



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 19, 2017

Date: January 6, 2017
Case No.: **2016-008445CUA**
Project Address: **2230 Lane Street**
Zoning: M-1 (Light Industrial) Zoning District
Third Street Special Use District
65-J Height and Bulk District
Block/Lot: 5414/006
Project Sponsor: Rebecca Joseph
2230 Lane Street
San Francisco, CA 94124
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

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to establish one residential unit on the second floor of an existing building, and to expand the second floor with a horizontal addition. The ground floor of the structure would remain a commercial tenant space. No changes are proposed to the front façade. The project would increase the square footage of the existing building from 1,005 SF to 1,570 SF.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Lane Street, between Yosemite Avenue and Third Street on Assessor's Block 5414, Lot 006. The subject property is located within the M-1 Light Industrial District and the 65-J Height and Bulk District. The property is developed with a two-story building, with the ground floor commercial space currently vacant. The original use of the second floor cannot be determined based on permit records, but the last known use was as an office space for the ground floor commercial tenant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts, including auto repair facilities, a senior center, and a religious facility. Residential uses in the immediate vicinity exist mainly on upper floors, with ground floor residential uses existing on adjacent blocks. Buildings in the vicinity typically range from one to two stories in height. Nearby zoning districts include the PDR-1-B (Production, Distribution and Repair) and NC-3 (Neighborhood Commercial – Moderate Scale) Zoning Districts.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 30, 2016	December 28, 2016	22 days
Posted Notice	20 days	December 30, 2016	December 30, 2016	20 days
Mailed Notice	20 days	December 30, 2016	December 30, 2016	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

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

ISSUES AND OTHER CONSIDERATIONS

- Commerce and Industry Element: The Commerce and Industry Element of the General Plan contains Guidelines that discourage the encroachment of incompatible land uses on viable industrial activity. However, this block already has a concentration of residential and institutional uses, such as a religious facility and a senior center. The proposal also maintains the ground floor commercial tenant space, which is much more viable for industrial uses than the second floor space.
- Housing Element: The Housing Element of the General Plan contains Guidelines that encourage sustainable development of housing in areas of high transit access. The project site is immediately adjacent to the T-Third Street Light Rail line and will utilize a portion of the building which would otherwise be underutilized.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of a residential unit within the M-1 District, pursuant to Planning Code Sections 210.4 and 303.

BASIS FOR RECOMMENDATION

- The project would utilize existing space within the building to establish a residential unit.
- The project would not impact the viability of the ground floor commercial space.
- The project site is well-served by transit, including the T-Third Street Light Rail Line.

- The project complies with all Planning Code provisions and is consistent with the General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Site Photos
Project Plans
Categorical Exemption

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor Submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Anti-Discriminatory Housing Affidavit |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> First Source Hiring Affidavit |
| <input checked="" type="checkbox"/> Environmental Determination | |

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

MC
Planner's Initials

RS: I:\Cases\2016\2016-008445CUA - 2230 Lane Street\Commission\2230 Lane Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" 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: JANUARY 19, 2016

Case No.: **2016-008445CUA**
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 210.4 OF THE PLANNING CODE TO ALLOW ONE RESIDENTIAL UNIT WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 28, 2016, Rebecca Joseph (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 210.4 to allow a residential use within the M-1 (Light Industrial) District and a 65-J Height and Bulk District.

On January 19, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-008445CUA.

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

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-008445CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-008445CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Lane Street, between Yosemite Avenue and Third Street on Assessor's Block 5414, Lot 006. The subject property is located within the M-1 Light Industrial District and the 65-J Height and Bulk District. The property is developed with a two-story building, with the ground floor commercial space currently vacant. The original use of the second floor cannot be determined based on permit records, but the last known use was as an office space for the ground floor commercial tenant.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts, including auto repair facilities, a senior center, and a religious facility. Residential uses in the immediate vicinity exist mainly on upper floors, with ground floor residential uses existing on adjacent blocks. Buildings in the vicinity typically range from one to two stories in height. Nearby zoning districts include the PDR-1-B (Production, Distribution and Repair) and NC-3 (Neighborhood Commercial – Moderate Scale) Zoning Districts.
4. **Project Description.** The project sponsor proposes to establish one residential unit on the second floor of an existing building, and to expand the second floor with a horizontal addition. The ground floor of the structure would remain a commercial tenant space. No changes are proposed to the front façade. The project would increase the square footage of the existing building from 1,005 SF to 1,570 SF.
5. **Public Comment.** To date, the Department has received no correspondence from the public regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 210.4 states that a Conditional Use Authorization is required for residential units in the M-1 (Light Industrial) Zoning District.

The Project Sponsor is requesting Conditional Use Authorization from the Planning Commission to establish the residential use.

- B. **Usable Open Space.** Planning Code Section 210.4 states that at least thirty-six square feet of usable open space must be provided for dwelling units if provided as private open space.

The proposal includes the creation of a 1,090 square feet (SF) roof deck at the rear of the structure for the use of residents of the unit.

- C. **Rear Yard.** Planning Code Section 134 requires a rear yard setback of 25% of the total lot depth, in no case less than 15 feet.

The project provides a rear yard at the second level, where the residential unit is proposed. The existing ground floor has no rear yard, but no residential use is proposed at the ground level.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all use districts must face an open area.

The proposed dwelling unit meets the Planning Code's exposure requirement, since windows face a public street (Lane Street).

- E. **Parking.** Planning Section 210.4 of the Planning Code limits the permitted off-street parking for residential units to a maximum of one space for each two units.

The proposed unit does not have dedicated off-street parking.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class One bicycle parking space for each dwelling unit.

Adequate space exists within the proposed unit for the provision of bicycle parking.

- G. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes approximately 110,938 gsf of new residential use associated with the new construction of 200 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

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

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

The size of the proposed use is in keeping with other residential units in the vicinity. The placement of the unit on the second floor maintains the viability of the ground floor commercial tenant space. The project site is well served by transit and is a desirable location for residential development.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The height of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. No major changes are proposed to the front façade, and the proposed rear horizontal addition does not increase the overall height of the structure. At two stories in height, the total height of the building is in keeping with the development pattern of the surrounding neighborhood.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The Planning Code does not require off-street parking for a residential unit in the M-1 District. The project site is very well served by transit service and is immediately adjacent to the T-Third Street Light Rail Line. Thus, the project will not impact traffic patterns for persons or vehicles.

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

The proposed use would not generate noxious or offensive emissions.

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

The proposed horizontal addition is not visible from any public right-of-way, and no major changes are proposed to the front façade.

- 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 District.

The proposed project is consistent with the purpose of M-1 Zoning District in that the intended use is located in a portion of the building that does not limit the viability of other uses on the ground floor. The M-1 Zoning District excludes certain uses with noxious characteristics to prevent incompatibility between residential and non-residential uses.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The proposed housing unit provides an opportunity for a small business owner to live and conduct business within the same building, providing more flexibility than traditional housing developments. The proposed unit maintains the basic dwelling unit density of the surrounding area and maintains the existing neighborhood character, which is mainly residential with some institutional uses and minor industrial uses.

Policy 11.8:

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The neighborhood surrounding the proposed project is mixed use in nature, with residential uses, institutional uses such as a religious facility and a senior center, and some industrial uses, such as auto repair facility. The proposed residential unit will be in keeping with this established pattern, maintaining a commercial space on the ground floor while creating a housing unit on the second floor, as is common in the immediate area.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1:

Support “smart” regional growth that locates new housing close to jobs and transit.

The proposed project is located directly adjacent to the T-Third Street Light Rail Line, which provides a high level of transit service and connections to regional transit services such as BART and Caltrain.

NEIGHBORHOOD COMMERCE ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The project provides needed housing in a portion of the building which would otherwise be unfit for non-residential uses. The placement of the residential unit on the second floor maintains the viability of the ground floor non-residential space, limiting undesirable impact from the project.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will retain an existing non-residential tenant space while creating a needed housing unit. Having both a commercial space and a residential space available within the same building allows for small businesses owners to live and work in the same space, enhancing the viability of these types of businesses.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.5:

Control encroachment of incompatible land uses on viable industrial activity.

The proposed residential unit is placed in a portion of the building that is not viable for commercial or industrial activity. The proposed unit does not limit the viability of the ground floor non-residential space, which will be maintained.

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

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

The proposal would not displace any neighborhood serving retail uses and would enhance the viability of existing adjacent retail uses by providing a more active street space. The project maintains the existing commercial space on the ground floor.

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

The proposed use is consistent with the character of the surrounding neighborhood, which includes a religious facility and a senior center on the same block face. No major changes are proposed to the front façade, so the impact to neighborhood character is minimal.

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

No housing is removed for this Project. The Project adds one new dwelling unit to the neighborhood.

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

The site is immediately adjacent to the T-Third Street Light Rail Line. Traffic to and from the site does not impact service on the line, as the site is on an adjacent street.

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

The Project will preserve the ground floor non-residential tenant space and will provide an opportunity for residents of the unit to live and work within the same building, promoting ownership opportunities for small businesses.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site. The existing building is not a historic resource.

- 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. The Project does not have an impact on open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-008445CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 23, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 19, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 19, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a residential unit located at 2230 Lane Street, Lot 006 of Assessor Block 5414, pursuant to Planning Code Section(s) **210.4 and 303** within the **M-1 Light Industrial** District and a **65-J** Height and Bulk District; in general conformance with plans, dated **September 23, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-008445CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 19, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 19, 2017** 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

