



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: April 1, 2021

Record No.: 2018-013692CUA
Project Address: 2285 Jerrold Avenue
Zoning: PDR-2 (Core Production, Distribution, and Repair) Zoning District
65-J Height and Bulk District
Industrial Protection Zone Special Use District
Block/Lot: 5286A / 007A
Project Sponsor: Anthony A. Pantaleoni, Kotas/Pantaleoni Architects
79 Zoe Street, Suite 200
San Francisco, CA 94107
Property Owner: Flair Diversified Properties
1 Belvedere Place, #200
Mill Valley, CA 94941
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes to demolish an existing self-storage facility and constructing a new 65-foot tall building that includes a 2,518 square foot restaurant space on the corner, 174,663 square feet of commercial storage space on floors one to four and 120,000 square feet of self-storage space on floors four to six. The Project Sponsors intends to use approximately 1,000 square feet within the restaurant space to host and sponsor youth art programs, a Social Service or Philanthropic Facility use. The Project also includes 10 bicycle parking spaces, 15 vehicular parking spaces, and six loading spaces.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.6, 210.3, 249.22, 303, and 304, to establish a large scale retail use (self-storage) over

50,000 square feet in the PDR-2 Zoning District, and to allow a Planned Unit Development for the new construction of the Project.

Issues and Other Considerations

- **Industrial Protection Zone SUD.** For Projects in the Industrial Protection Zone SUD, the zoning controls for the M-2 Zoning District apply, rather than the underlying PDR-2 Zoning District.
- **Modifications under Planned Unit Development.** The Project is applying for a Planned Unit Development because the Project Site is more than 50,000 square feet. The Project is not seeking any modifications under the Planned Unit Development, it is compliant with the Planning Code.
- **Public Comment & Outreach.**
 - **Support/Opposition:** To date, the Department has received one letter in support and no letters of opposition to the Project. The letter of support mentioned that the Project Applicant is providing a free tenant space to CreativeCave, an educational and design program that will be open to children from Bayview.
 - **Outreach:** The Project was brought before the Bayview Hunters Point Citizen Advisory Committee in August 2019, as is required for all Conditional Use Authorizations within the Bayview Hunters Point Redevelopment Project Area Zone 2. The CAC did not provide support or opposition to the Project.

Environmental Review

On February 25, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Bayview Hunters Point Area Plan and the Objectives and Policies of the General Plan. The Project will result in a net-gain of PDR space, create a new neighborhood-serving corner storefront, and provide storage space which is a consistent use within the area. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A PLANNED UNIT DEVELOPMENT (PUD) AND A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 121.6, 210.3, 249.22, 303, AND 304, TO ESTABLISH A RETAIL USE (SELF-STORAGE) LARGER THAN 50,000 GROSS SQUARE FEET FOR THE PROJECT INCLUDING DEMOLITION OF AN EXISTING SELF-STORAGE FACILITY AND CONSTRUCTION OF A NEW 65-FOOT TALL BUILDING WITH A 2,518 SQUARE FOOT COMMERCIAL RESTAURANT SPACE ON THE CORNER, 174,663 SQUARE FEET OF COMMERCIAL STORAGE SPACE AND 120,000 SQUARE FEET OF SELF-STORAGE SPACE, LOCATED AT 2285 JERROLD AVENUE, LOT 007A OF ASSESSOR'S BLOCK 5286A, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR) ZONING DISTRICT, INDUSTRIAL PROTECTION ZONE SPECIAL USE DISTRICT, AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 23, 2019, Anthony Pantaleoni of Kotas/Pantaleoni Architects (hereinafter "Project Sponsor") filed Application No. 2018-013692CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new six-story building with a restaurant tenant space, commercial storage use on the first to fourth floors and self-storage use on floors four to six, at 2285 Jerrold Avenue, Assessor's Block 5286A and Lot 007A (hereinafter "Project Site").

On February 25, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On April 1, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-013692CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-013692CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-013692CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of an existing self-storage facility and construction of a new 65-foot tall building that includes a 2,518 square foot commercial restaurant space on the corner, 174,663 square feet of commercial storage space on floors one to four and 120,000 square feet of self-storage space on floors 4 to 6. The Project Sponsors intends to use approximately 1,000 square feet within the restaurant space to host and sponsor youth art programs, a Social Service or Philanthropic Facility use. The Project includes 10 bicycle parking spaces, 15 vehicular parking spaces, and six loading spaces.
- 3. Site Description and Present Use.** The Project is located on a 52,807 square foot corner lot with a 289-foot frontage along Jerrold Avenue and a 187-foot frontage along Barneveld Avenue. The Project Site contains dozens of metal shipping containers that provide self-storage space operated by Stop n Stor Mini Storage.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning District and the Industrial Protection Zone SUD and the Bayview Hunters Point Planning Area. The immediate context is an industrial area with one-story warehouses and parking lots that are used for materials and vehicular storage. Highway 101 is one-block to the west, there is a cluster of industry-serving retailers and hardware stores to the south along Bayshore Boulevard, and there are numerous fast food restaurants in the area.
- 5. Public Outreach and Comments.** To date, the Department has received one letter in support and no letters of opposition to the Project. The letter of support mentioned that the Project Applicant is providing a free tenant space to CreativeCave, an educational and design program that will be open to children from Bayview. The Project was brought before the Bayview Hunters Point Citizen Advisory Committee in August 2019, as is required for all Conditional Use Authorizations within the Bayview Hunters Point Redevelopment Project Area Zone 2.
- 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. Commercial Storage Use.** A PDR Use defined as a facility that stores within an enclosed building: contractors' equipment, building materials, or goods or materials used by other businesses at other locations. This use shall not include the storage of waste, salvaged materials, automobiles, inflammable or highly combustible materials, and wholesale goods or commodities.

The Project is proposing 174,663 square feet of Commercial Storage space which is a principally permitted use within the PDR-2 Zoning District and M-2 Zoning District. The space will be rented out for businesses to store goods and materials and a wall on the fourth floor clearly separates it from the self-storage space.

- B. **Self-Storage Use.** A Retail Sales and Service Use is defined as a facility that stores, within an enclosed building, household and personal goods.

The Project is proposing 120,000 square feet of Self-Storage space which is a permitted use within the PDR-2 Zoning District. Retail Sales and Service Uses, including Self-Storage, are also permitted within the M-2 (Heavy Industrial) Zoning Districts, which applies to the Project Site because of the Industrial Protection Zone SUD. The space will be rented out to individuals to store their own possessions and a wall on the fourth floor clearly separates it from the self-storage space.

- C. **Vehicular Parking.** [Section 151](#) requires no minimum and set maximum amounts of off-street parking spaces for certain uses.

The Project is proposing 15 vehicular parking spaces. This is within the allowable maximum of 82 parking spaces for the Commercial Storage use and 115 spaces for the Self-Storage use, a total of 197 possible parking spaces.

