



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

Hearing Date: April 4, 2019

Record No.: [2018-003066CUA](#)
Project Address: 1233-1235 Connecticut Avenue
Zoning: [Core Production, Distribution, & Repair \(PDR-2\) Zoning District](#)
[65-J Height and Bulk District](#)
[Industrial Protection Zone Special Use District](#)
Block/Lot: 4287 / 072
Project Sponsor: Harvey Hacker
344 Harriett Street #101
San Francisco, CA 94103
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 includes the establishment of a 9,320 square-foot Industrial Agriculture (cannabis cultivation), facility in an existing two-story warehouse.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303, to permit the establishment of an Industrial Agriculture use in the PDR-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Office of Cannabis Licensing.** The site is a pre-existing non-permitted operation with temporary authorization from the Office of Cannabis to continue operation while legitimizing.
- **Conversion of PDR Space.** The Department is working with the Office of Cannabis to track the amount of Industrial space that is being converted to Agricultural uses, chiefly the cultivation of cannabis. Such information is not yet available from the Office of Cannabis. However, the following projects are before the Planning Commission seeking approval for Industrial Agriculture uses in PDR districts:
 - 1555 Yosemite Avenue: 263 square feet
 - 2215 Quesada Avenue: 5,364 square feet
 - 1233-1235 Connecticut Avenue: 9,320 square feet

- **Cannabis Use Buffers.** Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses. The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time.
- **Public Outreach:** No public comments have been received regarding this proposal.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the purpose of the PDR-2 Zoning District and the Objectives and Policies of the General Plan. The Project allows for the cultivation of cannabis in an existing space and supports other permitted economic activities at the site, including manufacturing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Environmental Determination
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 4, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: [2018-003066CUA](#)
Project Address: 1233-1235 Connecticut Avenue
Zoning: [Core Production, Distribution, & Repair \(PDR-2\) Zoning District](#)
[65-J Height and Bulk District](#)
[Industrial Protection Zone Special Use District](#)
Block/Lot: 4287 / 072
Project Sponsor: Harvey Hacker
7354 Taraval Street
San Francisco, CA 94116
Property Owner: Kehoe Property LLC
344 Harriett Street #101
San Francisco, CA 94103
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF A 9,320 SQUARE-FOOT INDUSTRIAL AGRICULTURE USE IN AN EXISTING TWO-STORY WAREHOUSE, LOCATED AT 1233-1235 CONNECTICUT AVENUE, LOT 072 IN ASSESSOR'S BLOCK 4287, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, & REPAIR) ZONING DISTRICT, INDUSTRIAL PROTECTION ZONE SPECIAL USE DISTRICT, AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 30, 2018, Harvey Hacker (hereinafter "Project Sponsor") filed Application No. 2018-003066CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 9,320 square-foot Industrial Agriculture (cannabis cultivation), facility in an existing two-story warehouse space (hereinafter "Project") at 1233-1235 Connecticut Avenue, Block 4287, Lot 072 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions;

On April 4, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-003066CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-003066CUA is located at 1650 Mission Street, Suite 400, 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 Authorization as requested in Application No. 2018-003066CUA, 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. **Project Description.** The Project includes the establishment of a 9,320 square-foot Industrial Agriculture (cannabis cultivation) and Wholesale Sales facility in an existing two-story warehouse.
3. **Site Description and Present Use.** The Project is located on a 7,500 square foot lot on the south side of Quesada Avenue. The site is developed with a two-story industrial building. The site is currently occupied by the business, which is operating with temporary authorization from the City's Office of Cannabis.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning Districts in the Bayview-Hunters Point Area Plan. The immediate context is industrial in character, with industrial facilities to the east, west, and south. To the north is an industrial property and beyond that is the Potrero Terrance and Annex Public Housing Project.
5. **Public Outreach and Comments.** The Department has received no comments on 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.** The project proposes to establish Industrial Agriculture and Wholesale Sales uses in an existing warehouse space. Wholesale Sales is a principally permitted land use in the PDR-2 Zoning District, while Industrial Agriculture requires a Conditional Use Authorization to establish.

The project sponsor is seeking Conditional Use Authorization to establish an Industrial Agriculture use at the site as part of a permit application to establish Industrial Agriculture and Wholesale Sales uses.

B. **Location and Operation Conditions.** Per Planning Code Section 202.2, Agricultural Use is subject to the corresponding conditions:

(1) *Agricultural Uses, General.* Any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code [Chapter 63](#). Pursuant to Section [63.6.2](#)(b) of the Administrative Code, no permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.

(2) *Industrial Agriculture.* Cannabis must only be grown within an enclosed structure.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 industrial units on the block face. The proposed uses are supportive of a new small business to the City, thus providing economic opportunity and employment for residents. The size of the proposed business is in keeping with the size of other businesses in the area. Overall, the addition of new industrial and commercial uses is necessary and desirable and compatible with the overall character of 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:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

(2) 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 Planning Code does not require parking or loading for any uses. The site is well served by transit due to its proximity to the Muni T-Line and will not generate any volume of traffic not already expected by the existing Industrial uses at the site.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The facility will be reviewed by the City's Office of Cannabis for control of any potential odors from the site. Maintaining control of such odors is a requirement of the operator licensing from the Office of Cannabis.

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

The existing building configuration and streetscape are not altered by the Project.

- 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. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purposes of PDR-2 District in that the intended uses are light and contemporary industrial activity with low potential for noxious emissions, providing economic and employment opportunities to the City and neighborhood.

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 1.2

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.

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.

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.

Policy 3.4

Assist newly emerging economic activities.

The Project is a small-scale industrial project, activating 9,320 square feet of industrial space to provide employment and economic opportunity through cannabis related land uses. The Cannabis industry is a new, burgeoning industry that is creating a cluster of economic activity in San Francisco. While cultivation may yield a similar job density as distribution and warehousing, it is complementary to other cannabis uses that provide significant job opportunities to unskilled and semi-skilled workers, such as manufacturing. Additionally, the City's equity requirements provide for employment of local residents, increasing the economic vitality of Bayview Hunters Point.

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 complies 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 site does not possess any neighborhood-serving retail uses and is not principally zoned for such uses. As such, existing neighborhood-serving retail uses be preserved.

- 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 site does not possess any housing, and the Project proposes no changes to the massing or exterior of the existing structure.

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

The Project site does not contain any existing affordable housing; thus, the City's supply of affordable housing be preserved.

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

The Project Site is served by nearby public transportation options, including the T-Third Street Light Rail line. As such, it is well served by transit and the project 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 does not include commercial office development. The project proposes to establish a new industrial business owned and managed by a local resident, providing for economic activity to the neighborhood.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The project makes no change to the existing massing or design of the building.

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 Authorization Application No. 2018-003066CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 25, 2018, 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. 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 April 4, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 4, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use located at 1233-1235 Connecticut Avenue, Block 4287, Lot 072 pursuant to Planning Code Sections **210.3 and 303** within the **PDR-2** Zoning District and a **65-J** Height and Bulk District; in general conformance with plans, dated **June 25, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-003066CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 4, 2019** 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 **April 4, 2019** 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

6. **Additional Project Authorization.** The Project Sponsor shall obtain operator licenses from the City's Office of Cannabis and the State of California Bureau of Cannabis Control prior to commencing operation of any commercial cannabis activity.

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

MONITORING - AFTER ENTITLEMENT

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

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

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

DESIGN – COMPLIANCE AT PLAN STAGE

9. **Curb Cut Removal.** The Building Permit submittal to authorize the proposed project shall include removal of the existing curb cut in the project scope of work. Such removal and restoration of the sidewalk shall be completed prior to any commencement of business activity.

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

OPERATION

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what

issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

11. **Agricultural Use, General.** Per Planning Code Section 202.2, any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code [Chapter 63](#). Pursuant to Section [63.6.2](#)(b) of the Administrative Code, no permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.

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

12. **Industrial Agriculture.** Per Planning Code Section 202.2, cannabis must only be grown within an enclosed structure.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1235 CONNECTICUT ST		4287073
Case No.		Permit No.
2018-003066PRJ		201802201789
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The Project includes the establishment of a 9,320 square-foot Industrial Agriculture (cannabis cultivation), facility in an existing two-story warehouse.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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.

Comments and Planner Signature (optional): Michael Christensen

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Michael Christensen 03/27/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1235 CONNECTICUT ST
RECORD NO.: 2018-003066PRJ