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the

enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

DESIGN

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

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

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

OPERATION

11. **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

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

Parcel Map

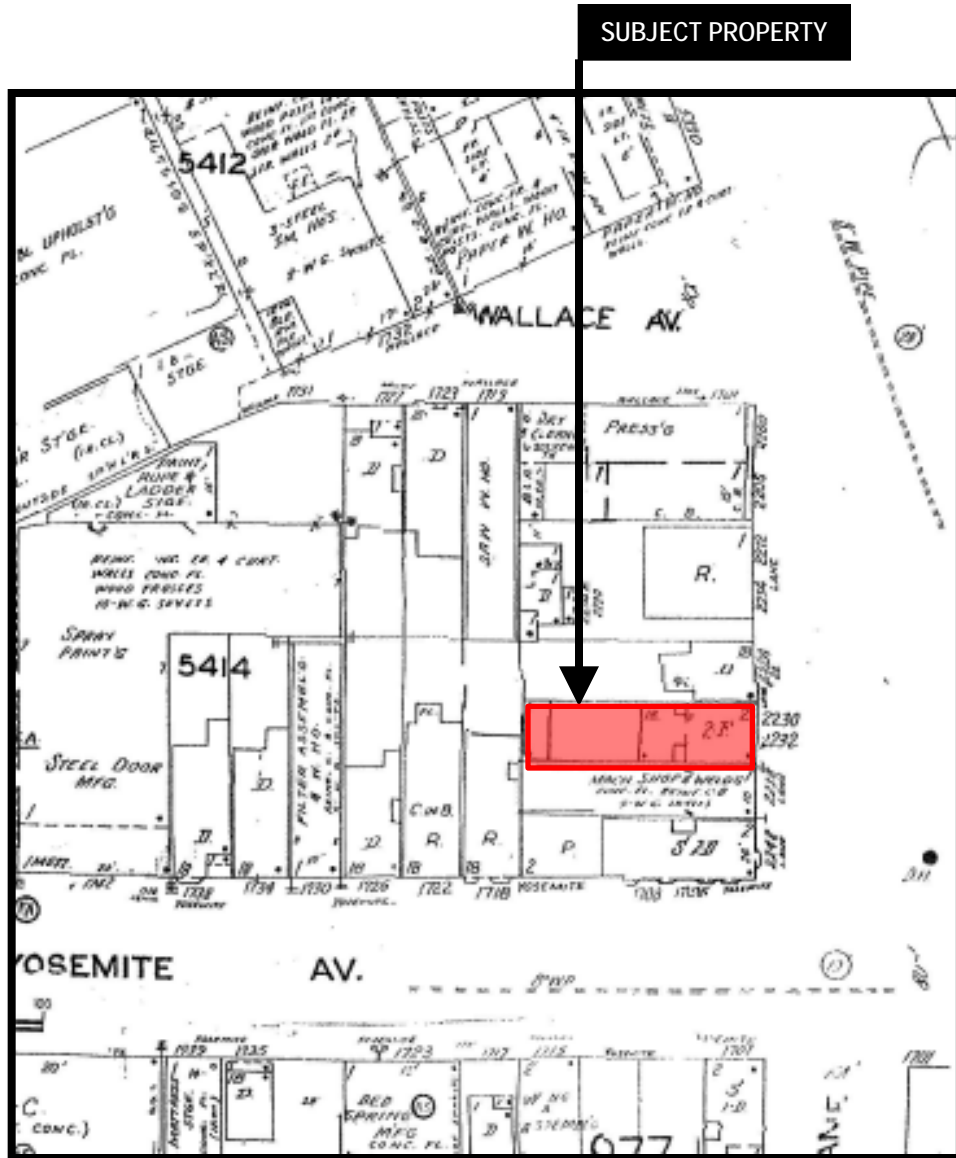


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Sanborn Map*

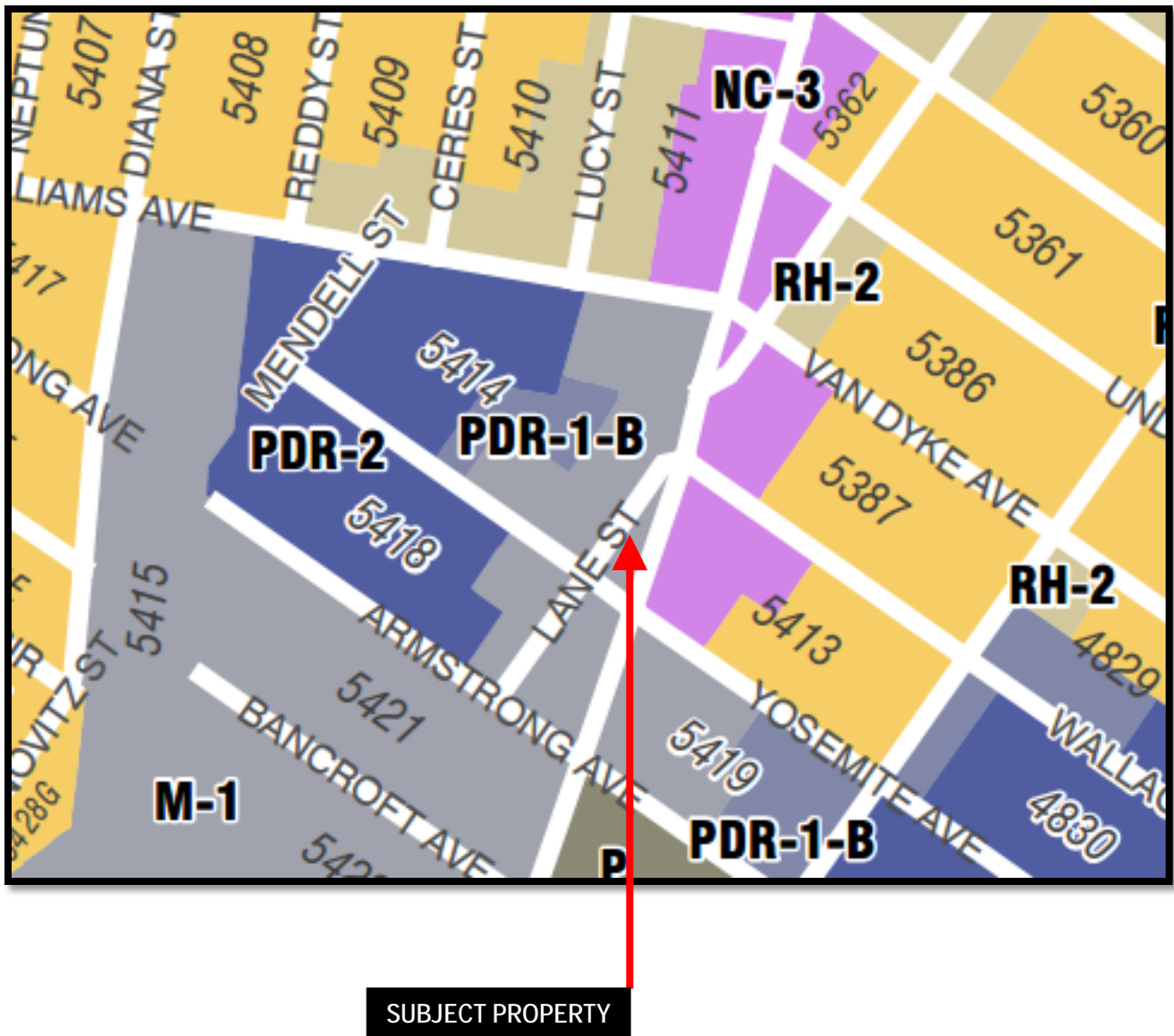


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



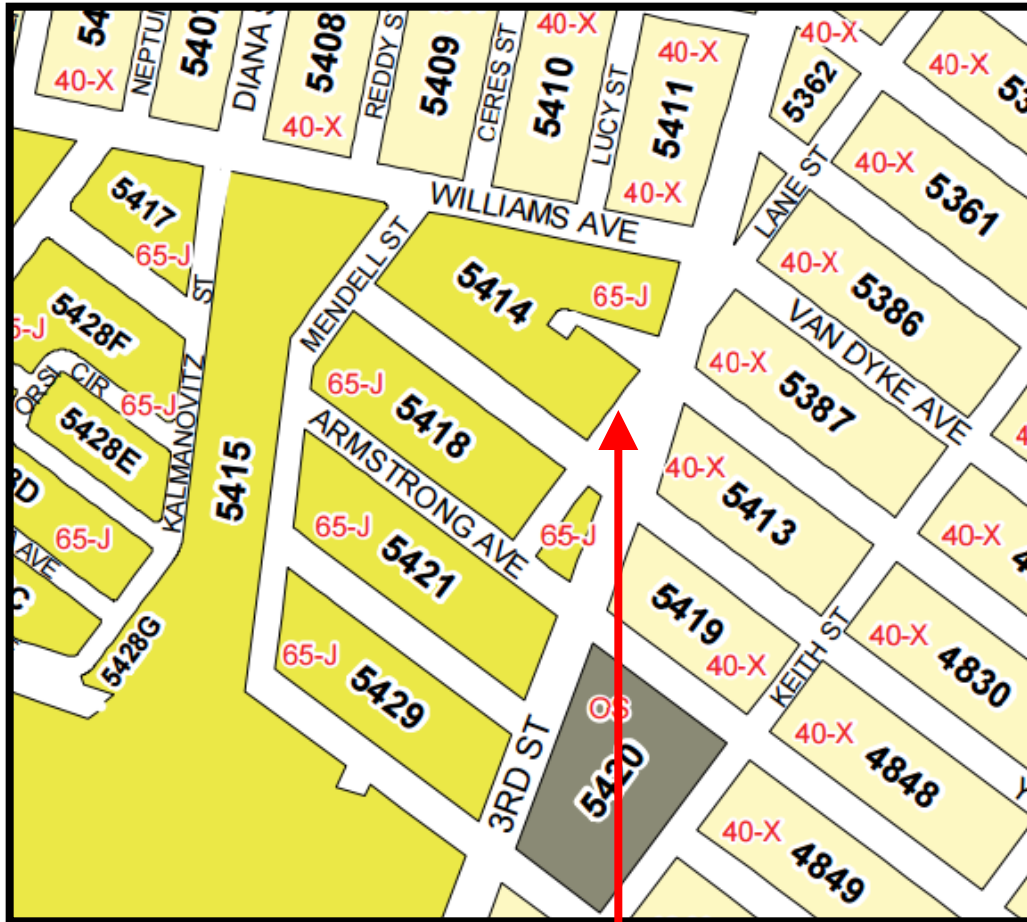
Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Aerial Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Site Photo



2230 Lane Street (Google Maps, May 2016)

Conditional Use Authorization Hearing
Case Number 2016-008445CUA
2230 Lane Street

Abbreviations

A		L	
AFF	Above Finish Floor	LAV	Lavatory
ACCES	Accessory	LVLG	Leveling
ACOUS	Acoustic (AL)	LT	Light
ALT	Alternate	LVR	Louver
AL	Aluminum	LB	Pound
&	And	M	
ANOD	Anodized	MFD	Manufactured
APPL	Appliance	MFR	Manufacturer
ARCH	Architect(ural)	MAX	Maximum
AUTO	Automatic	MECH	Mechanical
AVG	Average	MEMB	Membrane
B		MET	Metal
BLKG	Blocking	MEZZ	Mezzanine
BD	Board	MLWK	Millwork
BOLLD	Bollard	MIN	Minimum
BLDG	Building	MISC	Miscellaneous
C		MOIST	Moisture
CAB	Cabinet	MTD	Mounted
CPT	Carpet	N	
CLG	Ceiling	NIC	Not in Contract
CEM	Cement(itious)	NTS	Not to Scale
CER	Ceramic	NO	Number
CONC	Concrete	O	
CMU	Concrete Masonry Unit	OPNG	Opening(s)
CONST	Construction	OPR	Operable
CONT	Continuous	ORNA	Ornamental
D		OVRL	Overflow
DEPT	Department	OVHD	Overhead
DET	Detail	P	
DIA	Diameter	PNL	Panel
DIFF	Diffuser	PBD	Particle Board
DIM	Dimension	PTN	Partition
DISP	Dispenser	PEDTR	Pedestrian
DBL	Double	PLAS	Plaster
DN	Down	PLSTC	Plastic
DWR	Drawer	PLAM	Plastic Laminate
E		PLYWD	Plywood
ELAST	Elastomeric	PREFIN	Prefinished
ELEC	Electrical	R	
EMBED	Embedd(ed)(ing)	RECPT	Receptical
ENTR	Entrance	RECES	Recessed
EQ	Equal	REF	Refer(ence)
EQUIPT	Equipment	REFL	Reflected
(E)	Existing	REFR	Refrigerator
EXIST	Existing	REINF	Reinforce(d)(ing)(ment)
EXT	Exterior	REQD	Required
F		RESIL	Resilient
FAB	Fabrication	RFG	Roofing
FIN	Finish	RM	Room
FE	Fire Extinguisher	RO	Rough Opening
FEC	Fire Extinguisher & Cabinet	S	
FHC	Fire Hose Cabinet	SECUR	Security
FXD	Fixed	SHORG	Shoring
FXTR	Fixture	SIM	Similar
FLR	Floor(ing)	SGL	Single
FLDG	Folding	SF	Square Feet
FRMG	Framing	SST	Stainless Steel
FURN	Furniture	STD	Standard
G		STL	Steel
G		STRFR	Storefront
GA	Gauge	SURF	Surface
GL	Glass	SUSP	Suspended
GFRC	Glass Fiber Reinforced Concrete	SYS	System(s)
GFRG	Glass Fiber Reinforced Gypsum	T	
GFRP	Glass Fiber Reinforced Plaster	THK	Thick
GR	Grade	TLT	Toilet
GYP	Gypsum	TRANS	Transparent
H		TYP	Typical
HVAC	Heating, Ventilating, & Air Conditioning	U	
HM	Hollow Metal	UNO	Unless Noted Otherwise
HORIZ	Horizontal	UTIL	Utility
I		V	
INFO	Information	VIF	Verify in Field
INSUL	Insulation	VERT	Vertical
INTLK	Interior	W	
INT	Interlock(ing)	WC	Water Closet
J		WT	Weight
JAN	Janitor	WDW	Window
K		W/	With
KIT	Kitchen	W/O	Without
		WD	Wood

Disabled Access Notes

- 1
- IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT.
- 2
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- 3
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
- 4
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2
- 5
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.
- 6
- CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR.
- 7
- 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- 8
- THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
- 9
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- 10
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSCTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- 11
- IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- 12
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- 13
- FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- 14
- CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR.
- 15
- SANITARY FACILITIES SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
- 16
- ENTRY TO SANITARY FACILITIES 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE. DOORWAYS TO HAVE A 32" CLEAR OPENING. ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 44" SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.
- 17
- TOILET ROOM ACCESSORIES MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" FROM THE FLOOR. MOUNT TOILET TISSUE DISPENSERS WITHIN 12" FROM THE FRONT EDGE OF THE TOILET SEAT. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.
- 18
- SINGLE ACCOMMODATION TOILET FACILITY. WATER CLOSET TO HAVE A 28" CLEARANCE FROM A FIXTURE AND 32" FROM A WALL. MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET TO BE 48". A SPACE 36" X 48" IS PERMITTED IN FRONT OF EXISTING WATER CLOSET ACCESSIBLE TO THE HANDICAPPED.
- 19
- THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".
- 20
- MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.
- 21
- PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 1-1/2". PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
- 22
- PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.
- 23
- MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
- 24
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- 25
- INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
- 26
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

General Notes

- 1
- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- 2
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- 3
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION
- 4
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- 5
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- 6
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- 7
- COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
- 8
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- 9
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- 10
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- 11
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- 12
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
- 13
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 14
- WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- 15
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.
- 1
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- 2
- PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
- 3
- PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
- 4
- MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
- 5
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
- 6
- DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
- 7
- 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
- 8
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- 9
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- 10
- DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.
- 11
- PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
- 12
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 13
- WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- 14
- EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- 15
- LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR.
- 16
- EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

Power & Communication Notes

- 1
- PRIOR TO CORING FLOOR, REVIEW LOCATIONS WITH ARCHITECT AND COORDINATE LOCATIONS WITH OWNER.
- 2
- COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
- 3
- VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- 4
- VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
- 5
- GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
- 6
- PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH TITLE 24 REQUIREMENTS. FOR ROOMS OR AREAS GREATER THAN 100 SQUARE FEET PROVIDE DOUBLE SWITCHES WITH EACH SWITCH CONTROLLING 50% OF LAMPS PER FIXTURE.
- 7
- MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY TITLE 24 AND ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +3'-2" ABOVE FINISHED FLOOR.
- 8
- INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.
- 9
- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
- 10
- PROVIDE MATCHING COVER PLATES, RECEPTACLES AND RELATED ITEMS. PROVIDE ONE PIECE TYPE GANG COVER PLATES, UNLESS OTHERWISE NOTED.
- 11
- IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.

Finish Notes

- 1
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- 2
- REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.

Drawing Legend

	Grid Bubble and Line		Centerline
	Section Head and Line		North Arrow
	Elevation Tag		Quad Floor Outlet
	Callout Bubble and Tag		Duplex Wall Outlet
	Sheet Reference		Duplex GFI Wall Outlet
	View Title with number and sheet reference		Dimming Light Switch
	Partition Tag		Property Line Tag
	Curtain Panel Tag		Site Easement Line
	Door Tag		Site Setback Line
	Room Tag		Window Tag

Project Information

CODES:	California Building Code 2013 (CBC) California Electrical Code 2013 (CEC) California Mechanical Code 2013 (CMC) California Plumbing Code 2013 (CPC) California Energy Code 2013
Occupancy Types:	B / R
Construction Type:	TYPE V
Project Description:	Project is an interior tenant improvement of an existing Live/Work building.