- D. **Bicycle Parking.** [Section 155.2](#) requires bike parking for certain uses.

The Project is proposing to include 10 bike parking spaces. This exceeds the minimum requirement of seven spaces cumulatively for the Commercial Storage and Self-Storage uses.

- E. **Off-Street Loading.** [Section 152](#) requires minimum amounts of off-street freight loading spaces for certain uses.

The Project is proposing to provide six freight loading parking spaces. This exceeds the minimum requirement of three spaces cumulatively for the Commercial Storage and Self-Storage uses.

- F. **Bulk.** The Project Site is within the J Bulk District, [Section 270](#) sets a maximum plan dimensions over 40 feet in height of a 250 foot length and a 300 foot diagonal dimension.

The proposed building will occupy the entire Project Site for floors one to four, while floors five and six are set back to comply with the bulk limitations. The diagonal dimension of floors five and six is 298 feet, which complies with Section 270.

- G. **PDR Space Retention.** [Section 210.3A](#) requires that existing space for PDR uses be retained or replaced within the PDR-1-B and PDR-2 Zoning Districts.

The Project Site is currently entirely used for Self-Storage, which is a Retail Sales and Service use. Therefore, no PDR space is being removed that would need to be replaced. The Project proposes to include a retail storefront, Commercial Storage space (a PDR use) and Self-Storage space, none of which are PDR uses.

- H. **PDR Ground Floor Standards.** [Section 145.5](#) requires that ground floor spaces in PDR Zoning Districts have a minimum 17-foot floor height.

The Project is proposing to have double-height space on the ground floor for the first 30 feet of building

depth along both the Jerrold and Barneveld Avenue frontages. This double-height space will have a 20-foot floor-to-ceiling height which exceeds the minimum requirement.

- I. **Planned Unit Development.** Project Sites that are greater than 50,000 square feet qualify as Planned Unit Developments pursuant to [Section 304](#).

The Project Site is 52,807 square feet which exceeds the minimum requirement for a Planned Unit Development. Planned Unit Developments require a Conditional Use Authorization within the PDR-2 Zoning District, which the Project Sponsor is pursuing with this approval.

- J. **Transportation Sustainability Fee.** [Section 411A](#) requires that certain development projects pay the Transportation Sustainability Fee.

The Project triggers the Transportation Sustainability Fee with two qualifiers: 1) It is proposing new construction of a Non-Residential use in excess of 800 gross square feet, and 2) It is proposing new construction of a PDR use in excess of 1,500 square feet. The proposed new building will include 120,000 square feet of self-storage space and 174,663 square feet of commercial storage space.;

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

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

The proposed Project is compliant with its Zoning, Height, and Bulk controls. While the building will be taller than neighboring structures, there is precedent in the area for large warehouses that are 100,000 to 150,000 square feet. The Project proposes to redevelopment an existing Self-Storage facility into a dual Commercial and Self-Storage building with a corner restaurant space. The Project Site is currently an asphalt lot with dozens of shipping containers that are used for storage. The proposed 65-foot tall building will substantially increase the Self-Storage capacity of the existing business and will create new Commercial Storage space that can serve commercial and industrial businesses in the area. Given the high concentration of industrial businesses, suppliers, and manufacturers in the area, a large storage facility will be a useful amenity for people and businesses that have work in the area.

The size of the Self-Storage space specifically qualifies as a Large-Scale Retail Use. The Project is proposing 120,000 square feet of this Retail Sales and Service use. Per Section 121.6, a development that includes more than 90,000 square feet of a single retail use requires a Conditional Use Authorization. Section 121.6 also limits the total square footage of a single retail use within a development to 120,000 square feet. The proposal for 120,000 square feet of self-storage space is compliant with these regulations and is appropriate for the area.

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

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

The Project is compliant with the 65-J Height and Bulk District. While the building will be taller than most nearby structures, there is precedent for full-lot and full-block warehouses. Buildings in the area are predominantly one and two-story warehouses. Numerous buildings two-stories in height but are only one double-height space on the interior, to accommodate large-scale commercial and industrial operations.

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

The Planning Code does not require any vehicular parking spaces, and the Project is providing more freight loading spaces than required. The area has many existing industrial establishments and there is bus depot across the street. Trucks and large vehicles already frequent the adjacent streets and Storage uses do not generally experience high volumes of customer traffic day-to-day.

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

The proposed Commercial and Self-Storage uses are not anticipated to generate any offensive noise, glare, dust, or odor.

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

The Project will demolish an asphalt lot with shipping containers and construct a new building with a restaurant storefront. The retention and addition of street trees will continue to add green landscaping to a largely concrete neighborhood and all parking will be enclosed within the building and not visible from the public right of way.

- 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 Zoning District.

The Project is consistent with the stated purposes of PDR-2 Zoning District and the Industrial Protection Zone SUD. The Project Site is located in an industrial area near many construction, manufacturing, and production businesses; creating a space for their materials can aid in their operation. The purpose of the Industrial Protection Zone SUD includes enhancing “commercial and industrial land use” and locating “geographically close to other land uses that require the goods and services provided by

industrial land uses.” The PDR-2 Zoning District purpose includes “the conservation of existing flexible industrial buildings” and it permits “certain non-industrial and non residential uses”. The Project will not remove any PDR space and can be a service provider to industrial functions and businesses.

8. Planned Unit Development. Planned Unit Developments must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

- A. Affirmatively promote applicable objectives and policies of the General Plan;

The Project aligns with the objectives and policies of the General Plan, particularly from the Commerce and Industry Element, the Urban Design Element, and the Bayview Hunters Points Area Plan. The Project will improve sidewalk conditions, increase storage availability for nearby businesses, and compliment the industrial nature of the neighborhood.

- B. Provide off-street parking appropriate to the occupancy proposed and not exceeding principally-permitted maximum amounts;

The Project will include 15 vehicular parking spaces and six loading spaces. This is less than the permitted 197 vehicular spaces, which is the parking maximum. It also exceeds the three required loading spaces.

- C. 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;

No open space is required for either the Commercial Storage or Self-Storage use. The Project does not propose any on-site open space.

- D. 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;

The Project does not include any residential units.

- E. 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 231 of this Code;

The Project Site is not in a Residential (R) Zoning District.

- F. 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 65 feet tall which is compliant with the 65-J Height and Bulk District.

- G. 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 Site is not within a Neighborhood Commercial (NC) Zoning District.

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

The Project Site is not within an NC Zoning District.

- I. 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 Site is not within an RTO or NCT Zoning District.

- J. Provide street trees as per the requirements of [Section 138.1](#) of the Code.

The Project is proposing to retain 20 existing street trees on the sidewalk, remove one tree, and add five more street trees. Any new street trees will be reviewed by the Department of Public Works Bureau of Urban Forestry.