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

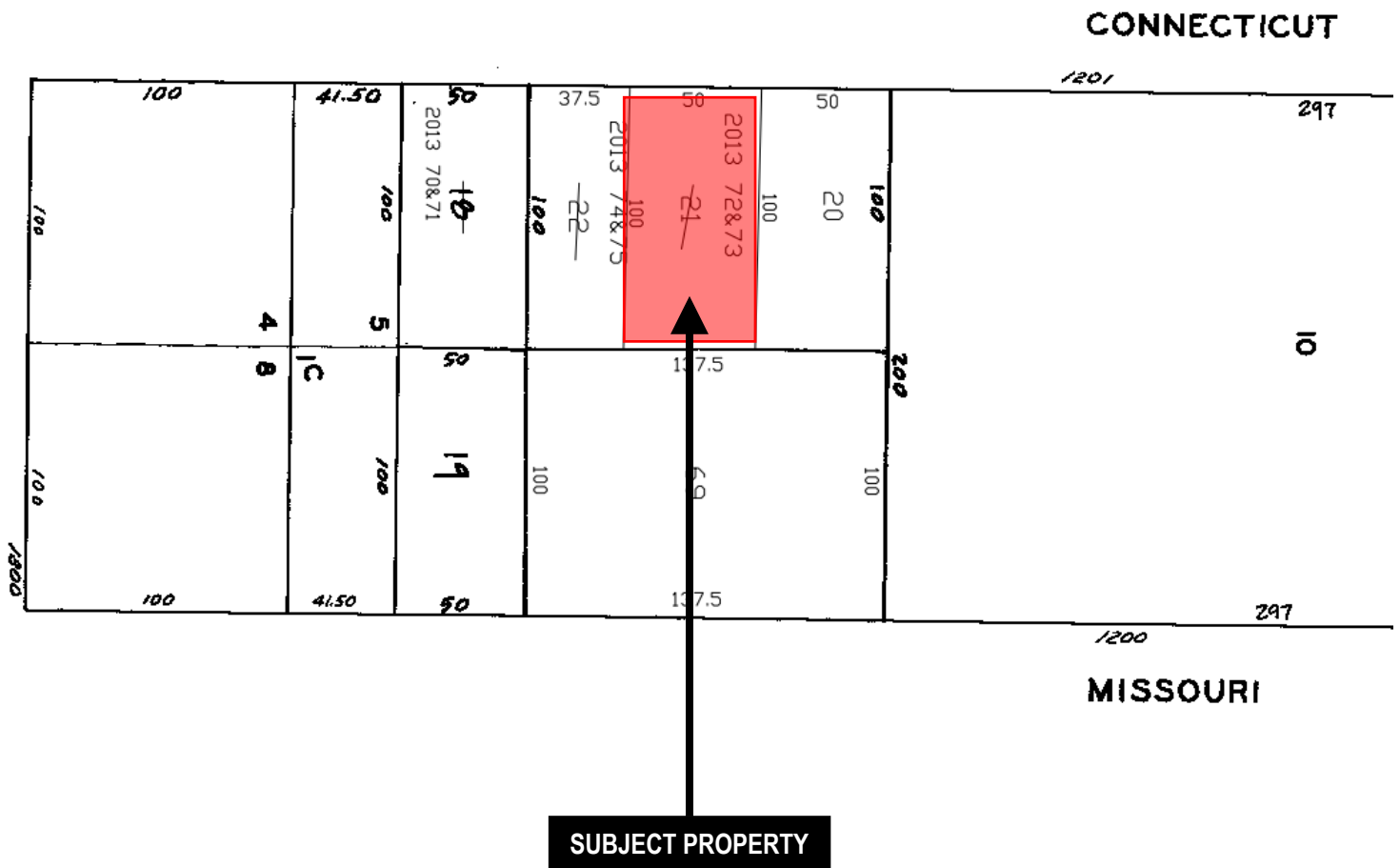
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	9,320	9,320	0
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	9,320	9,320	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories	2	2	0
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

Parcel Map



Conditional Use Authorization Hearing
Case Number 2018-003066CUA
 Cannabis Cultivation
 1233-1235 Connecticut Street

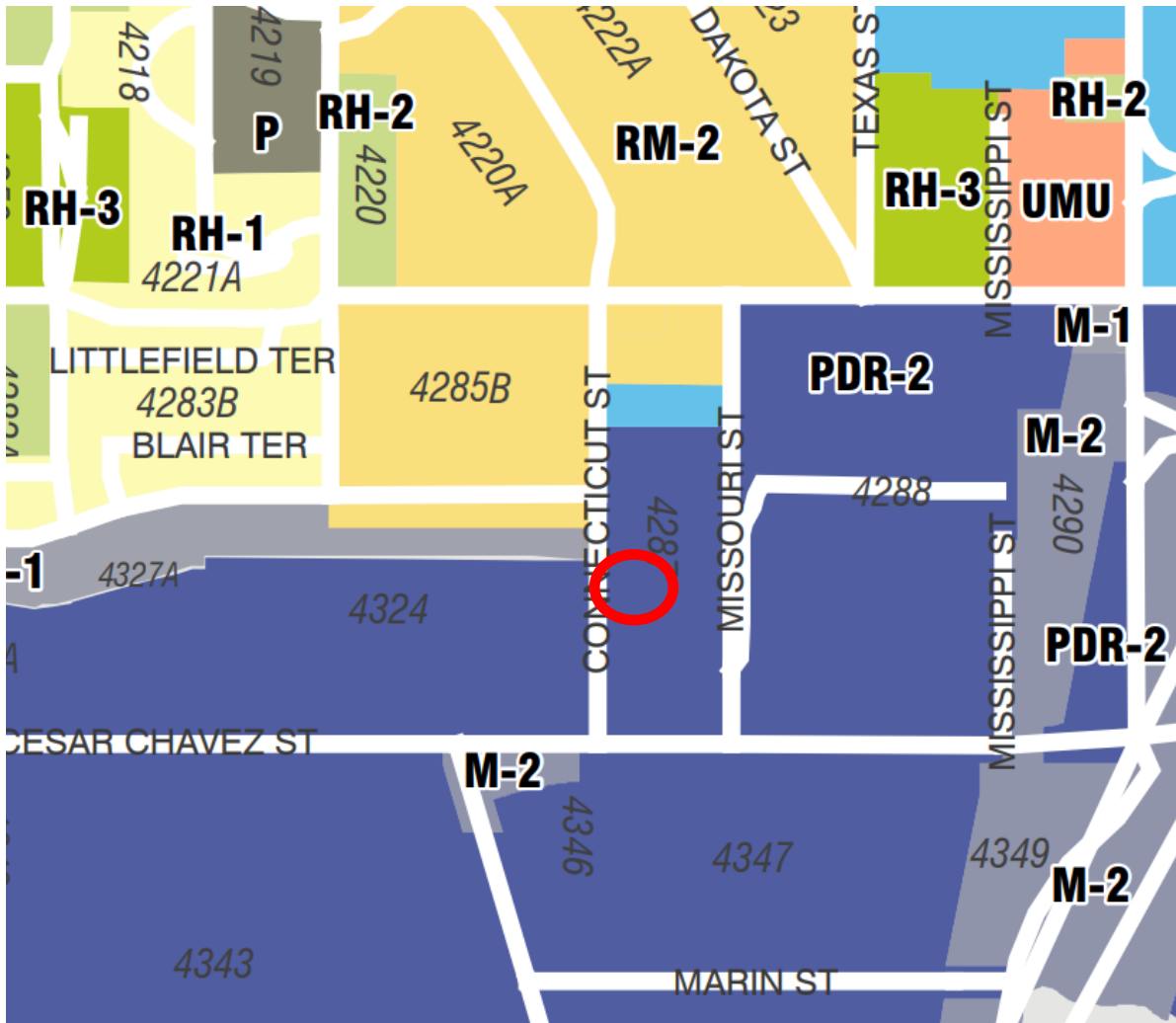
Aerial Photo



SUBJECT PROPERTY

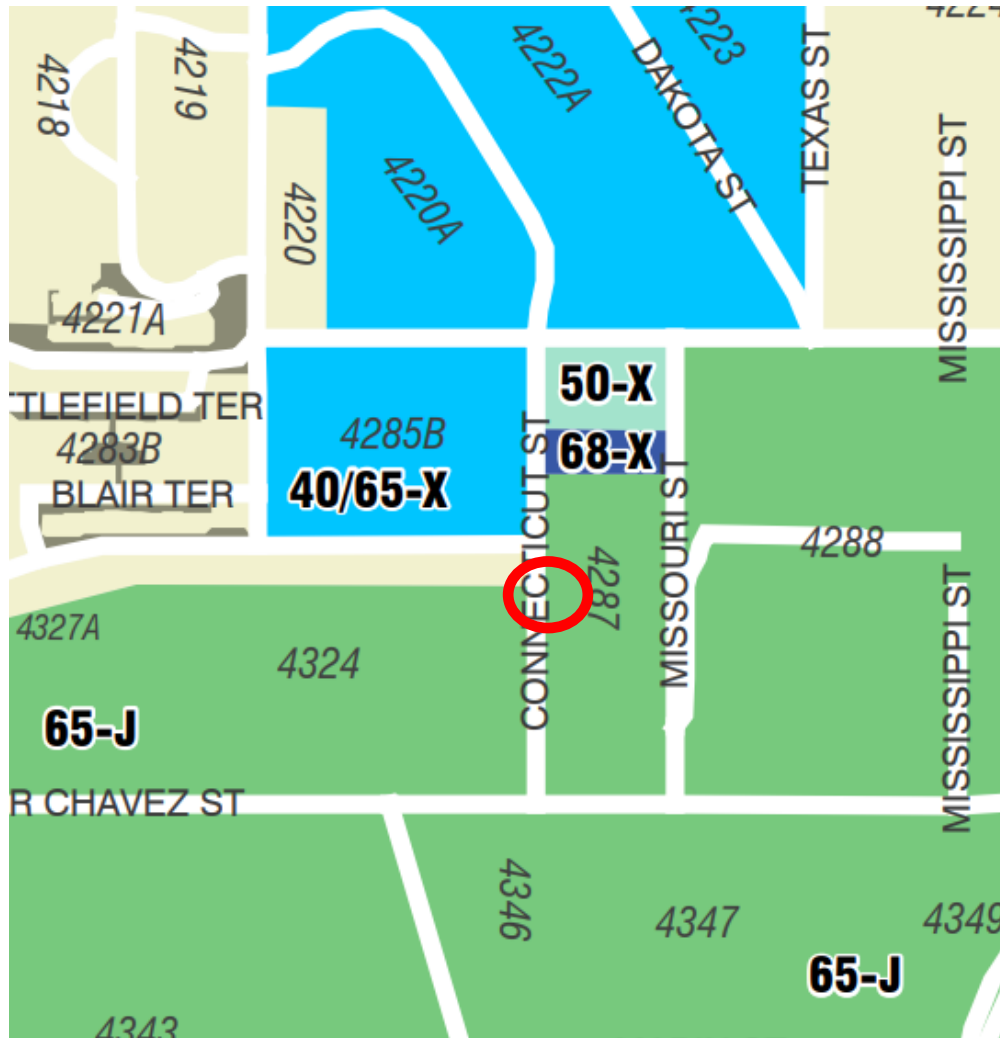
Conditional Use Authorization Hearing
Case Number 2018-003066CUA
Cannabis Cultivation
1233-1235 Connecticut Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-003066CUA
Cannabis Cultivation
1233-1235 Connecticut Street

Height and Bulk Map



Conditional Use Authorization Hearing
Case Number 2018-003066CUA
Cannabis Cultivation
1233-1235 Connecticut Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2018-003066CUA
Cannabis Cultivation
1233-1235 Connecticut Street

CONDITIONAL USE AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
San Francisco, California