Project Team

Client: Hernan Pelassini hernan@netnewswireapp.com Project Address: 2230 Lane St. San Francisco, CA 94124	Architect: Jeffrey McGrew (510) 545-9275 Because We Can 2500 Kirkham St. Oakland, CA 94607 us@becausewecan.org www.becausewecan.org
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Project Location



Sheet Index

A0.01	General Notes
A1.00	Plot Plan
A1.01	Existing
A1.02	Site Plan
A1.11	Selective Removal
A1.20	Area & Proposed Use Plans
A1.21	New Construction
A1.31	Reflected Ceiling
A1.41	Interior
A1.51	Electrical
A1.61	Plumbing Plans
A2.01	Exterior Elevations
A2.11	Interior Elevations
A3.01	Sections
A4.01	Enlarged Plans
A5.01	Details
A6.01	Legends & Schedules

4	Planning Revisions	09/23/16
3	Bathroom Edits	090715
2	Pricing Revisions	071615
1	Pricing Set	042315

No.	Description	Date
Revision Schedule		

Pelassini Home
General Notes

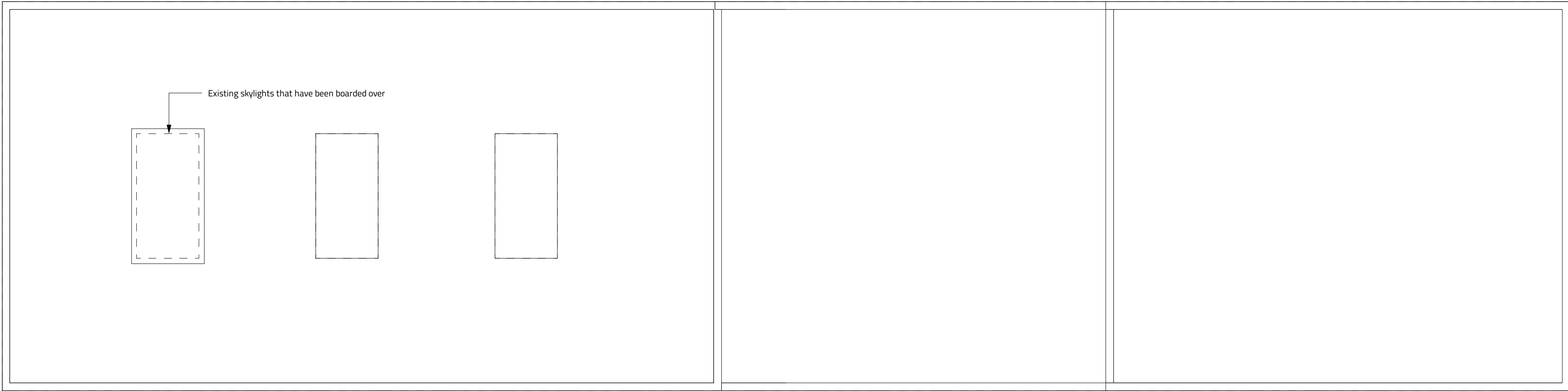
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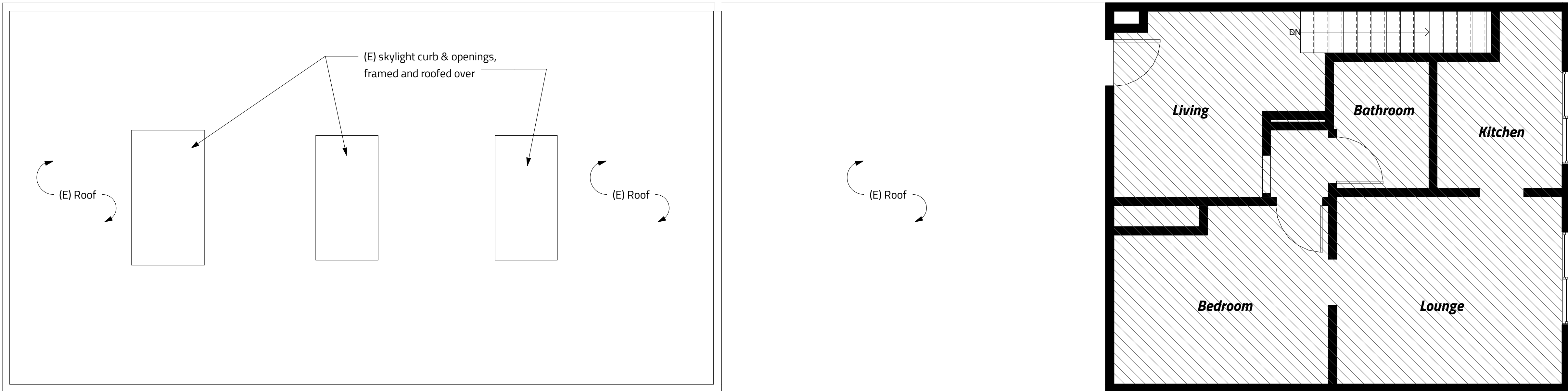
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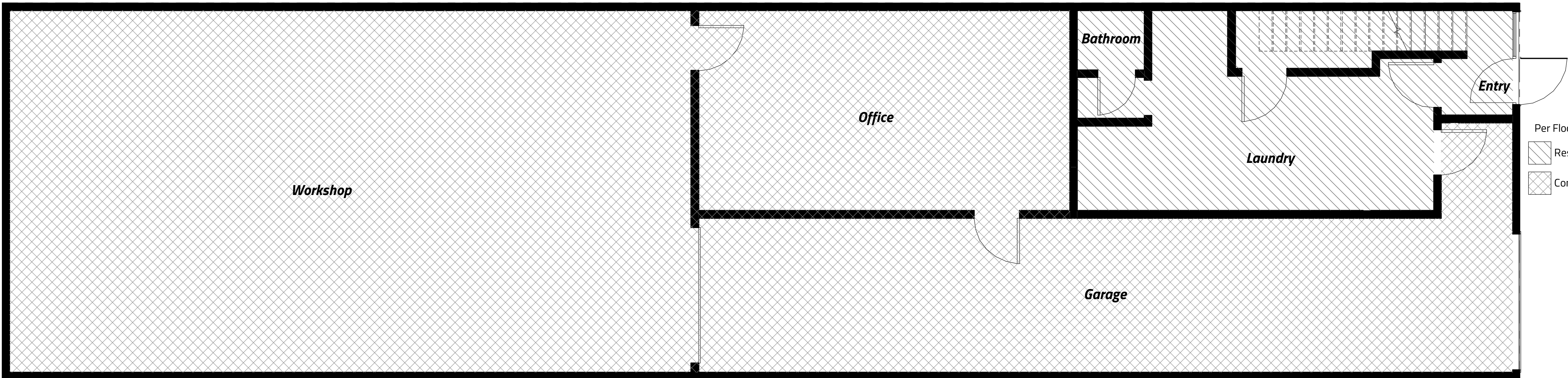
No.	Description	Date
Revision Schedule		
Pelassini Home		
Plot Plan		
Date	09/23/16	
A1.00		
Scale	1" = 20'-0"	



③ 03 - Roof - Existing
1/4" = 1'-0"



② 02 - Living Level - Existing
1/4" = 1'-0"



① 01 - Ground Floor - Existing
1/4" = 1'-0"

Per Floor Use Areas
Residential Use 655 Sq. Ft.
Commercial Use 0 Sq. Ft.

Per Floor Use Areas
Residential Use 350 Sq. Ft.
Commercial Use 2,016 Sq. Ft.

4	Planning Revisions	09/23/16
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Existing

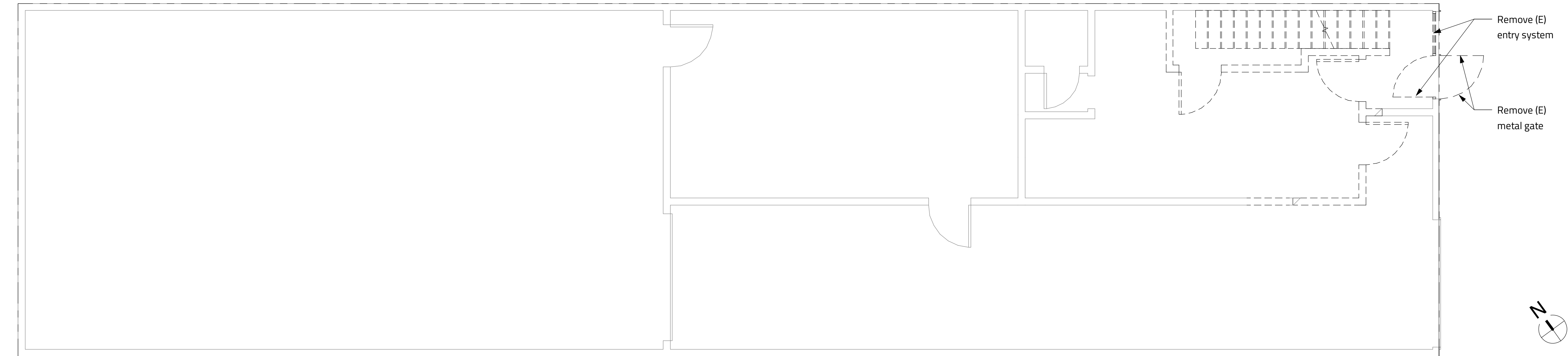
Date 09/23/16

A1.01

Scale 1/4" = 1'-0"



② 02 - Living Level - Selective Removal
1/4" = 1'-0"



① 01 - Ground Floor - Selective Removal
1/4" = 1'-0"

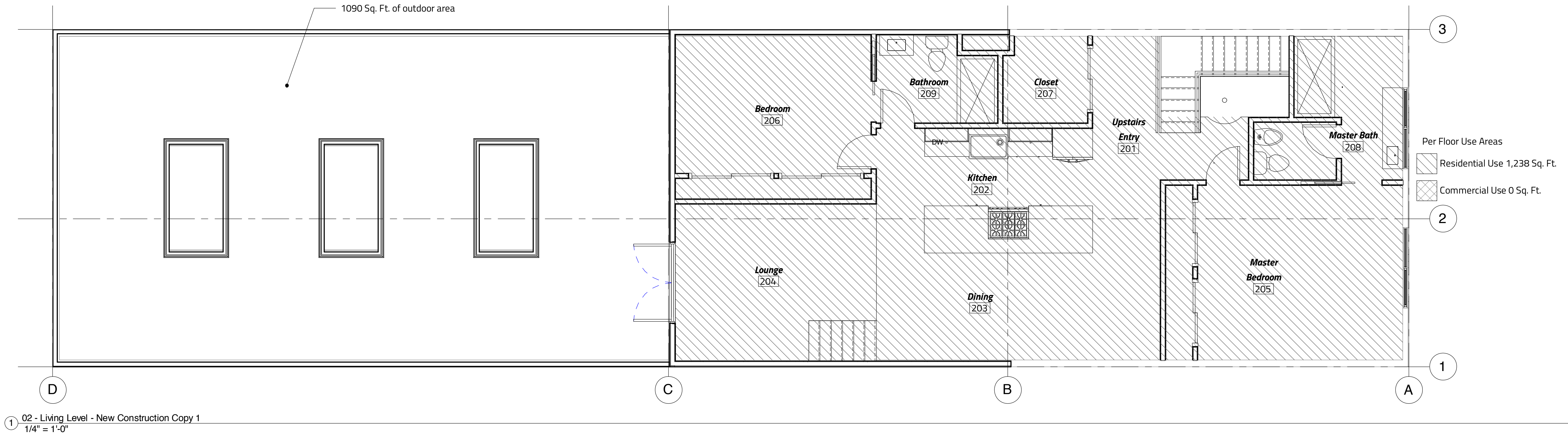
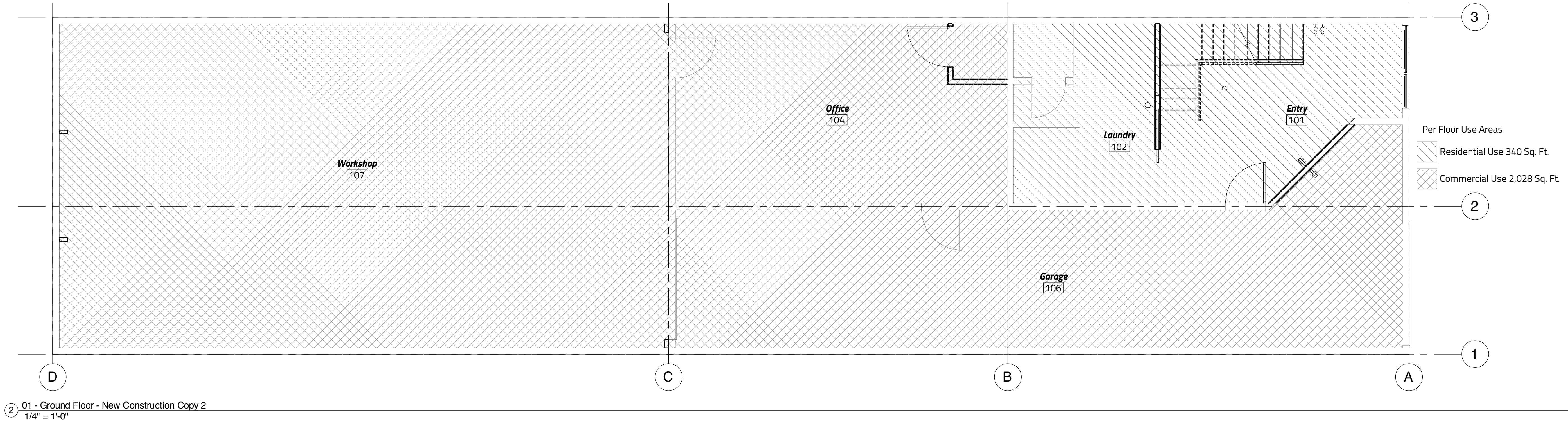
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Selective
Removal

Date 09/23/16

A1.11

Scale 1/4" = 1'-0"



Proposed Occupancy and Use Notes

Commercial Use: 2,028 Sq. Ft. devoted to owner's consulting business. Includes office space, prototyping workshop, storage, and access garage. B Occupancy, with a load factor of 100, for a max total of 20 people.

Residential Use: 1,578 Sq. Ft. devoted to a single residential unit. R-2 Occupancy, with a load factor of 200, for a max total of 8 people.

