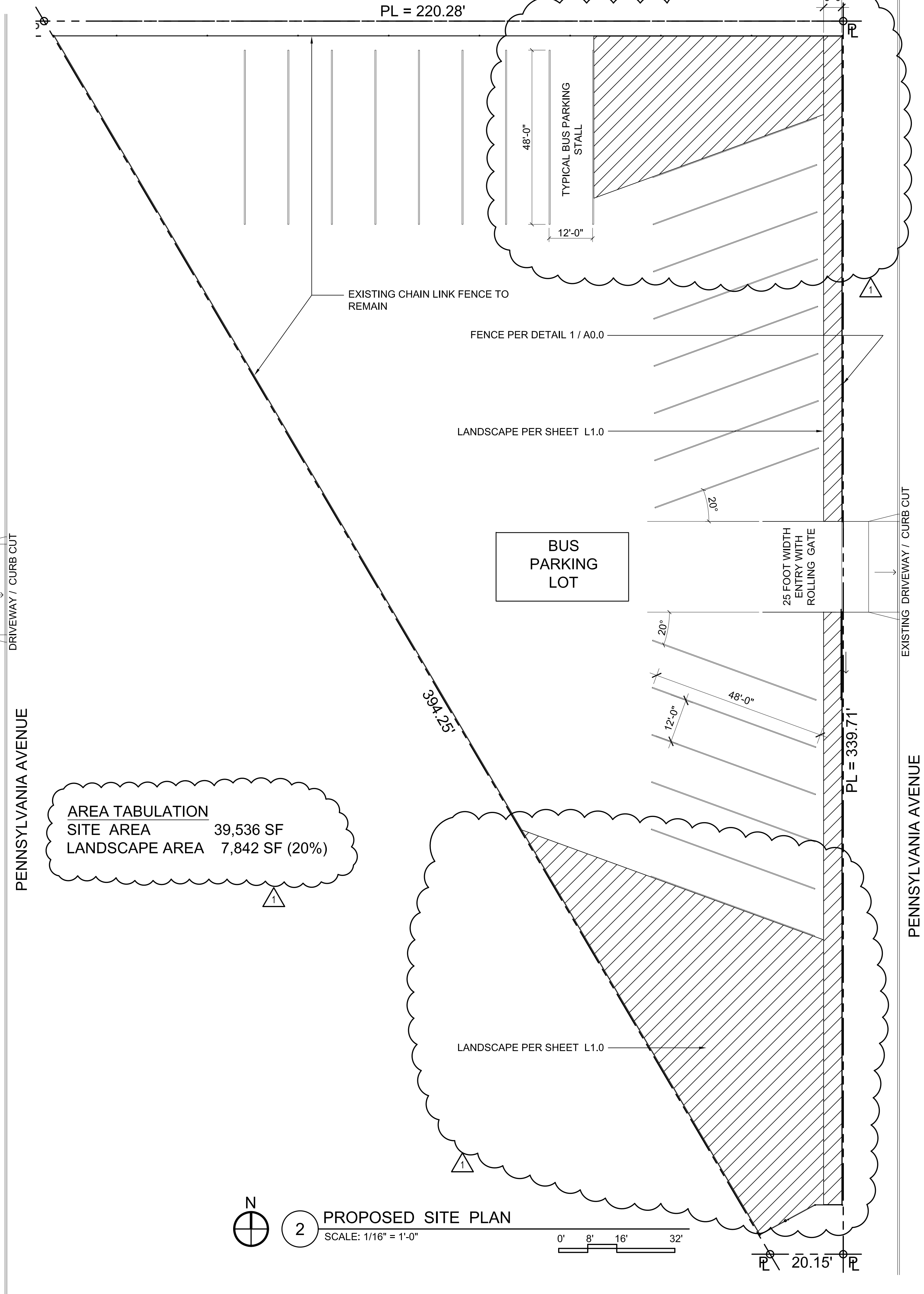
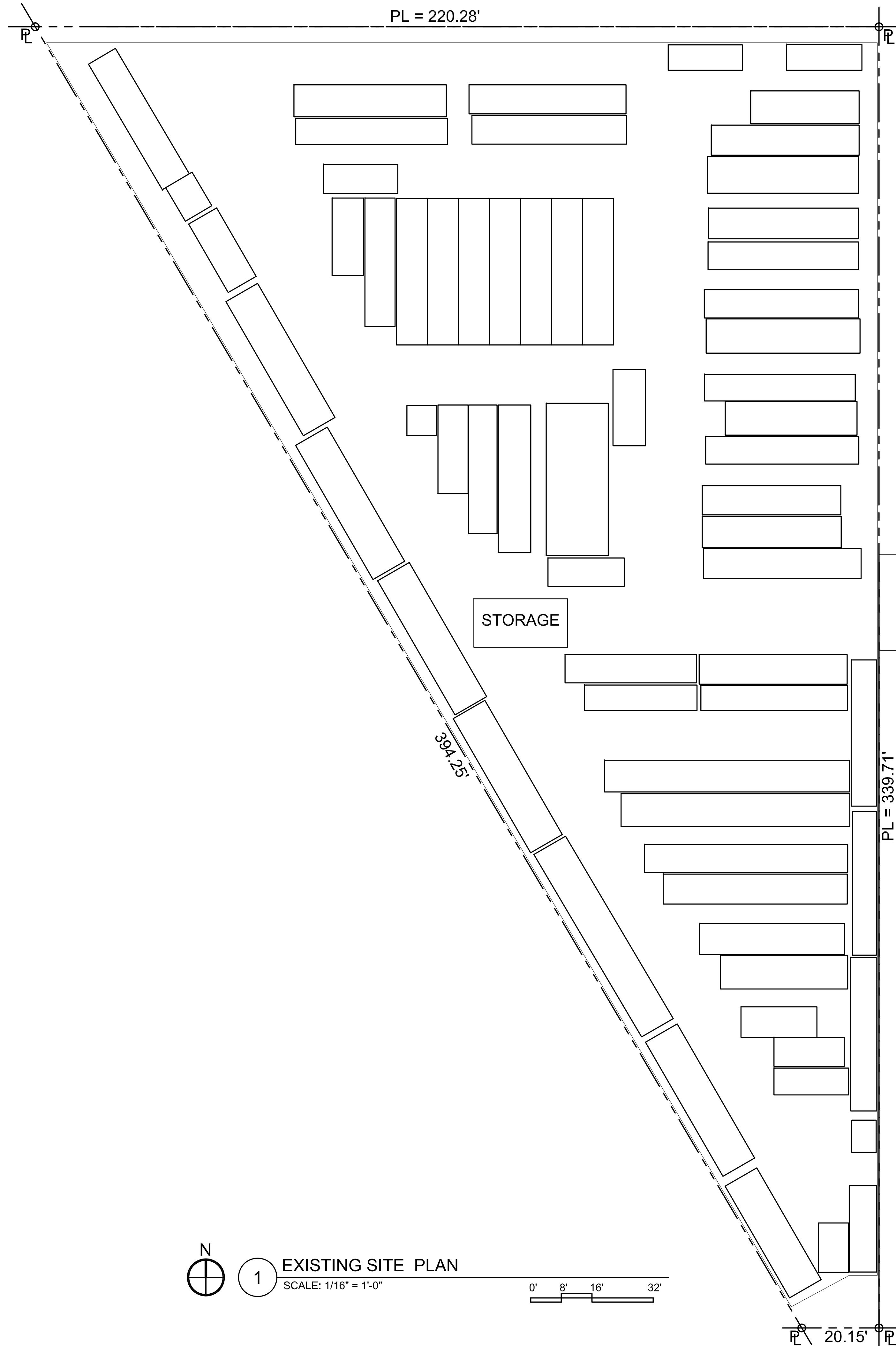