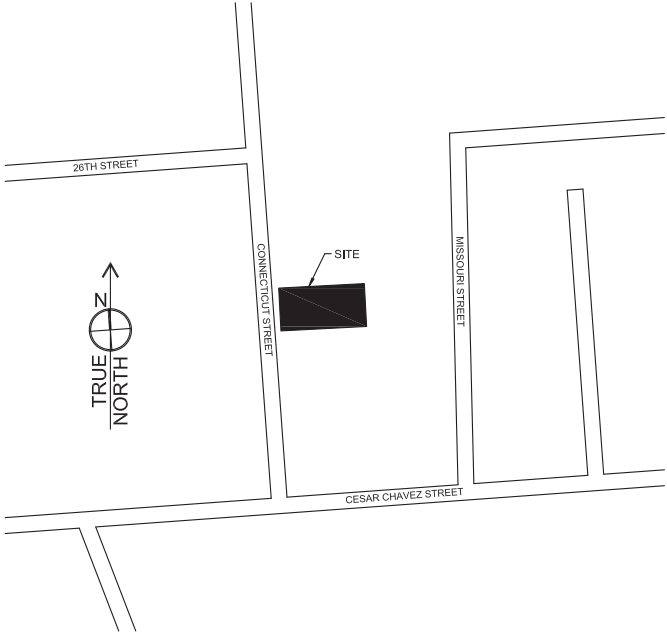
GENERAL NOTES

1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.
2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201), LATEST EDITION, AND SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND OR ARE A PART OF THE CONTRACT DOCUMENTS.
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES, FEDERAL, STATE, AND LOCAL, HAVING JURISDICTION.
4. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. DISCREPANCIES WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
6. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD . ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
7. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS. WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.
8. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE INDICATED; DIMENSIONS LOCATING DOORS AND WINDOWS ARE TO EDGE OF DOOR JAMB OR EDGE OF WINDOW, UNLESS OTHERWISE INDICATED.
9. THESE DRAWINGS AND ALL IDEAS, ARRANGEMENTS AND PLANS, EITHER INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF HARVEY HACKER ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECT SO DESIGNATED IN THE TITLE BLOCK. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, NOR SHALL ANY CHANGES WHATSOEVER BE MADE ON THIS DRAWING WITHOUT THE WRITTEN PERMISSION FROM HARVEY HACKER ARCHITECTS. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GWB, GYPSUM WALL BOARD	SPEC. SPECIFICATIONS
ACCESS.	ACCESSIBLE	GYP. GYPSUM	SQ. SQUARE
A.F.F.	ABOVE FINISH FLOOR	H.C. HOLLOW CORE	STD. STANDARD
ACOUS.	ACOUSTIC	H.M. HOLLOW METAL	STL. STEEL
A.C.T.	ACOUSTIC CEILING TILE	HDWD. HARDWOOD	SYM. SYMMETRICAL
ADJ.	ADJACENT	HORZ. HORIZONTAL	T TREAD
ALUM.	ALUMINUM	ID. INSIDE DIMENSION	T&G TONGUE & GROOVE
ANOD.	ANODIZED	INSUL. INSULATION	T.B. TOWEL BAR
B.O.	BOTTOM OF	INT. INTERIOR	T.O. TOP OF
BD.	BOARD	INT'L. INTERNATIONAL	T.O.S. TOP OF SLAB
BLDG.	BUILDING	JT. JOINT	T.O.W. TOP OF WALL
CAB.	CABINET	MAX. MAXIMUM	T.P.D. TOILET PAPER DISPENSER
CER.	CERAMIC	MECH. MECHANICAL	TYP. TYPICAL
CLG.	CEILING	MFR. MANUFACTURER	U.O.N. UNLESS OTHERWISE NOTED
CLR.	CLEAR	MIN. MINIMUM	V.C.T. VINYL COMPOSITE TILE
CNTR.	COUNTER	MISC. MISCELLANEOUS	V.I.F. VERIFY IN FIELD
COL.	COLUMN	MTL. METAL	VAR. VARIES
CONC.	CONCRETE	(N) NEW	VERT. VERTICAL
CONT.	CONTINUOUS	N. NORTH	W/ WITH
CPT.	CARPET	N.I.C. NOT IN CONTRACT	W/O WITHOUT
CTR.	CENTER	N.T.S. NOT TO SCALE	WD. WOOD
D.S.	DOWNSPOUT	NOM. NOMINAL	WT. WEIGHT
DIM.	DIMENSION	O.C. ON CENTER	
DN.	DOWN	O.D. OUTSIDE DIAMETER	
DR.	DOOR	OPNG. OPENING	
(E)	EXISTING	OPP. OPPOSITE	
EA.	EACH	P. LAM. PLASTIC LAMINATE	
EL.	ELEVATION	PL. PLATE	
ELEC.	ELECTRICAL	PLAS. PLASTER	
EQ.	EQUAL	PLYWD. PLYWOOD	
EXT.	EXTERIOR	PTD. PAINTED	
F.E.	FIRE EXTINGUISHER	R RISER	
F.F.	FINISH FLOOR	R.O. ROUGH OPENING	
F.O.	FACE OF	RAD. RADIUS	
FIN.	FINISH	RDWD. REDWOOD	
FLASH.	FLASHING	REFR. REFRIGERATOR	
FLR.	FLOOR	REQ'D. REQUIRED	
FLUOR.	FLUORESCENT	REQ. REQUIRED	
FND.	FOUNDATION	RESIL. RESILIENT	
FT.	FOOT OR FEET	RM. ROOM	
FTG.	FOOTING	S.S.D. SEE STRUCTURAL DRAWINGS	
G.S.M.	GALVANIZED SHEET METAL	SF SQUARE FEET	
GA.	GAUGE	SHT. SHEET	
GALV.	GALVANIZED	SIM. SIMILAR	
GL.	GLASS		

LOCATION MAP



SCALE: N.T.S.

PROJECT DIRECTORY

OWNER:
BTR ALLIANCE
2804 GATEWAY OAKS DR, SUITE 200
SACRAMENTO, CA 95833
TEL: (707) 291-7504
EMAIL: EBUTTER1@MAC.COM
CONTACT: ERIC BATTUELLO, EXEC. DIRECTOR

ARCHITECT
HARVEY HACKER ARCHITECTS
344 HARRIET STREET
SAN FRANCISCO, CA 94103
TEL: (415) 957 0579
FAX: (415) 957 5851
EMAIL: HARVEY@HARVEYHACKER.COM
CONTACT: HARVEY HACKER

SHEET INDEX

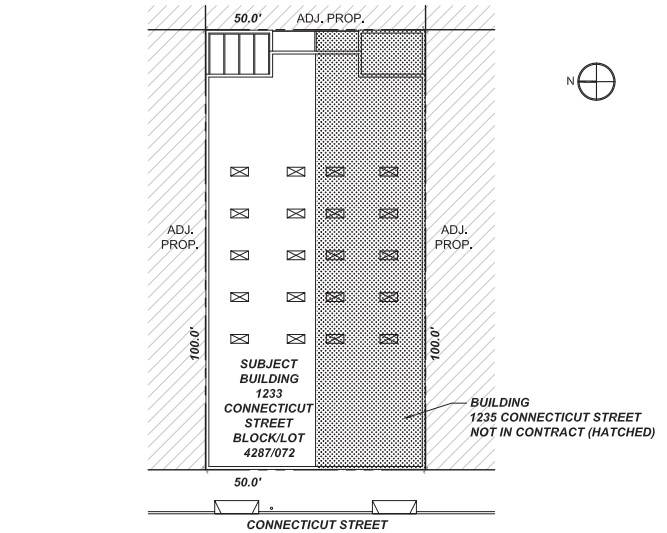
ARCHITECTURAL
A0.0 TITLE SHEET
A0.1 DISABLED ACCESS FORMS
A0.2 EXITING & OCCUPANCY DIAGRAMS
A1.0 EXISTING FIRST FLOOR PLAN – NO CHANGE
A1.1 EXISTING SECOND FLOOR PLAN – NO CHANGE
A2.0 EXISTING WEST AND EAST ELEVATIONS AND SCHEDULES
A2.1 EXISTING NORTH AND SOUTH ELEVATIONS
A3.0 ENLARGED RESTROOM FLOOR PLANS AND INTERIOR ELEVATIONS
A4.0 REFERENCE ACCESSIBILITY DETAILS
A4.1 REFERENCE ACCESSIBILITY DETAILS

SCOPE OF WORK

1. CONDITIONAL USE AUTHORIZATION TO CONVERT MEDICAL CANNABIS GREENHOUSE TO AGRICULTURE, INDUSTRIAL USE.
2. NO CONSTRUCTION IN THE WORK OF THIS PERMIT.

SITE PLAN

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



PLANNING CODE

PLANNING CODE	SAN FRANCISCO PLANNING CODE
STREET ADDRESS	1233 CONNECTICUT STREET SAN FRANCISCO, CA 94107
BLOCK / LOT	BLOCK 4287 / LOT 072
USE DISTRICT	PDR-2 (PDR PRODUCTION, DISTRIBUTION, AND REPAIR)
HEIGHT LIMIT	65-J

EXISTING USE	FIRST FLOOR: GREENHOUSE	2,400 SQ. FT.
	SECOND FLOOR: GREENHOUSE	2,260 SQ. FT.

TOTAL BUILDING GROSS AREA	4,660 SQ. FT.
---------------------------	---------------

PROPOSED USE	FIRST FLOOR: AGRICULTURE, INDUSTRIAL	2,400 SQ. FT.
	SECOND FLOOR: AGRICULTURE, INDUSTRIAL	2,260 SQ. FT.

