



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 2, 2017
CONTINUED FROM: OCTOBER 19, 2017
CONSENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 26, 2017
Case No.: **2015-003310CUA**
Project Address: **1 Ardath Court**
Zoning: RH-2 (Residential House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4712/008
Project Sponsor: Hafsa Burt, HB&A Architects
100 Pine Street, Suite 1250
San Francisco, CA 94111
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes construct a new one-story, approximately 5,670 square foot community facility for the residents of the Northridge Cooperative Homes. The proposed community facility would contain two computer rooms totaling 689 square feet, a fitness room totaling 542 square feet, and a community meeting space totaling 2,062 square feet, along with utilities and support spaces. The project is proposed on a vacant portion of the site.

SITE DESCRIPTION AND PRESENT USE

The project is located on an irregular lot, with multiple non-contiguous segments totaling 484,750 square feet (11.12 acres) in size, in the Bayview neighborhood. The project site is a small portion of the total site and is located at the northeast corner of Hudson Court and Ingalls Street. The project site is located within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. The project site is a currently vacant, mostly flat area that sloped downward at the northern and easternmost sections of the site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within a neighborhood that is predominantly residential in character, with some educational facilities and light industrial uses interspersed between large residential developments. The site is located within the Bayview Hunters Point Redevelopment Area. The project site is bounded on

all sides by attached townhome residences. The Northridge Cooperative Homes contains 300 affordable housing units generally developed as three-story attached residences.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 29, 2017	September 27, 2017	22 days
Posted Notice	20 days	October 13, 2017	October 13, 2017	20 days
Mailed Notice	20 days	October 13, 2017	October 13, 2017	20 days

The proposal requires neighborhood notification per Planning Code Section 311, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received no comments from any individual or organization regarding this proposal.

ISSUES AND OTHER CONSIDERATIONS

- Background: When the Redevelopment Plan expired on January 1, 2009, land use regulations of the Redevelopment Plan no longer applied, placing the Bayview Hunters Point Redevelopment Plan Area A, under the jurisdiction of the Planning Department and the San Francisco Planning Code. The Zoning Administrator has determined that new development, a change of use or major modification on these sites would require a Planned Unit Development-Conditional Use Authorization, since large-scale development (akin to Northridge Cooperative Homes) would typically be subject to Planning Code Section 304. Therefore, the Project Sponsor is seeking modification of a Conditional Use Authorization-Planned Unit Development with a rear yard modification to establish a new community facility on the project site in order to serve the residents of the Northridge Cooperative Homes.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization for modification of a Planned Unit Development to allow for the construction of a new one-story community facility building and a modification to the requirements for rear yard (Planning Code Section 134), pursuant to Planning Code Sections 209.1, 303 and 304, within the RH-2 Zoning District and 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The Project would provide residents of the Northridge Cooperative Homes with a community amenity without displacing any existing amenities or dwelling units.
- The Project would not impact any of the existing dwelling units located on the project site.
- The Project would not impact the pattern of open space currently available on the project site.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

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

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

MAC
Planner's Initials

MC: M:\Planning Production\ID2\A4A7DADC-B0DC-4322-BD29-F6F07103C6E0\01949000-949999\949732\ILL\Executive Summary (ID 949732).docx



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: NOVEMBER 2, 2017

Case No.: **2015-003310CUA**
Project Address: **1 Ardath Court**
Zoning: RH-2 (Residential House, Two Family) Zoning District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A MODIFICATION TO A PLANNED UNIT DEVELOPMENT-CONDITIONAL USE AUTHORIZATION, PURSUANT TO SECTIONS 209.1 303 AND 304 OF THE PLANNING CODE, WITH MODIFICATIONS TO PLANNING CODE REQUIREMENTS FOR REAR YARD (PLANNING CODE SECTION 134), TO CONSTRUCT A ONE-STORY COMMUNITY FACILITY (5,670 SQUARE FEET) LOCATED AT LOT 008 IN ASSESSOR'S BLOCK 4712 WITHIN THE RH-2 (RESIDENTIAL HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 17, 2015, Hafsa Burt (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 303, and 304 to construct a one-story community facility within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.

On November 2, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-003310CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2015-003310CUA 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. 2015-003310CUA, 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 an irregular lot, with multiple non-contiguous segments totaling 484,750 square feet (11.12 acres) in size, in the Bayview neighborhood. The project site is a small portion of the total site and is located at the northeast corner of Hudson Court and Ingalls Street. The project site is located within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. The project site is a currently vacant, mostly flat area that sloped downward at the northern and easternmost sections of the site.
3. **Surrounding Properties and Neighborhood.** The project site is located within a neighborhood that is predominantly residential in character, with some educational facilities and light industrial uses interspersed between large residential developments. The site is located within the Bayview Hunters Point Redevelopment Area. The project site is bounded on all sides by attached townhome residences. The Northridge Cooperative Homes contains 300 affordable housing units generally developed as three-story attached residences.
4. **Project Description.** The project sponsor proposes construct a new one-story, approximately 5,670 square foot community facility for the residents of the Northridge Cooperative Homes. The proposed community facility would contain two computer rooms totaling 689 square feet, a fitness room totaling 542 square feet, and a community meeting space totaling 2,062 square feet, along with utilities and support spaces. The project is proposed on a vacant portion of the site.
5. **Public Comment.** To date, the Department has received no comments from any individual or organization regarding this proposal.
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. **Rear Yard.** Planning Code Section 134 requires that a minimum rear yard depth in the RH-2 Zoning District be equal to 45 percent of the lot depth on which the building is situated.

Although the lot on which the Project is located is within both the RH-1 Zoning District and the RH-2 Zoning District, the Project is entirely located on the portion of the lot within the RH-2 Zoning District; therefore, the Project is subject to rear yard requirement for the RH-2 Zoning District. The Project is located within the required rear yard; therefore, the Project is seeking a modification of the rear yard requirement as part of the Planned Unit Development-Conditional Use Authorization (See Below).

- B. **Use.** Per Planning Code Section 209.1, establishment of a community facility in the RH-2 Zoning District requires a Conditional Use Authorization.

The Project Sponsor has requested Conditional Use Authorization from the Planning Commission to establish a community facility.

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

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

The project site is located in an area of the City that has maintained a mix of industrial, commercial and residential uses. As part of the adoption of the Bayview Hunters Point Area Plan in 2006, the project site was rezoned to RH-1 and RH-2; districts which primarily allow for residential uses. The proposed community facility will provide a valuable amenity to residents of the Northridge Cooperative Homes. The Project is necessary and desirable for, and compatible with, the neighborhood and the subject housing developments. The proposed building would be a small one-story structure, totaling approximately 5,670 square feet in building area. The small size of the building, and the intensity of use proposed, is appropriate for the neighborhood and the subject neighboring housing developments.

- 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 is a relatively flat vacant area of the lot. Over the course of the Department's review, the project has been modified to limit the extent of the structure to the flat portions of the lot, thus limiting the scale of the structure from the homes downhill. With this

arrangement of the structure, the project is not detrimental to the health, safety, convenience, or general welfare or persons residing or working in the vicinity.

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

The Project will have minimal impact on traffic. No off-street parking is required for the Project per Planning Code Section 151.

The Project would not significantly impact on-street loading capacity. The proposed community facility would not be a delivery-intensive use, and the Project is not required to provide an off-street loading space per Section 152 of the Planning Code.

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

The Project is subject to the standard conditions of approval regarding noise, glare, dust and odor. However, the proposed use is not expected to create such emissions.

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

The Project does not propose any additional landscaping, screening, open spaces, parking or loading areas, service areas, or lighting. Any signs would be subject to 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.

- 8. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

- 1) *In the RH-2 Zoning District, Planning Code Section 134 requires a minimum rear yard equal to 45 percent of the lot depth on which the building is situated. Therefore, the Project is*

required to provide 45 percent of the lot depth as a rear yard. The Project would locate the proposed community facility within the required rear yard.

Since the Project would be located on an irregular lot with multiple non-contiguous segments, the Commission finds this modification to be justified given the small scale of the Project and the overall configuration of the dwelling units and accessory structures. Due to the irregularity of the lot, location of the rear yard cannot be determined. The Project is located in the least impactful location on the subject lot, relative to the existing condition and the surrounding residences.

- B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as stated below.

- 2) Provides off-street parking adequate for the occupancy proposes.

The Project will have minimal impact on traffic. Street parking is available on both Hudson Court and Ingalls Street, adjacent to the project site. No off-street parking spaces are required for the Project per Planning Code Section 151. Therefore, the Project would provide off-street parking that is adequate for the use at the Property.

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project is not required to provide any on-site open space for the community facility use. The dwelling units in the remainder of the development would remain code-complying with private open spaces and other common open spaces dispersed throughout the lot.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by [Article 2](#) of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

No dwelling units are proposed. The Project does not impact any of the existing residences.

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The Project is located in a Residential District; however, the proposed community facility is considered an institutional use under the Planning Code. Additionally, the use is intended to only serve residents in the immediate vicinity and is an allowed use under Section 209.1 of the Planning Code. As the use requires Conditional Use Authorization, the Project Sponsor has included the request to establish this use as part of this proposal.

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project is not requesting any exceptions to the height limits.

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not located in an NC District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

The Project is not located in an NC District.

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The Project is not located in a RTO or NC District.