CHANGE OF OCCUPANCY
880 PENNSYLVANIA AVENUE
SAN FRANCISCO, CA

TITLE SHEET

DATE	2016 OCT. 10
SCALE	AS NOTED
DRAWN	MH
JOB	1610

SHEET
A0.0



REVISIONS		BY
1	RESUBMIT	
17 FEB-28		

Harvey Hacker Architects
528 Bryant Street
San Francisco, CA 94107
415 957 0579

STATE OF CALIFORNIA
VINCEN J. O'CONNEL
C6520
REGISTERED PROFESSIONAL ENGINEER
ARCHITECT

CHANGE OF OCCUPANCY

880 PENNSYLVANIA AVENUE
SAN FRANCISCO, CA

SITE PLAN

DATE	2016 OCT. 10
SCALE	AS NOTED
DRAWN	MH
JOB	1610
SHEET	A1.0

NOTES:

1.

FINAL LOCATION OF ALL PLANTS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. NOTIFY THE ARCHITECT FOR DIRECTION IF PLANT LOCATIONS REQUIRE ADJUSTMENT DUE TO, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING, LOCATION OF DRIP LINES, UNDERGROUND OR ABOVE GROUND UTILITIES, OR STRUCTURES. NOTIFICATION TO OCCUR PRIOR TO PLANT INSTALLATION.

2.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND FOR FURNISHING AND INSTALLING ALL PLANTS AND MATERIALS SHOWN ON THE PLANS AND AS REQUIRED BY THESE CONTRACT DOCUMENTS. IN CASE OF A DISCREPANCY IN QUANTITIES, THE PLAN QUANTITY SHALL BE FOLLOWED.

3.

THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING ALL LANDSCAPED AREAS INCLUDING TOPSOIL AND MULCHED DIRT AREAS. ALL LANDSCAPED AREAS ARE TO HAVE POSITIVE DRAINAGE.

4.

PLANTS ARE TO CONFORM TO THE STATE OF CALIFORNIA GRADING CODE OF NURSERY STOCK, NO.1 GRADE, AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED.

5.

SOIL AMENDMENT FOR ALL PLANTING AREAS SHALL BE ORGANIC YARD WASTE COMPOST APPROVED BY THE ARCHITECT.

6.

INSPECTION OF ALL PLANTS WILL BE DONE BY THE ARCHITECT AT THE PROJECT SITE.

7.

COBBLESTONE SHALL BE HARD, DURABLE STONE ANGULAR IN SHAPE; RESISTANT TO WEATHERING; AND FREE FROM OVERBURDEN, SPOIL, SHALE, AND ORGANIC MATERIALS. NEITHER BREADTH NOR THICKNESS OF A STONE SHALL BE LESS THAN ONE-THIRD ITS LENGTH. SELECT STONES INsofar AS PRACTICABLE FOR SIZE AND SHAPE, IN ORDER TO SECURE LARGE, FLAT-SURFACED STONES THAT PRODUCE A RELATIVELY TRUE AND EVEN SURFACE WITH A MINIMUM OF VOIDS. STONE SHALL BE A MINIMUM OF 3" LENGTH ON ANY ONE SIDE OF STONE.

8.

INSTALL A 3 INCH MINIMUM LAYER OF BARK MULCH IN ALL PLANT BASINS AND PLANTING AREAS. KEEP MULCH AWAY FROM DIRECT CONTACT WITH THE STEMS OF PLANTS AND THE TRUNKS OF TREES. ADJUST FINISH GRADE ADJACENT TO FINISH SURFACE TO ALLOW FOR FULL DEPTH OF REQUIRED MULCH.
9.

IMPORT TOP SOIL: PROVIDE FORM 430-C AS DETERMINED BY TESTING LABORATORY. PHYSICAL PROPERTIES: USDA SANDY LOAM, SANDY CLAY LOAM OR LOAM.

PARTICLE SIZE RANGE

COARSE SAND .5 – 2.0 MM

SILT PLUS CLAY <0.05 MM

SILT 0.002 – 0.05 MM

CLAY 0 – 0.002 MM

GRAVEL 2–13 MM

ROCK 1/2 – <1 INCH

ORGANIC MATTER:

0–15%

25–50%

10–30%

10–25%

0–15%

0–10% BY VOLUME

0–15%

CHEMISTRY:

SALINITY: LESS THAN 3.0 MMHOS

SODIUM ADSORPTION: LESS THAN 6.0

BORON: LESS THAN 1.0 PPM

PH OF SATURATED PASTE: 5.5 – 7.5


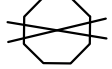








QUALITATIVE LIME LEVEL SHALL BE LOW IN OPINION OF TESTING LABORATORY.

FERTILITY CHARACTERISTICS SHALL BE MODIFIABLE BY THE INCORPORATION OF CONVENTIONAL FERTILIZERS TO PROVIDE FERTILITY LEVELS TO SUSTAIN NORMAL GROWTH.