TOTAL BUILDING GROSS AREA	4,660 SQ. FT.
---------------------------	---------------

BUILDING CODE

BUILDING CODES
CALIFORNIA BUILDING CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA FIRE CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION
SAN FRANCISCO CODE AMENDMENTS TO ALL OF THE ABOVE
CALIFORNIA ENERGY CODE, 2016 EDITION

CONSTRUCTION TYPE

EXISTING	V-A. SPRINKLERED
PROPOSED	V-A. SPRINKLERED

EXISTING & PROPOSED OCCUPANCY CLASSIFICATION

FIRST FLOOR	U
SECOND FLOOR	U

REVISIONS	BY



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

TITLE SHEET

DATE 25 JUNE 2018

SCALE AS NOTED

DRAWN HH

JOB 1210

SHEET

A0.0

D.A. CHECKLIST (p. 1 of 2): The address of the project is : 1233 CONNECTICUT STREET

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

1. The proposed use of the project is AGRICULTURE, INDUSTRIAL (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: FIRST AND SECOND FLOOR
3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 0.00, which is ; (check one) ☐ more than / ☒ less than the Accessibility Threshold amount of \$161,298 based on the "ENR Construction Cost Index" (The cost index & threshold are updated annually).
4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

<input checked="" type="checkbox"/> A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
<input type="checkbox"/> B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
<input type="checkbox"/> C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
<input type="checkbox"/> E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: Description of revision:

CBC chapter 2 section 202 Definitions:

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

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

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

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

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 1233 CONNECTICUT STREET

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

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request URH Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
A. One accessible entrance including: approach walk vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE 1/A1.2
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE 1/A1.2 AND SEE 1&2/A3.0
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE 1/A1.2, 1 THRU 10/A4.0 AND 1 THRU 6/A4.1
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

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



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

ACCESS FORMS

DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1210
SHEET	A0.1

REVISIONS	BY



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

EXITING & OCCUPANCY DIAGRAMS

DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB#	1210
SHEET	A0.2

PLUMBING FIXTURES (TABLE 2902.1):

FIRST FLOOR: 2,400 SQ. FT. / 2,000 SF = 1 OCCUPANT
SECOND FLOOR: 2,260 SQ. FT. / 2,000 SF = 1 OCCUPANT

ONE UNISEX PER SF BUILDING CODE SECTION 2902.4 EX, 1

OCCUPANTS FOR 1233 CONNECTICUT STREET

FIRST FLOOR: 2400 SF / 300 = 8
SECOND FLOOR: 2260 SF / 300 = 8
TOTAL: 16

OCCUPANCY LOAD (PER 2016 CABG TABLE 1004.1.2)

AGRICULTURAL BUILDINGS
OCC. LOAD FACTOR: 300 SF GROSS/OCCUPANT

FLOOR PLAN LEGEND:

ADJ. PROPERTY

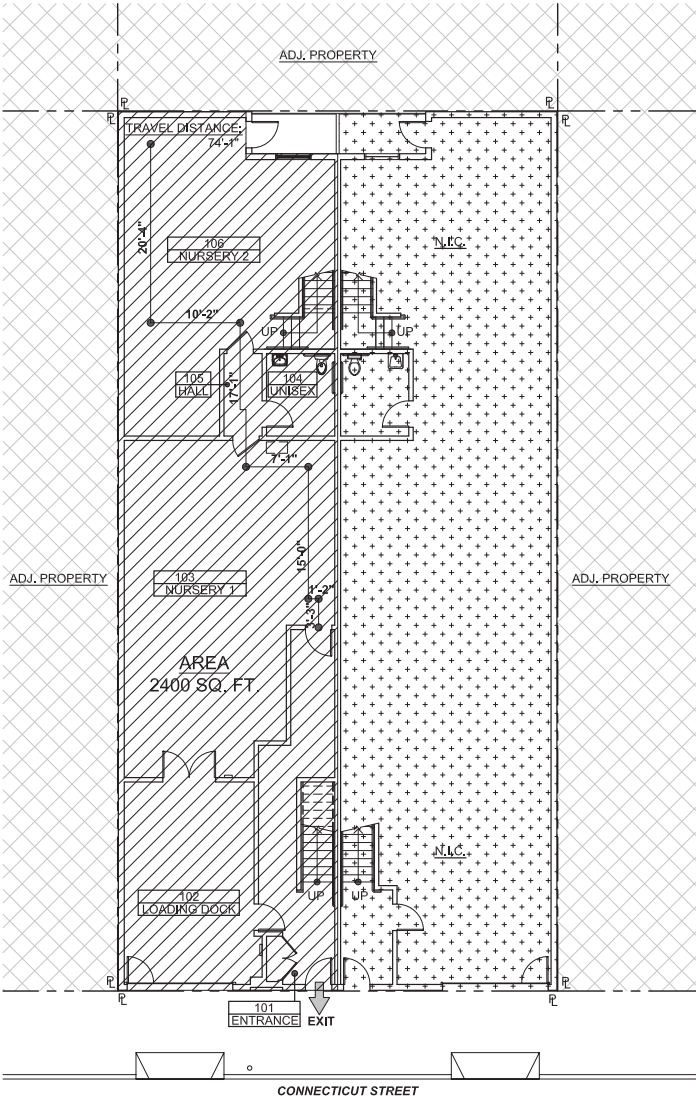
NOT IN CONTRACT

EXISTING

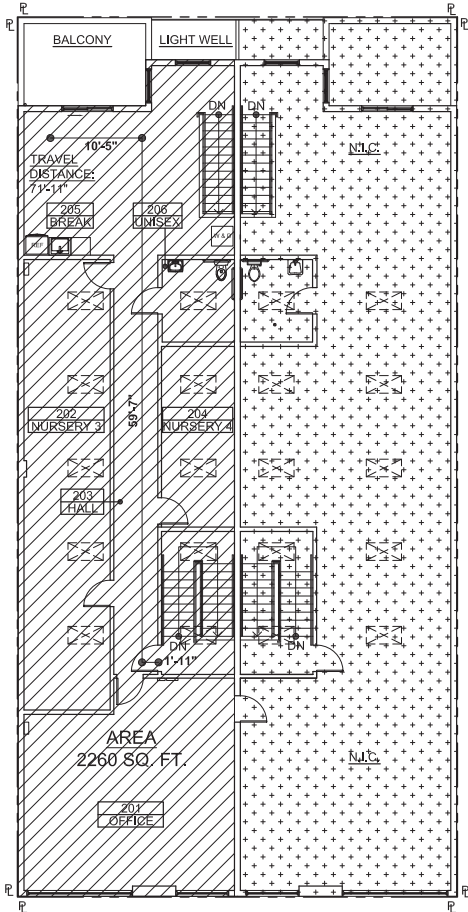
ROOM TAG

ROOM NUMBER

ROOM NAME



1 EXITING & OCCUPANCY DIAGRAM - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



2 EXITING & OCCUPANCY DIAGRAM - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

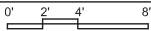
FLOOR PLAN LEGEND:

- ADJ. PROPERTY
- NOT IN CONTRACT
- EXISTING
- NEW
- ACCESSIBLE PATH OF TRAVEL
- ROOM TAG
- ROOM NUMBER
- ROOM NAME
- PARTITION TYPE SYMBOL, SEE WALL/PARTITION SCHEDULE SHEET A2.0
- DOOR SYMBOL, SEE DOOR SCHEDULE SHEET A2.0
- EXISTING DOOR SYMBOL
- EXISTING WINDOW SYMBOL



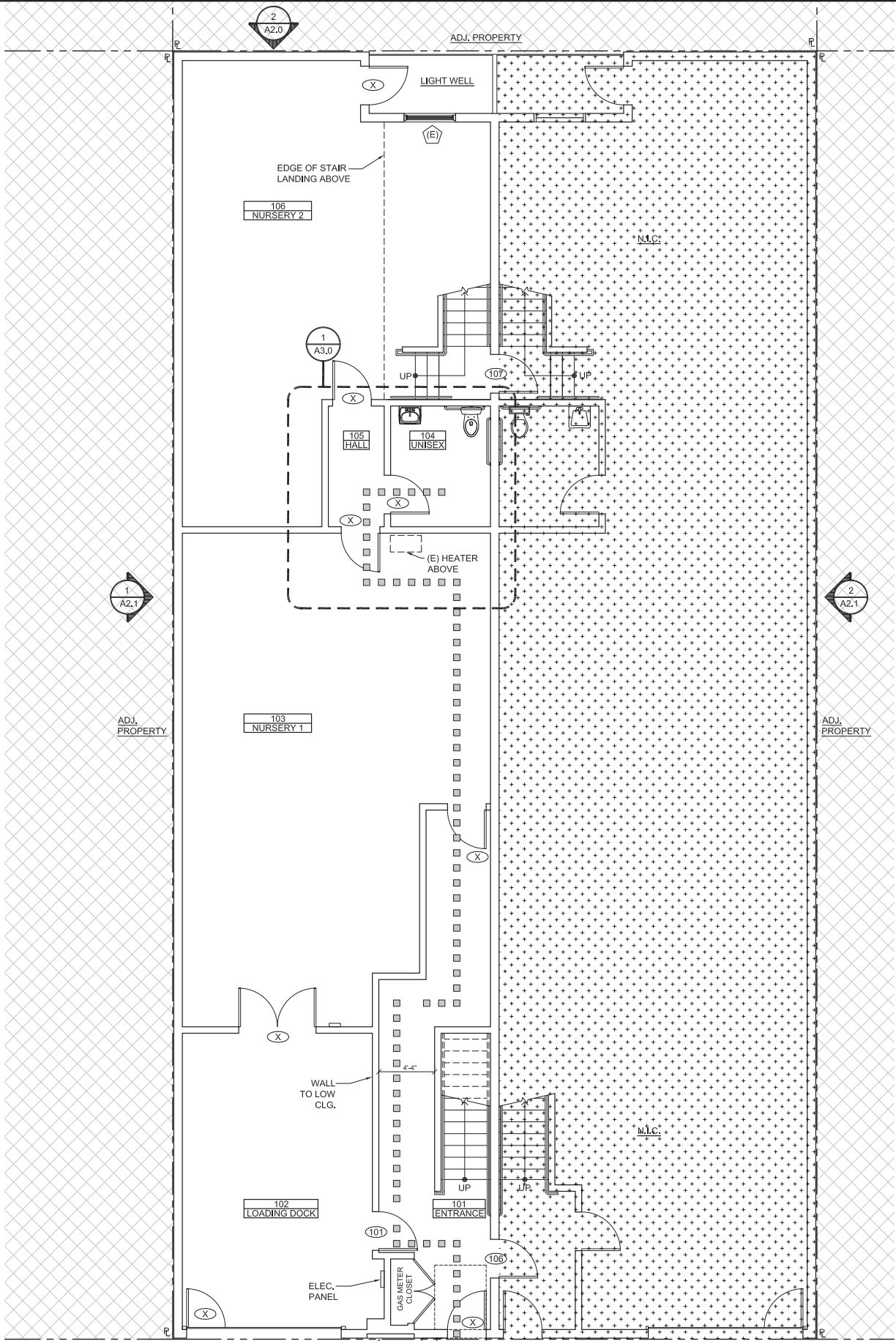
EXISTING FIRST FLOOR PLAN (NO CHANGE)

SCALE: 1/4" = 1'-0"