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees on the project site.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The Project provides substantial landscaping and permeable surfaces within the front setback area to comply with Section 132 (g) and (h).

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

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

The Project would provide a new community facility to residents of the Northridge Cooperative Homes, providing recreation and services for residents of the development and complementing existing public and private facilities in the area.

HOUSING ELEMENT

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

POLICY 4.10

Encourage or require the provision of recreation space in private development.

The Project will provide recreation and support amenities to residents of the development by utilizing a vacant, unutilized portion of the site as a community facility.

BAYVIEW HUNTERS POINT AREA PLAN

OBJECTIVE 5

PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

Policy 5.1

Preserve and enhance the existing character of residential neighborhoods.

Policy 5.1

Conserve the existing supply of Federally subsidized lower income housing.

The Project would provide additional amenities to the residents of the Northridge Cooperative Homes, enhancing the character of the neighborhood. The project is designed to fit within the existing character of the neighborhood by maintain an overall massing and height that is compatible with the massing and height of the residences of the development.

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.

No neighborhood-serving retail uses exist on the site.

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

The neighborhood contains primarily residential uses that will not be impacted by the proposed accessory office use.

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

No housing is created or removed as part of this project.

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

The Project will not impede Muni transit service in the area. The Project provides two handicap-accessible spaces directly next to the proposed building for visitors who cannot walk from the street. Street parking is available on both Hudson Court and Ingalls Street, adjacent to the project site. No off-street parking spaces are required for the Project per Planning Code Section 151.

- 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 proposed is a community facility for residents of the Northridge Cooperative Homes. The Project will not displace any industrial or service sector employment or ownership opportunities.

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

The Project will be built to the latest earthquake safety standards.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic resource are present on 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. 2015-003310CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 11, 2017, 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. 19748. 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 November 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 2, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for Conditional Use Authorization to modify a Planned Unit Development to allow for the new construction of a one-story building (5,670 square feet) for a community facility, and a modification to the requirements for rear yard located at 1 Ardath Court, Block 4712, and Lot 008, pursuant to Planning Code Sections 209.1, 303 and 304 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 11, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-003310CUA and subject to conditions of approval reviewed and approved by the Commission on November 2, 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 November 2, 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 - AFTER ENTITLEMENT

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

OPERATION

8. **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

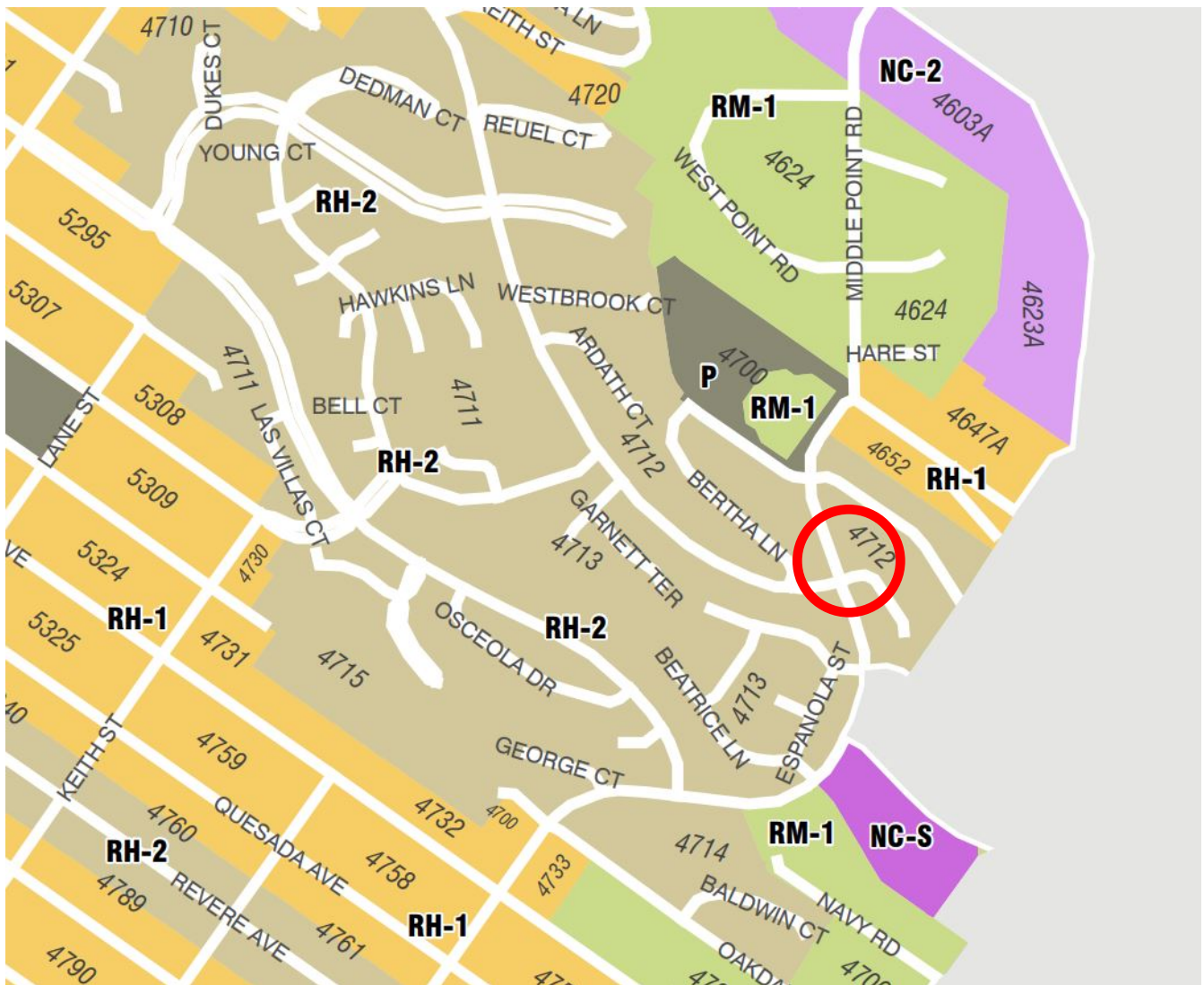


SUBJECT PROPERTY

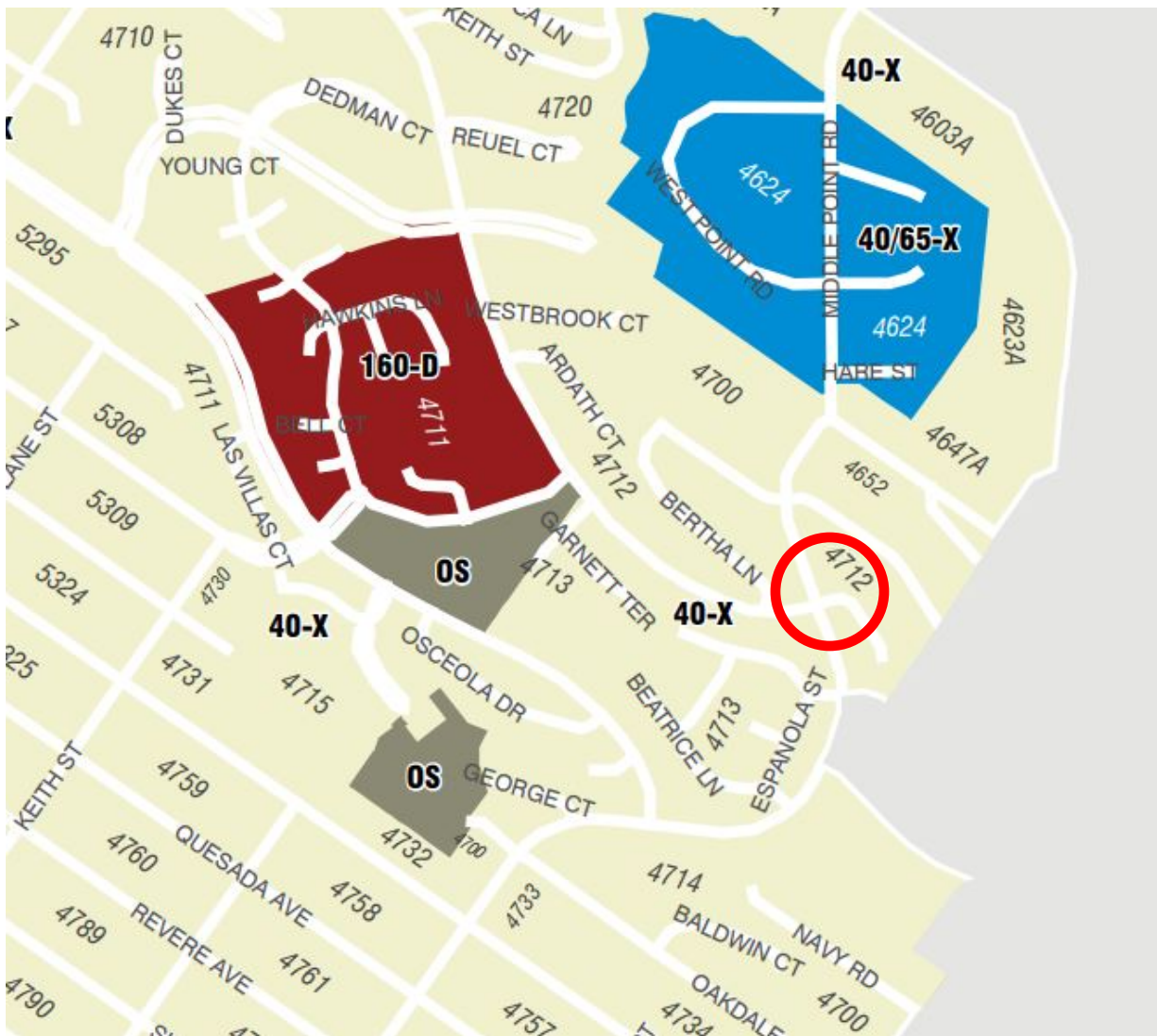


Conditional Use Authorization Hearing
Case Number 2015-003310CUA
Community Facility
1 Ardath Court