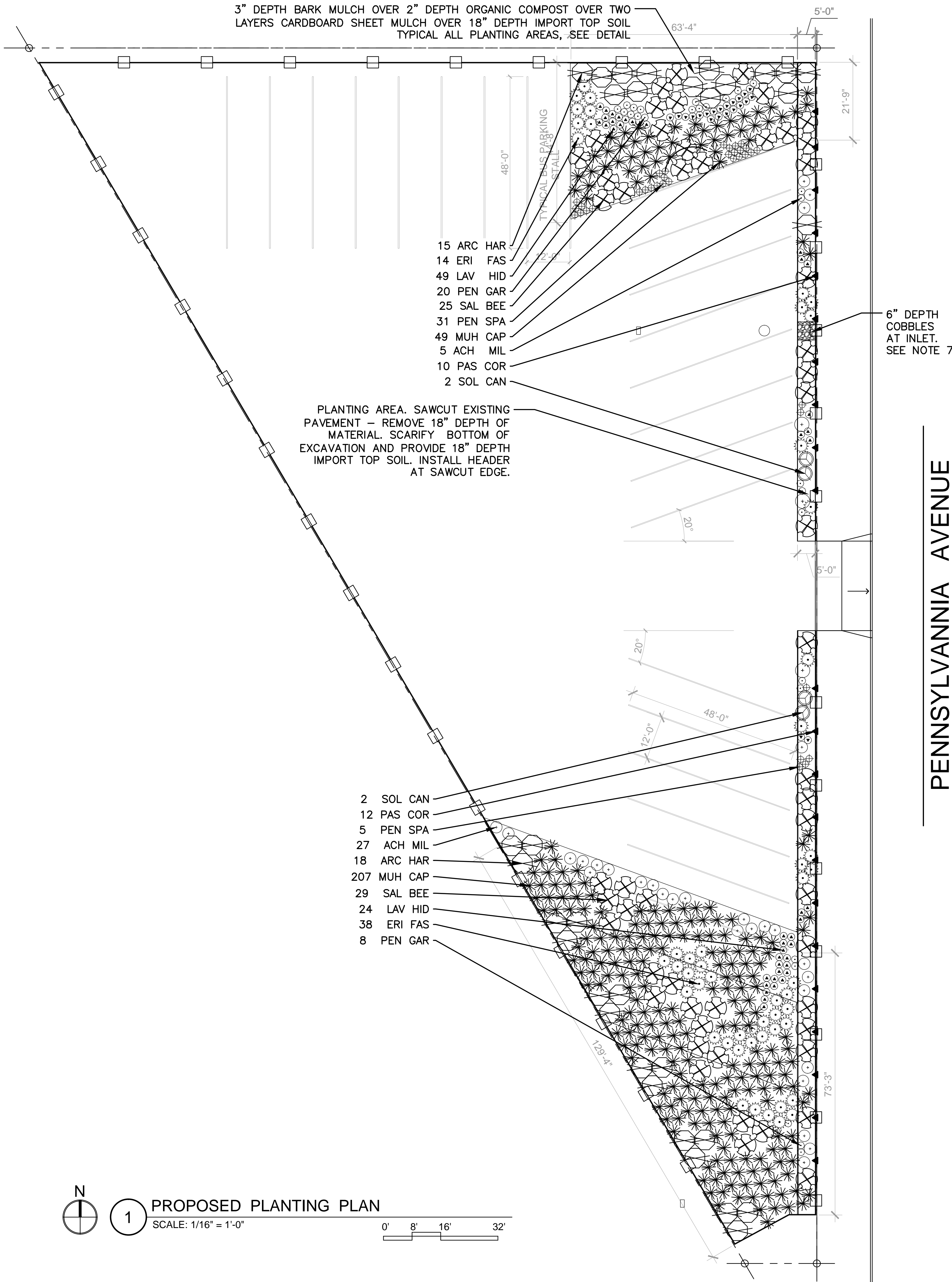
TO CREATE PLANTING AREAS SAWCUT EXISTING PAVEMENT, REMOVE 18" DEPTH OF MATERIAL. SCARIFY BOTTOM OF EXCAVATION AND PROVIDE 18" DEPTH IMPORT TOP SOIL. INSTALL HEADER AT SAWCUT EDGE.

CALL 811 PRIOR TO ANY CONSTRUCTION WORK TO LOCATE UNDERGROUND UTILITIES.

INSTALL 3" DEPTH BARK MULCH OVER 2" DEPTH ORGANIC COMPOST OVER TWO LAYERS CARDBOARD SHEET MULCH OVER 18" DEPTH IMPORT TOP SOIL TYPICAL ALL PLANTING AREAS, SEE PLANTING DETAIL.

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY THIS SHEET	SPACING (FT)	WATER USE PER SFPUC PLANT LIST
	ACHILLEA MILLEFOLIUM 'RED VELVET' RED VELVET YARROW	1 GALLON	32	3.5	LOW
	ARCTOSTAPHYLOS DENSIFLORA 'HARMONY' HARMONY MANZANITA	5 GALLON	33	6	VERY LOW
	ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT	1 GALLON	52	4	LOW
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' ENGLISH LAVENDER	5 GALLON	64	1	LOW
	MUHLENBERGIA CAPILARIS HAIRY AWN MUHLY GRASS	5 GALLON	256	4	LOW
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	1 GALLON	36	2	MODERATE
	PENSTEMON 'GARNET' GARNET BEARD TONGUE	1 GALLON	28	2	LOW
	SALVIA 'BEE'S BLISS' BEE'S BLISS SALVIA	5 GALLON	54	6	LOW
	SOLIDAGO CANIDENSIS CALIFORNIA GOLDENROD	1 GALLON	4	4	MODERATE
	PASSIFLORA 'CORAL SEAS' PASSIONFLOWER VINE	5 GALLON	22	12	MODERATE

581 TOTAL PLANTS / 90% LOW WATER USE / 10% MODERATE WATER USE



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
Δ	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT
⊙	DZK-700-1-LF / LT-1000-T	TORO DRIP ZONE VALVE KIT – INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE /458200 HUNTER DC LATCHING SOLENOID FOR BATTERY OPERATION
◆	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL
⋈	T-113IRR	NIBCO GATE VALVE (LINE SIZE)
⊠	975XL2-1"/GS-3	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE
⊙	NODE 200/MINI-CLIK	HUNTER BATTERY IRRIGATION CONTROLLER WITH MINI-CLIK RAIN SENSOR – MOUNT CONTROLLER IN VALVE BOX – MOUNT RAIN SENSOR AS DIRECTED – TWO CONTROLLERS AND RAIN SENSORS REQUIRED
A-1	-CONTROLLER AND VALVE SEQUENCE	
1"	-REMOTE CONTROL VALVE SIZE	
25.0	-APPROXIMATE GALLONS PER MINUTE	
---	MAIN LINE: 2"Ø 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.	
---	LATERAL LINE: 1"Ø 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.	
---	SUB-SURFACE DRIPLINE: TORO DL2000 RGP-218-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 6" COVER. (18" EMITTER SPACING; .53 GPH PER EMITTER)	
(SL)	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.	

IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPlicing WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- FLUSH AND ADJUST SYSTEM FOR OPTIMUM PERFORMANCE. ALL LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 26GPM @ 55PSI.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIPLINE NOTES:

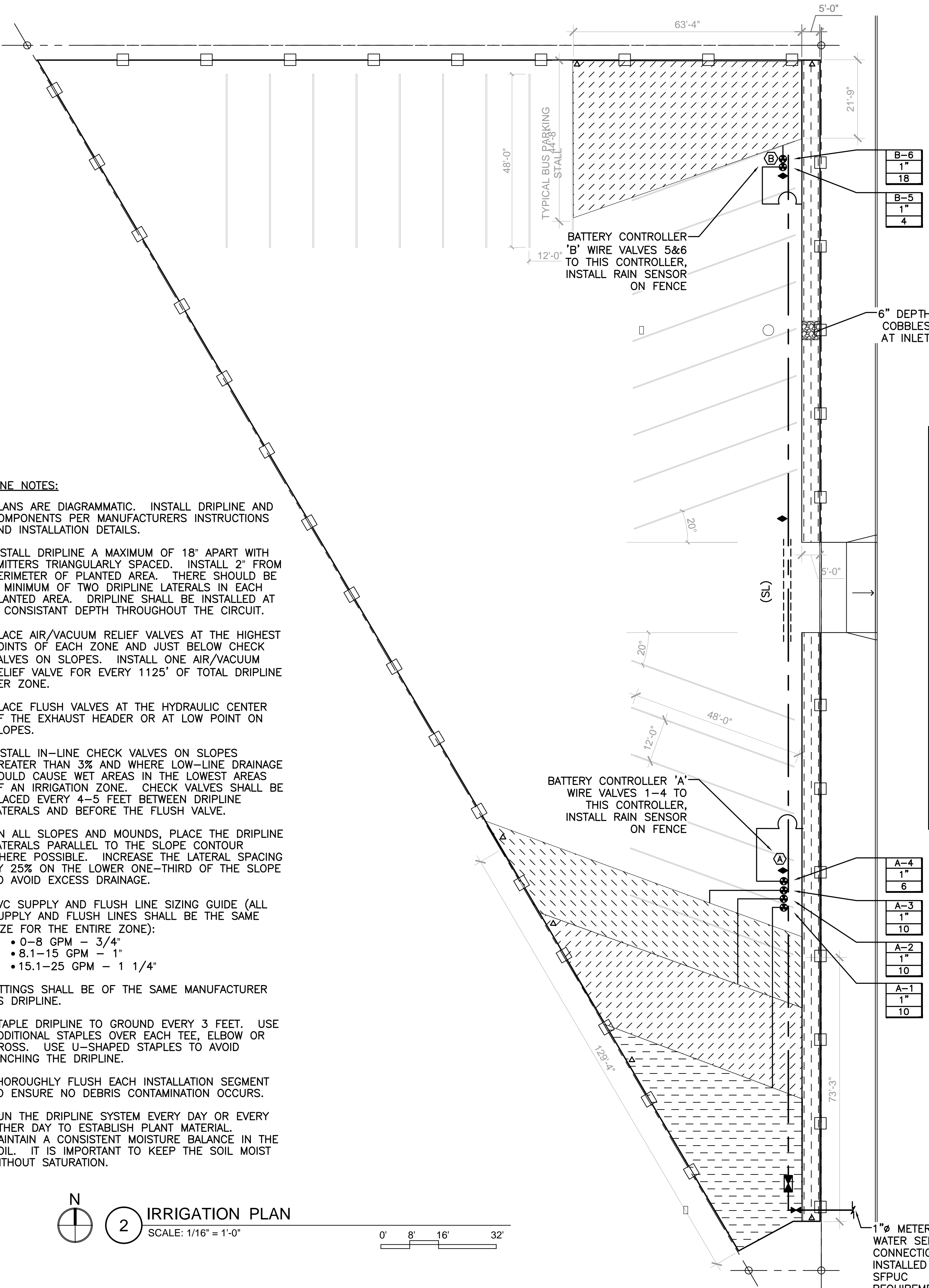
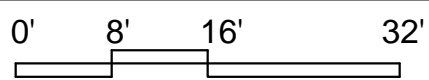
- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 18" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM - 3/4"
 - 8.1-15 GPM - 1"
 - 15.1-25 GPM - 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.



2

IRRIGATION PLAN

SCALE: 1/16" = 1'-0"



PENNSYLVANIA AVENUE

CHANGE OF OCCUPANCY

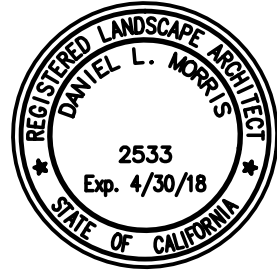
IRRIGATION PLAN

DATE	22 FEB 2017
SCALE	AS NOTED
DRAWN	AH
JOB	1610
SHEET	L2.0

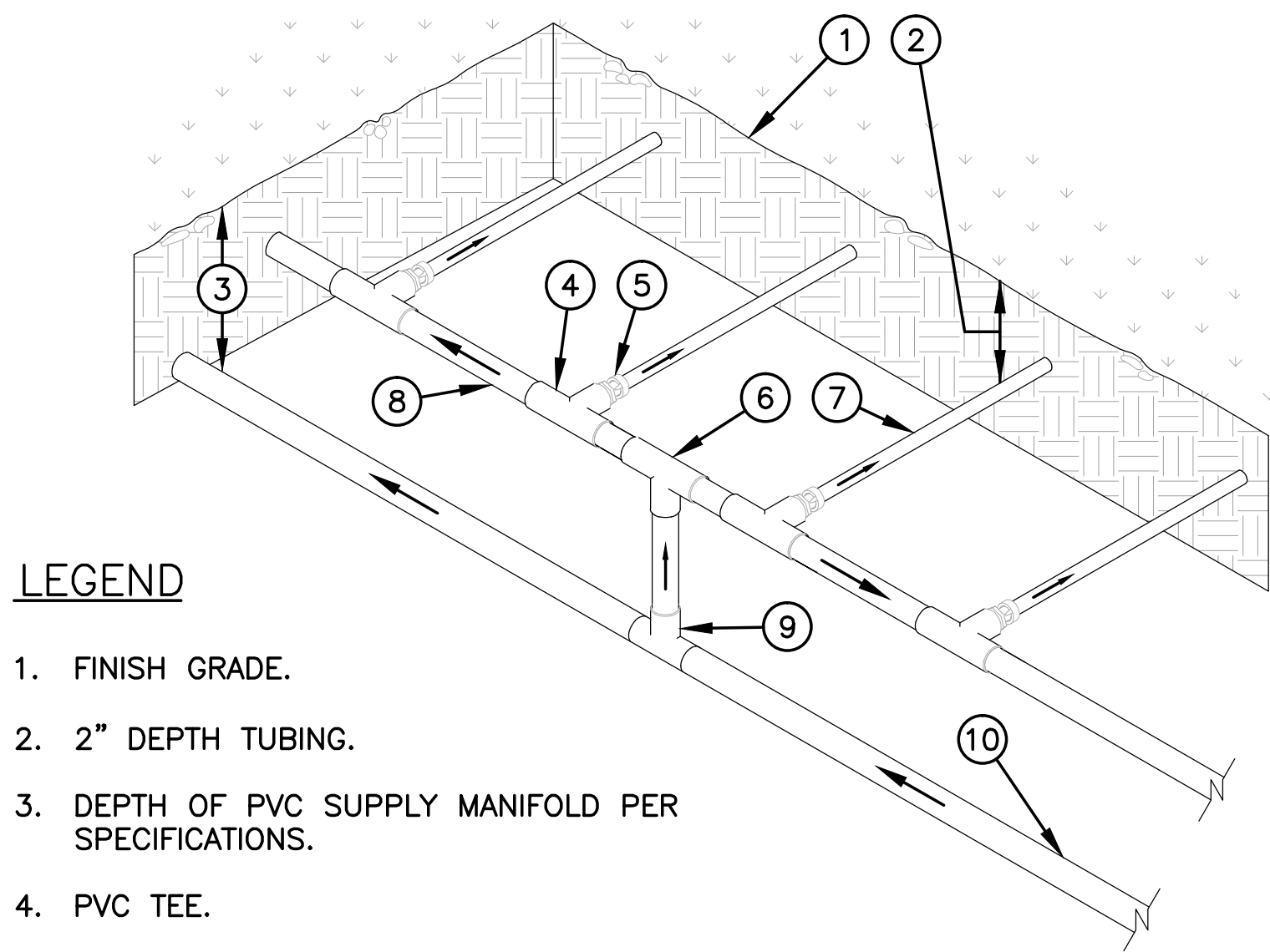
Merrill Morris Partner Landscape Architects & Planners