(E) INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE DETAIL 8/A4.0

(E) LEVEL LANDING 2% MAX. IN ANY DIRECTION



REVISIONS	BY

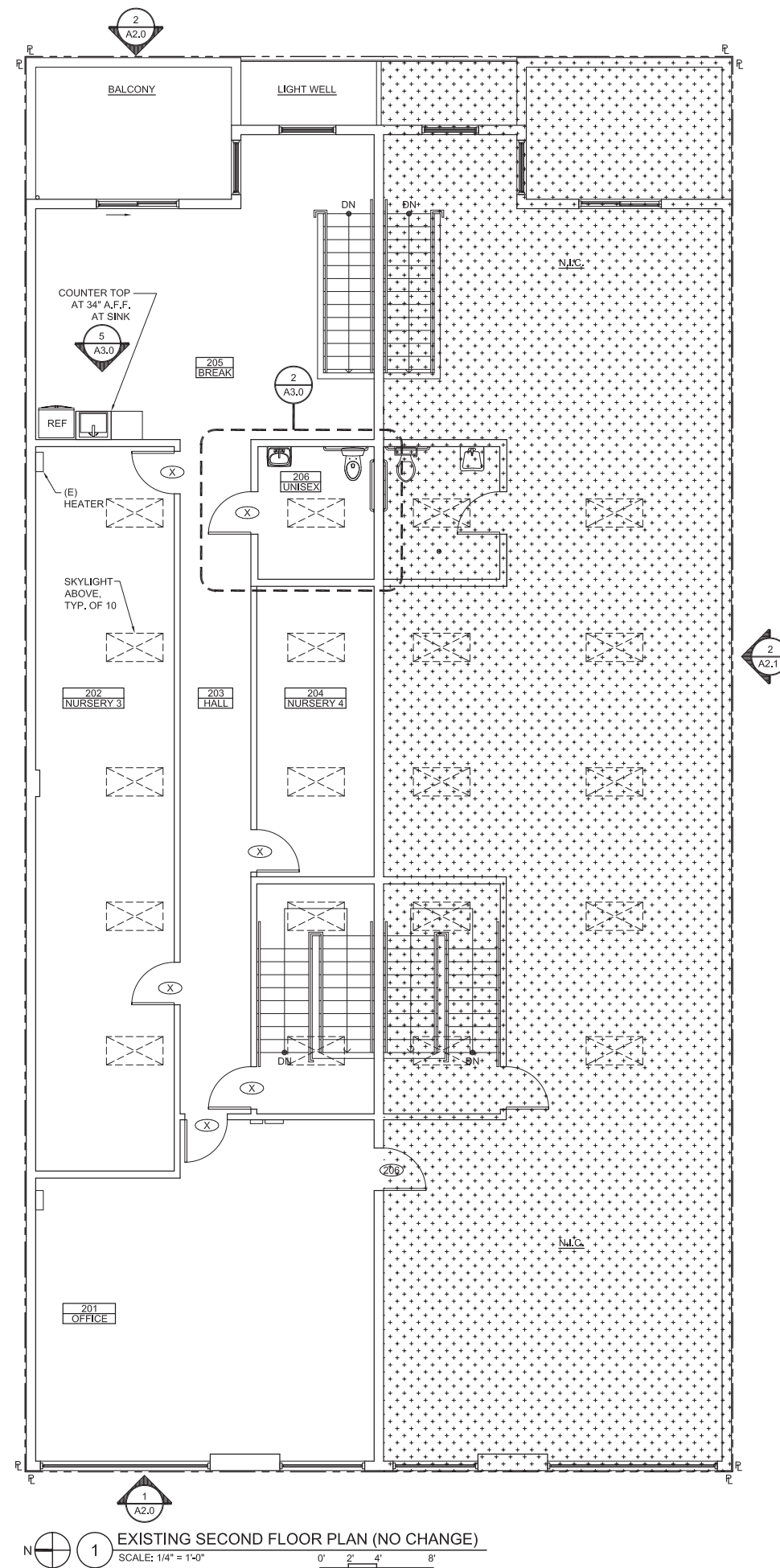
Harvey Hacker Architects
344 Harriet Street, Suite 101
San Francisco, CA 94103
415 957 0579



**CONDITIONAL USE
AUTHORIZATION APPLICATION**
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

EXISTING FIRST FLOOR PLAN

DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1210
SHEET	A1.0

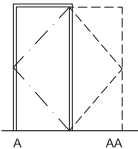


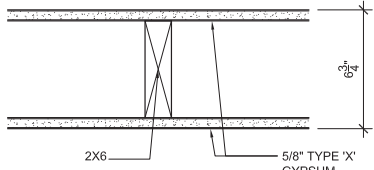
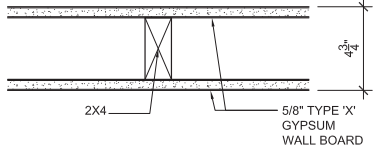
SCALE: $1/4" = 1'-0"$

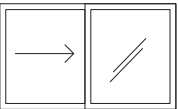
EXISTING SECOND FLOOR PLAN		<div>  <p> Harvey Hacker Architects 344 Hamlet Street, Suite 101 San Francisco, CA 94103 415.957.0579 </p> </div>	
DATE	25 JUNE 2018	<div> <p> CONDITIONAL USE AUTHORIZATION APPLICATION 1233 CONNECTICUT STREET SAN FRANCISCO, CA </p> </div>	
SCALE	AS NOTED		
DRAWN	HH		
JOB	1210		
SHEET	A1.1		

DOOR SCHEDULE									DOOR NOTES
SYMBOL	DOOR TYPE	DOOR SIZE W X H	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	NOTES	
FIRST FLOOR									
101	A	3'-0"x7'-0"	SC WOOD	PAINTED	HM	PAINTED	1-HR	ENTRANCE/OFFICE LOCK ND50PD, CLOSER, WALL STOP	
106	A	3'-0"x7'-0"	HM	PAINTED	HM	PAINTED	90 MIN.	ENTRANCE/OFFICE LOCK ND50PD, CLOSER, WALL STOP	
107	A	3'-0"x7'-0"	HM	PAINTED	HM	PAINTED	90 MIN.	ENTRANCE/OFFICE LOCK ND50PD, CLOSER, WALL STOP	
SECOND FLOOR									
206	A	3'-0"x6'-8"	HM	PAINTED	HM	PAINTED	90 MIN.	ENTRANCE/OFFICE LOCK ND50PD, CLOSER, WALL STOP	

1. SCHLAGE OR APPROVED EQUAL.
2. BRUSH CHROME FINISH.
3. RHODES LEVER HANDLES.
4. DOOR OPERATING DEVICES FOR ALL DOORS SHALL MEET THE STATE OF CALIFORNIA ACCESSIBILITY STANDARDS.
5. SEE FLOOR PLANS FOR DOOR SWINGS.
6. ALL HARDWARE SHALL BE MOUNTED TO A CENTERED HEIGHT OF 38" A.F.F..
7. ALL EXISTING DOOR OPENING MEASUREMENTS SHALL BE VERIFIED IN FIELD FOR ACCURACY.
8. SEE DETAILS 5&6/A4.0 FOR OTHER DOOR REQUIREMENTS.
9. ALL DOOR TO OPERATE WITH MAX 5 lbs. OF EFFORT.

DOOR TYPES	
	

WALL / PARTITION SCHEDULE (FLOOR-TO-CEILING U.O.N)			
KEY	CONSTRUCTION	DESCRIPTION	FIRE RESISTIVE RATING
1		INTERIOR WALL	1 HOUR
2		INTERIOR WALL	-

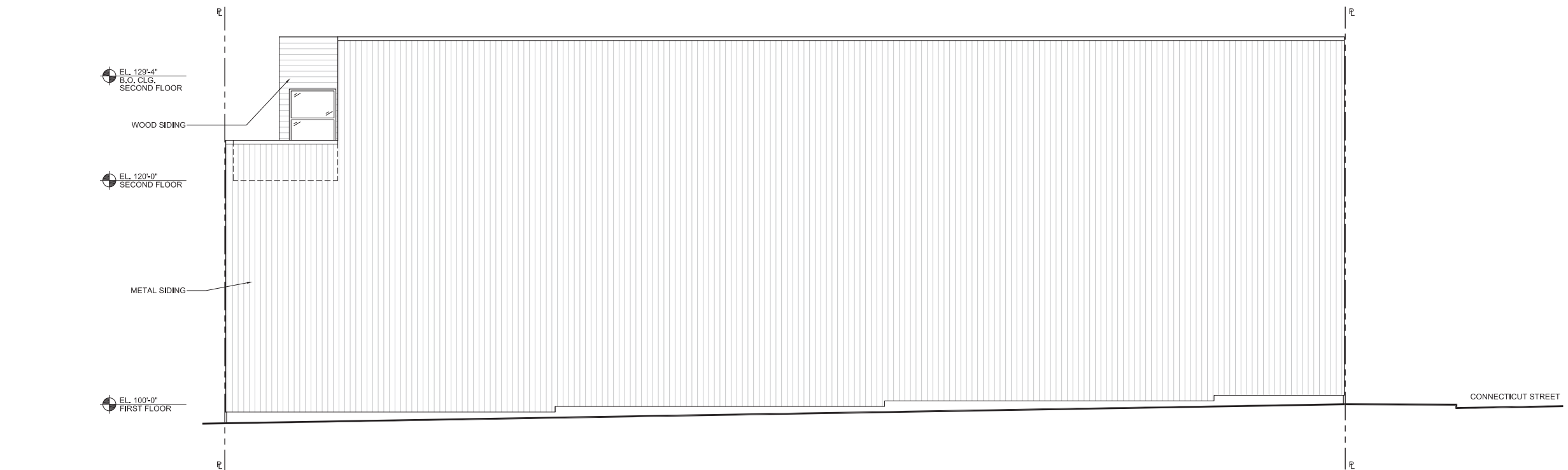
WINDOW SCHEDULE					
NUMBER	TYPE	SIZE (W X H)	MATERIAL	FINISH	NOTES
1	A	5'-0" x 3'-0"	VINYL	FACTORY STANDARD	STANDARD INSULATED GLASS; STANDARD HARDWARE.
WINDOW NOTES 1. MANUFACTURER: NOT SPECIFIED 2. ALL HARDWARE: MFR. STANDARD 3. BUG SCREEN: N/A 4. CRANK LEVER HANDLES (U.N.O.) 5. GLASS COLOR: CLEAR (U.N.O.) 6. GLAZING ENERGY RATINGS: N/A					
WINDOW TYPES					
					