Zoning District Map

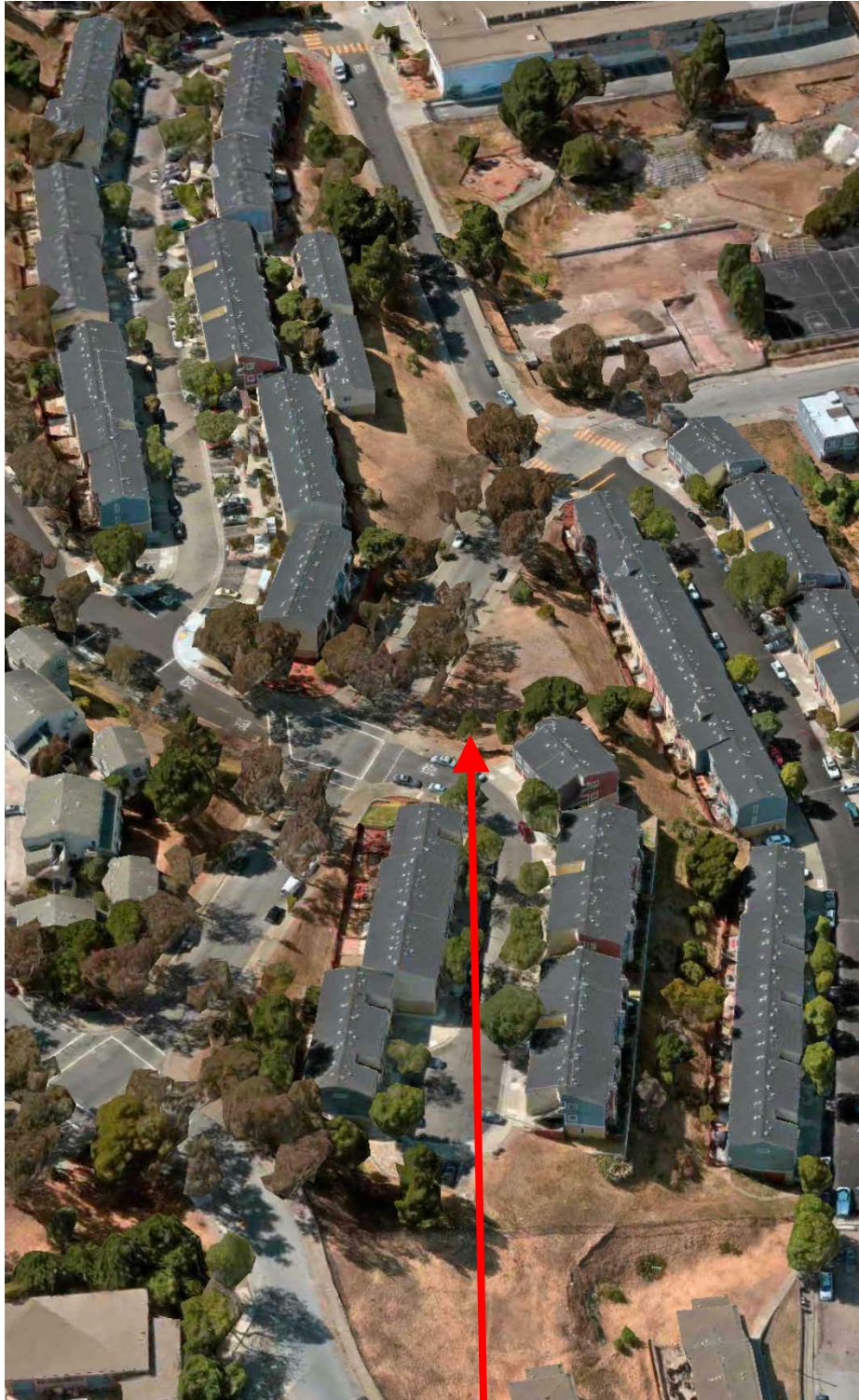


Height and Bulk District Map



Conditional Use Authorization Hearing
Case Number 2015-003310CUA
Community Facility
1 Ardath Court

Aerial Photo



SUBJECT PROPERTY



Site Photo



Conditional Use Authorization Hearing
Case Number 2015-003310CUA
Community Facility
1 Ardath Court

ABBREVIATIONS GENERAL NOTES

#	Pound OR Number
&	And
@	At
(E)	Existing
(N)	New
ACT	Acoustic Ceiling Tile
ADA	Area Drain
ADA	Accessible per
ADA	ADA requirements
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CTR	Center
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTVD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene
EQ	Equal
EXIST	Existing
EQ	Also (E)
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HLW	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTLSS	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TOC	Top Of
TOS	Top Of Concrete
TPD	Toilet Paper Dispenser
TID	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
US	Underside
VIF	Verify In Field
VP	Vision Panel
WD	With
WD	Wood

1. INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN.
2. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ANALYZE CONTRACT DOCUMENTS FORTHWITH AND REPORT IN WRITING TO THE ARCHITECT ANY INCONSISTENCIES DISCOVERED THEREIN.
4. CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR CONFORMANCE WITH ANY AND ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO U.B.C., N.E.C., N.C.P., FIRE AND SAFETY CODES, LATEST EDITIONS.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS AND NOTICES AUTHORIZING CONSTRUCTION, PAY FOR ALL FEES FOR PERMITS, AND CHECK GOVERNING AUTHORITIES SPECIFICATIONS FOR DESIGN BUILD SYSTEMS REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE REQUIRED.
6. PROVIDE ALL ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED JOB.
7. VERIFY EXTENT OF WORK FOR EXACT QUANTITIES, LOCATIONS AND TYPES OF ITEMS. REFER TO OWNER EQUIPMENT AND FURNITURE DRAWINGS FOR LOCATION OF THEIR RELATED UTILITIES, FIXTURES, CONDUITS, OUTLETS, ETC.
8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
9. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS; AMONG OTHER THINGS, DETERMINE DERIVATIVE SIZES.
10. "V.I.F." MEANS VERIFY IN FIELD.
11. "V.W.A." MEANS VERIFY WITH ARCHITECT.
12. "ALIGN," MEANS ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
13. VERIFY PARTITION THICKNESS AND CAVITY FOR INTERNAL INCLUSIONS, SUCH AS PLUMBING, AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS, BOXES AND THE LIKE.
14. PARTITIONS ARE DIMENSIONED TO FACE OF STUD, UNLESS OTHERWISE NOTED.
15. HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, UNLESS OTHERWISE NOTED.
16. DO NOT DETERMINE DIMENSIONS FROM SCALING DRAWINGS.
17. DIMENSIONS NOTED "CLEAR" OR "CLR." ARE MINIMUM REQUIREMENTS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
18. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQUIRED FOR CONNECTION FOR ALL INTERIOR AND EXTERIOR TRIM AND FINISHES.
19. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION
20. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
21. THE CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO PLACEMENT OF ORDER + INSTALLATION.