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SAN FRANCISCO, CA



LEGEND

1. FINISH GRADE.
2. 2" DEPTH TUBING.
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. PVC TEE.
5. X 1/2" MPT ADAPTER.
6. PVC TEE .
7. DRIPLINE LATERAL .
8. PVC SUB-MANIFOLD.
9. PVC TEE.
10. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

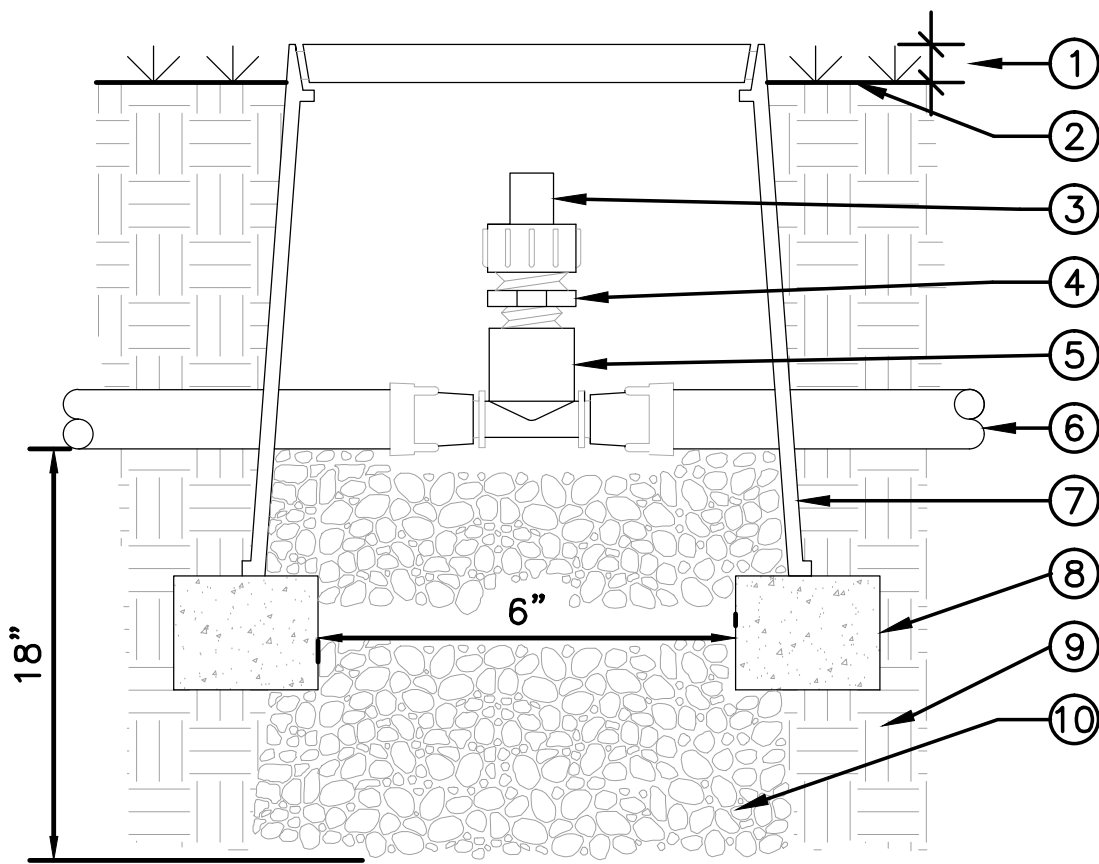
SUB-SURFACE DRIP MANIFOLD – ELL CONNECTION

DETAIL
NTS

1
L-2.1

LEGEND

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. FLUSH VALVE.
4. PVC SCH 40 REDUCING NIPPLE.
5. X 1/2" FPT TEE.
6. TUBING OR BLANK POLY TUBING.
7. 6" ROUND PLASTIC VALVE BOX .
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.
10. PEA GRAVEL SUMP (6" x 18").