A SLIDER					



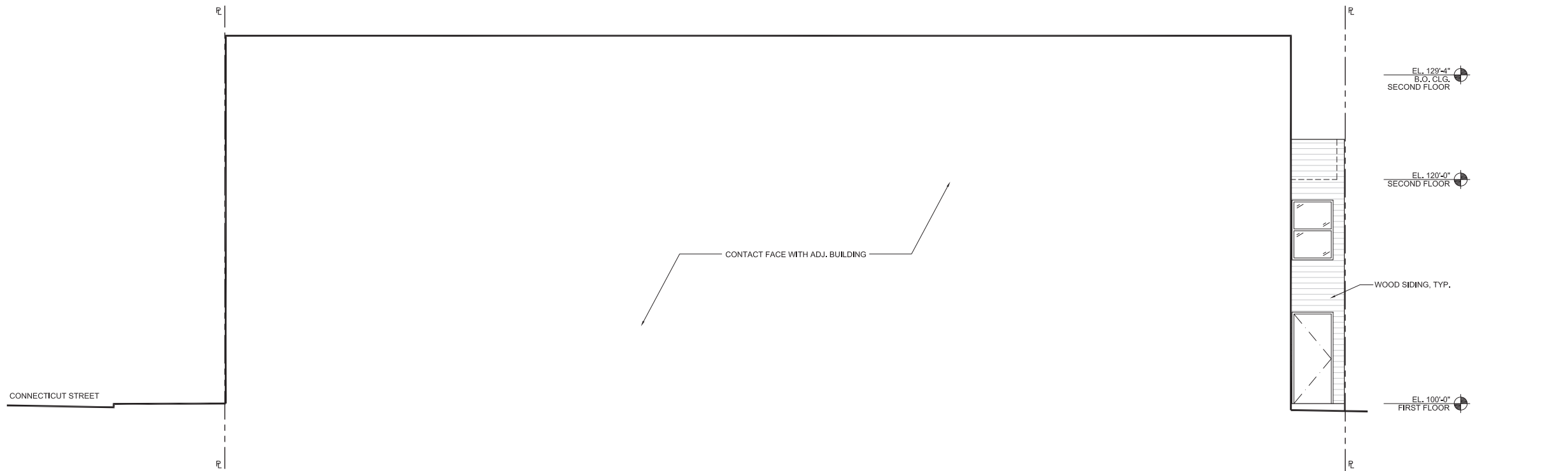
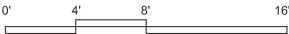
2. EXISTING EAST ELEVATION (REAR) - NO CHANGE

SCALE: 1/4" = 1'-0"

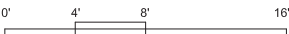




1 EXISTING NORTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"



REVISIONS	BY



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

EXISTING NORTH AND SOUTH ELEVATIONS

DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1210
SHEET	A2.1

UNISEX 302 & BREAK 303 KEYNOTES

- 1

36" GRAB BAR
SEE DETAIL 1&2/A4.0 FOR GRAB BAR REQUIREMENTS.
- 2

42" GRAB BAR
SEE DETAIL 1&2/A4.0 FOR GRAB BAR REQUIREMENTS.
- 3

LAVATORY (HANDICAP ACCESSIBLE):
FAUCET HANDLES (HANDICAP ACCESSIBLE):
SEE DETAIL 3/A4.0 FOR LAVATORY REQUIREMENTS
- 4

SOAP DISPENSER:
SEE REFERENCE DETAIL 4/A4.0 FOR MOUNTING HEIGHT REQUIREMENTS
- 5

PAPER TOWEL DISPENSER AND WASTE RECEPTACLE:
SEE REFERENCE DETAIL 4/A4.0 FOR MOUNTING HEIGHT REQUIREMENTS
- 6

MIRROR:
SEE REFERENCE DETAIL 4/A4.0 FOR MOUNTING HEIGHT REQUIREMENTS
- 7

WATER CLOSET (HANDICAP ACCESSIBLE):
TRIP LEVER LOCATED ON SIDE OF TANK AWAY FROM WALL.
SEE DETAIL 1&2/A4.0 FOR SINGLE ACCOMMODATION TOILET FACILITY REQUIREMENTS.
- 8A

ACCESSIBLE RESTROOM SIGNAGE (MOUNTED ON WALL)
SEE REFERENCE DETAIL 9/A4.0 FOR SIGNAGE REQUIREMENTS
- 8B

ACCESSIBLE RESTROOM SIGNAGE (MOUNTED ON DOOR)
FOR REFERENCE, SEE DETAIL 9/A4.0 FOR SIGNAGE REQUIREMENTS
- 9

WATER RESISTANT G.W.B. W/ ENAMEL PAINT FINISH
- 10

TIGHT FITTING INSULATION AROUND ALL EXPOSED LAVATORY PIPING.
- 11

60" DIA. CLEAR SPACE
- 12

30" MIN. X 48" MIN. LAVATORY KNEE CLEARANCE AREA
SEE REFERENCE DETAIL 3/A4.0
- 13

CONCRETE FINISH FLOOR W/ 6" INTEGRAL COVE BASE TILE
- 14

EXHAUST FAN TO EXTERIOR (MIN. 50 CFM/UNIT)
- 15

WALL SWITCH OCCUPANCY SENSOR:
'LUTRON', MODEL# LOS-SIR-HD-WH
SEE 'RESTROOM ELECTRICAL NOTES' FOR MOUNTING HEIGHT REQUIREMENTS
- 16

THRESHOLD
SEE REFERENCE DETAIL 7/A4.0 FOR DOOR THRESHOLD REQUIREMENTS
- 17

TOILET SEAT-COVER DISPENSER:
SEE DETAIL 4/A4.0 FOR MOUNTING HEIGHT REQUIREMENTS
- 18

FRP (FIBERGLASS REINFORCED PANEL) WAINSCOT
- 19

TOILET TISSUE DISPENSER:
SEE DETAIL 1/A4.0 FOR MOUNTING HEIGHT REQUIREMENTS
- 20

BREAK ROOM SINK (HANDICAP ACCESSIBLE):
'KOHLER' 'VAULT' MODEL# K-3894, TOP-MOUNT/UNDER-MOUNT
KITCHEN SINK,
BOWL DEPTH 6 3/8".
SEE DETAIL 3/A4.0 FOR LAVATORY REQUIREMENTS
- 21

BREAK ROOM SINK FAUCET (HANDICAP ACCESSIBLE):
'KOHLER' 'FORTE' MODEL# K-10441, REMOTE VALVE KITCHEN SINK FAUCET
- 22

P-LAM COUNTER W/ CABINETS BELOW AND ABOVE
- 23

VINYL TILE W/ 6" BASE TILE
- 24

RANGE HOOD PER CMC 403.7
- 25

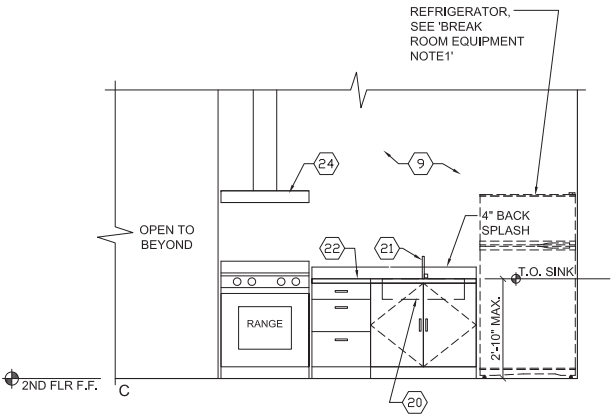
SKYLIGHT ABOVE

ELECTRICAL NOTES

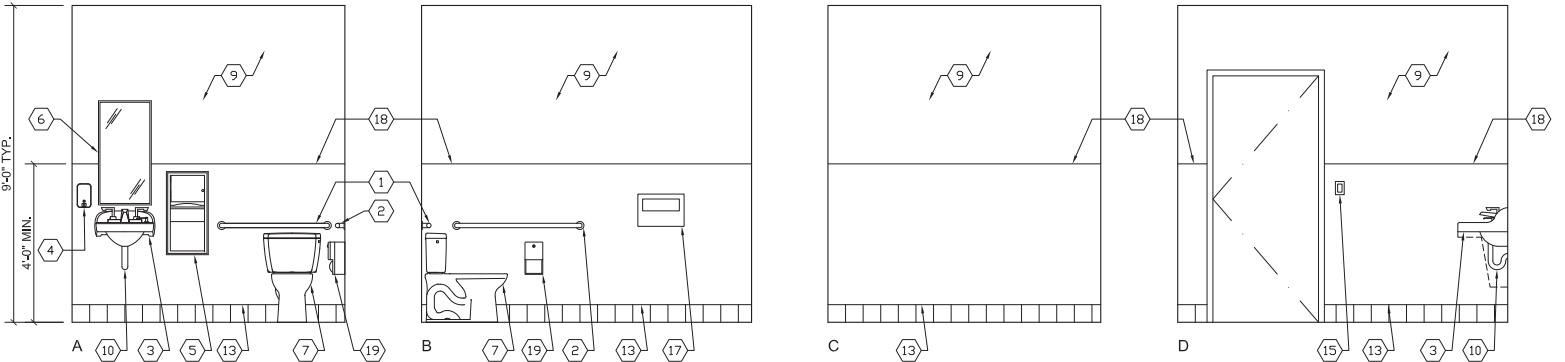
1. ALL ELECTRICAL SWITCHES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR.
2. ALL ELECTRICAL RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR.