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSION PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE OWNER.
2. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.
3. CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION DISCOVER IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.
4. DO NOT SCALE DRAWINGS. SUBMITT A REQUEST FOR INFORMATION TO CLARIFY DIMENSIONS NOT CONTAINED EITHER IN PRINTED OR DIGITAL DRAWINGS
5. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH PROJECT CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN CONTRACT.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT REQUIRED LOCATIONS AT ALL WALL MOUNTED SHELVING, TABLES, ETC.
7. NO EXTRA FEES OR COST WILL BE ENTERTAINED FOR LACK OF COORDINATION.
8. CONTRACTOR IS RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT-GOODS (SMALLWARES, ETC.) DURING REGULAR CONSTRUCTION HOURS.
9. INTERIOR WALLS TO BE 5/8" GYP. BD. ON EACH SIDE OF NEW OR EXISTING STUDS UNLESS NOTED OTHERWISE.
10. EXTEND INTERIOR PARTITION WALLS 6" ABOVE CEILING FOR SUPERIOR LATERAL ATTACHMENT, PROVIDE "L-METAL" AS REQUIRED.
11. ALL WALLS TO BE TAPED, SANDED AND PAINTED AS PER FINISH SCHEDULE AND/OR COLOR SCHEME DETERMINED BY ARCHITECT
12. VERIFY WITH OWNER LOCATION OF WALLS TO RECEIVE WALL COVERINGS, PREPARE WALLS WITH ONE COAT OF PRIMER.
13. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS AT ALL TIMES DURING CONSTRUCTION.
14. PROVIDE BINDER CONTAINING ALL EQUIPMENT MANUALS.
15. PROVIDE INSTALLATION, ASSEMBLY, AND UNLOADING OF ALL SPECIAL EQUIPMENT.
16. PROVIDE SEPARATE SWITCHES FOR EACH TYPE OF LIGHT FIXTURE.
17. REFER TO REFLECTED CLG PLAN FOR LIGHT FIXTURE SCHEDULE.
18. CONTRACTOR SHALL INSTALL ALL ARTWORK AND DECOR, INCLUDING WALL HUNG PICTURES AS DIRECTED BY CLIENT. ART WORK IS NOT PART OF THIS PROJECT.
19. ALL WORK SHALL CONFORM TO THE LATEST ISSUE OF THE BUILDING STANDARD SPECIFICATIONS AND DETAILS
20. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL NON-BUILDING STANDARD MATERIALS FOR REVIEW BY TENANT REPRESENTATIVE OR ARCHITECT. REFER TO CONSTRUCTION DETAILS AND FINISHES IN THIS PROJECT FOR REQUIRED ITEMS.
21. ALL WORK AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK SHALL BE COORDINATED WITH CONTRACTOR, TENANT REPRESENTATIVE (WHEN APPLICABLE) AND BUILDING OWNER REPRESENTATIVE WITH RESPECT TO DELIVERY AND STORAGE.
22. PRIOR COMMENCEMENT OF WORK, CONTRACTOR TO APPOINT A REPRESENTATIVE FOR LIAISON WITH OWNER AND ARCHITECT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL COORDINATE SUCH WITH TENANT REPRESENTATIVE.
24. CONTRACTOR SHALL PERFORM NO WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.
25. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING TO ENSURE MINIMUM REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE MET.
26. DIMENSIONS SHALL NOT BE MODIFIED WITHOUT ARCHITECTS WRITTEN APPROVAL.
27. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
28. CONTRACTOR SHALL CAREFULLY CHECK FIELD CONDITIONS COORDINATING THEM WITH THE CONTRACT DOCUMENTS FOR ACCURACY AND CONFIRMING THAT THE WORK IS FEASIBLE WITH PROJECT, BEFORE CONSTRUCTION BEGINS.
29. MECHANICAL, ELECTRICAL, AND PLUMBING WORK UNDER SEPARATE CONTRACTS. NOT INCLUDED IN THIS SET OF DRAWINGS.

SYMBOLOLOGY

Room name	Room identification	11	Wall reference	A101	Elevation marker
150 SF	Covered floor area	101	Door reference		Reference view
0	Grid lines references	11	Casework and equipment reference	20 R @ 7 1/2"	#Risers@ riser height
1 SIM A101	Callout marker Detail reference Sheet reference	11	Window reference		North reference
	Spot elevation markers	1 SIM A101	Section marker Detail reference Sheet reference		Revision marker



EXTERIOR RENDER VIEW FROM STREET

PROJECT DIRECTORY

ARCHITECTS - JOINT VENTURE:

HB+A ARCHITECTS
100 PINE STREET, SUITE 1250,
SAN FRANCISCO, CA. 94111
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Fax: 866-501-8083
&
OAKLEY & OAKLEY
7700 EDGEWATER DRIVE, SUITE 615
OAKLAND, CA 94621
Phone: 510-562-6028
Fax: 510-562-6043

OWNER
DEVELOPMENT SPONSOR
NORTHRIDGE COOPERATIVE HOMES
ONE ARDATH COURT
SAN FRANCISCO, CA 94124
415-647-0220 OFF

ENGINEERING
STRUCTURAL & CIVIL ENGINEERS:
OAKLEY & OAKLEY
7700 EDGEWATER DRIVE # 615
OAKLAND, CA. 94621

AGENCIES DIRECTORY

CITY BUILDING INSPECTION
CITY OF SAN FRANCISCO, BUILDING DEPARTMENT
1660 MISSION ST. SAN FRANCISCO, CA 94103
(415) 554-6920

CITY PLANNING AND ZONING:
CITY OF SAN FRANCISCO
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103
(415) 558-6370

HEALTH DEPARTMENT:
COUNTY OF SAN FRANCISCO ENVIRONMENTAL HEALTH
1390 MARKET STREET, SUITE 210
SAN FRANCISCO, CA 94102
(415) 252-3800

POLICE SERVICES:
CITY OF SAN FRANCISCO, POLICE DEPARTMENT
455 7th STREET SAN FRANCISCO, CA 94124
(415) 671-2300

CITY FIRE PROTECTION:
CITY OF SAN FRANCISCO FIRE PREVENTION:
1660 MISSION ST, 5TH FLOOR SAN FRANCISCO, CA 94102
(415) 558-6177

GAS AND ELECTRIC SERVICES:
PACIFIC GAS AND ELECTRIC
4801 OAKPORT BLVD. SAN FRANCISCO, CA 94520
(510) 437-2208

UNDERGROUND SERVICE ALERT:
USA NORTH 811
4900 NELSON AVE. SUITE A CONCORD, CA 94520
(800) 227-2600

TELEPHONE SERVICES:
PACIFIC BELL ENGINEERING DEPARTMENT
1129 'B' STREET ROOM 301 HAYWARD, CA 94541
(415) 551-2288

TCI CABLE TELEVISION:
COMCAST CABLE
260 POTRERO BLVD. SAN FRANCISCO, CA 94103
(800) 945-2288

POLICE SERVICES:
CITY OF SAN FRANCISCO, POLICE DEPARTMENT
455 7th STREET SAN FRANCISCO, CA 94124
(415) 671-2300

WATER SERVICES:
SAN FRANCISCO MUNICIPAL UTILITY DISTRICT
525 GOLDEN GATE SAN FRANCISCO, CA 94102
(415) 551-3000

BUREAU OF ENGINEERING
CITY OF SAN FRANCISCO
250 FRANK H. OGAWA PLAZA, 2nd FLOOR
SAN FRANCISCO, CA 94612
(510) 238-4777

COMMUNITY CENTER

NORTHRIDGE COOPERATIVE HOMES

1 Adarth Court, San Francisco CA 94124

BUILDING DATA

ADDRESS: 1 ARDATH COURT
PARCEL (BLOCK/LOT): 4712008
PARCEL AREA: 484,750 SQ FT
YEAR BUILT: 1983
UNITS 300
ZONING: RHI AND RH2
PROPOSED BUILDING TYPE: COMMUNITY CENTER ON AN INFILL LOT ON HUDSON & INGALLS
PROPOSED BUILDING AREA: 5,670 SF
OCCUPANCY TYPE: A
TYPE OF CONSTRUCTION: TYPE V - 1HR
PARKING: NONE REQUIRED
SPRINKLERED: DEFERRED APPROVAL

DRAWING INDEX

Sheet Number	Sheet Name
.00	PROJECT DIRECTORY
.CS	COVER SHEET
A0	FINISH GRADE PLAN, PLAT MAP, SITE IMAGES
A1	FLOOR PLAN, SOUTH AXONOMETRIC VIEW, SOUTH ELEVATION
A2	EAST, NORTH ELEVATIONS
A3	WEST ELEVATION, SECTION 4
A4	SECTIONS 1,2,3
A5	SITE PLAN
A6	REFLECTED CEILING PLAN
A7	PARTIAL FLOOR PLAN 01, INT ELEV AT FITNESS RM
A8	PARTIAL FLOOR PLAN 02, INT ELEV AT GREAT RM
A9	PARTIAL FLOOR PLAN 03, INT ELEV AT STORAGE RM
A10	PARTIAL PLAN, INT ELEV AT KITCHEN
A11	INTERIOR ELEVATIONS AT VESTIBULE
A12	INTERIOR ELEVATIONS AT PARLOR, FOYER
A13	INTERIOR ELEVATIONS AT COMPUTER RM 1,2
A14	PROJECT SCHEDULES

CODE

2016 California Building Standards Code:
2016 California Building Code (T24, Part 2).
2016 California Residential Code (T24, Part 2.5).
2016 California Electrical Code (T24, Part 3).
2016 California Mechanical Code (T24, Part 4).
2016 California Plumbing Code (T24, Part 5).
2016 California Energy Code (T24, Part 6).
2016 California Historical Code (T24, Part 8).
2016 California Fire Code (T24, Part 9).
2016 California Existing Building Code (T24, Part 10).
2016 California Green Building Code (T24, Part 11).
The Adoption and Amendments of California Building Standards Code.
2016 INTERNATIONAL EXISTING BUILDING CODE (CEBC)
2015 International Building Code (IBC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OWNERS REVIEW

THE CONSTRUCTION CONTRACT FOR THIS PROJECT IS TO BE DIRECTLY NEGOTIATED BETWEEN THE OWNER AND THE CONTRACTOR, AND THEY WILL ACT IN UNISON TO PROPERLY EXECUTE THE INTENT OF THESE AND OTHER DESIGN AND CONTRACT DOCUMENTS.

THIS SET OF DOCUMENTS (SHEETS LISTED IN DRAWING INDEX) COVERS GENERAL CONSTRUCTION ITEMS AND EXCLUDES ANY DESIGN OF SITE, MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLERS, LOCKS, CODES, OR FIRE PROTECTION WORK. ALSO EXCLUDES ANY EQUIPMENT ITEMS. SUCH EXCLUSIONS ARE COVERED UNDER SEPARATE WORK BY DESIGNERS AND CONSULTANTS WORKING INDEPENDENTLY FOR THE CONTRACTOR AND/OR OWNER.