SECTION/ELEVATION
NOT TO SCALE

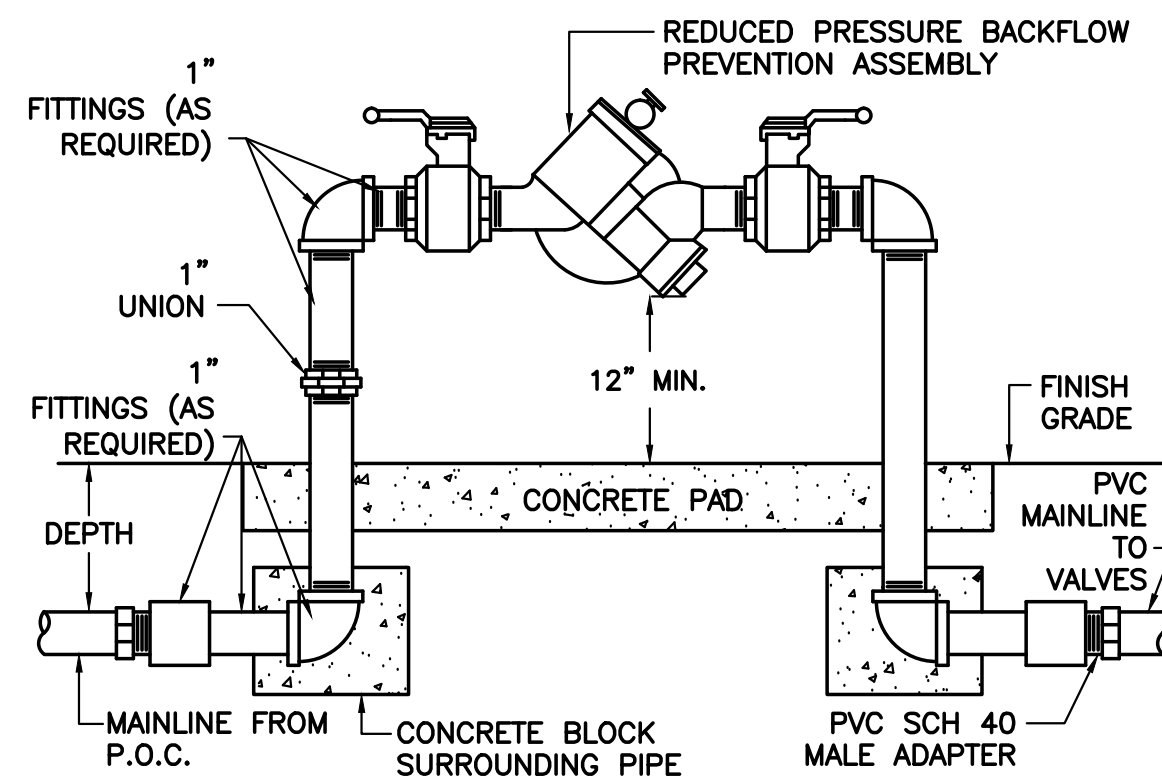
FLUSH VALVE

DETAIL
NTS

2
L-2.1

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



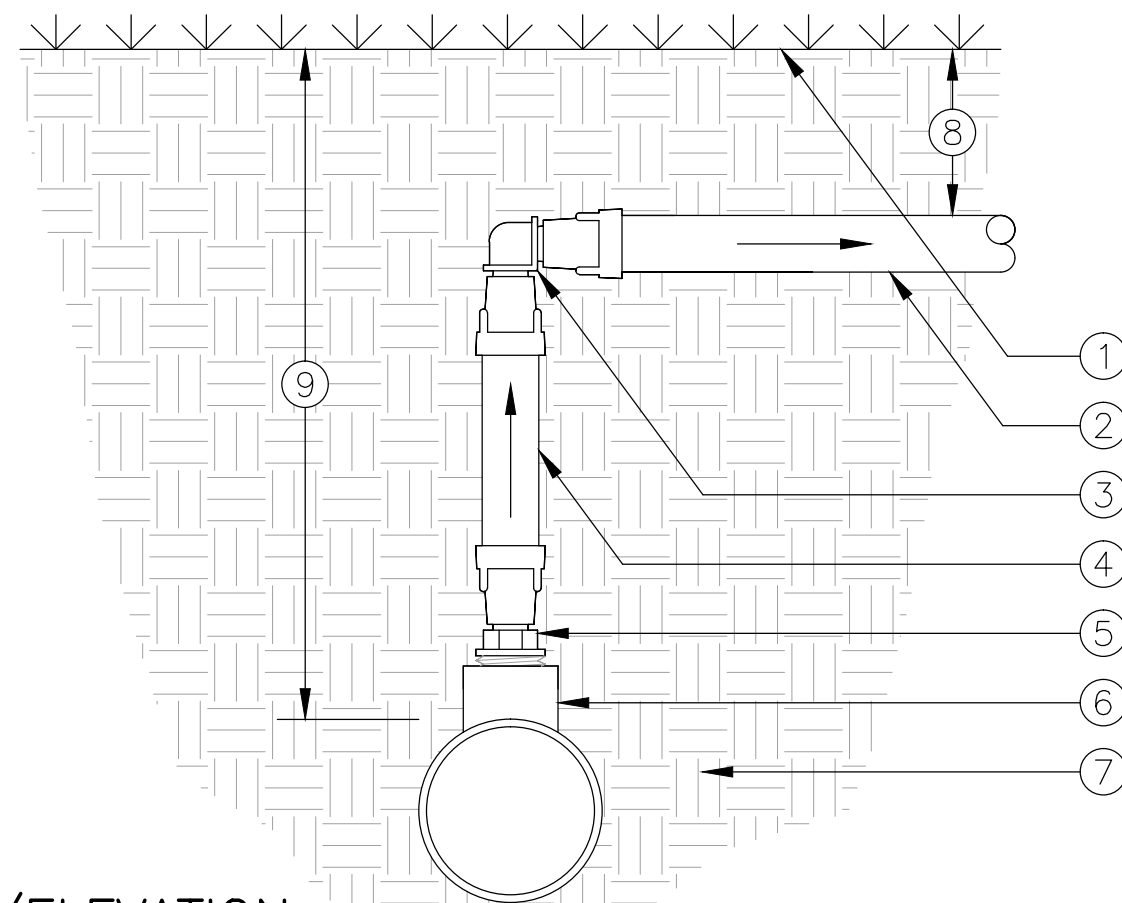
REDUCED PRESSURE BACKFLOW AND ENCLOSURE

DETAIL
NTS

3
L-2.1

LEGEND

1. FINISH GRADE.
2. DRIPLINE LATERAL.
3. ELL.
4. POLY TUBING.
5. X 1/2" MPT ADAPTER.
6. PVC TEE WITH 1/2"
7. FPT OUTLET.
8. NATIVE SOIL BACKFILL PER SPECIFICATIONS.
9. DEPTH OF TUBING.
10. DEPTH OF PVC MANIFOLD.