BREAK ROOM EQUIPMENT NOTES

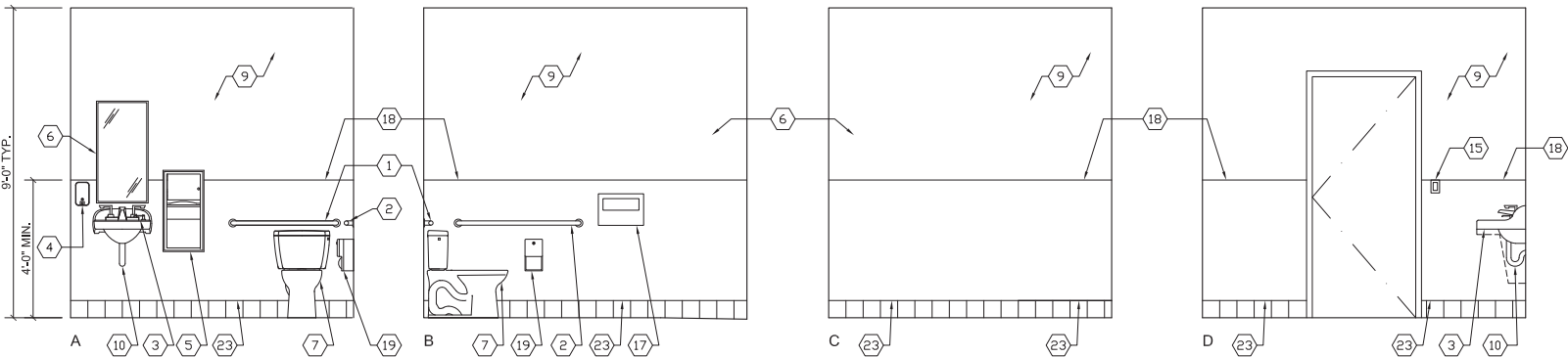
1. PER CBC 11B-904.6.6 'COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE'.



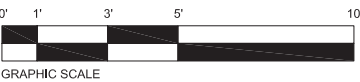
5 SECOND FLOOR BREAK ROOM INTERIOR ELEVATIONS: BREAK 205
SCALE: 1/2" = 1'-0"



3 FIRST FLOOR RESTROOM INTERIOR ELEVATIONS: UNISEX 104
SCALE: 1/2" = 1'-0"



4 SECOND FLOOR RESTROOM INTERIOR ELEVATIONS: UNISEX 206
SCALE: 1/2" = 1'-0"

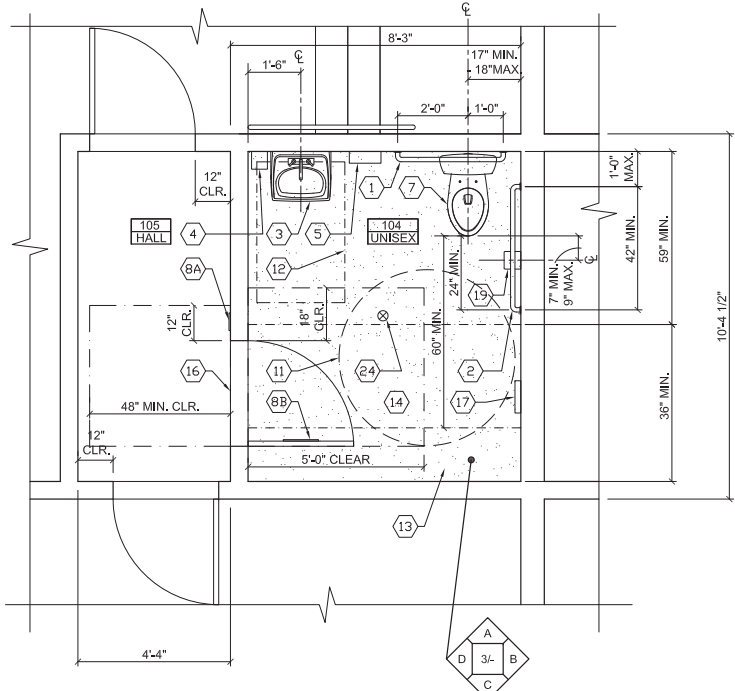


FLOOR PLAN LEGEND

- (E) WALL

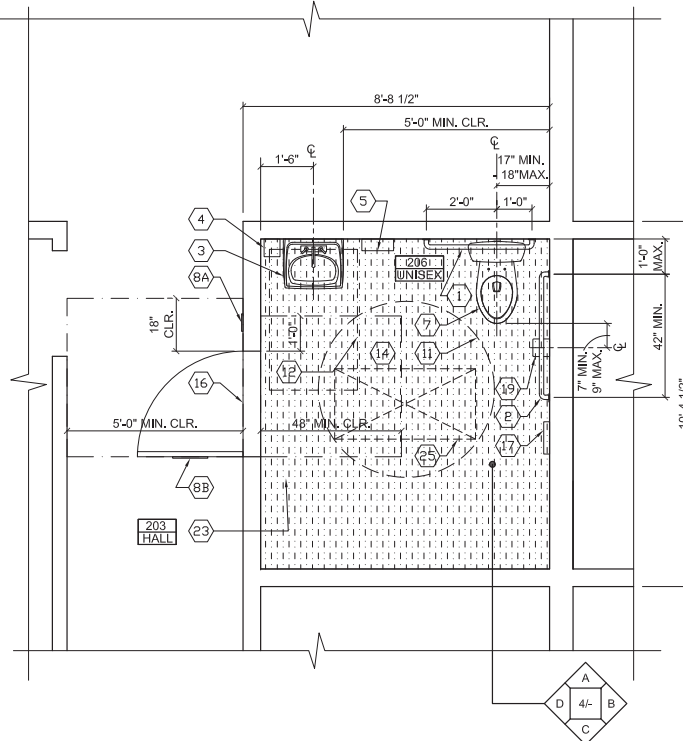
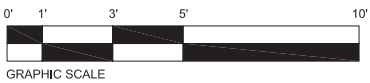
FINISH FLOOR
SEE 'TOILET KEYNOTE 13'

FINISH FLOOR
SEE 'TOILET KEYNOTE 23'

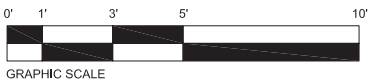


NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS OF (E) TOILET ROOM IN FIELD.

1 ENLARGED FIRST FLOOR RESTROOM PLAN: UNISEX 104
SCALE: 1/2" = 1'-0"



2 ENLARGED SECOND FLOOR RESTROOM PLAN: UNISEX 206
SCALE: 1/2" = 1'-0"



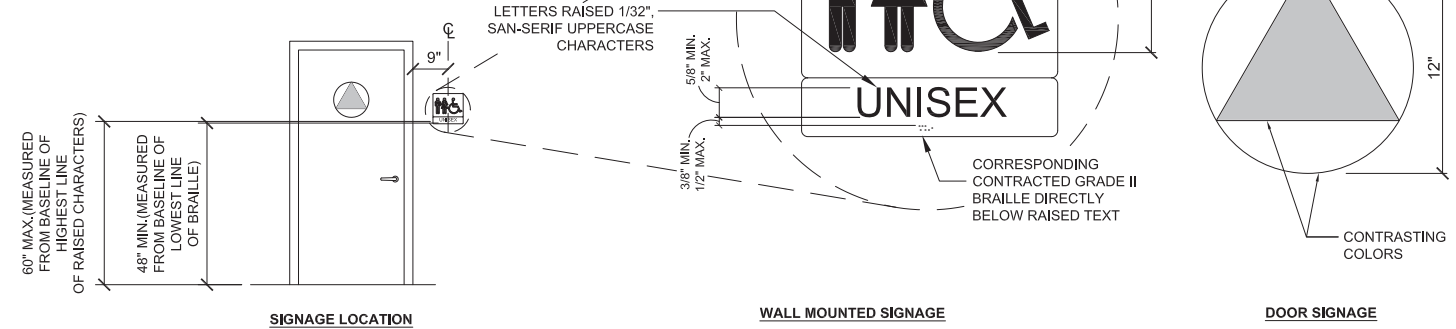
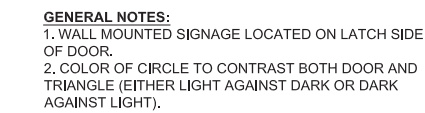
REVISIONS	BY



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

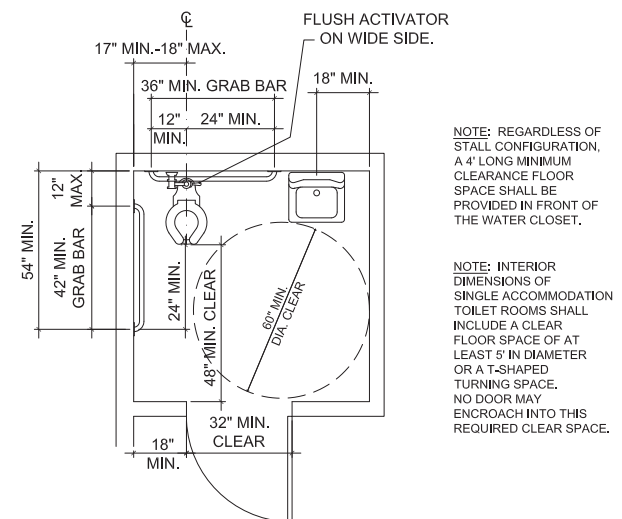
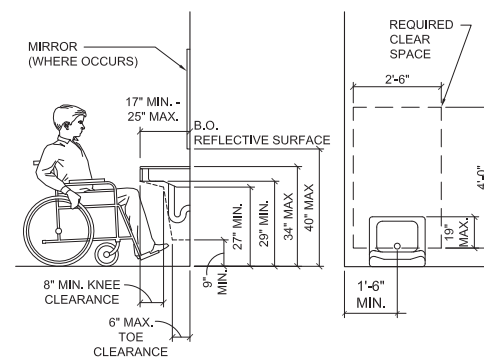
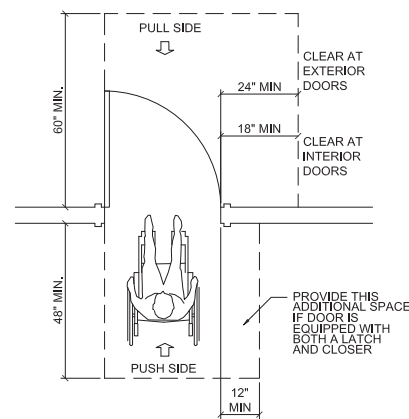
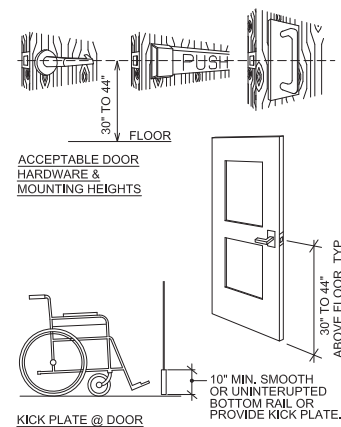
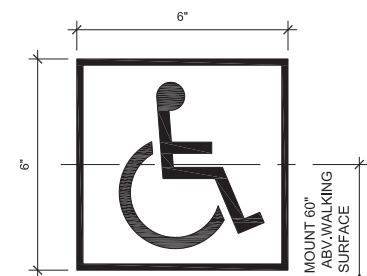
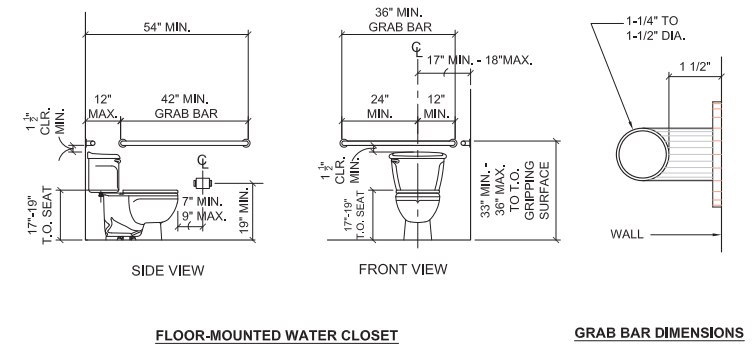
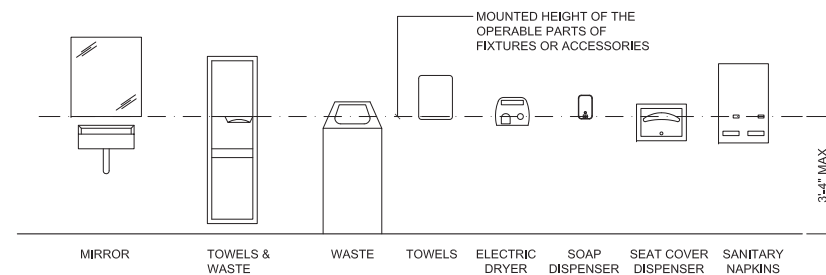
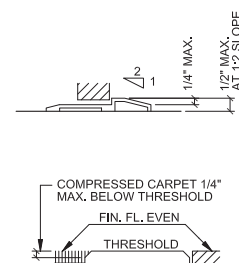
ENLARGED RESTROOM
FLOOR PLANS AND INTERIOR ELEVATIONS