4	Planning Revisions	09/23/16
No.	Description	Date
Revision Schedule		

Pelassini Home
Area & Proposed
Use Plans

4

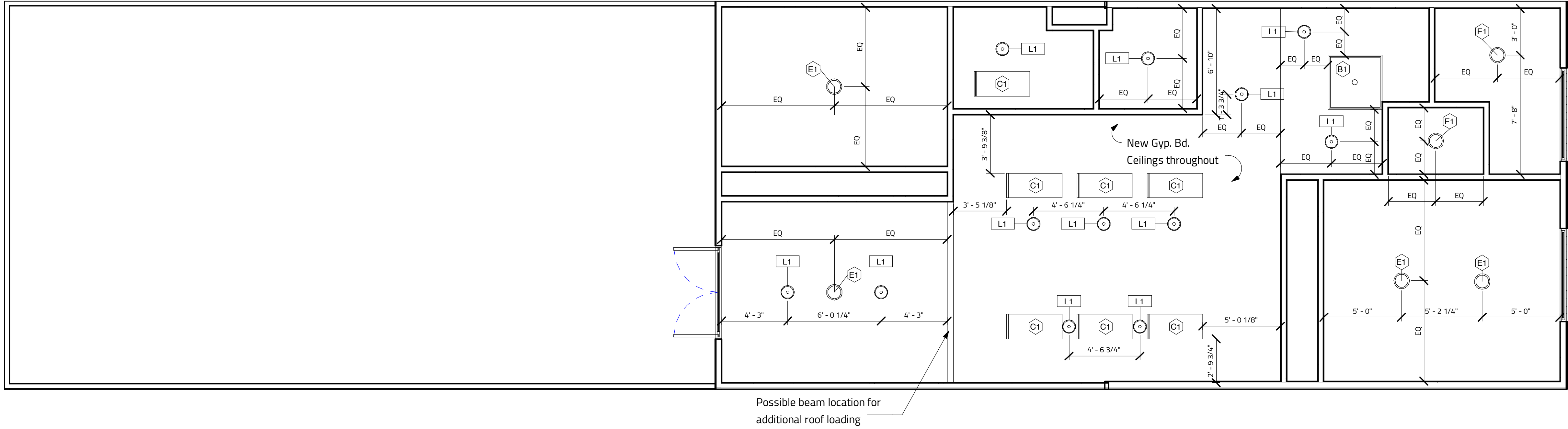
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09/23/16

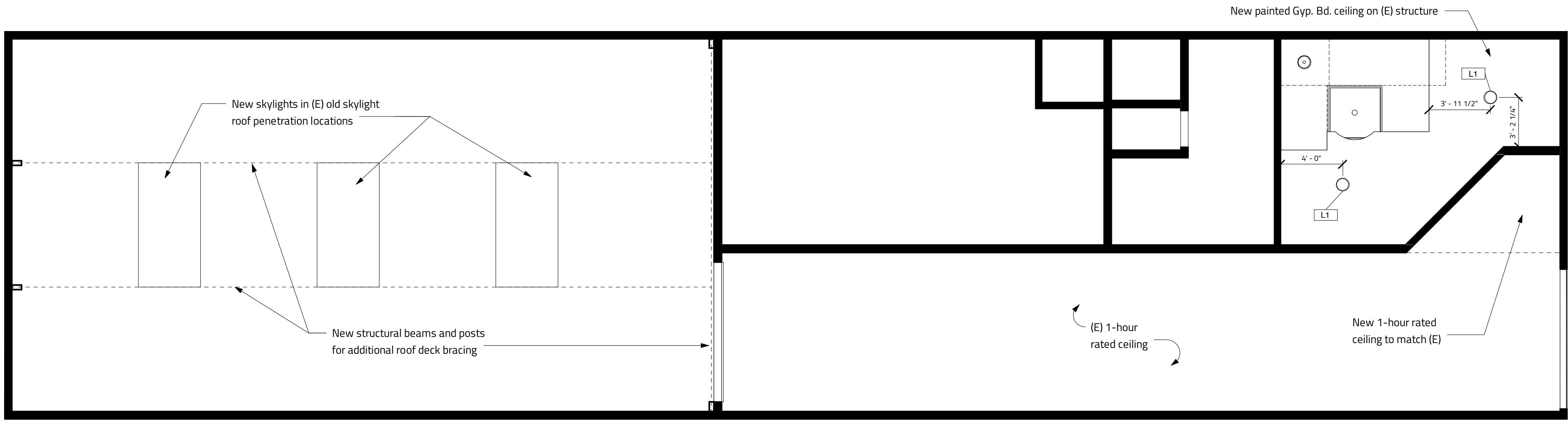
A1.20

Scale

1/4" = 1'-0"



② 02 - Living Level
1/4" = 1'-0"



① 01 - Ground Floor
1/4" = 1'-0"

Lighting Fixture Schedule				
Mark	Type	Count	Type Comments	
L1	Surface-mounted or Hanging light	17	Fixture T.B.D.	
L2	Sun Tube - LED ring	6	Switched LED auto-dimming light within sun tube	

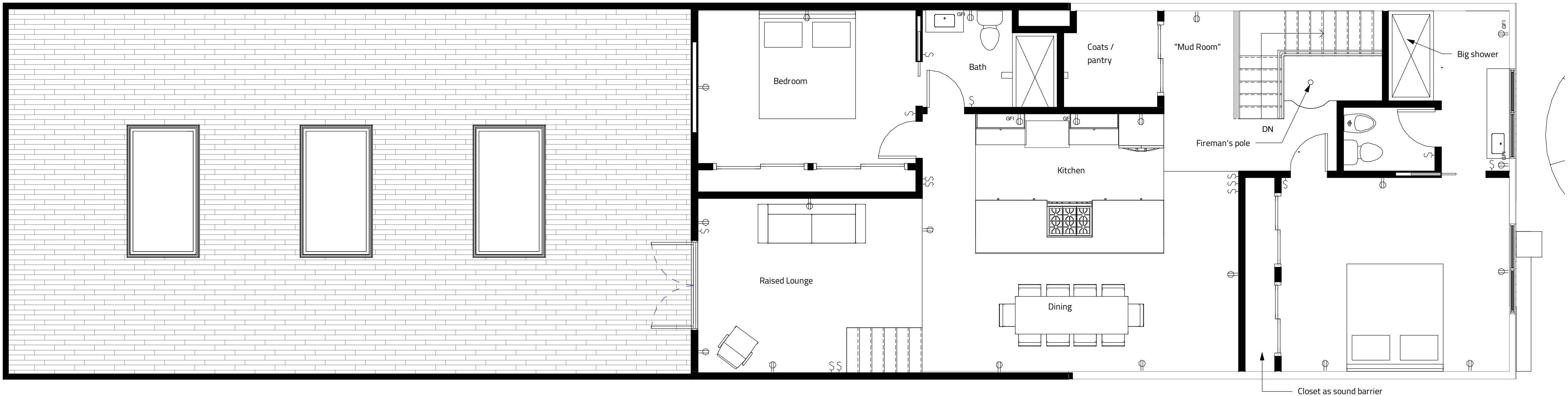
3	Bathroom Edits	090715
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Reflected Ceiling

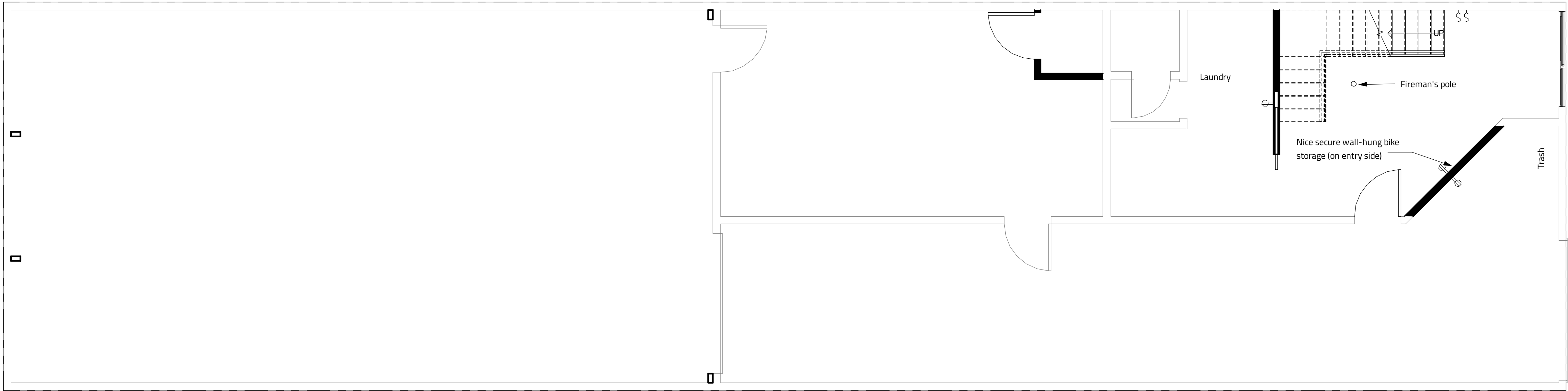
Date 09/23/16

A1.31

Scale 1/4" = 1'-0"



② 02 - Living Level - Furniture
1/4" = 1'-0"



① 01 - Ground Floor - Furniture
1/4" = 1'-0"

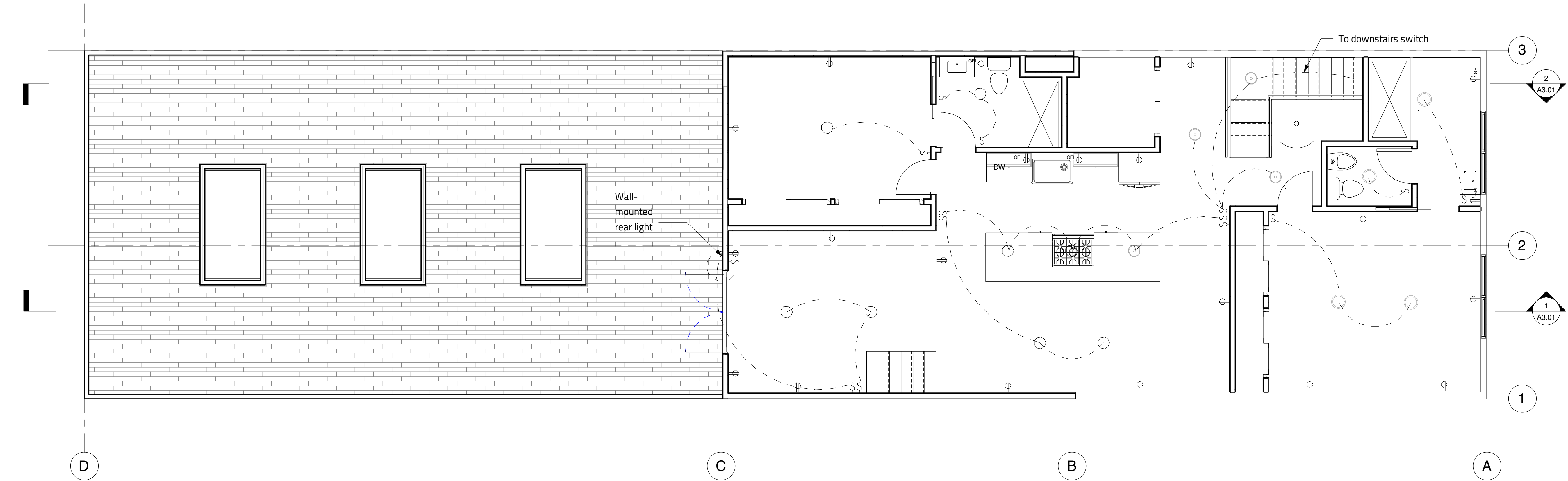
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	Revisions	
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Interior

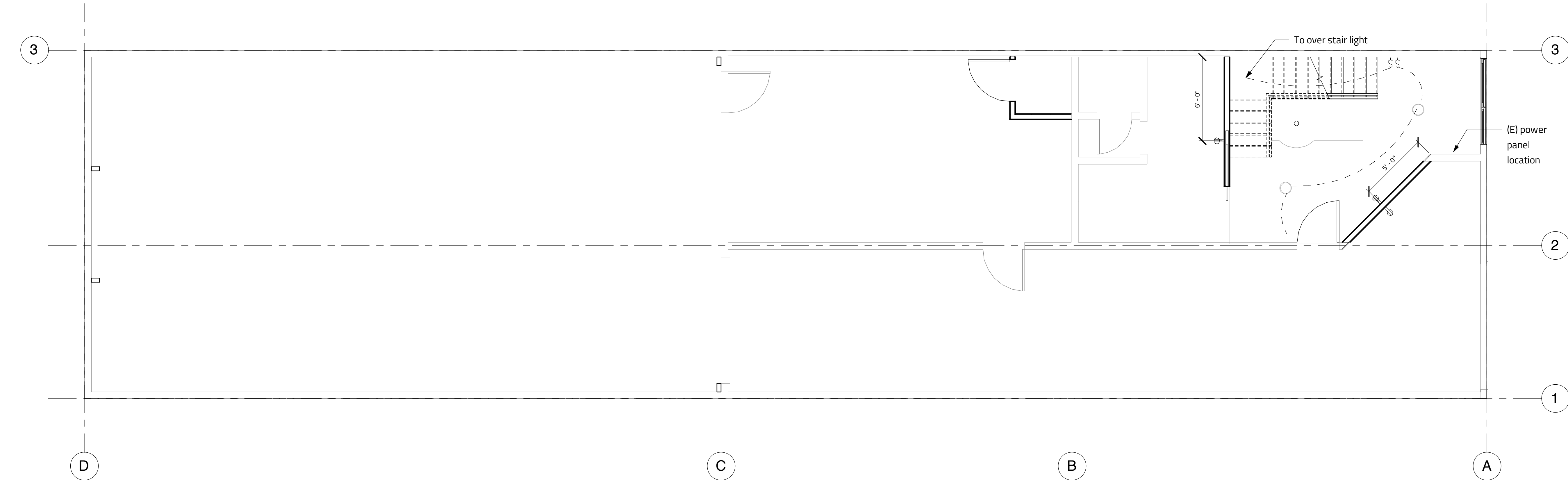
Date 09/23/16

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② 02 - Living Level - Electrical
1/4" = 1'-0"



① 01 - Ground Floor - Electrical
1/4" = 1'-0"