- K. Provide landscaping and permeable surfaces in any required setbacks in accordance with [Section 132](#) (g) and (h).

The Project is not a residential development and therefore is not subject to the landscaping and permeability requirements.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.2

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

Policy 1.3

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

OBJECTIVE 2

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

Policy 2.1

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

OBJECTIVE 4

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

Policy 4.1

Maintain and enhance a favorable business climate in the city.

Policy 4.2

Promote and attract those economic activities with potential benefit to the City.

Policy 4.10

Enhance the working environment within industrial areas.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 4

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

Policy 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

BAYVIEW HUNTERS POINT AREA PLAN

Land Use
Objectives and Policies

OBJECTIVE 8

STRENGTHEN THE ROLE OF BAYVIEW'S INDUSTRIAL SECTOR IN THE ECONOMY OF THE DISTRICT, THE CITY, AND THE REGION.

Policy 8.1

Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

OBJECTIVE 9

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AND BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

Policy 9.2

Encourage the local business community to play a larger role in Bayview's industrial sector.

The Project proposes to redevelopment an existing Self-Storage facility into a dual Commercial and Self-Storage building with a corner restaurant space. The Project Site is currently an asphalt lot with dozens of shipping containers that are used for storage. The proposed 65-foot tall building will substantially increase the Self-Storage capacity of the existing business and will create new Commercial Storage space that can serve commercial and industrial businesses in the area. Given the high concentration of industrial businesses, suppliers, and manufacturers in the area, a large storage facility will be a useful amenity for people and businesses that have work in the area.

The Project Site is located within the Industrial Protection Zone Special Use District. While the proposed business does not contain any industrial or PDR uses, it will serve a function that compliments the area. The Project does not include any sensitive uses, such as housing, that will be negatively impacted by industrial operations and trucking in the neighborhood. This lack of sensitive uses will also protect existing businesses and tenants from possible conflict with a new neighbor. This is directly aligned with the intent of the Industrial Protection Zone SUD.

The design of the Project, especially the retention of street trees and creation of a corner storefront, will benefit workers, customers, and visitors to the neighborhood. Many of the nearby streets are heavily trafficked and have long blocks with narrow sidewalks. There is also a dearth of small-scale active commercial storefronts that are open to the public. Active street life and public safety will be improved with the creation of this new restaurant space. The Project Sponsor also intends to use a portion of the restaurant space to sponsor and host the CreativeCave, a youth arts and innovation program that teaches children and teenagers about Design Thinking. The combination of a café space that is not a fast-food restaurant and youth programming could create hub for neighborhood gathering and activity.

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 complies with said policies in that:

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

The project site does not possess any neighborhood-serving retail uses. The existing retail use serves the larger City, and not just the adjacent neighborhood. The Project provides a new restaurant space that will serve workers and visitors in the neighborhood. The Project Sponsor also intends to use about 1,000 of the 2,518 square foot restaurant space for a community-serving youth art program.

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

The Project Site is within an industrial neighborhood that does not have housing. The surrounding area has warehouses, industrial and commercial supply stores, and fast-food restaurants. The addition of more storage facilities and a new restaurant space will be compatible with the existing establishments.

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

The Project does not currently possess any existing affordable housing.

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

The Project Site is served by nearby public transportation options and is within walking distance to Muni bus line stops for the 8BX-Bayshore B Express, 9-San Bruno, 9R-San Bruno Rapid, 14X-Mission Express, and the 23-Monterey. In addition, the Project is providing off-street parking and freight loading spaces and there is ample street parking in the area.

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

The Project does not include commercial office development. The Project enhances the industrial and service sectors by providing for a new commercial storage/self-storage facility, as well as new ground floor restaurant.

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

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

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

There are no parks or public open spaces on the Project Site or nearby.

- 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 Planned Unit Development and Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-013692CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 2, 2020 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 1, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 1, 2021

EXHIBIT A

Authorization

This authorization is for a Conditional Use to establish a large-scale retail use larger than 50,000 square feet and allow a Planned Unit Development (PUD) for the construction of a new six-story mixed-use building with a ground floor restaurant tenant space, commercial storage use on the first to fourth floors, and self-storage use on floors four to six located at 2285 Jerrold Avenue, Assessor's Block 5286A and Lot 007A pursuant to Planning Code Sections 121.6, 210.3, 249.22, 303, and 304 within the PDR-2 Zoning District, Industrial Protection Zone SUD, and a 65-J Height and Bulk District; in general conformance with plans, dated October 2, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-013692CUA and subject to conditions of approval reviewed and approved by the Commission on April 1, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 1, 2021 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 7. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 9. Signage.** Signs must be permitted and shall be subject to review and approval by Planning Department. Compliance with Article 6 and Sections 145, and 703.3 of the Planning Code will be required.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Parking and Traffic

- 10. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 7 Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than principally permitted amount of 197 off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 12. Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide a minimum of three off-street loading spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 13. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 14. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Monitoring - After Entitlement

- 15. 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 628.652.7463, www.sfplanning.org

- 16. Priority Processing.** The Project Sponsor shall comply with the clean construction requirements provided in Director's Bulletin No. 2. After completion of construction activities and prior to receiving a Certificate of Final Completion, the Project Sponsor shall submit to the Director a final report summarizing construction activities, including the start and end dates of each construction phase, and the specific information required

in the Plan. Failure of the Project Sponsor to do so will be addressed pursuant to Article 1.7 of the Planning Code and/or other parts of the Municipal Code, as outlined in Director's Bulletin No. 2.

- 17. 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 628.652.7463, www.sfplanning.org

Operation

- 18. Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

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

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 19. 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, 628.271.2000, www.sfpublishworks.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

CITY INFORMATION

2285 JERROLD AVE
 BLOCK: 5296A
 LOT: 007A
 ZONING: PDR-2
 HT. LIMIT: 65'-J
 OCCUPANCY: B, S-1, S-2, U
 CONSTRUCTION: 4-STORIES IIA SPRINKLERED OVER 2-STORIES 1A - SPRINKLERED
 FULLY SPRINKLERED PER NFPA 13-2019
 STANDPIPES PER NFPA 14-2019
 FIRE ALARM SYSTEM PER NFPA 72

SQUARE FOOTAGE:
EXISTING:
 LOT SIZE: 68,312 SQ.FT. BUILDABLE AREA: 68,312 SQ.FT.
 BUILDING SIZE: 0 SQ.FT.
 PARKING: 6-CARS

PROPOSED:
 BUILDING FOOTPRINT: 66,952 SQ.FT.
 GROSS BUILDING SIZE:

	ALLOWED	PROPOSED
PER TABLE 506.2, TYPE IA	1 ST FLOOR UNLIMITED	66,738 SQ.FT.
PER TABLE 506.2, TYPE IA	2 ND FLOOR UNLIMITED	30,025 SQ.FT.
PER TABLE 506.2, TYPE IIA, S-1	3 RD FLOOR	78,000 SQ.FT.
PER TABLE 506.2, TYPE IIA, S-1	4 TH FLOOR	67,408 SQ.FT.
PER TABLE 506.2, TYPE IIA, S-1	5 TH FLOOR	78,000 SQ.FT.
PER TABLE 506.2, TYPE IIA, S-1	6 TH FLOOR	43,950 SQ.FT.
TOTAL		319,479 SQ.FT.