BY USE OF THESE DOCUMENTS, THE OWNER AND THE CONTRACTOR CERTIFY THAT THEY HAVE REVIEWED THEM AND ARE IN AGREEMENT WITH THEIR CONTENT. FURTHERMORE, THE OWNER RECOGNIZES THAT IF ANY CHANGES ARE REQUIRED THEY WILL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND UNDER THE CONTRACTOR'S OR OWNER'S SUPERVISION.

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR COORDINATING THE ALL WORK AND PERMITS UNDER SEPARATE PROJECTS WITH THESE DESIGN DOCUMENTS TO ASSURE CODE COMPLIANCE AND CORRECTNESS OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL CON

NOT FOR
CONSTRUCTION

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Architects
A Joint-Venture



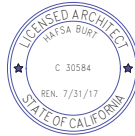
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OAKLAND, CA 94621
Phone: 510-562-6028
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HB+A ARCHITECTS
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Architecture & Site Development
Review for:

COMMUNITY CENTER

Northridge
Cooperative Homes
1 Adarth Court, San Francisco CA 94124



Submittal:

10.05.15 City plan review

03.01.17 City plan review

04.10.17 City plan review



Sheet Name

COVER SHEET

Date APRIL 2017

Drawn By MC

Checked By HB

Scale 3/8" = 1'-0"

Project No.

Comments

Sheet No.

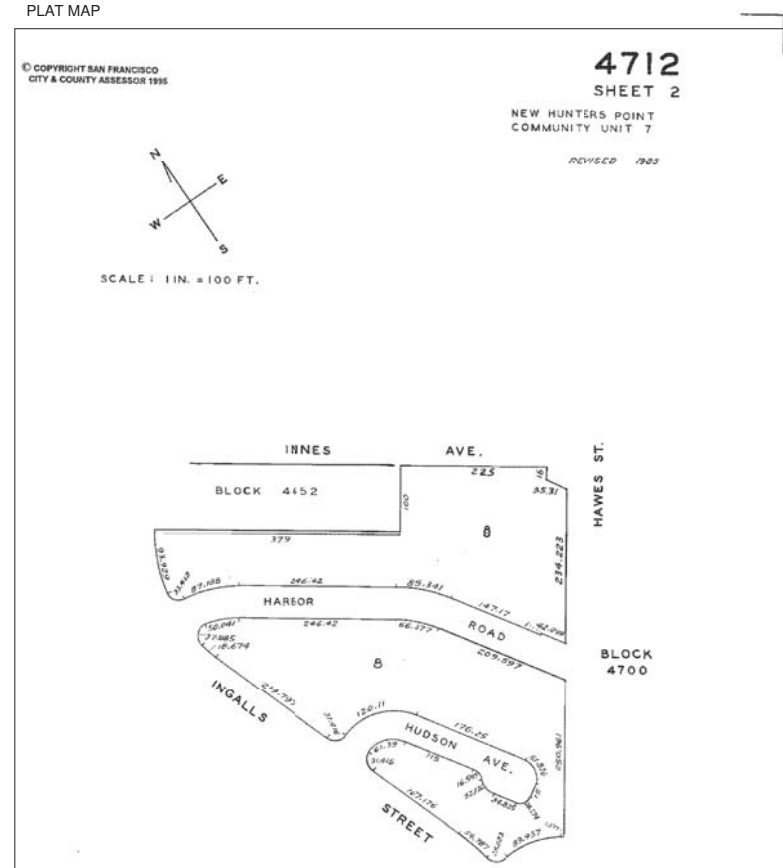
.CS



② FINISH GRADE PLAN
1/16" = 1'-0"



① LOCATION MAP
1" = 100'-0"



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CONSTRUCTION

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OAKLEY & OAKLEY
ARCHITECTS & ENGINEERS


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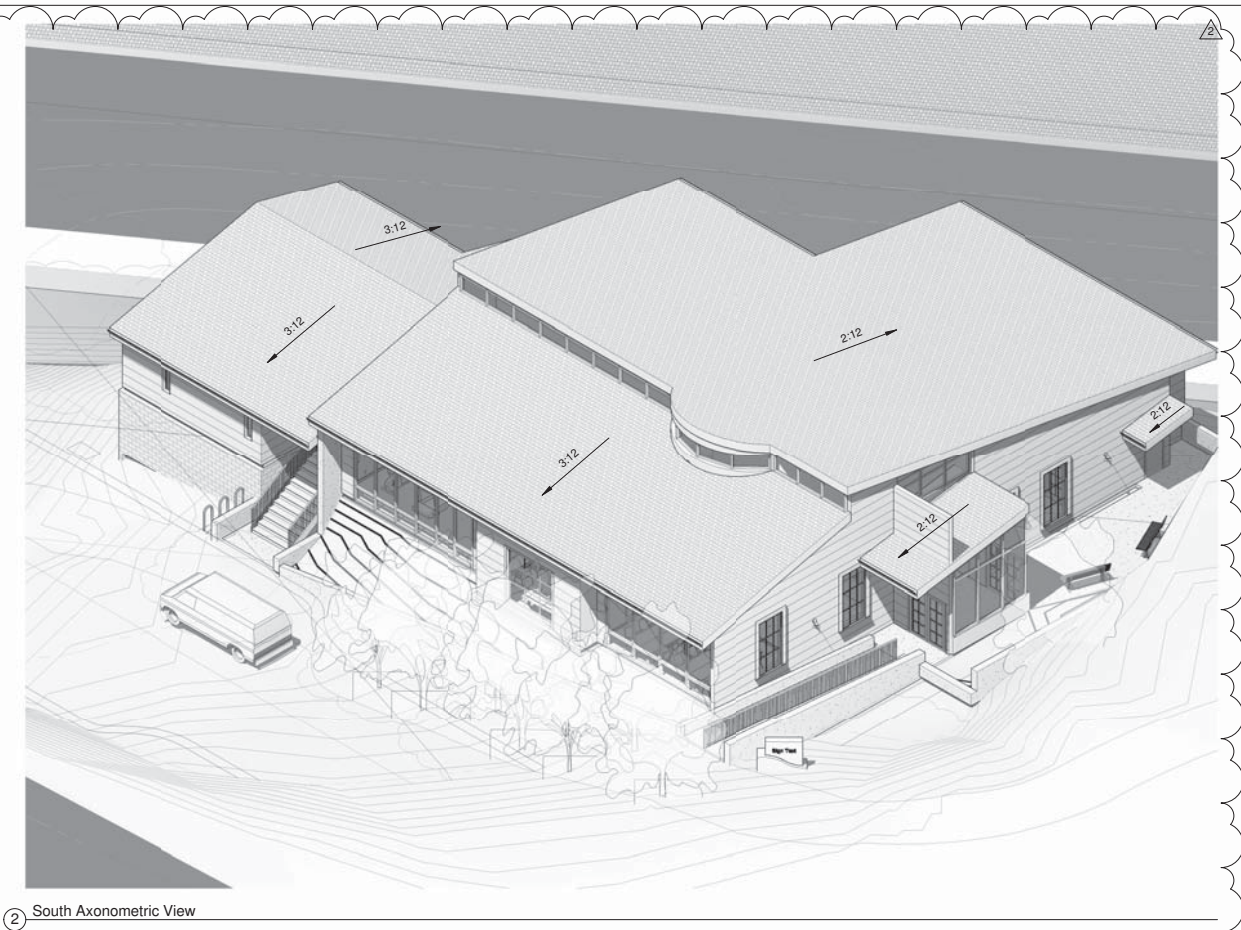
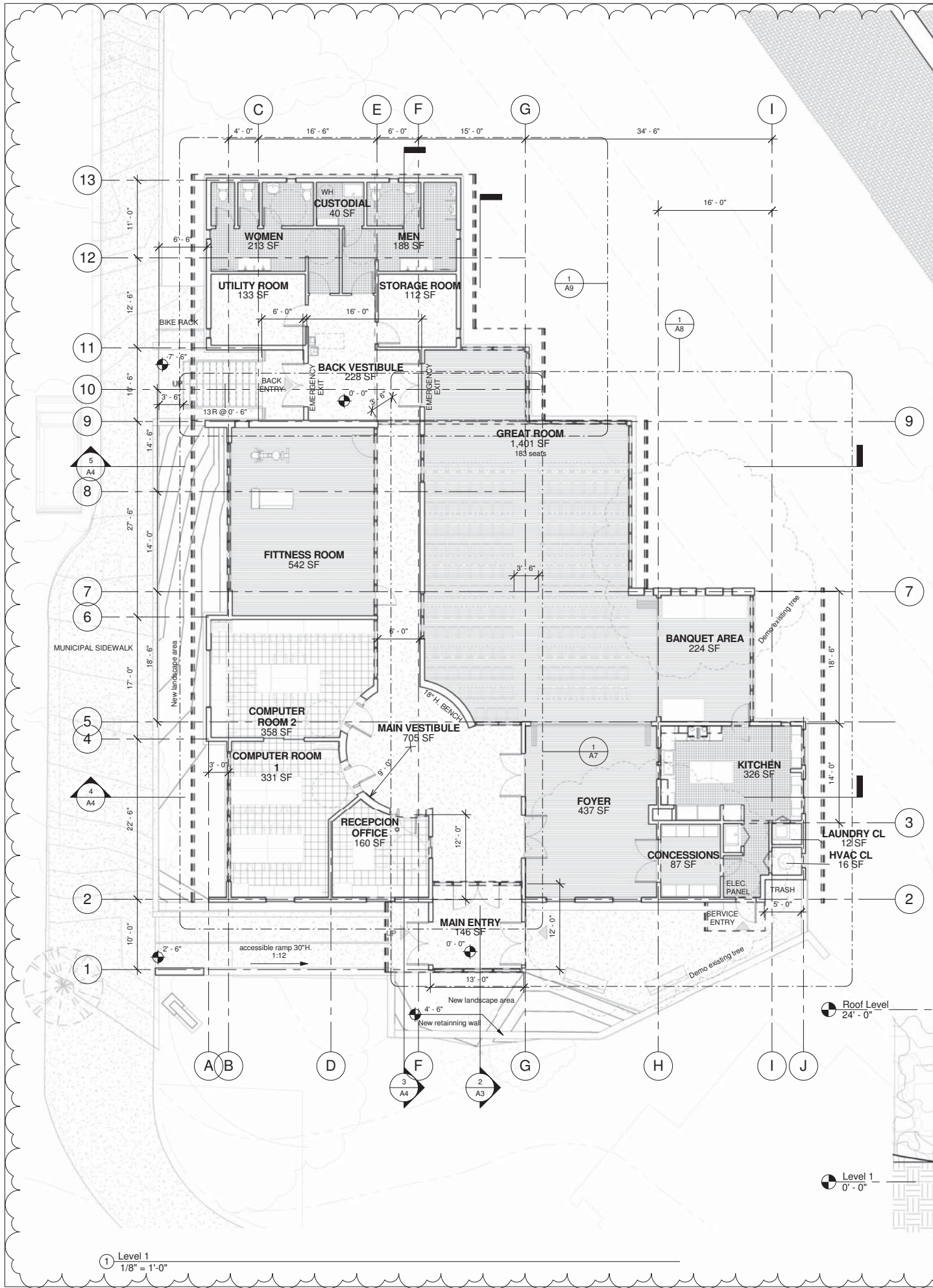
Submittal:

10.05.15 City plan review
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04.10.17 City plan review

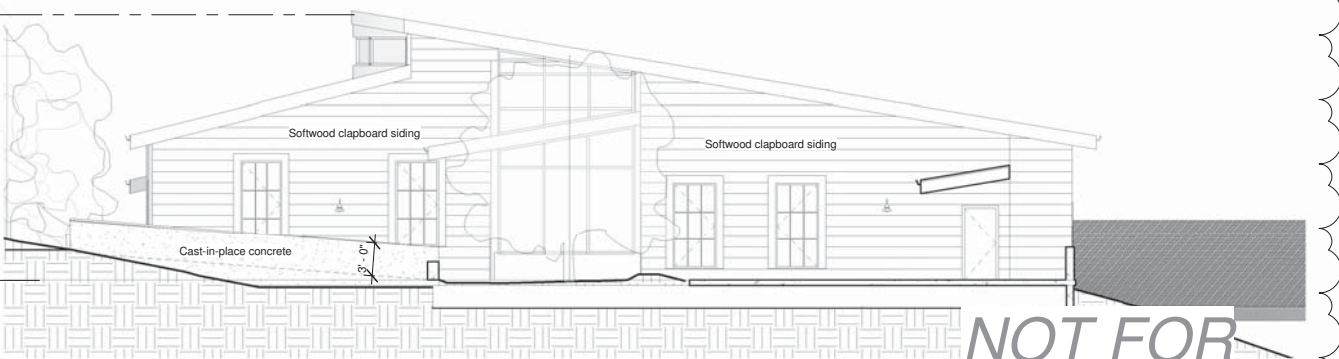
Sheet Name
**FINISH GRADE
PLAN, PLAT MAP,
SITE IMAGES**

Date APRIL 2017
Drawn By MC
Checked By HB
Scale As indicated
Project No.
Comments
Sheet No.

A0



2 South Axonometric View



3 South Elevation

Room Schedule

Room	Area	Load Factor	Max occupant load
BACK VESTIBULE	228 SF	15 SF	15
BANQUET AREA	224 SF	7 SF	32
COMPUTER ROOM 2	358 SF	20 SF	18
COMPUTER ROOM 1	331 SF	20 SF	17
CONCESSIONS	87 SF	15 SF	6
CUSTODIAL	40 SF	300 SF	0
FITNESS ROOM	542 SF	50 SF	11
FOYER	437 SF	15 SF	29
GREAT ROOM	1,401 SF	7 SF	200
HVAC CL	16 SF	300 SF	0
KITCHEN	326 SF	100 SF	3
LAUNDRY CL	12 SF	300 SF	0
MAIN ENTRY	146 SF	7 SF	21
MAIN VESTIBULE	705 SF	7 SF	101
MEN	188 SF	0 SF	0
RECEPCION OFFICE	160 SF	100 SF	2
STORAGE ROOM	112 SF	300 SF	0
UTILITY ROOM	133 SF	300 SF	0
WOMEN	213 SF	0 SF	0
Total Area	5,659 SF		455

Oakley & Oakley / HB+A
Architects
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Architecture & Site Development
Review for:

COMMUNITY CENTER
Northridge
Cooperative Homes
1 Adarth Court, San Francisco CA 94124

LICENSED ARCHITECT
RAYSA BURT
C 30584
REL. 7/31/17
STATE OF CALIFORNIA

Submittal:
10.05.15 City plan review
03.01.17 City plan review
04.10.17 City plan review

Sheet Name
**FLOOR PLAN,
SOUTH
AXONOMETRIC
VIEW, SOUTH
ELEVATION**

Date
JUL 2017

Drawn By
MC

Checked By
HB

Scale
1/8" = 1'-0"

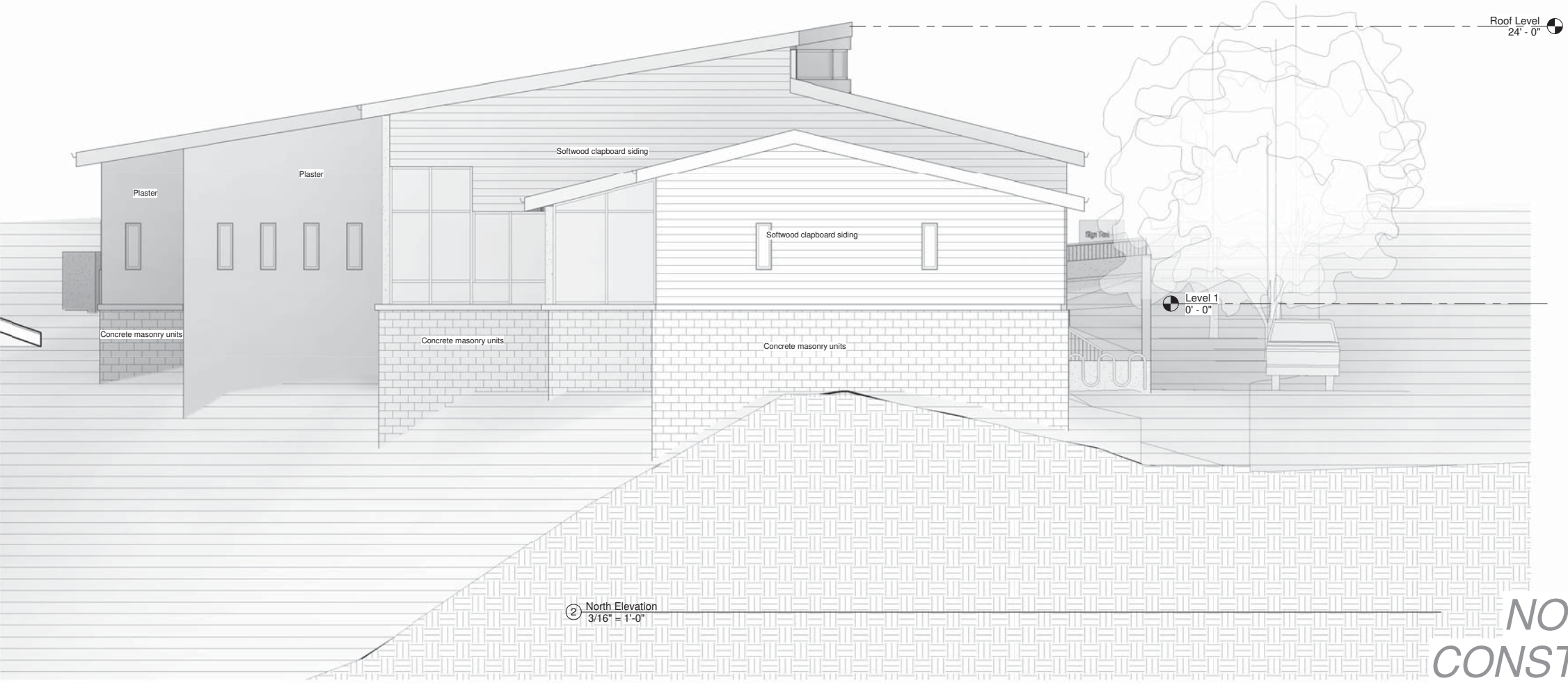
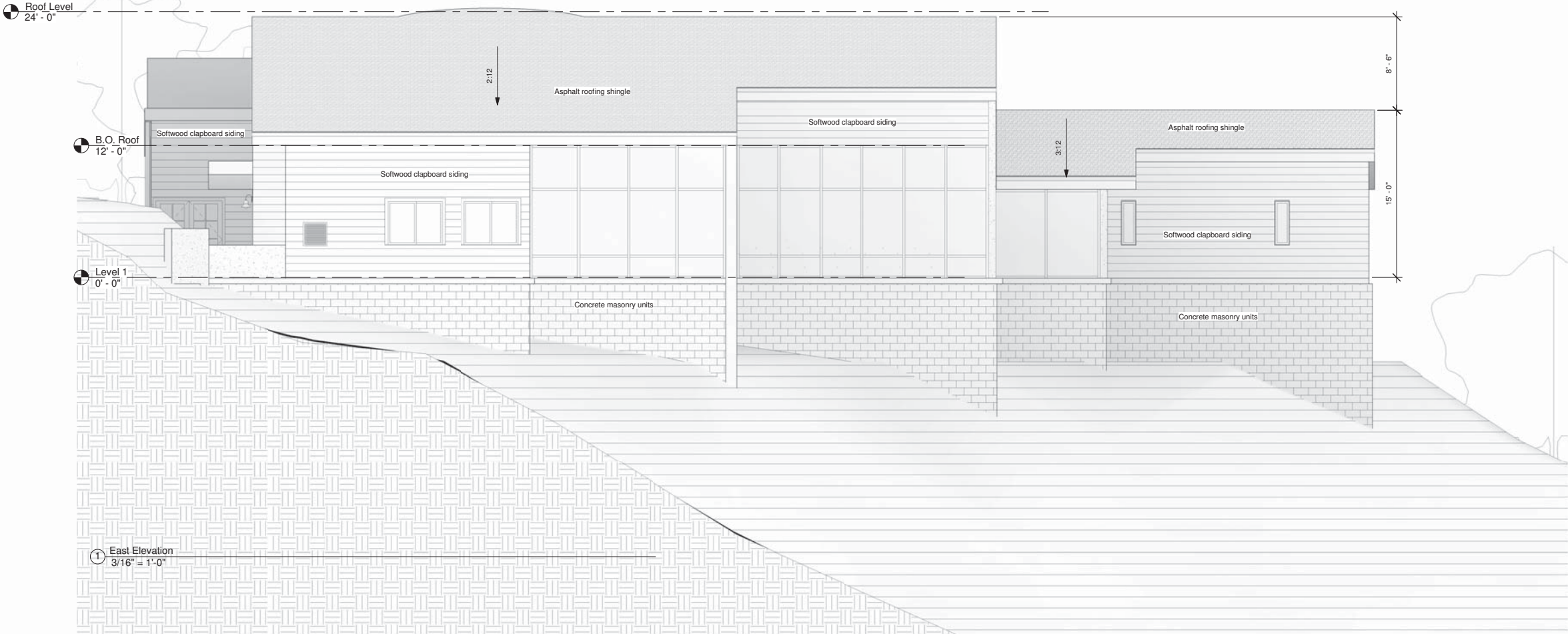
Project No.