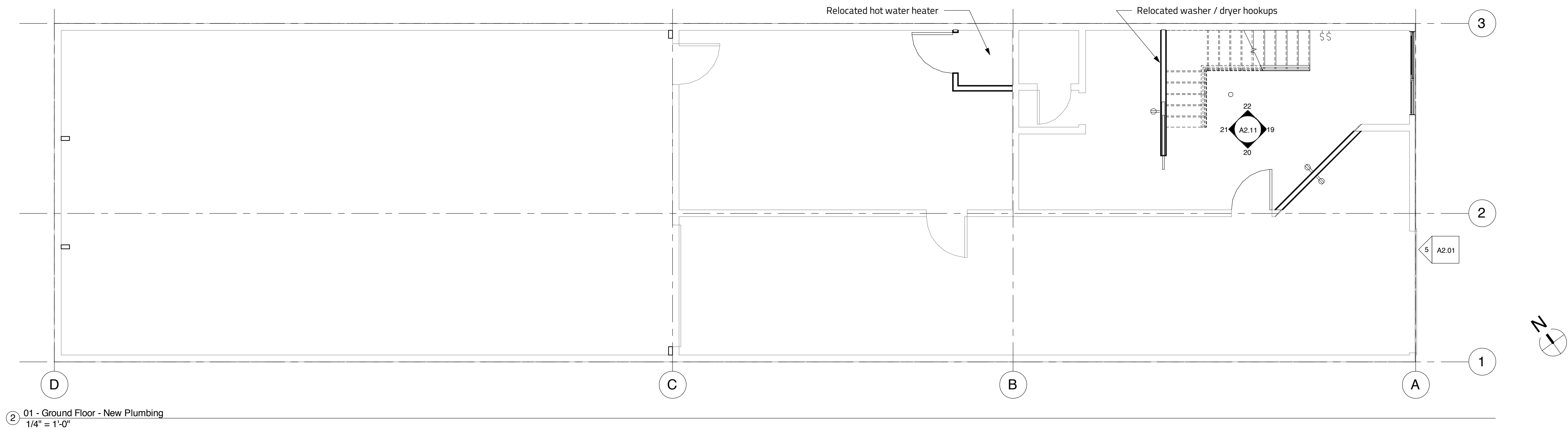
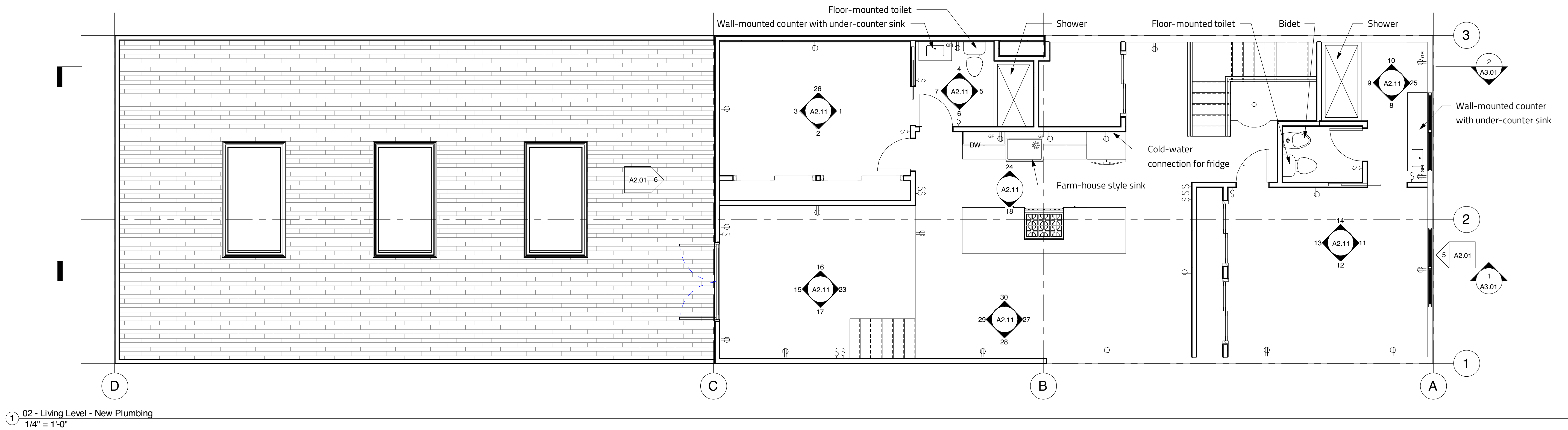
Lighting Fixture Schedule			
Mark	Type	Count	Type Comments
L1	Surface-mounted or Hanging light	17	Fixture T.B.D.
L2	Sun Tube - LED ring	6	Switched LED auto-dimming light within sun tube

3	Bathroom Edits	090715
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Electrical

Date 09/23/16

A1.51
Scale 1/4" = 1'-0"



Plumbing Fixture Schedule					
Level	Element	Type	Model	Manufacturer	Comments
02 - Living Level	Bathroom Sink - Undercounter	Stainless 1'6" x 1'			
02 - Living Level	Bathroom Sink - Undercounter	Stainless 1'6" x 1'			
02 - Living Level	Bidet-3D	Bidet-3D			
02 - Living Level	Kitchen Sink - Farmhouse Style	Cast Iron / White Porcelain - 3' x 1'9"			
02 - Living Level	Shower Stall - Pan, Walls, and Head	5' x 3'			
02 - Living Level	Shower Stall - Pan, Walls, and Head	5' x 3'			
02 - Living Level	Toilet - Domestic Floor-mount	Toilet - Domestic			
02 - Living Level	Toilet - Domestic Floor-mount	Toilet - Domestic			

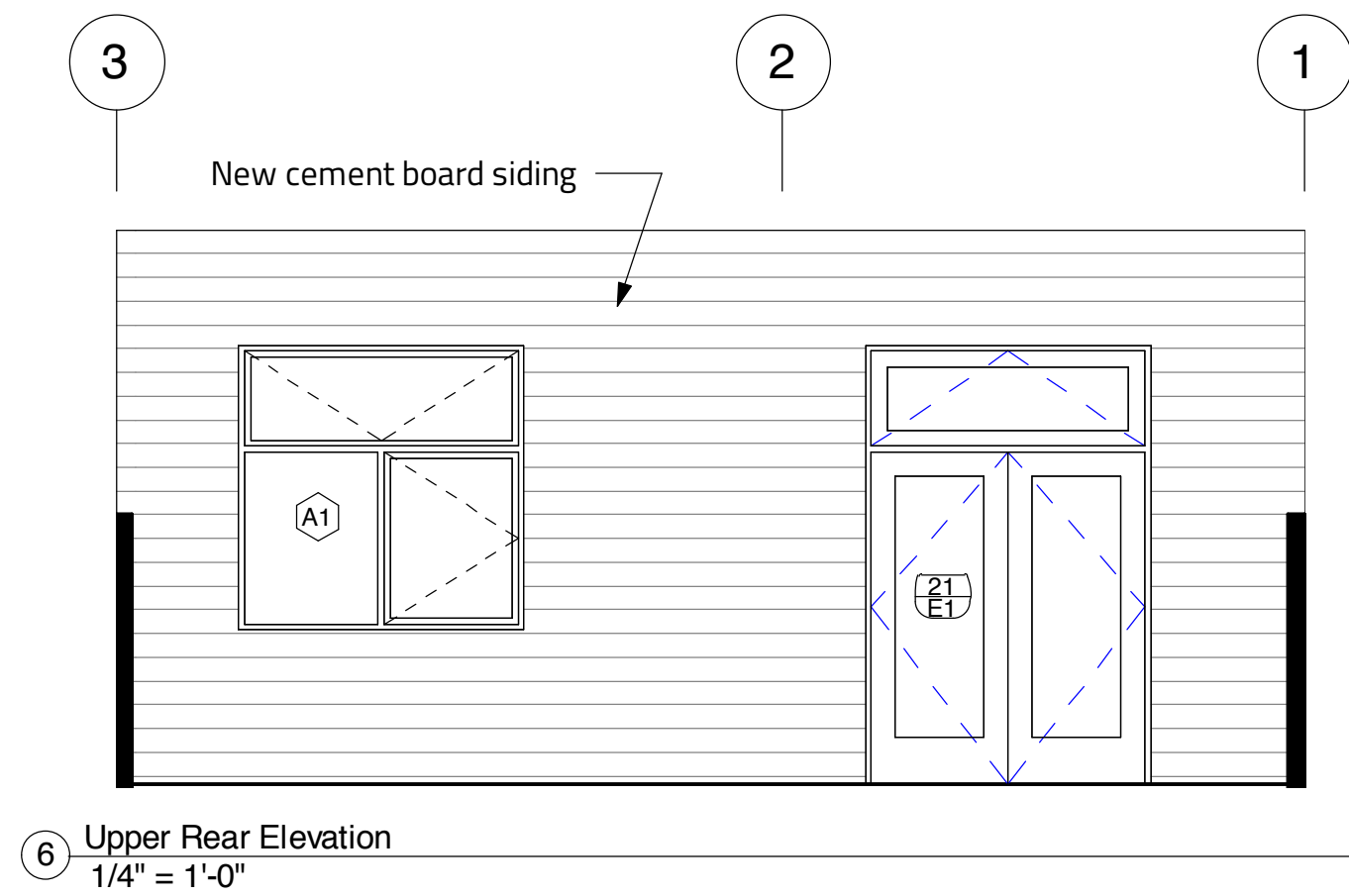
3	Bathroom Edits	090715
No.	Description	Date
Revision Schedule		

Pelassini Home
Plumbing Plans

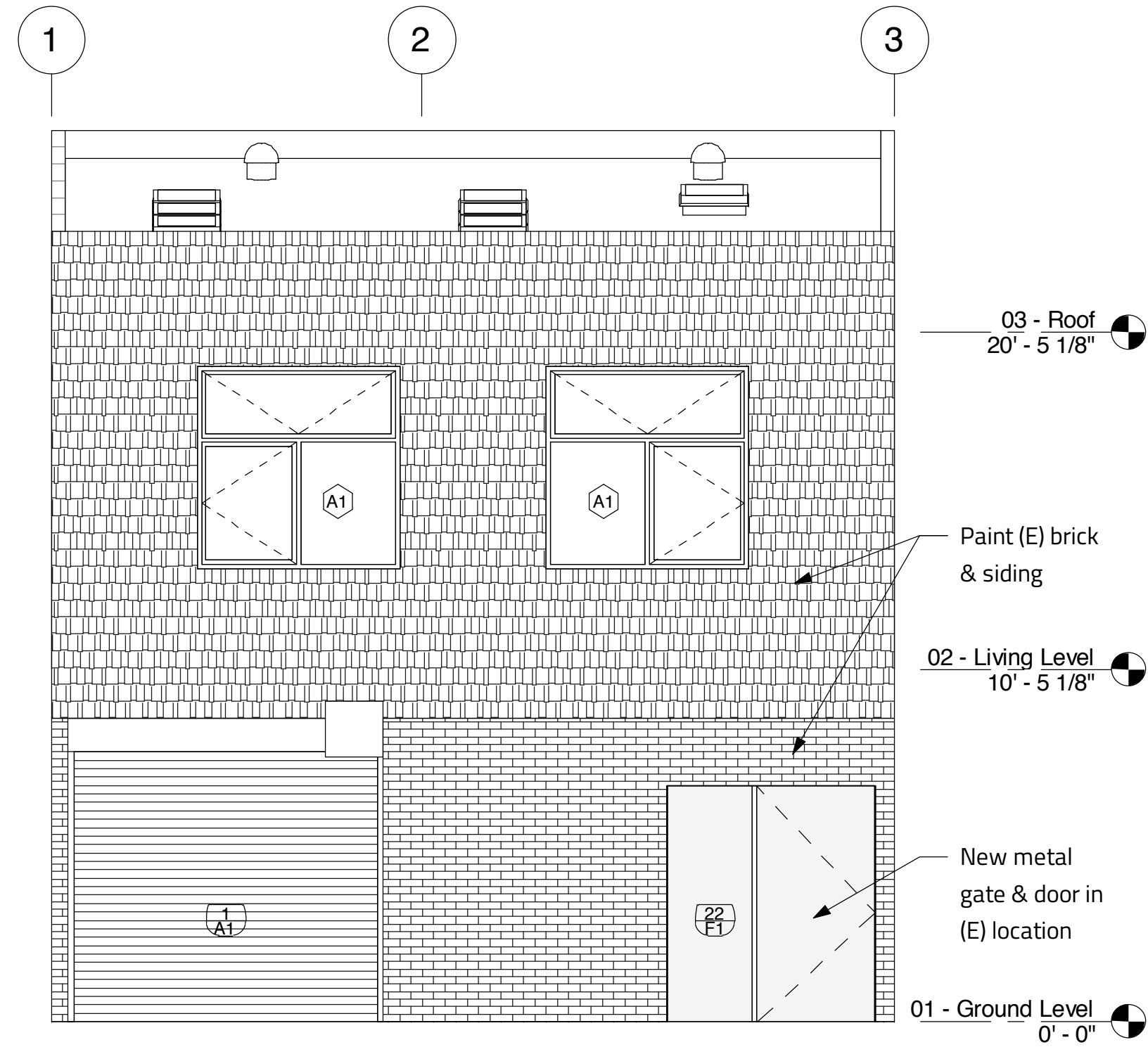
Date 09/23/16

A1.61

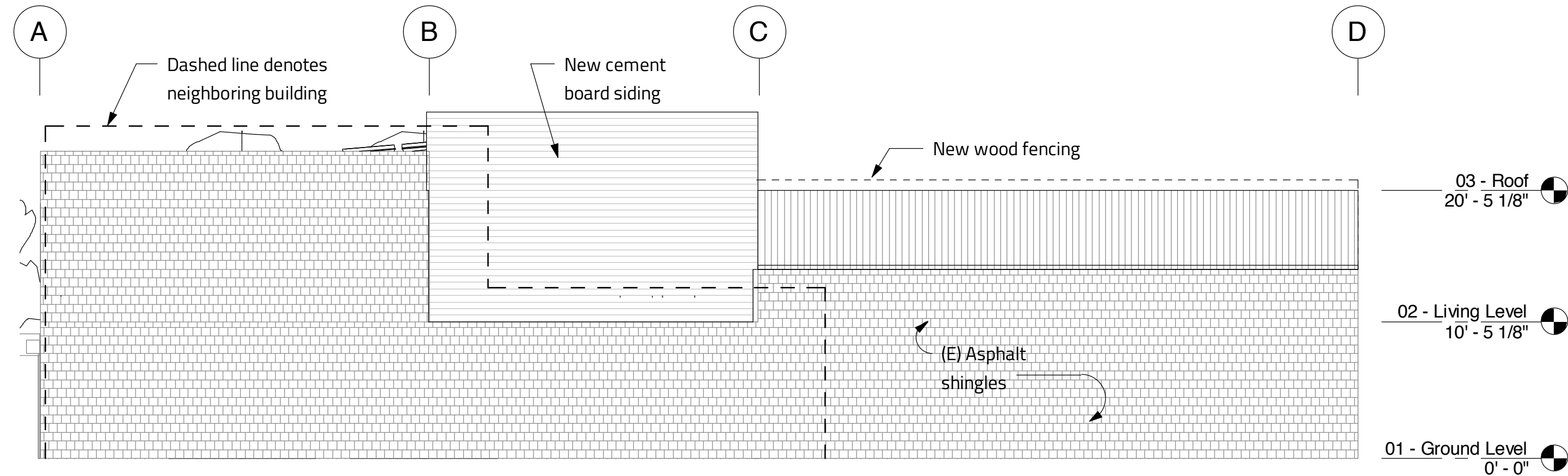
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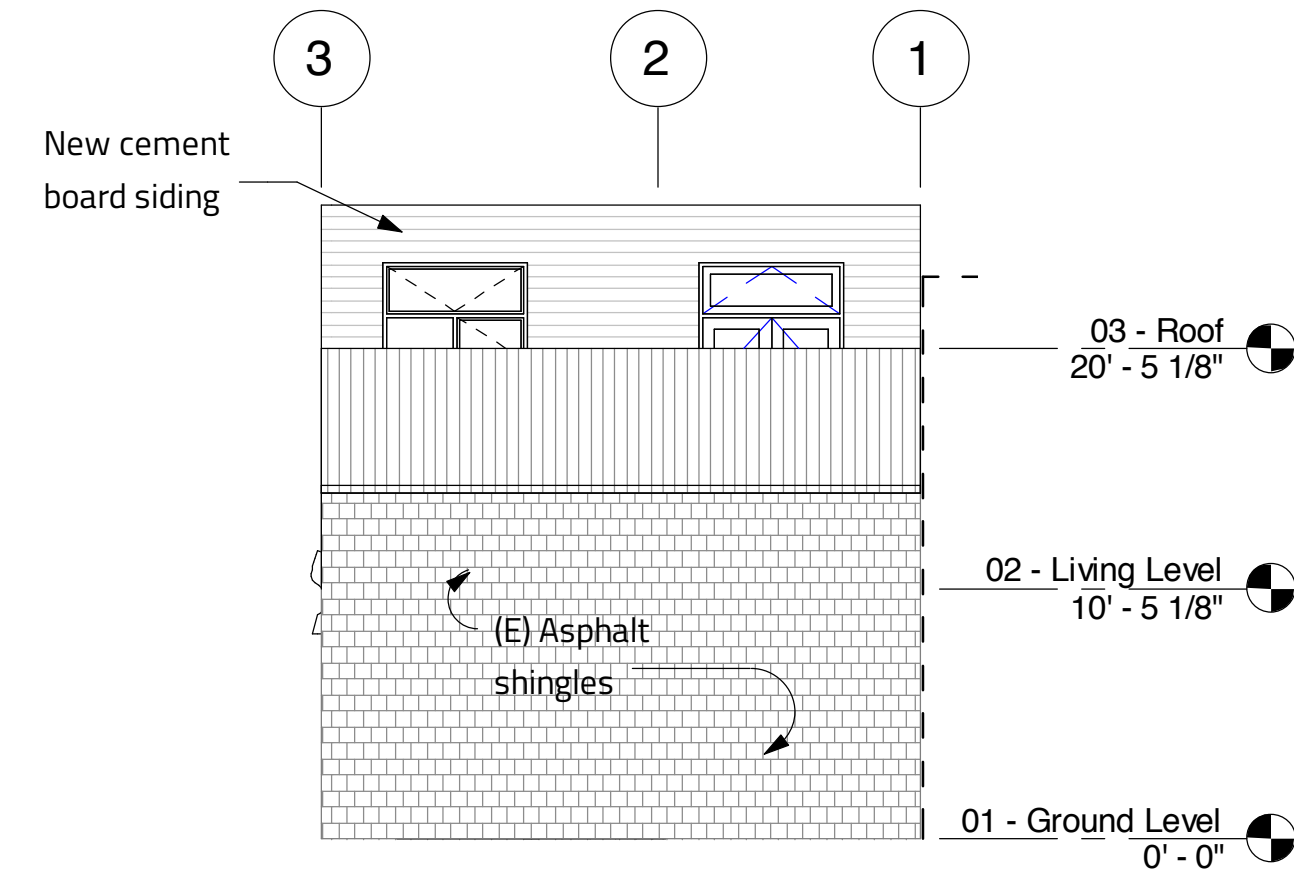
6 Upper Rear Elevation
1/4" = 1'-0"