BUILDING HEIGHT & STORIES:
 PER TABLE 504.3, TYPE IA, S-1 = UNLIMITED FEET ALLOWED (65'-0" PROPOSED)
 PER TABLE 504.3, TYPE IIA, S-1 = 85'-0" ALLOWED (65'-0" PROPOSED)
 PER TABLE 504.4, TYPE IA, S-1 = UNLIMITED STORIES ALLOWED (6 STORIES PROPOSED)
 PER TABLE 504.4, TYPE IIA, S-1 = 5 STORIES ALLOWED (6 STORIES PROPOSED)
 PER CBC 510.2, TYPE IIA OVER 1A PODIUM = 6 STORIES ALLOWED (6 STORIES PROPOSED)

BUILDING CODE:
 2019 CALIFORNIA BUILDING CODE (CBC), CMC, CPC, CEC, CENC, & CGBC
 2019 SAN FRANCISCO BUILDING CODE & ADDENDUMS TO CBC
 ENERGY CODE - TITLE 24
 2019 SAN FRANCISCO MECH. & ELEC. CODES
 2019 SAN FRANCISCO FIRE CODES
 2019 CALIFORNIA PLUMBING CODE

EMERGENCY RESPONDER RADIO COVERAGE TEST REQUIRED DURING CONSTRUCTION.
 FLOORS: 6
 PARKING SPACES: 15
 BICYCLE PARKING: 10

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.
2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.
4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.
5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.
6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.
7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.
8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE CBC. INSTALLATION OF THE ELEVATOR ACCESS WATCH WILL BE IN COMPLIANCE WITH NFPA 72, 2016 EDITION, UNDER SEPARATE PERMIT.
9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.
10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10, 11, 11A & 11B. IN THE CBC & PIA GUIDELINES. SEE SHEET A-3 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.
11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 2013 SFGC (STC AND IIC OF 50 BETWEEN UNITS).
12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS. SEE CODE SECTION 1203.1.

PROJECT DIRECTORY

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 415-370-8609

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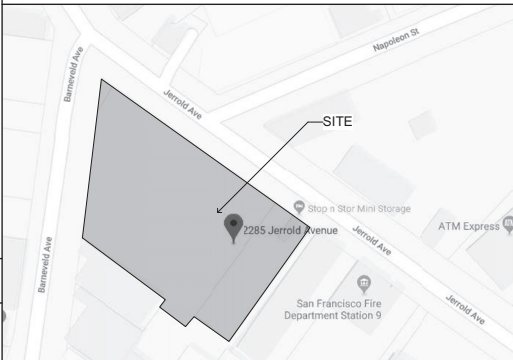


Kotas/
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Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

VICINITY MAP



GROSS FLOOR AREAS

JERROLD GROSS FLOOR AREAS - 10.02.20	
1 st FLOOR:	
COMMERCIAL STORAGE	42049 SQ.FT.
GARAGE	19,697 SQ.FT.
GARAGE	78 SQ.FT.
CAFE	2,518 SQ.FT.
LOCKERS	350 SQ.FT.
ELECT - TRANS - EQUIP	1,256 SQ.FT.
OFFICE	804 SQ.FT.
SUBTOTAL	66,748 SQ.FT.
2 nd FLOOR:	
COMMERCIAL STORAGE	29,902 SQ.FT.
SELF STORAGE	0 SQ.FT.
SUBTOTAL	29,902 SQ.FT.
3 rd FLOOR:	
COMMERCIAL STORAGE	67,408 SQ.FT.
SELF STORAGE	0 SQ.FT.
SUBTOTAL	67,408 SQ.FT.
4 th FLOOR:	
COMMERCIAL STORAGE	35,308 SQ.FT.
SELF STORAGE	32,100 SQ.FT.
SUBTOTAL	67,408 SQ.FT.
5 th FLOOR:	
COMMERCIAL STORAGE	0 SQ.FT.
SELF STORAGE	43,950 SQ.FT.
SUBTOTAL	43,950 SQ.FT.
6 th FLOOR:	
COMMERCIAL STORAGE	0 SQ.FT.
SELF STORAGE	43,950 SQ.FT.
SUBTOTAL	43,950 SQ.FT.
ROOF:	
COMMERCIAL STORAGE	0 SQ.FT.
SELF STORAGE	0 SQ.FT.
SUBTOTAL	0 SQ.FT.
SUB TOTAL:	
COMMERCIAL STORAGE	174,663 SQ.FT.
SELF STORAGE	120,000 SQ.FT.
CAFE	2,518 SQ.FT.
GARAGE	19,697 SQ.FT.
LOCKERS	350 SQ.FT.
OFFICE	804 SQ.FT.
GARAGE	78 SQ.FT.
ELECT - TRANS - EQUIP.	1,256 SQ.FT.
BUILDING GRAND TOTAL	319,368 SQ.FT.

DRAWING SCHEDULE

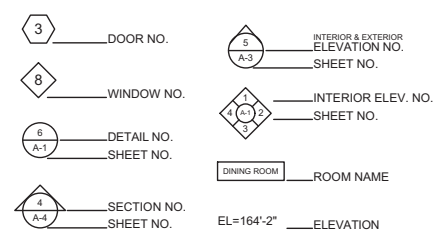
SHEET COUNT: 28

- ARCHITECTURAL**
- A1.0 SITE & CITY INFO.
 - 1 of 1 SURVEY
 - A1.1 PROPOSED SITE PLAN
 - A1.2 EXISTING SITE PLAN
 - A1.3 EXITING PLANS
 - A1.4 EXITING PLANS
 - A1.5 EXITING PLANS
 - A1.6 EXITING PLANS
 - A1.7 GREENPOINT CHECKLIST
 - A2-1 1ST FLOOR PLAN
 - A2.2 2ND FLOOR
 - A2.3 3RD FLOOR
 - A2.4 4TH FLOOR
 - A2.5 5TH FLOOR
 - A2.6 6TH FLOOR
 - A2.7 ROOF PLAN
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 EXTERIOR ELEVATIONS
 - A3.2 EXTERIOR ELEVATIONS
 - A4.0 SECTIONS
 - A5.0 ADA DETAILS
 - A5-1 ADA DETAILS
 - PIC1 SITE PHOTOS
 - PIC2 SITE PHOTOS
 - PIC3 SITE PHOTOS
 - NORTHWEST PERSPECTIVE
 - NORTHEAST PERSPECTIVE
 - SOUTHWEST PERSPECTIVE

SCOPE OF WORK

REMOVAL OF SELF STORAGE CONTAINERS. NEW 6-STORY COMMERCIAL BUILDING CONTAINING LOADING BAYS, CAFE, OFFICE, COMMERCIAL STORAGE & 120,000 SQ.FT. MAX. OF SELF STORAGE.