Comments

Sheet No.

A1

NOT FOR
CONSTRUCTION



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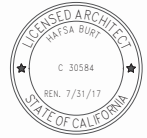


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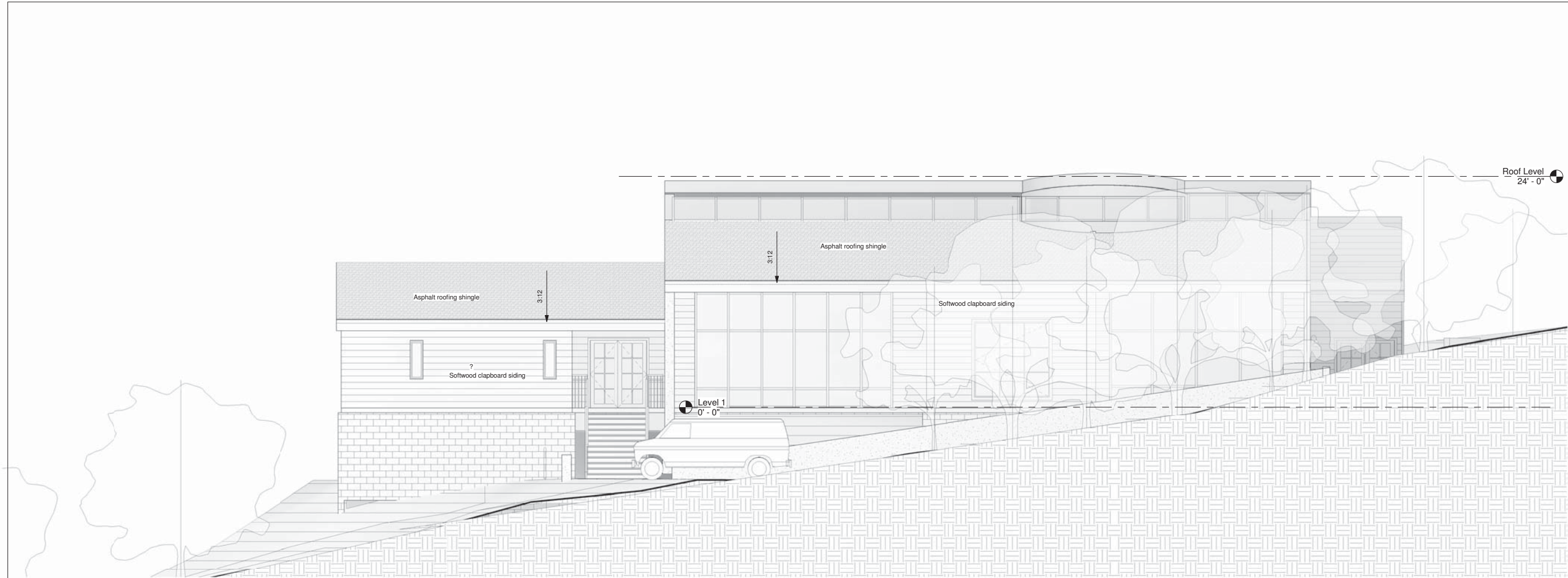
10.05.15 City plan review
03.01.17 City plan review
04.10.17 City plan review

Sheet Name
**EAST, NORTH
ELEVATIONS**

Date APRIL 2017
Drawn By MC
Checked By HB
Scale 3/16" = 1'-0"
Project No.
Comments
Sheet No.

**NOT FOR
CONSTRUCTION**

A2



① West Elevation
3/16" = 1'-0"



② Section 4
3/16" = 1'-0"

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CONSTRUCTION

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Architects
A Joint-Venture



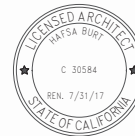
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SAN FRANCISCO, CA. 94111
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866-501-8083 FAX

Architecture & Site Development
Review for:

**COMMUNITY
CENTER**

Northridge
Cooperative Homes
1 Adarth Court, San Francisco CA 94124



Submittal:

10.05.15 City plan review

03.01.17 City plan review

04.10.17 City plan review

Sheet Name

WEST ELEVATION,
SECTION 4

Date APRIL 2017

Drawn By MC

Checked By HB

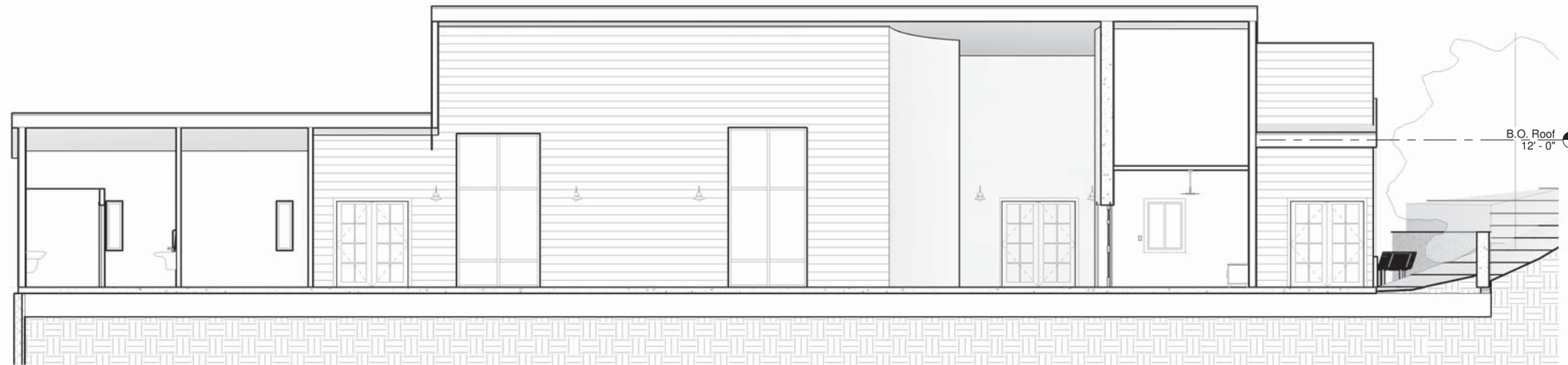
Scale 3/16" = 1'-0"

Project No.