SECTION/ELEVATION
NOT TO SCALE

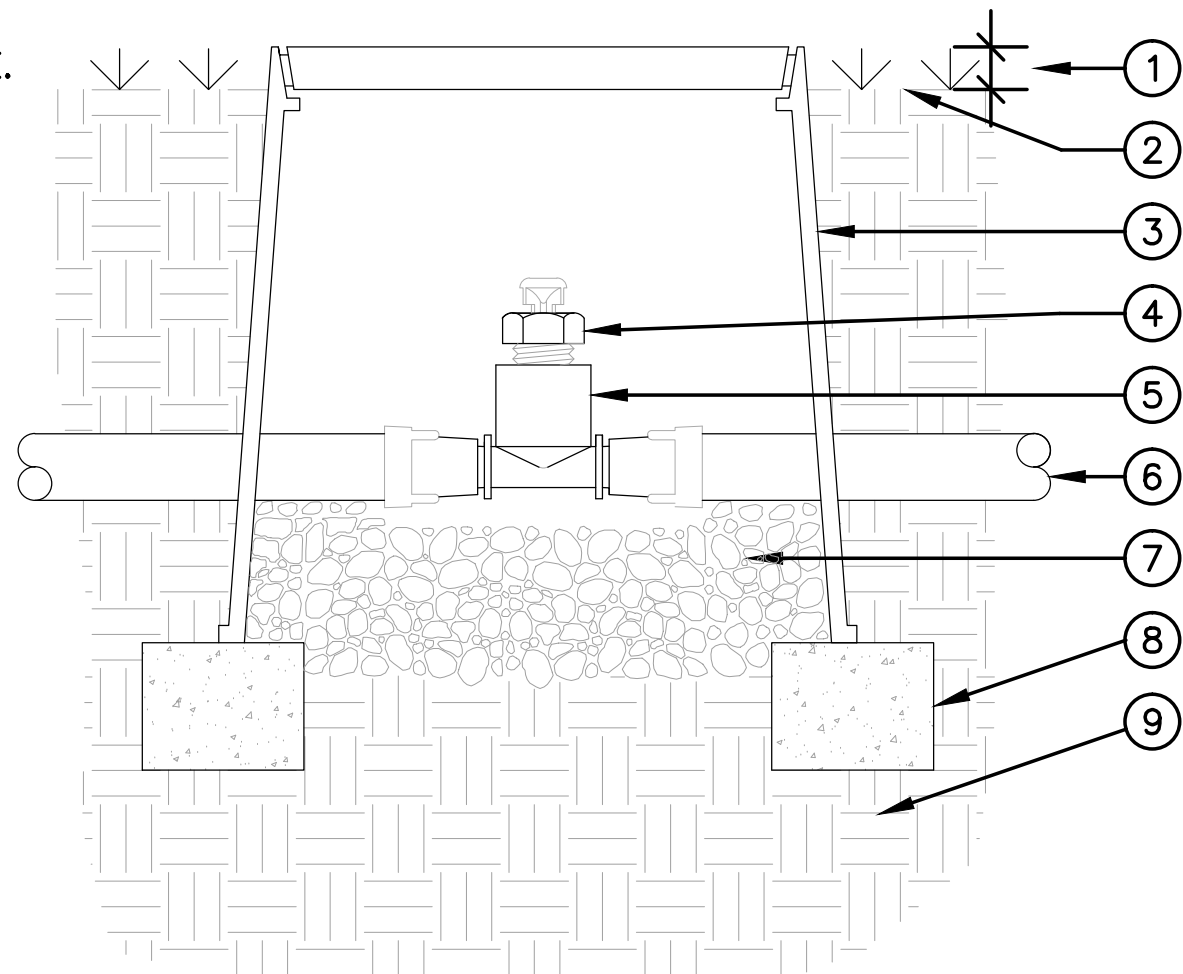
SUB-SURFACE DRIP MANIFOLD

DETAIL
NTS

4
L-2.1

LEGEND

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX.
4. AIR/VACUUM RELIEF VALVE .
5. 1/2" FPT TEE.
6. AIR-RELIEF LATERAL.
7. PEA GRAVEL SUMP (6" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.



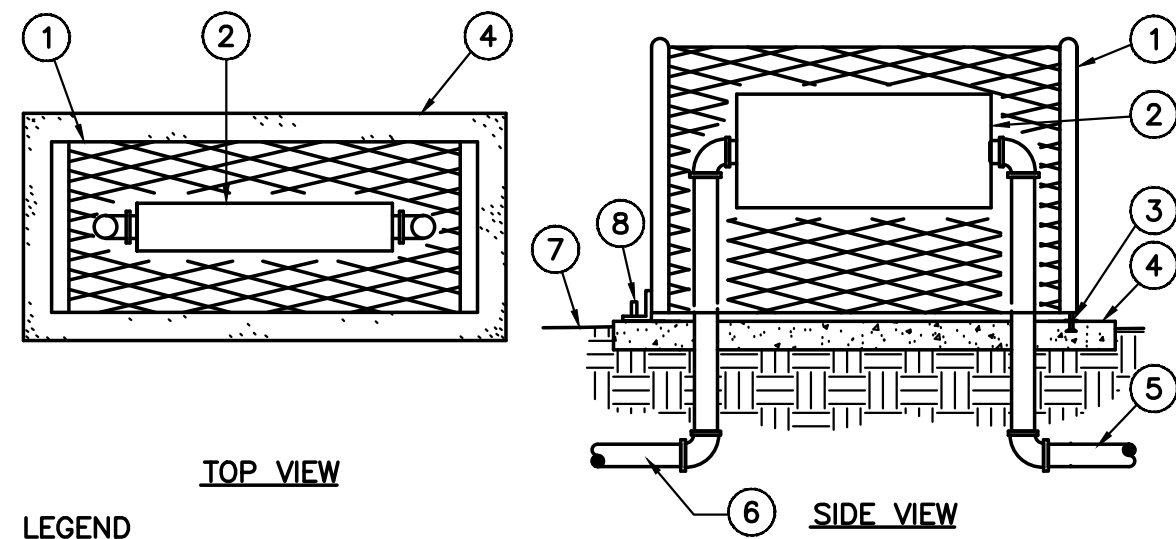
SECTION/ELEVATION
NOT TO SCALE

AIR VACUUM RELIEF VALVE

DETAIL
NTS

5
L-2.1

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO MANUFACTURER'S INSTALLATION GUIDE..