SYMBOLS



ABBREVIATIONS

&	AND	FDN	FOUNDATION	PT.	POINT
<	ANGLE	FL	FLOOR	PTN.	PARTITION
@	AT	FLUOR.	FLUORESCENT	R	RISER
Ø	CENTERLINE	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	DIAMETER OR ROUND	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
#	POUND OR NUMBER	F.O.C.	FACE OF STUDS	RENF.	REINFORCED
P	PROPERTY LINE	FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FR.	FLOOR	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
AU	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL	ALUMINUM	GA.	GALVE	S.C.	SOLID CORE
APPROX.	APPROXIMATE	GALV.	GALVANIZED	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	GO.	GROUPE	SECT.	SECTION
		OVP.	OPENING	SHT.	DRAWING SHEET
BD.	BOARD	H.B.	HORSE BIB	SM.	SIMILAR
BLDG.	BUILDING	HC	HANDICAPPED	SPEC.	SPECIFICATION
BLK.	BLOCK	H.C.	HOLLOW CORE	SQ.	SQUARE
BLKG.	BLOCKING	H.W.	HARDWARE	SST.	STAINLESS STEEL
BM	BEAM	HW.	HARDWOOD	STD.	STANDARD
B.W.	BOTTOM OF WALL	H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STG.	STORAGE
CEM.	CEMENT	HW	HOT WATER HEATER	STR.	STRUCTURAL
CER.	CERAMIC	INSUL.	INSULATION	SUSP.	SUSPENDED
C.C.	CEILING	INT.	INTERIOR	SYM.	SYMMETRICAL
CL.	CLEAR	JAN.	JANITOR	S.S.D.	SEE STRUCTURAL DRAWINGS
COL.	COLUMN	JNT.	JOINT	T	TREAD
CONC.	CONCRETE	LAM.	LAMINATE	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAW.	LAWATORY	T.B.S.	TO BE SELECTED
CTR.	CENTER	LT.	LIGHT	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE	MAX.	MAXIMUM	T&G	TONGUE & GROOVE
DEPT.	DEPARTMENT	MCH.	MECHANICAL	TRK.	THICK
D.F.	DRAINING FOUNTAIN	MEMB.	MEMBRANE	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MFR.	MANUFACTURER	T.W.	TOP OF WALL
DIA.	DIAMETER	MNL.	MINIMUM	TYP.	TYPICAL
DM.	DIMENSION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.D.	MASONRY OPENING	V.I.F.	VERIFY IN FIELD
DTL.	DETAIL	MTD.	MOUNTED	VERT.	VERTICAL
DW.	DRAWING	NEW	NEW	W	WITH
DWG.	DRAWING	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
(E)	EXISTING	NO. OR #	NUMBER	WD	WASHER DRYER
EA.	EACH	N.T.S.	NOT TO SCALE	WD.	WOOD
EL.	ELEVATION	O.C.	ON CENTER	WID.	WINDOW
ELEC.	ELECTRICAL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
ELEV.	ELEVATOR	PL.	PLATE	WP.	WATERPROOF
EQ.	EQUAL	PLAM.	PLASTIC LAMINATE	WT.	WEIGHT
EQPT.	EQUIPMENT	PLYW.	PLYWOOD		
EXP.	EXPANSION	PR.	PAIR		
EXT.	EXTERIOR	P.T.	PRESSURE TREATED		
FAU	FORCED AIR UNIT				
F.D.	FLOOR DRAWN				

CALGREEN PLUMBING FIXTURE FLOW RATES

- PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC):
1. WATER CLOSET:
 - A. EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
 - B. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION.
 - C. EFFECTIVE FLUSH VOLUME OF DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
 2. URINALS:
 - A. EFFECTIVE FLUSH VOLUME IS .5 GALLONS PER FLUSH.
 3. SHOWER HEADS:
 - A. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI.
 - B. SHOWER HEADS SHALL BE CERTIFIED TO THE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION.
 - C. WHEN MULTIPLE SHOWER HEADS SERVE A SINGLE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER WILL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
 - D. A HANDHELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
 4. FAUCETS:
 - A. RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 80 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN .8 GALLONS PER MINUTE AT 20 PSI.
 - B. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF .5 GALLONS PER MINUTE AT 60 PSI.
 - C. METERING FAUCETS IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN .2 GALLONS PER CYCLE.
 - D. KITCHEN FAUCETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCET MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
 5. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCE IN TABLE 1401.1.

BICYCLE PARKING

JERROLD BICYCLE PARKING REQUIREMENTS - 09.15.20				
USE	BIKES PER SQ.FT.	FLOOR AREA	BIKES REQUIRED	TYPE
CAFE	1 PER 750 SQ.FT.	2518	3	CLASS 2
COMMERCIAL STORAGE	1 PER 40000 SQ.FT.	174,531	4	CLASS 1
SELF STORAGE	1 PER 40000 SQ.FT.	120,000	3	CLASS 1
URBAN AGRICULTURE	1 PER 40000 SQ.FT.	60,753	1	CLASS 1
TOTAL			8 REQ. 10 PROVIDED	CLASS 1
			3	CLASS 2

OFF-STREET PARKING

JERROLD OFF STREET PARKING REQUIREMENTS - 09.15.20				
USE	MAX PARKING PER SQ.FT.	FLOOR AREA	MAX. PARKING ALLOWED	
CAFE	N/A AREA LESS THAN 5000	2518	0	
COMMERCIAL STORAGE	1.5 PER 2000 SQ.FT.	174,531	131	
SELF STORAGE	1.5 PER 2000 SQ.FT.	120,000	90	
URBAN AGRICULTURE	1.5 PER 4000 SQ.FT.	60,753	23	
TOTAL			244	
			PROVIDED	15

OFF-STREET LOADING

JERROLD OFF STREET LOADING REQUIREMENTS - 09.15.20				
USE	MAX PARKING PER SQ.FT.	FLOOR AREA	LOADING REQUIRED	
CAFE	0-10,000 SQ.F.T = 0	2518	0	
COMMERCIAL & SELF STORAGE	OVER 100K SQ.F.T. = 3 + 1 FOR EACH 100K ADDITIONAL	294,531	6	
URBAN AGRICULTURE	0K-100K SQ.F.T. = 0	60,753	0	
TOTAL			6	
			PROVIDED	6