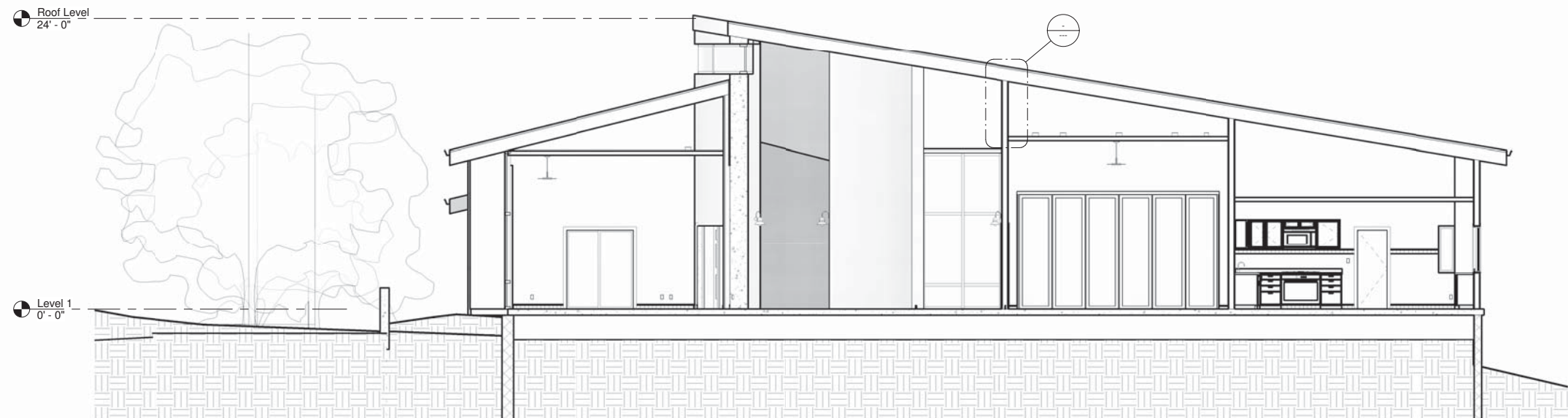
Comments

Sheet No.

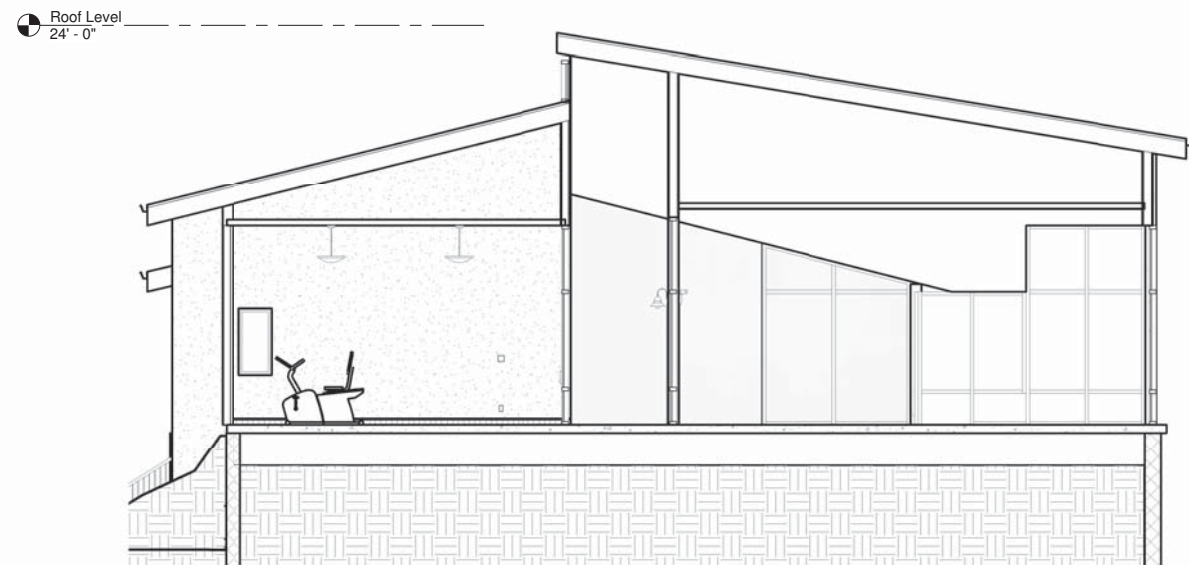
A3



③ Section 1
3/16" = 1'-0"



④ Section 2
3/16" = 1'-0"



⑤ Section 3
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

Oakley & Oakley / HB+A
Architects
A Joint-Venture



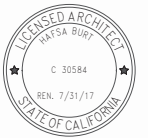
OAKLEY & OAKLEY
7700 EDGEWATER DRIVE, SUITE 615
OAKLAND, CA 94621
Phone: 510-562-6028
Fax: 510-562-6043

HB+A ARCHITECTS
100 PINE STREET, SUITE 1250,
SAN FRANCISCO, CA. 94111
510-830-4797 OFF
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Architecture & Site Development
Review for:

**COMMUNITY
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Northridge
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Sheet Name

SECTIONS 1,2,3

Date APRIL 2017

Drawn By MC

Checked By HB

Scale 3/16" = 1'-0"

Project No.

Comments

Sheet No.

A4

HB+A ARCHITECTS
100 PINE STREET, SUITE 1250,
SAN FRANCISCO, CA. 94111
510-830-4797 OFF
866-501-8083 FAX

**COMMUNITY
CENTER**

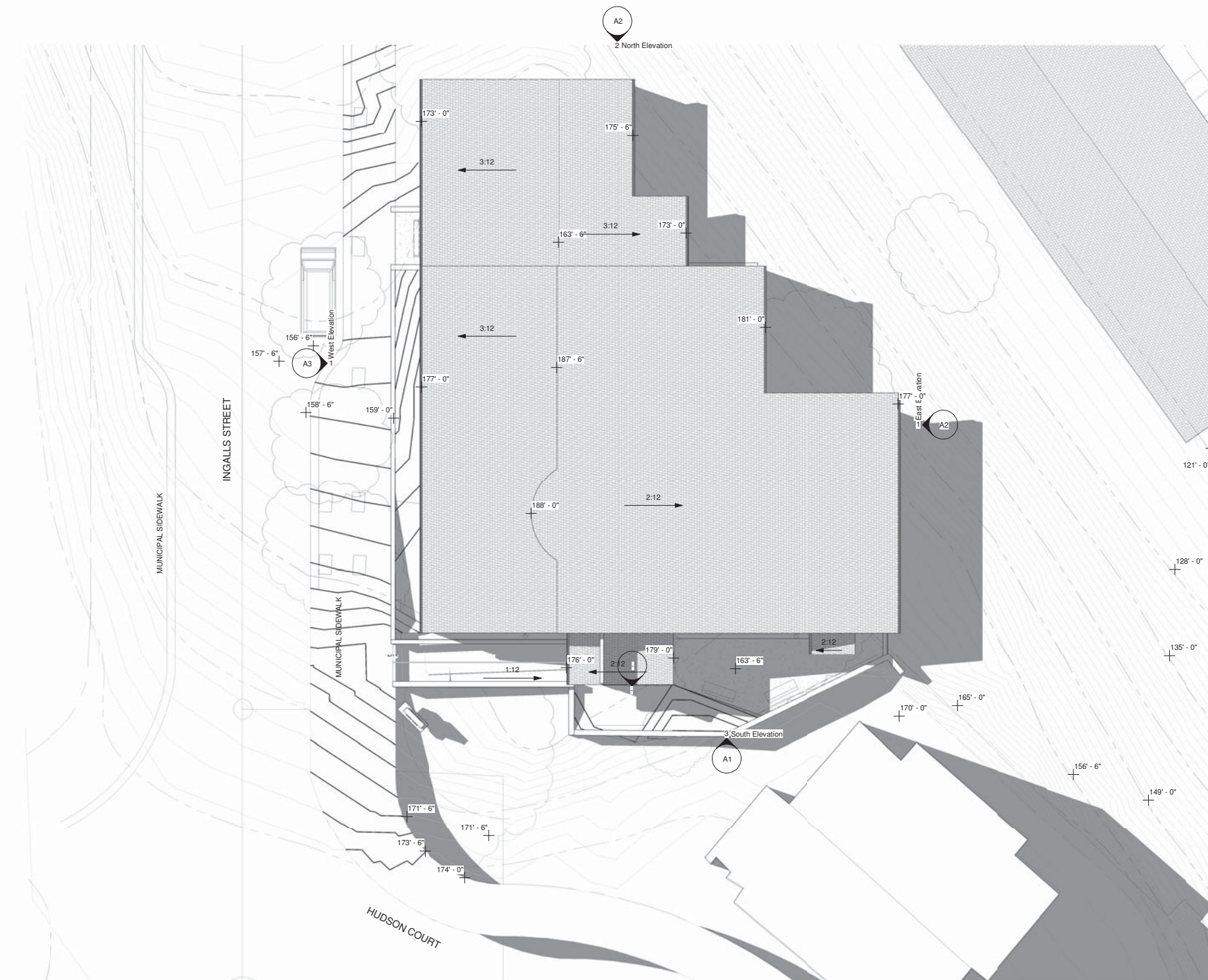
10.05.15 City plan review
03.01.17 City plan review
04.10.17 City plan review

SITE PLAN

Sheet No. _____

*NOT FOR
CONSTRUCTION*

A5



① Roof Level
3/32" = 1'-0"