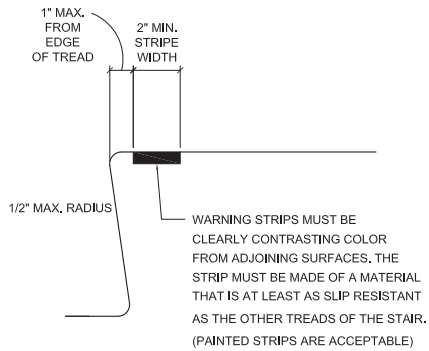
DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1210
SHEET	A3.0



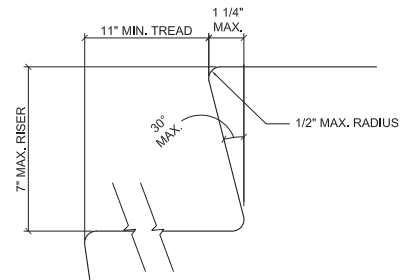
NOTE:
RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER.

9 IDENTIFICATION SYMBOLS FOR UNISEX SANITARY FACILITIES
SCALE: N.T.S.

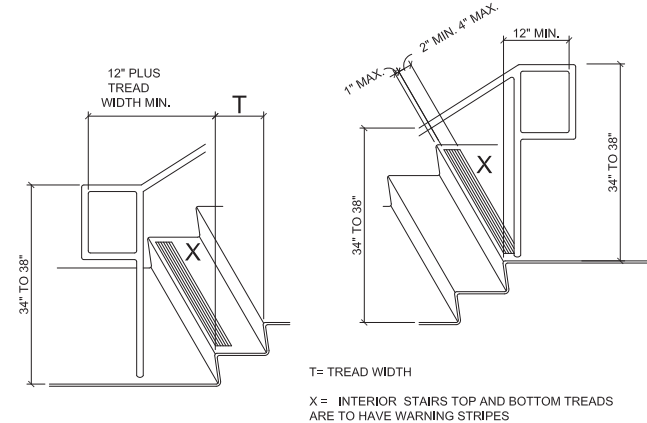




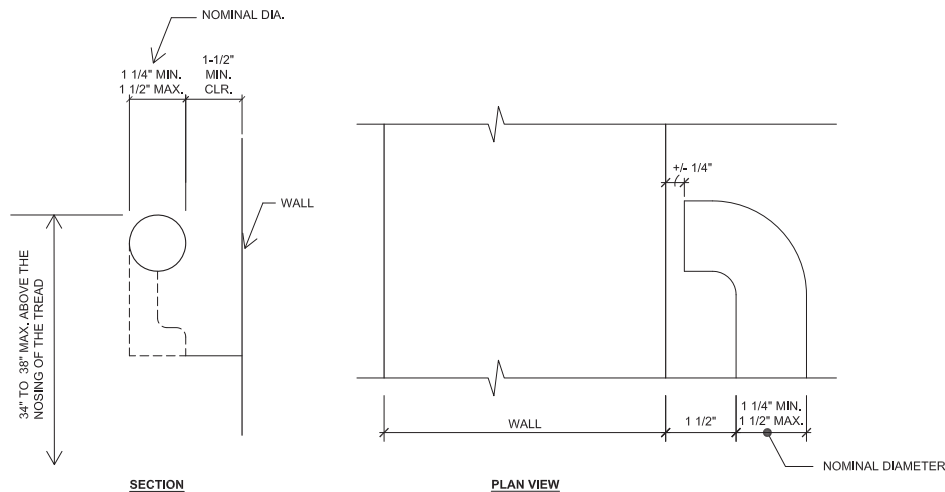
3 STAIR WARNING STRIPE REQUIREMENTS
SCALE: N.T.S.



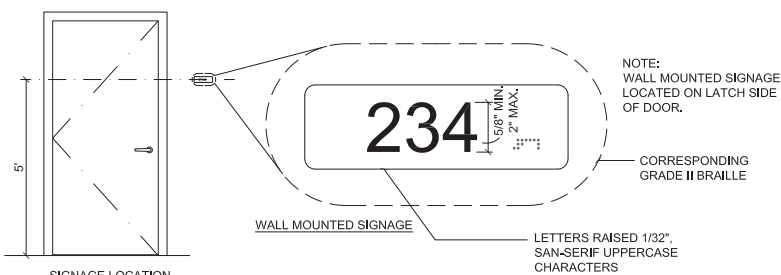
2 STAIR NOSING, TREADS & RISERS
SCALE: N.T.S.



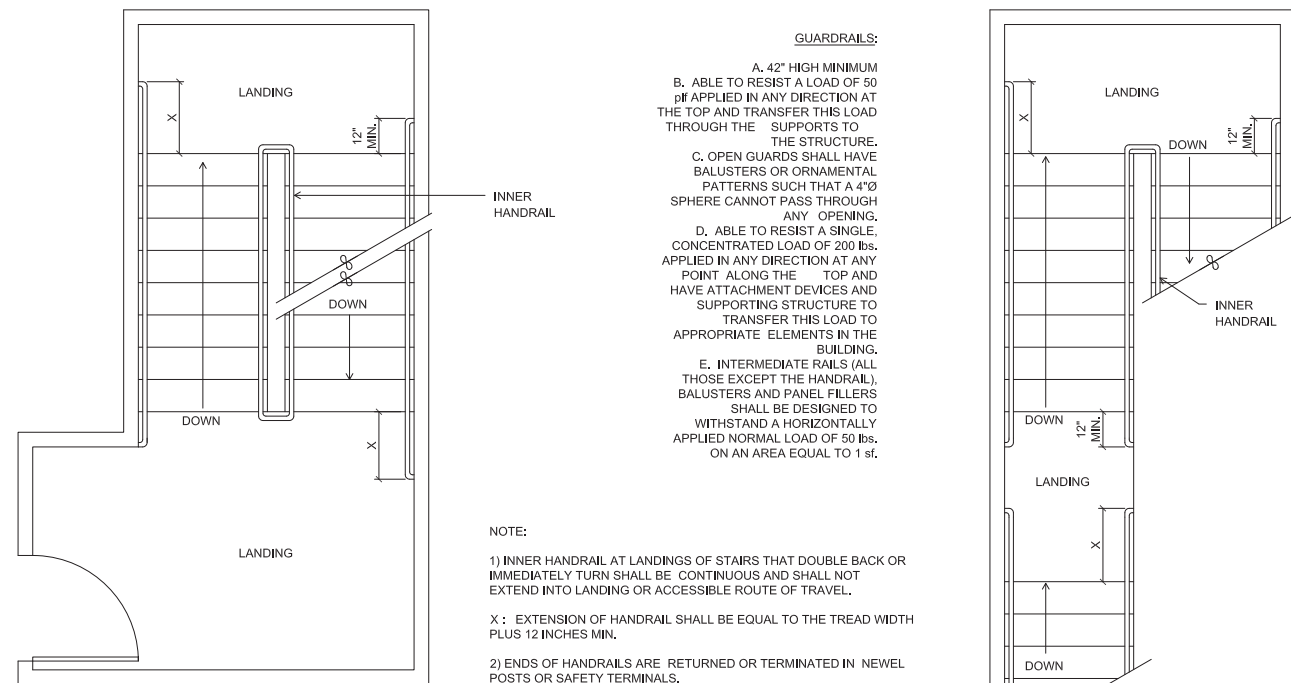
1 WARNING STRIPING AND HANDRAIL EXTENSIONS
SCALE: N.T.S.



4 STAIR HANDRAIL
SCALE: N.T.S.



5 ROOM SIGNAGE
SCALE: N.T.S.



6 STAIR HANDRAILS
SCALE: N.T.S.

REVISIONS	BY



CONDITIONAL USE
AUTHORIZATION APPLICATION
1233 CONNECTICUT STREET
SAN FRANCISCO, CA

REFERENCE ACCESSIBILITY DETAILS

DATE	25 JUNE 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1210
SHEET	A4.1