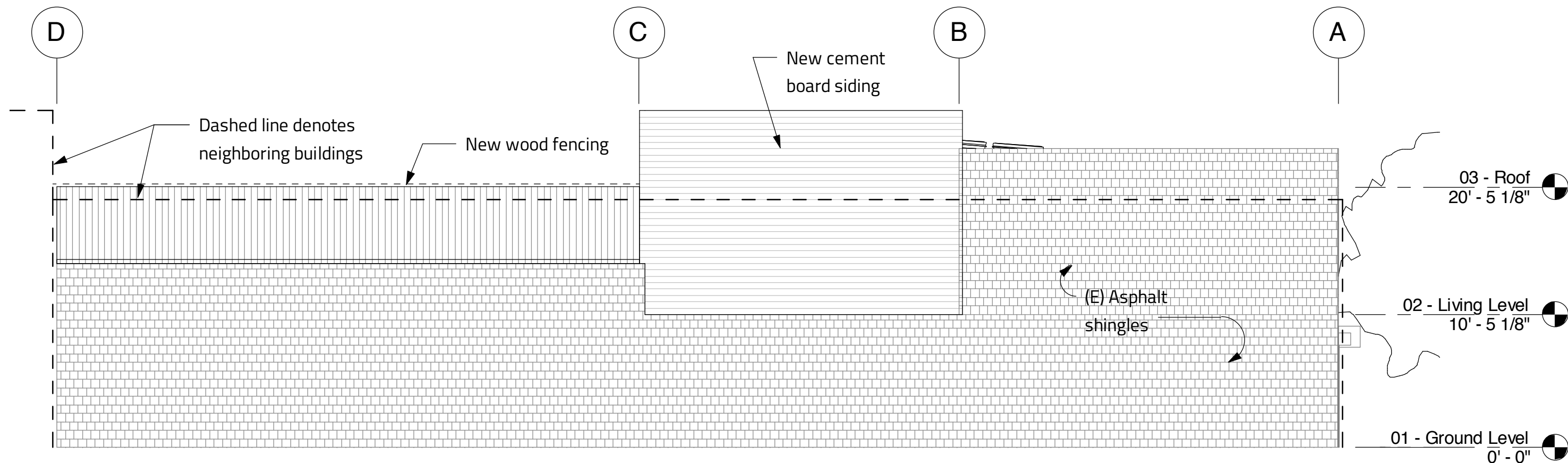
5 Front Elevation
1/4" = 1'-0"



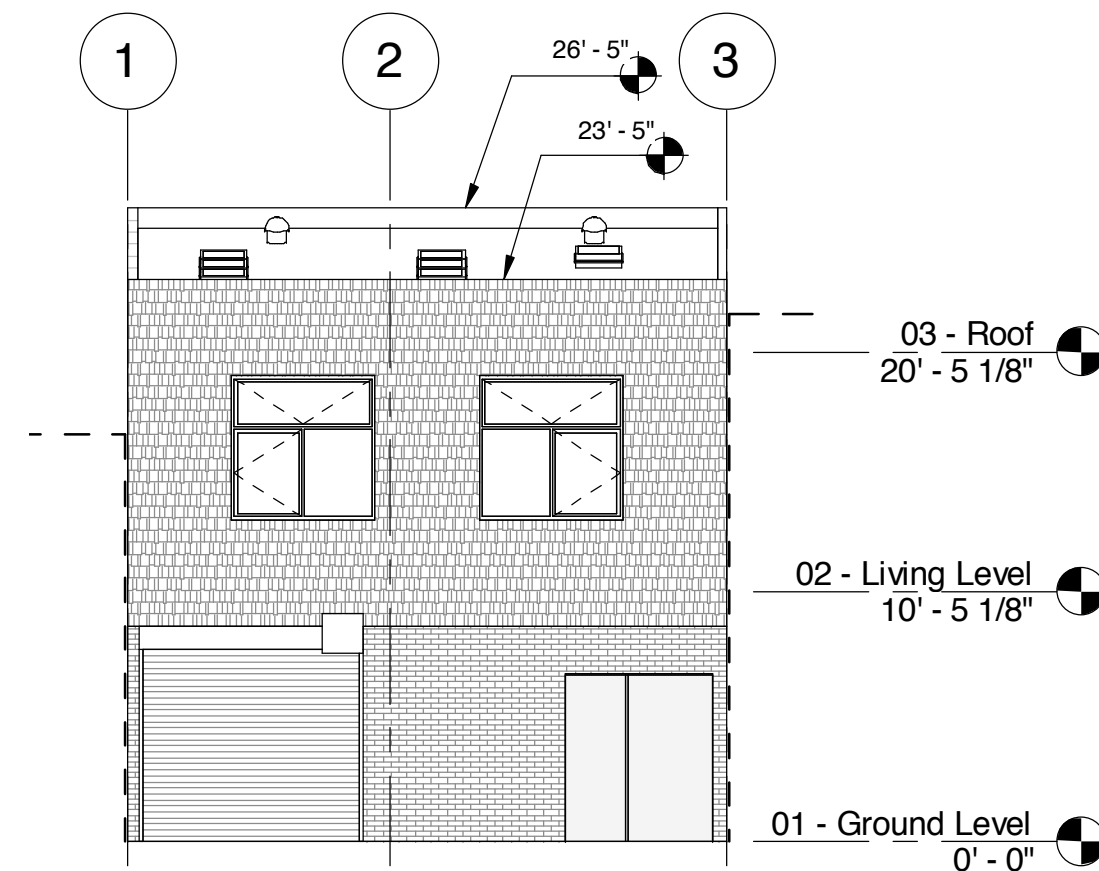
4 North-East Facing Elevation
1/8" = 1'-0"



3 North-West Facing Elevation
1/8" = 1'-0"



2 South-West Facing Elevation
1/8" = 1'-0"



1 South-East Facing Elevation
1/8" = 1'-0"

2	Pricing	071615
	Revisions	
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Exterior
Elevations

Date 09/23/16

A2.01

Scale As indicated



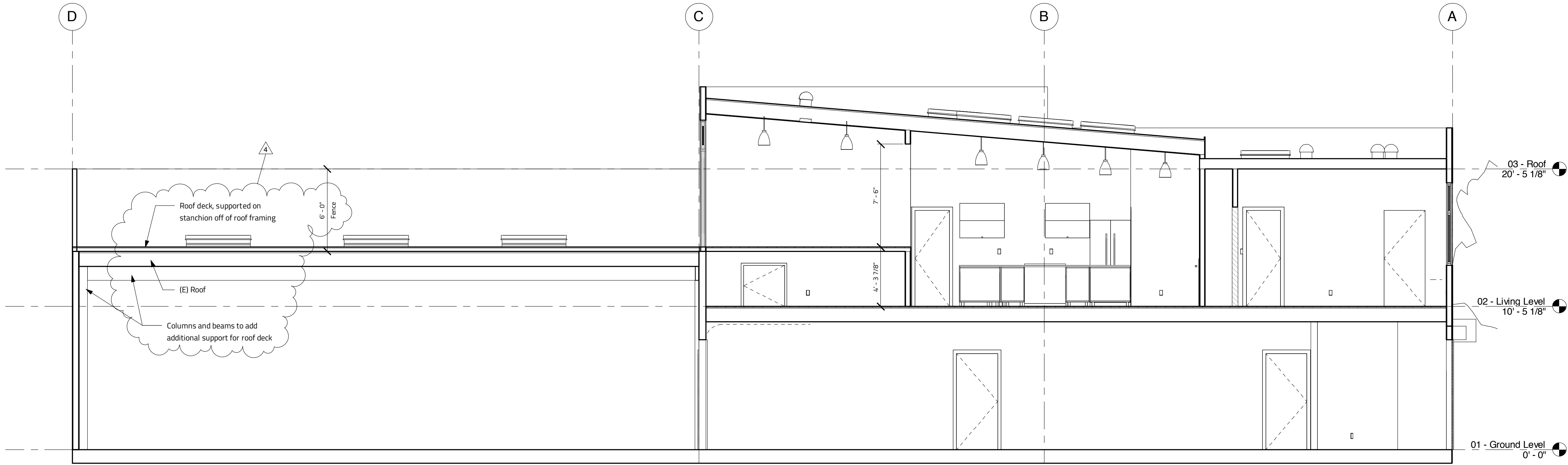
2	Pricing	071615
	Revisions	
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Interior
Elevations

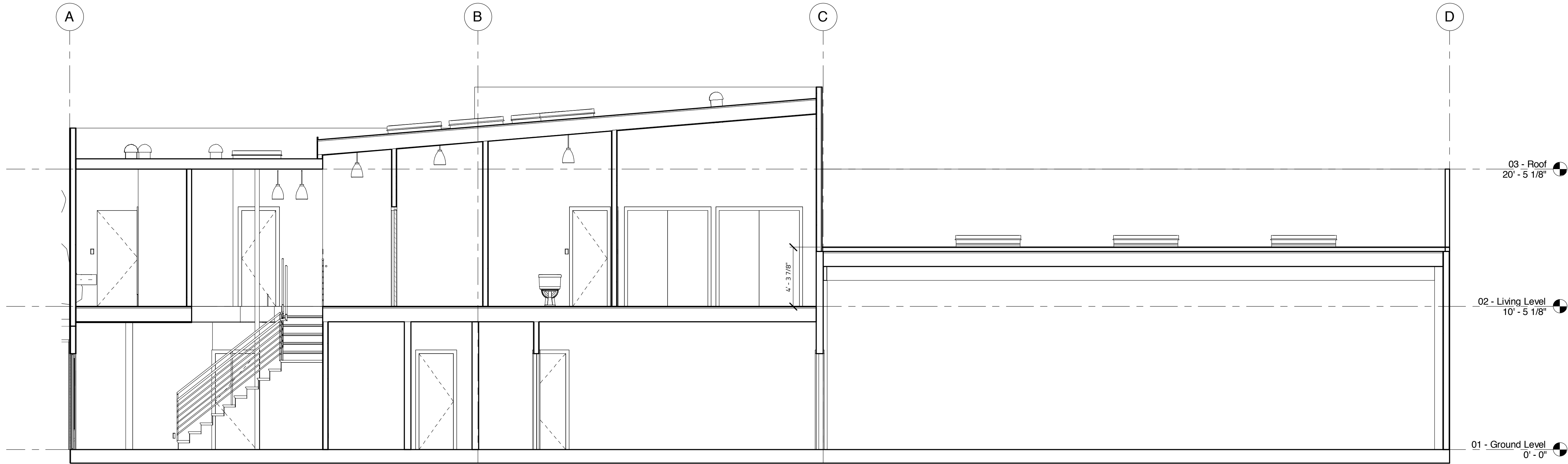
Date 09/23/16

A2.11

Scale 1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"