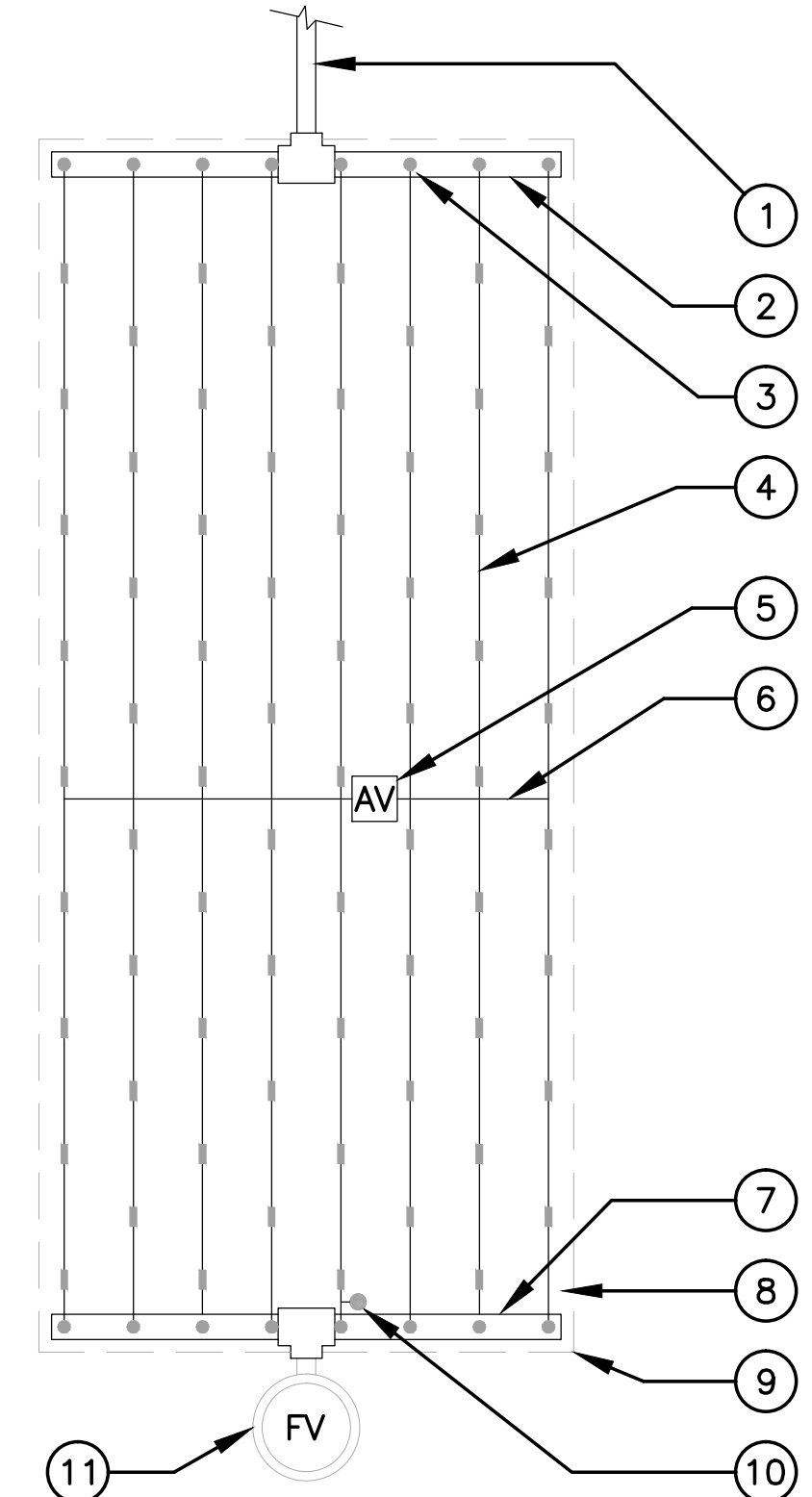


- LEGEND
1. METAL BACKFLOW ENCLOSURE.
 2. BACKFLOW PREVENTER.
 3. HOLD DOWN ASSEMBLY (TYPICAL).
 4. POURED CONCRETE BASE. – 6" MINIMUM THICKNESS – EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
 5. MAINLINE TO VALVES.
 6. MAINLINE FROM POINT OF CONNECTION OR WATER METER.
 7. FINISH GRADE.
 8. SUPPORT ROD (TYPICAL).

LEGEND

1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL
5. AIR/VACUUM RELIEF VALVE PLUMBED TO POLY TUBING AT EACH HIGH POINT.
6. LATERAL, POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" TO 4" FROM EDGE.
9. AREA PERIMETER.
10. OPERATION INDICATOR
11. VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

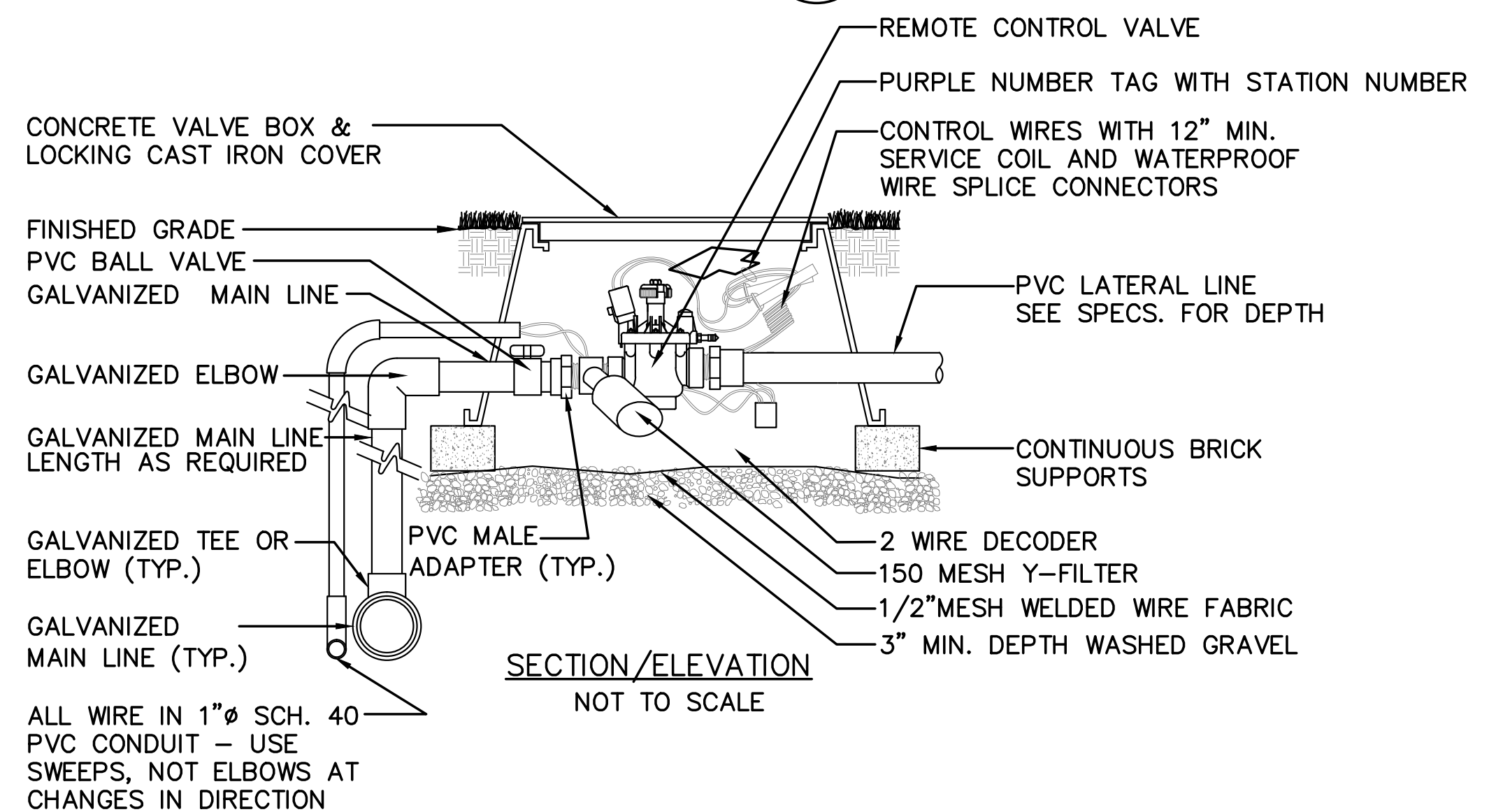
- NOTES:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 3. DO NOT SCALE DRAWINGS.



SUB-SURFACE DRIP TYPICAL LAYOUT

DETAIL
NTS

6
L-2.1



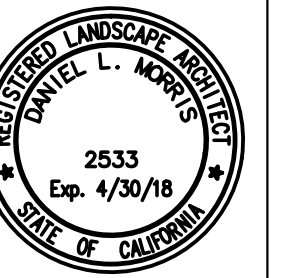
REMOTE VALVE

DETAIL
NTS

7
L-2.1

REVISIONS	BY

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CHANGE OF OCCUPANCY
880 PENNSYLVANIA AVENUE
SAN FRANCISCO, CA

IRRIGATION DETAILS

DATE	22 FEB 2017
SCALE	AS NOTED
DRAWN	AH
JOB	1610
SHEET	L2.1