2 Section 5
1/4" = 1'-0"

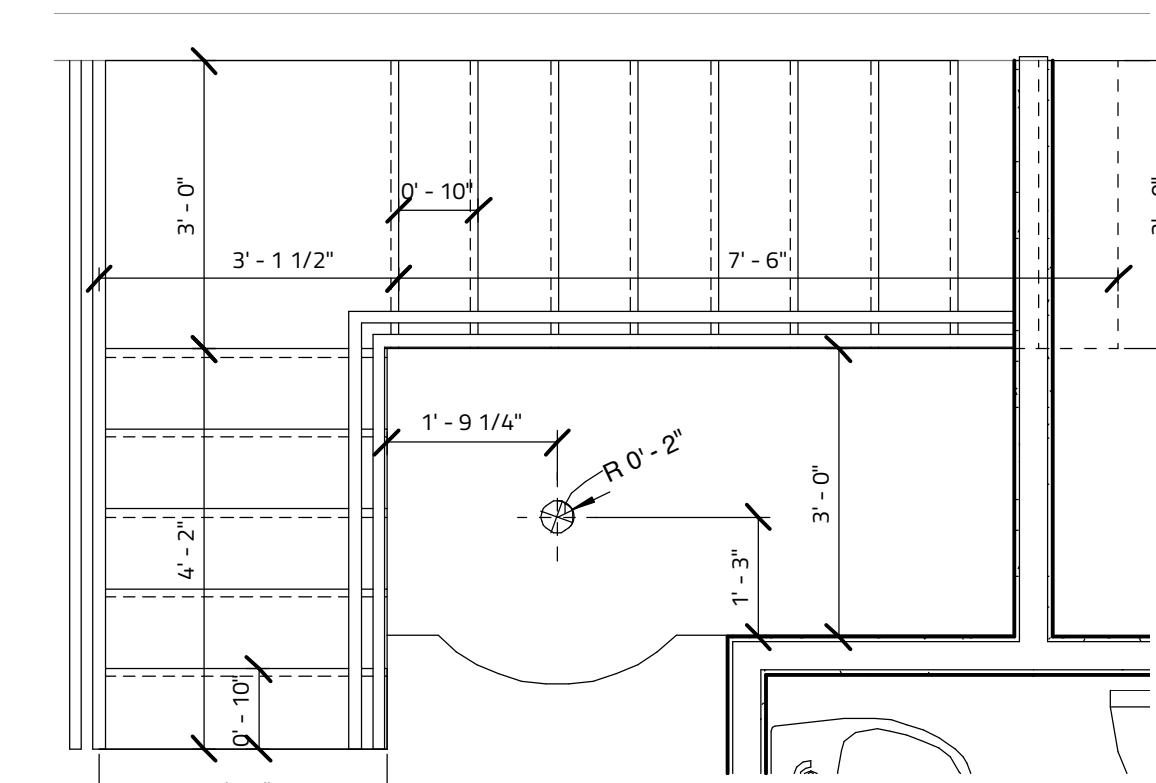
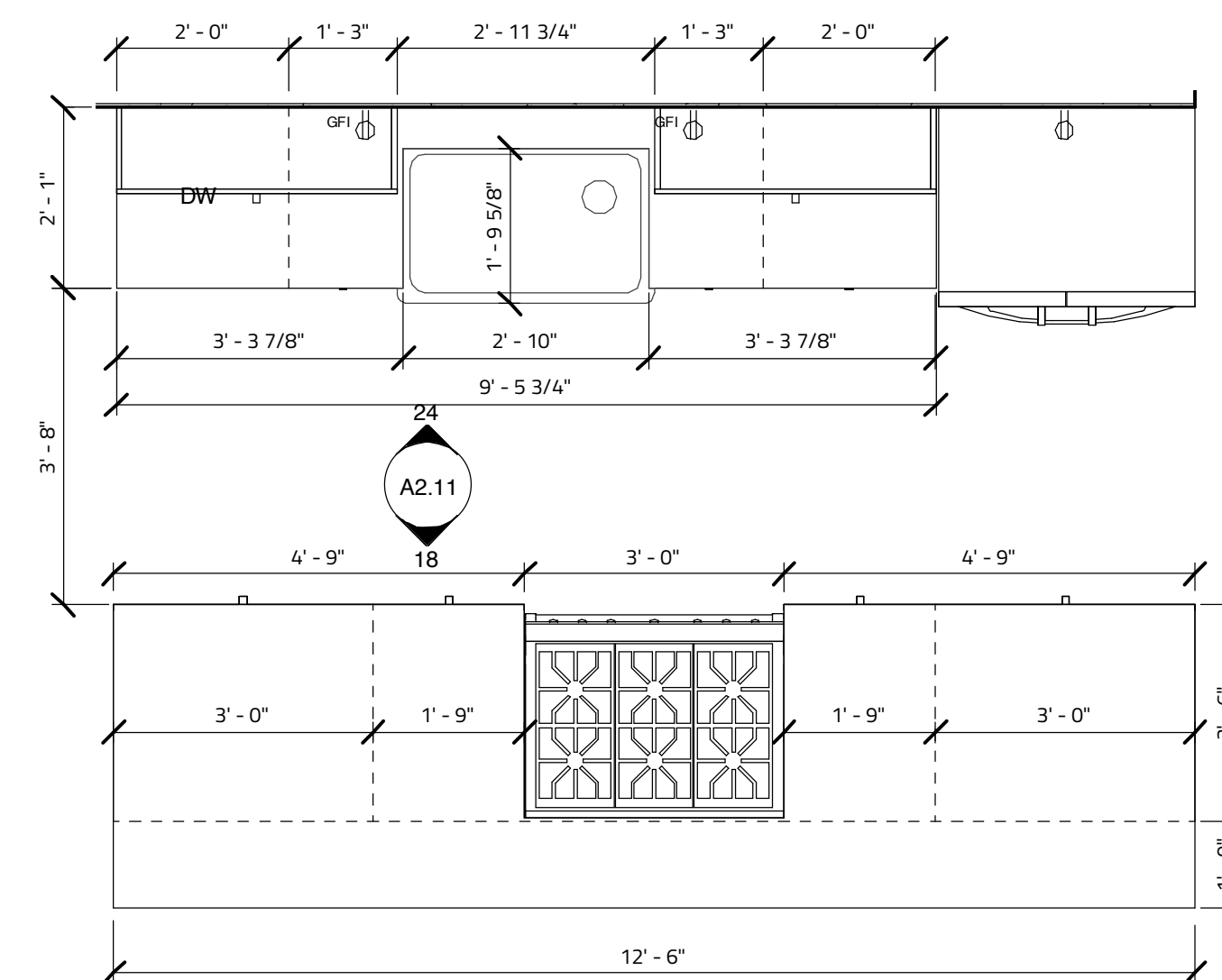
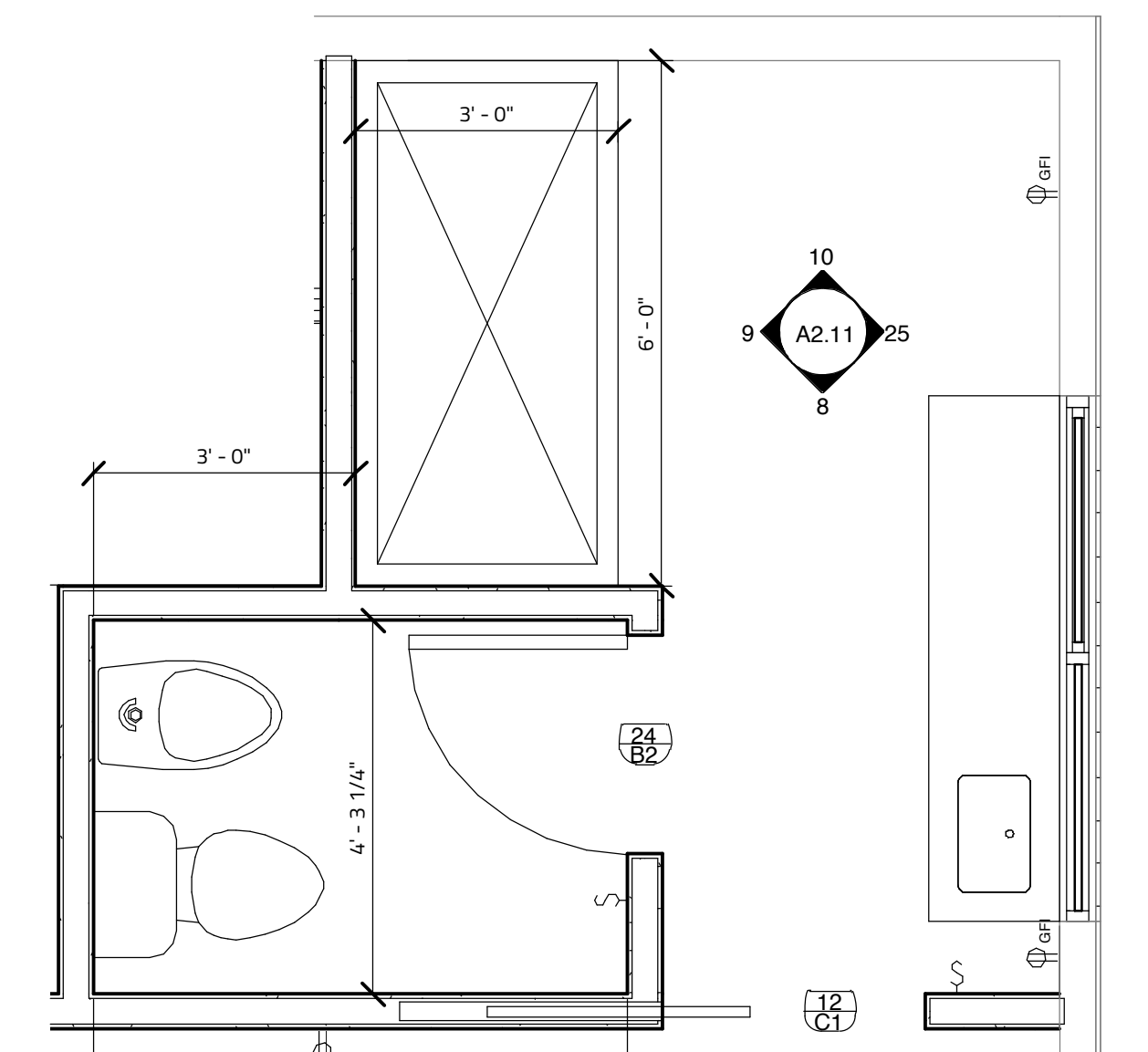
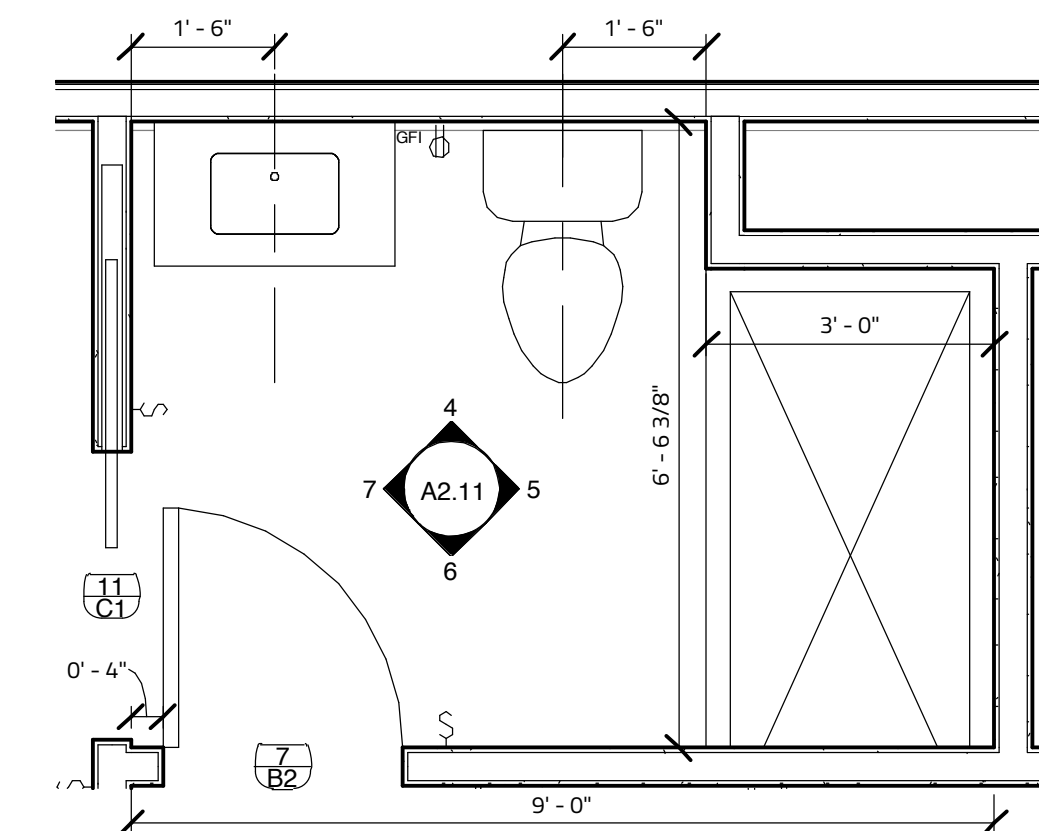
4	Planning	09/23/16
	Revisions	
2	Pricing	071615
	Revisions	
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Sections

Date 09/23/16

A3.01

Scale 1/4" = 1'-0"



3	Bathroom Edits	090715
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home Enlarged Plans

Date	09/23/16
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A4.01

Scale $1/2" = 1'-0"$

Pelassini Home
Details

Date 09/23/16

A5.01

Scale

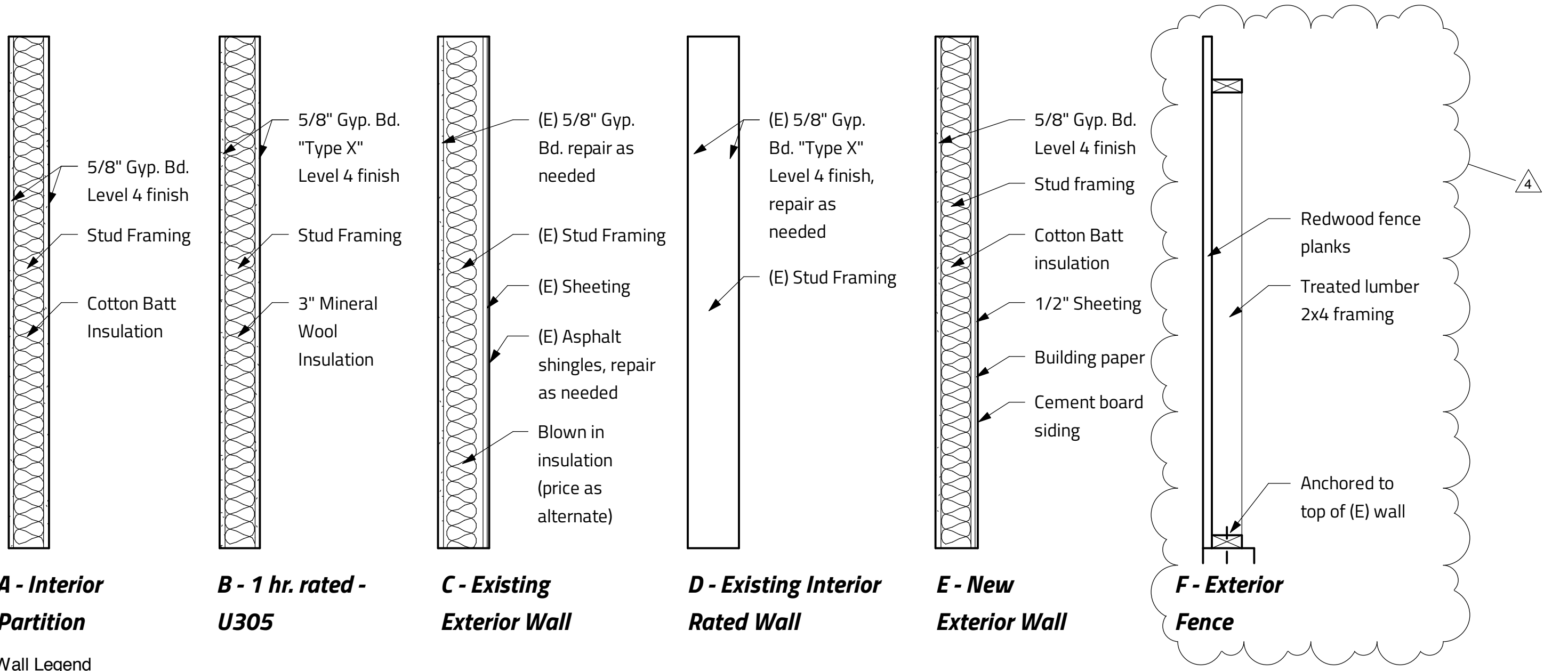
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Room Finish Schedule							
Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
101	Entry	197 SF	(E) Concrete	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
102	Laundry	115 SF	(E) Concrete	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
104	Office	307 SF	Existing	Existing	Existing	Existing	
105	Hot Water Heater	16 SF	Existing	Existing	Existing	Existing	
106	Garage	594 SF	Existing	Existing	Existing	Existing	
107	Workshop	1084 SF	Existing	Existing	Existing	Existing	
201	Upstairs Entry	141 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
202	Kitchen	116 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
203	Dining	226 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
204	Lounge	151 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
205	Master Bedroom	228 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
206	Bedroom	175 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
207	Closet	39 SF	Stained Plywood	Vinyl cove base	Painted Gyp. Bd.	Painted Gyp. Bd.	
208	Master Bath	99 SF	Tile	Tile	Tile & Painted Gyp. Bd.	Painted Gyp. Bd.	Tile walls only in wet areas
209	Bathroom	54 SF	Tile	Tile	Tile & Painted Gyp. Bd.	Painted Gyp. Bd.	Tile walls only in wet areas
		3542 SF					

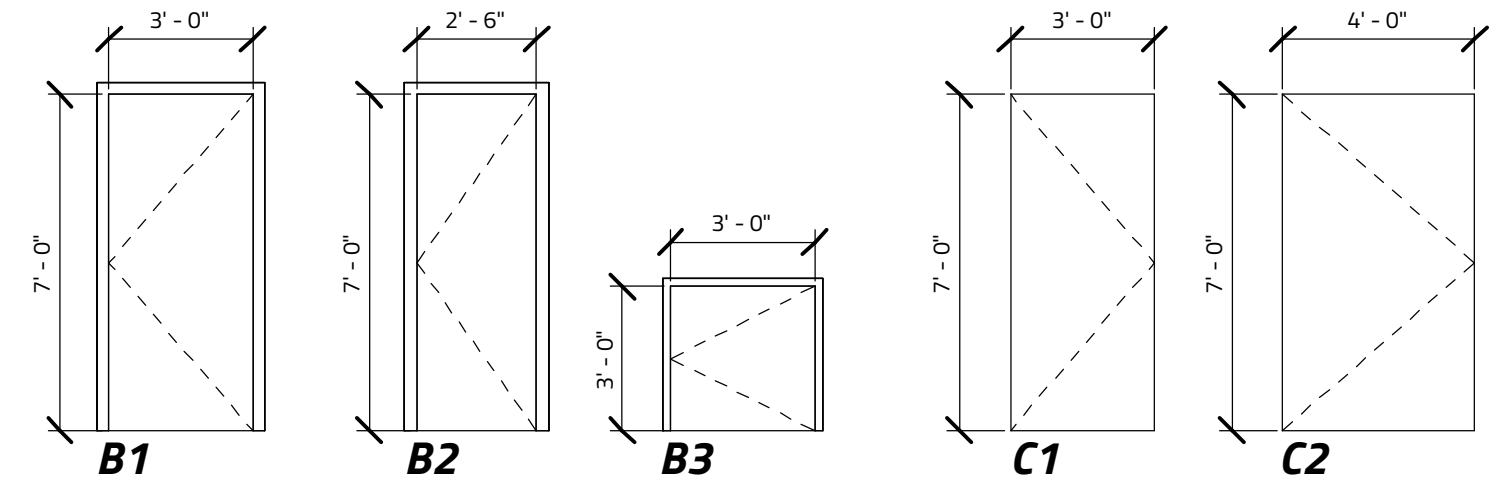
Door Schedule								
Mark	Number	Style	Width	Height	Finish	Frame Material	Frame Type	Hardware Group
4	6	Single-Flush	2' - 6"	7' - 0"				
A1	1	Front Rollup Door	9' - 0"	8' - 0"	(E) Painted Metal	Steel	(E) Track	No work to be done
A2	2	Overhead-Sectional	9' - 0"	8' - 0"	(E) Painted Metal	Steel	(E) Track	No work to be done
B1	3	Single-Flush	3' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
B1	4	Single-Flush	3' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
B1	6	Single-Flush	3' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
B1	23	Single-Flush	3' - 0"	7' - 0"				
B2	7	Single-Flush	2' - 6"	7' - 0"	Wood Veneer	Wood	Wood	
B2	8	Single-Flush	2' - 6"	7' - 0"	Wood Veneer	Wood	Wood	
B2	9	Single-Flush	2' - 6"	7' - 0"	Wood Veneer	Wood	Wood	
B2	24	Single-Flush	2' - 6"	7' - 0"				
B3	10	Single-Flush	3' - 0"	3' - 0"	Wood Veneer	Wood	Wood	Crawlspace Access Door
C1	11	Pocket Door	3' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
C1	12	Pocket Door	3' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
C2	13	Pocket Door	4' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
D1	16	Sliding Door - 2 Panel	5' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
D1	17	Sliding Door - 2 Panel	5' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
D1	18	Sliding Door - 2 Panel	5' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
D2	19	Sliding Door - 2 Panel	6' - 4"	7' - 0"	Wood Veneer	Wood	Wood	
D2	20	Sliding Door - 2 Panel	6' - 4"	7' - 0"	Wood Veneer	Wood	Wood	
E1	21	Double-Flush - Glazed - with Awning Clearstory	6' - 0"	7' - 0"	Wood Veneer	Wood	Wood	
F1	22	Front Custom Metal Door and Screen	6' - 2"	7' - 0"	Powder-coated Steel	Steel	Custom Fabricated	Custom fabricated door & screen

Window Schedule						
Mark	Style	Type	Width	Height	Sill Height	Comments
A1	Front Commercial Windows	Front Commercial Windows	6' - 0"	6' - 0"	3' - 0"	Aluminum-framed triple-paned windows to replace (E)
A1	Front Commercial Windows	Front Commercial Windows	6' - 0"	6' - 0"	3' - 0"	Aluminum-framed triple-paned windows to replace (E)
A1	Front Commercial Windows	Front Commercial Windows	6' - 0"	6' - 0"	7' - 7"	Aluminum-framed triple-paned windows to replace (E)
B1	Skylight	3'6" x 3'6"	3' - 6"	3' - 6"		Commercial Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
C1	Skylight	22" X 46"	1' - 10 1/2"	3' - 10 1/2"		Residential Operable Skylight
D1	Skylight	Large Custom Replacement Skylights	4' - 8"	8' - 8"		Non-operable Commercial Skylight for (E) curb
D1	Skylight	Large Custom Replacement Skylights	4' - 8"	8' - 8"		Non-operable Commercial Skylight for (E) curb
D1	Skylight	Large Custom Replacement Skylights	4' - 8"	8' - 8"		Non-operable Commercial Skylight for (E) curb
E1	SunTube - Lens	SunTube - Lens				Ceiling - mounted sun tube Diffuser with integrated LED light
E1	SunTube - Lens	SunTube - Lens				Ceiling - mounted sun tube Diffuser with integrated LED light
E1	SunTube - Lens	SunTube - Lens				Ceiling - mounted sun tube Diffuser with integrated LED light
E1	SunTube - Lens	SunTube - Lens				Ceiling - mounted sun tube Diffuser with integrated LED light
E1	SunTube - Lens	SunTube - Lens				Ceiling - mounted sun tube Diffuser with integrated LED light
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below
E2	SunTube - Roof Collector	SunTube - Roof Collector				Roof-mounted sun tube collector above E2 below

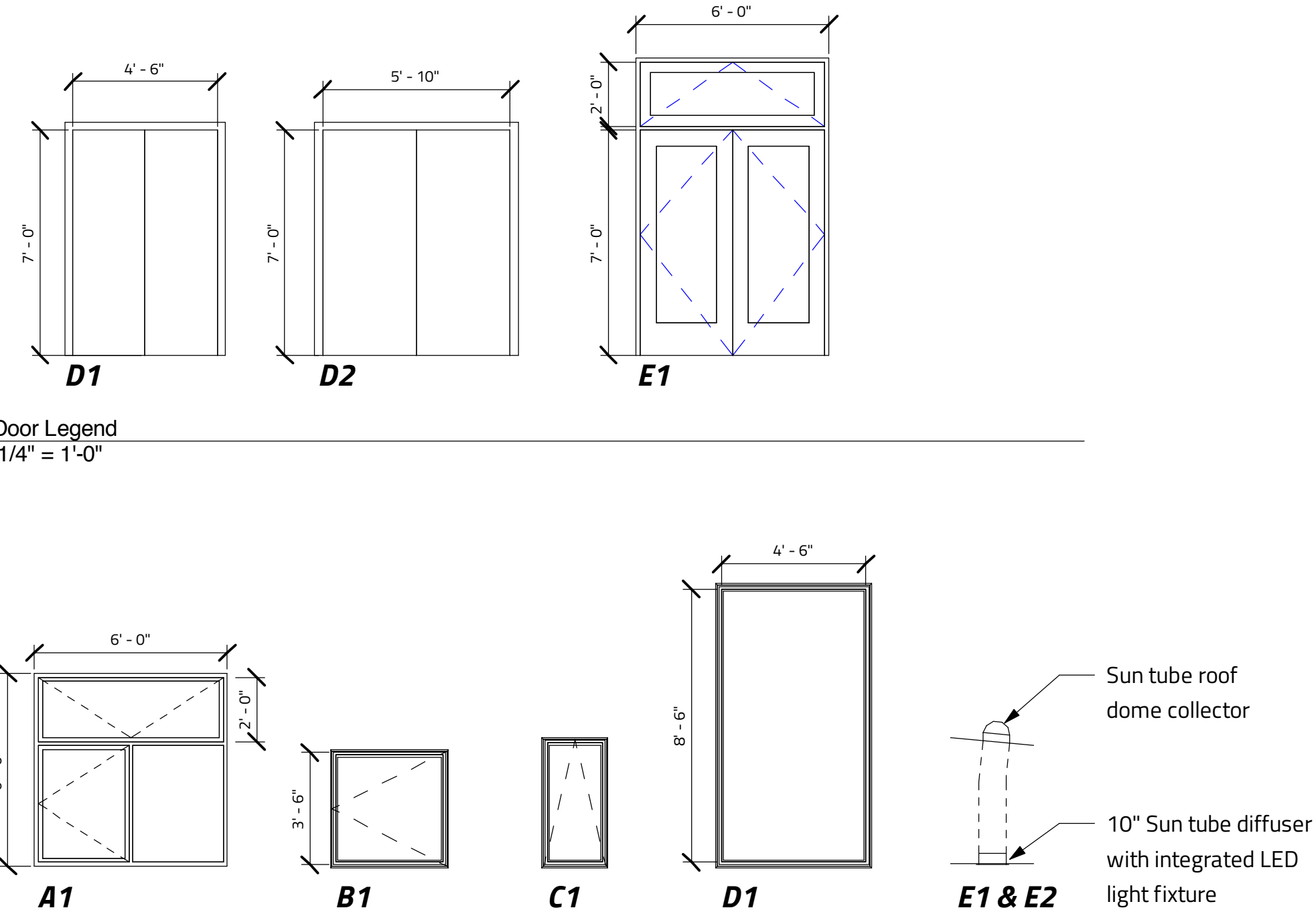
Plumbing Fixture Schedule					
Level	Element	Type	Model	Manufacturer	Comments
02 - Living Level	Bathroom Sink - Undercounter	Stainless 1'6" x 1'			
02 - Living Level	Bathroom Sink - Undercounter	Stainless 1'6" x 1'			
02 - Living Level	Bidet-3D	Bidet-3D			
02 - Living Level	Kitchen Sink - Farmhouse Style	Cast Iron / White Porclean - 3' x 1'9"			
02 - Living Level	Shower Stall - Pan, Walls, and Head	5' x 3'			
02 - Living Level	Shower Stall - Pan, Walls, and Head	5' x 3'			
02 - Living Level	Toilet - Domestic Floor-mount	Toilet - Domestic			
02 - Living Level	Toilet - Domestic Floor-mount	Toilet - Domestic			



Wall Legend
1" = 1'-0"



Door Legend
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

4	Planning Revisions	09/23/16
2	Pricing Revisions	071615
1	Pricing Set	042315
No.	Description	Date
Revision Schedule		

Pelassini Home
Legends &
Schedules

Date 09/23/16

A6.01

Scale As indicated



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2230 Lane St		5414/006	
Case No.	Permit No.	Plans Dated	
2016-008445CUA		September 23, 2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. To establish a residential unit on the second floor of the structure and to expand the second floor by approximately 500 square feet.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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 type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 checked="" 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 checked="" 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 PRESERVATION PLANNER**

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

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

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Michael Christensen</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p style="padding-left: 20px;">Planning Commission Hearing</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p style="font-size: 2em; margin: 0;">Michael Christensen</p> <p style="font-size: small; margin-top: 10px;">Digitally signed by Michael Christensen DN: cn=Michael Christensen, o=City and County of San Francisco, ou=Southeast Quadrant, email=michael.christensen@sfgov.org, c=US Date: 2017.01.05 11:26:29 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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