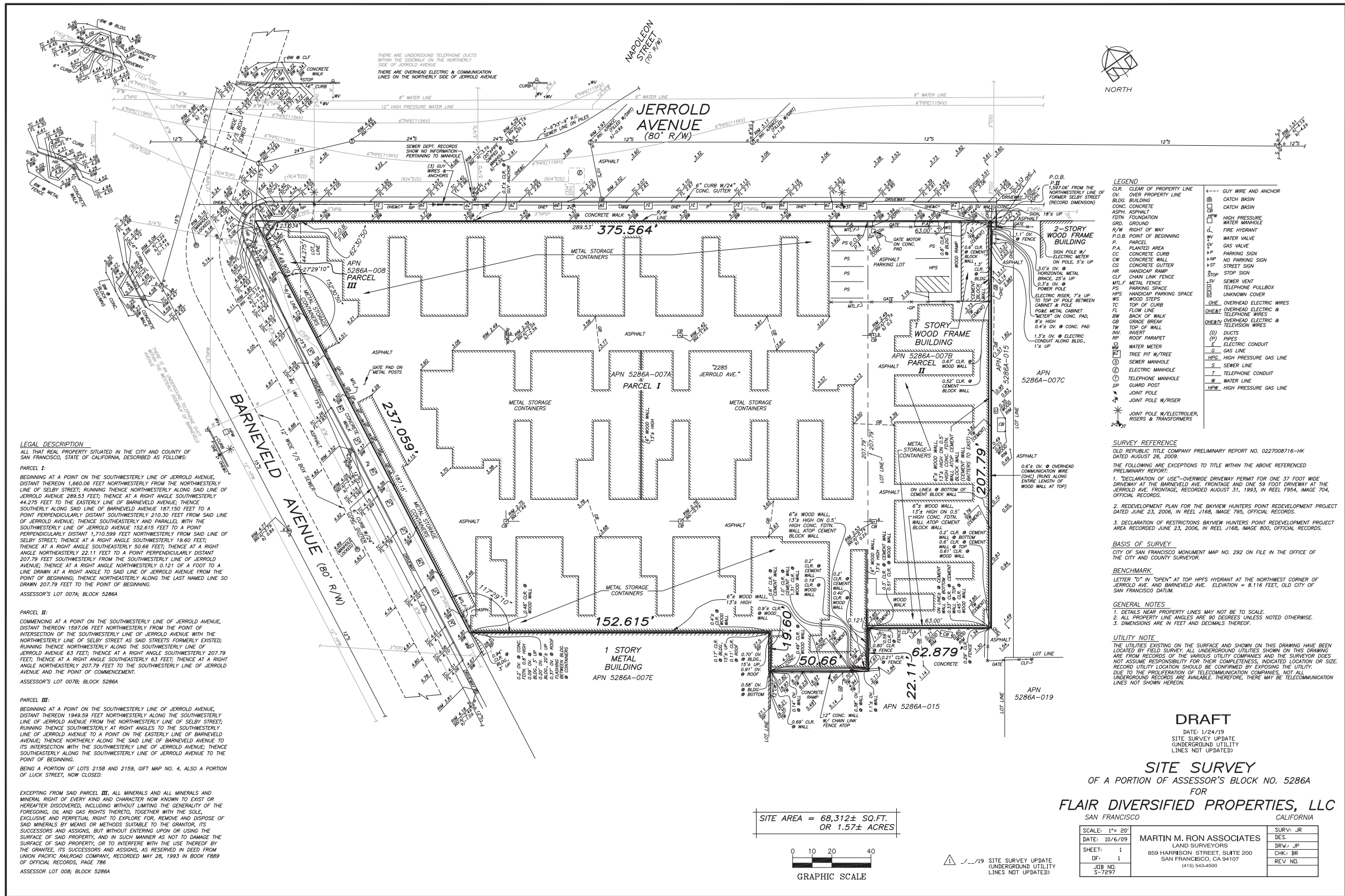
STOP & STOR
 COMMERCIAL & SELF STORAGE
 2285 JERROLD AVENUE
 SAN FRANCISCO, CA

Project Info:
 SITE & CITY
 INFO.

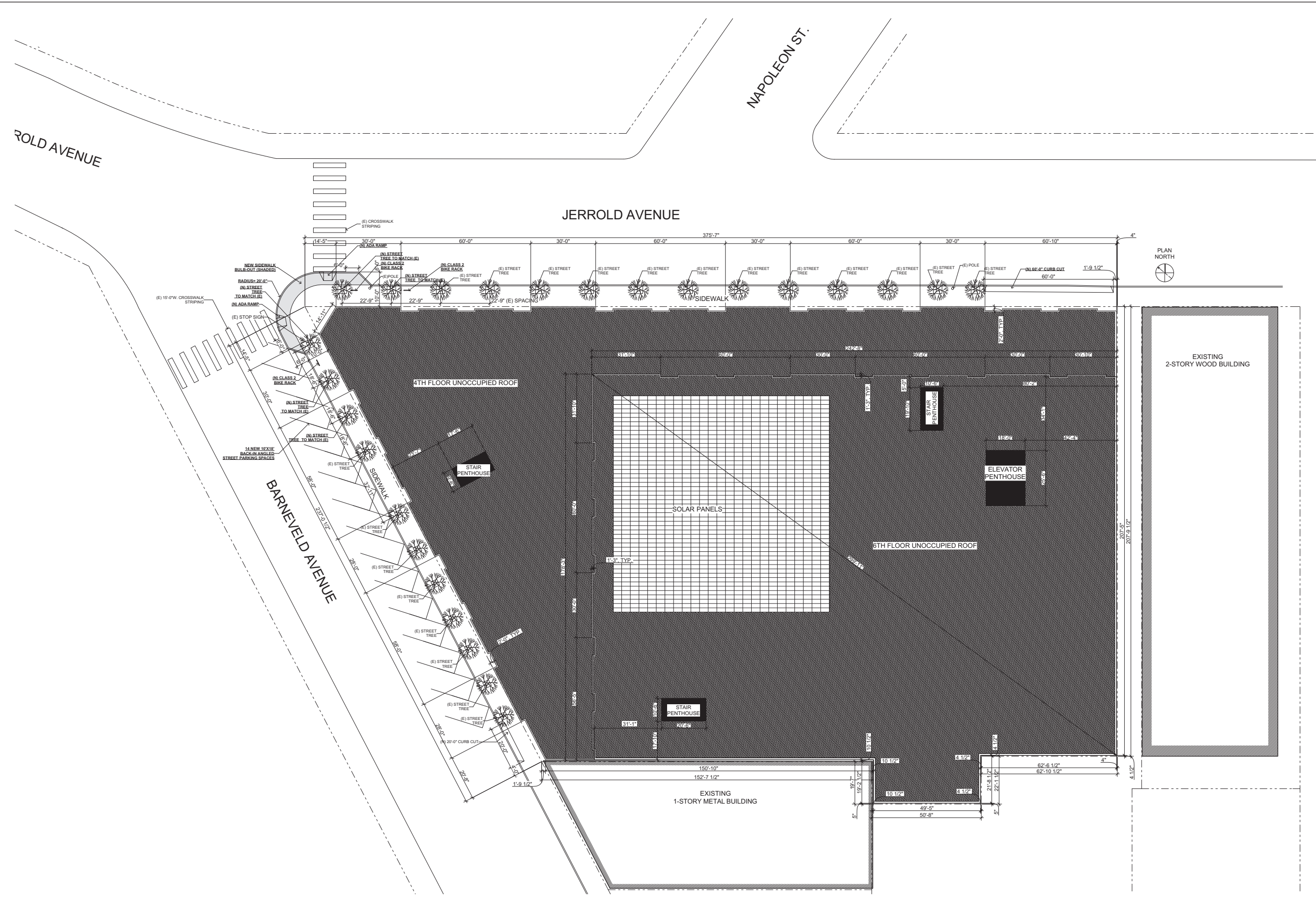
Date: Planning Submittal
 TBD
 Drawn By: BM
 Job Number: 2-818
 Sheet:

A1.0

FOR DBI USE



Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

**STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA**

Project Info:
PROPOSED
SITE PLAN

Date: Planning Submittal
TBD
Drawn By: BM
Job Number: 2-818

Sheet:
A1.1

FOR DBI USE

Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title:
Project Info:
EXISTING SITE
PLAN

Date:	Planning Submittal
Drawn By:	BM
Job Number:	2-818
Sheet:	A1.2

FOR DBI USE

Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title:
Project Info:
1ST FLOOR
EXITING

Date: Planning Submittal
TBD

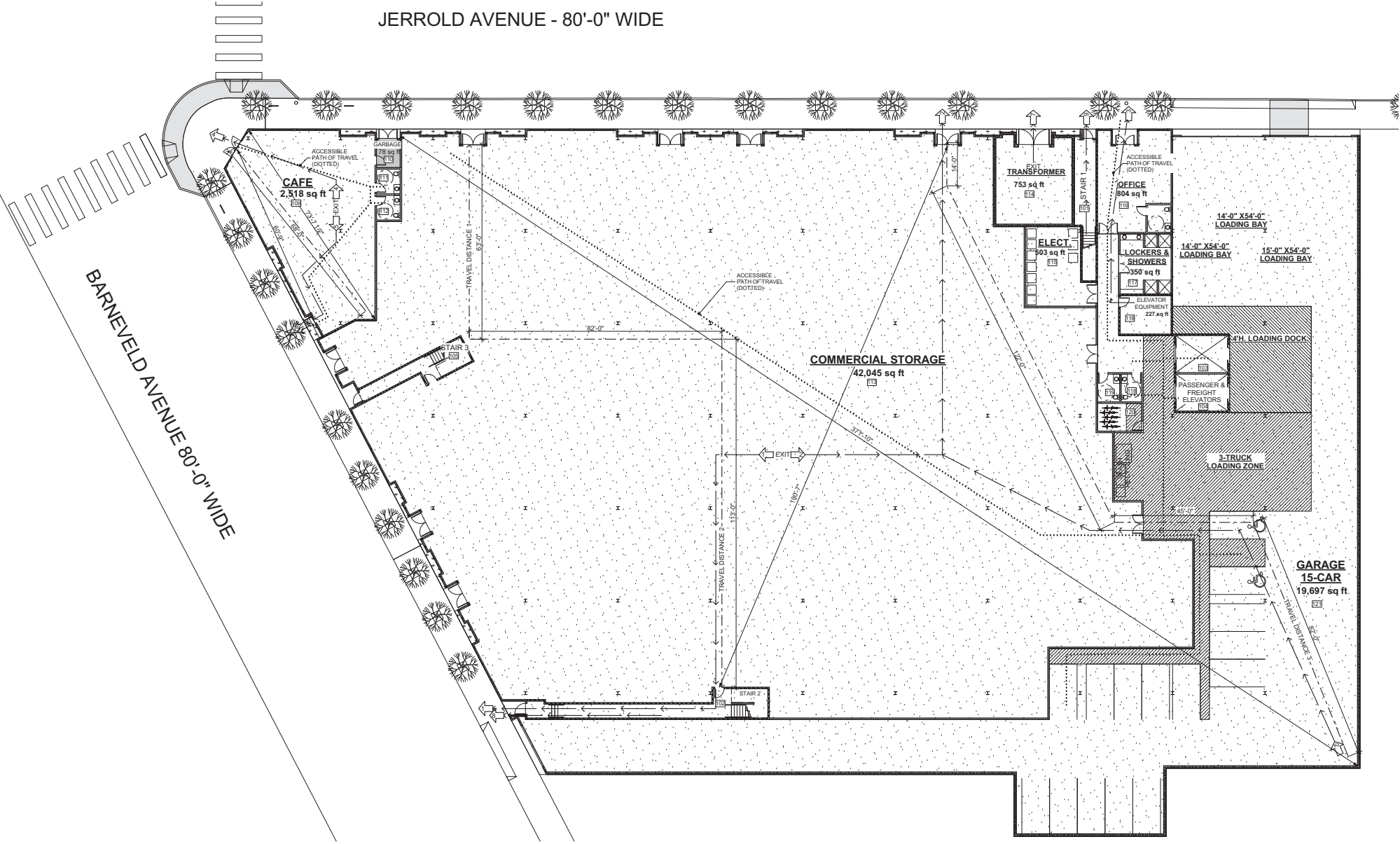
Drawn By: BM

Job Number: 2-818

Sheet:

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FLOOR AREAS	EXIT ROUTE 1
GARAGE = 19697 SQ.FT. GARBAGE = 78 SQ.FT. ELECTRICAL = 503 SQ.FT. STORAGE = 42045 SQ.FT. TRANSFORMER = 753 SQ.FT. ELEVATOR MECH. = 227 SQ.FT. OFFICE = 804 SQ.FT. CAFE = 2518 SQ.FT. LOCKERS = 350 SQ.FT.	(GARAGE) 19697 SQ.FT. TOTAL 19697 SQ.FT./200 = 99 OCCUPANTS (STORAGE) 42045 SQ.FT. 42045 SQ.FT./500 = 84 OCCUPANTS TOTAL OCCUPANTS = 183 183/2 = 91 OCCUPANTS PER CBC 1005.5 91 X .15 = 13.65" REQUIRED DOOR WIDTH 36" PROVIDED 91 X .20 = 18.20" REQUIRED STAIR WIDTH 54" PROVIDED
EXIT SEPARATION STORAGE/GARAGE DIAGONAL DISTANCE = 371'-4" 1/3 OF 371'-4" = 123'-10" DISTANCE PROVIDED = 190'-7" CAFE DIAGONAL DISTANCE = 73'-8" 1/3 OF 73'-8" = 24'-8" DISTANCE PROVIDED = 60'-9"	EXIT ROUTE 2 (GARAGE) 19697 SQ.FT. TOTAL 19697 SQ.FT./200 = 99 OCCUPANTS (STORAGE) 42045 SQ.FT. 42045 SQ.FT./500 = 84 OCCUPANTS TOTAL OCCUPANTS = 183 183/2 = 91 OCCUPANTS PER CBC 1005.5 91 X .15 = 13.65" REQUIRED DOOR WIDTH 36" PROVIDED 91 X .20 = 18.20" REQUIRED STAIR WIDTH 54" PROVIDED
MAXIMUM TRAVEL DISTANCE (STORAGE) S-1 ALLOWED PER TABLE 1017.2 = 250'-0" TRAVEL DISTANCE 1 = 145'-0" TRAVEL DISTANCE 2 = 113'-0" (GARAGE) S-2 ALLOWED PER TABLE 1017.2 = 400'-0" TRAVEL DISTANCE 3 = 263'-0" (CAFE) A-2 ALLOWED PER TABLE 1017.2 = 250'-0" TRAVEL DISTANCE 4 = 68'-0"	EXIT ROUTE 3 (ELEVATOR MECH.) 227 SQ.FT. TOTAL 227 SQ.FT./300 = 1 OCCUPANT (OFFICE) 804 SQ.FT. 804 SQ.FT./100 = 9 OCCUPANTS (ELECTRICAL) 503 SQ.FT. TOTAL 503 SQ.FT./300 = 2 OCCUPANTS (LOCKERS) 350 SQ.FT. 350 SQ.FT./50 = 7 OCCUPANTS TOTAL OCCUPANTS = 19 19 X .15 = 2.85" REQUIRED DOOR WIDTH 36" PROVIDED
	EXIT ROUTE 4 (CAFE) 2518 SQ.FT. 2518 SQ.FT./15 = 168 OCCUPANTS (GARBAGE) 78 SQ.FT. TOTAL 78 SQ.FT./200 = 1 OCCUPANT TOTAL OCCUPANTS = 169 169/2 = 85 OCCUPANTS PER CBC 1005.5 85 X .15 = 12.75" REQUIRED DOOR WIDTH 72" PROVIDED
	EXIT ROUTE 5 (CAFE) 2518 SQ.FT. 2518 SQ.FT./15 = 168 OCCUPANTS (GARBAGE) 78 SQ.FT. TOTAL 78 SQ.FT./200 = 1 OCCUPANT TOTAL OCCUPANTS = 169 169/2 = 85 OCCUPANTS PER CBC 1005.5 85 X .15 = 12.75" REQUIRED DOOR WIDTH 72" PROVIDED
	EXIT ROUTE 7 (TRANSFORMER) 625 SQ.FT. 753 SQ.FT./300 = 3 OCCUPANTS 3 X .15 = 0.45" REQUIRED DOOR WIDTH 72" PROVIDED

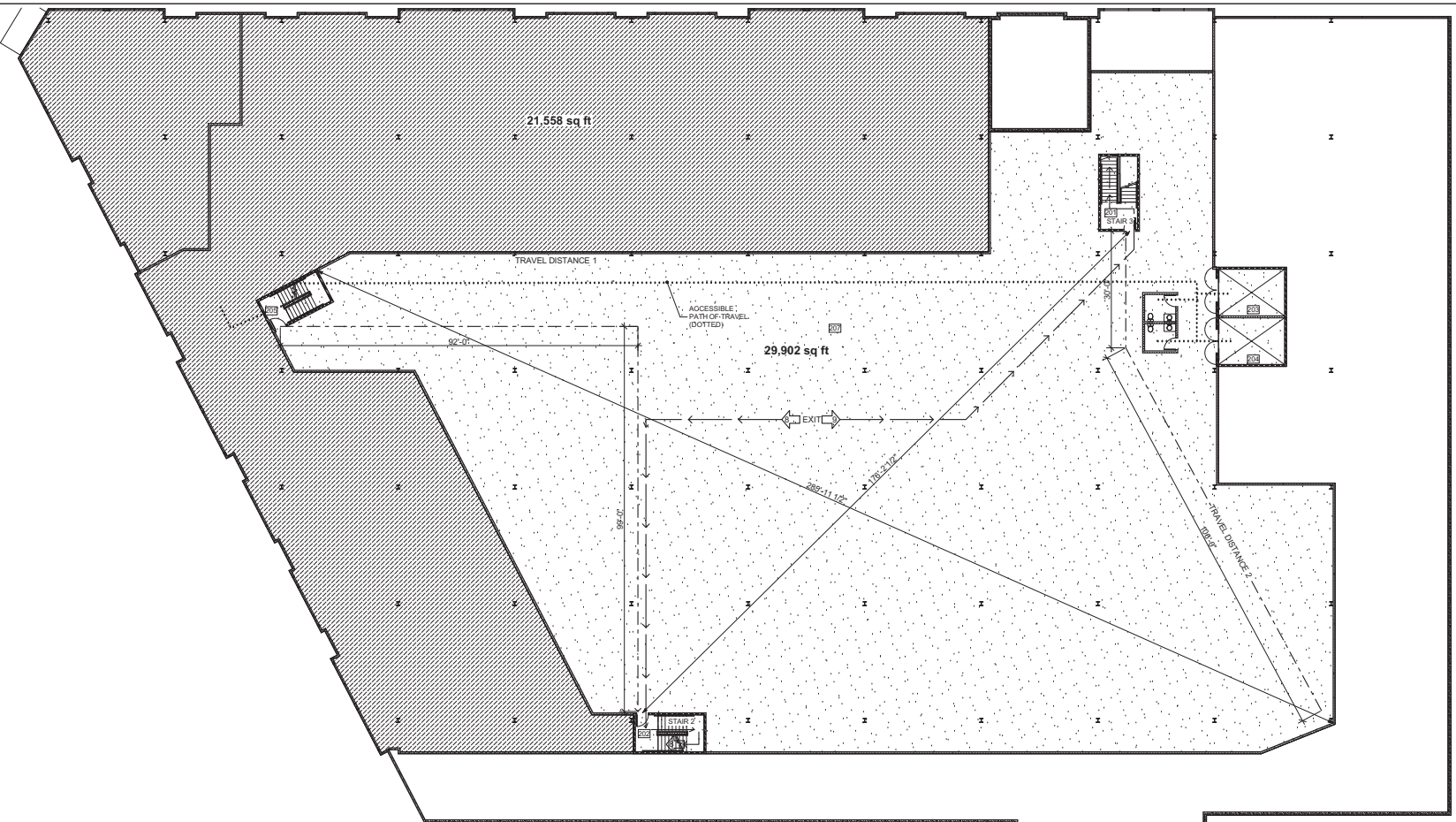


1 1ST FLOOR EXITING
SCALE: 1/16" = 1'-0"

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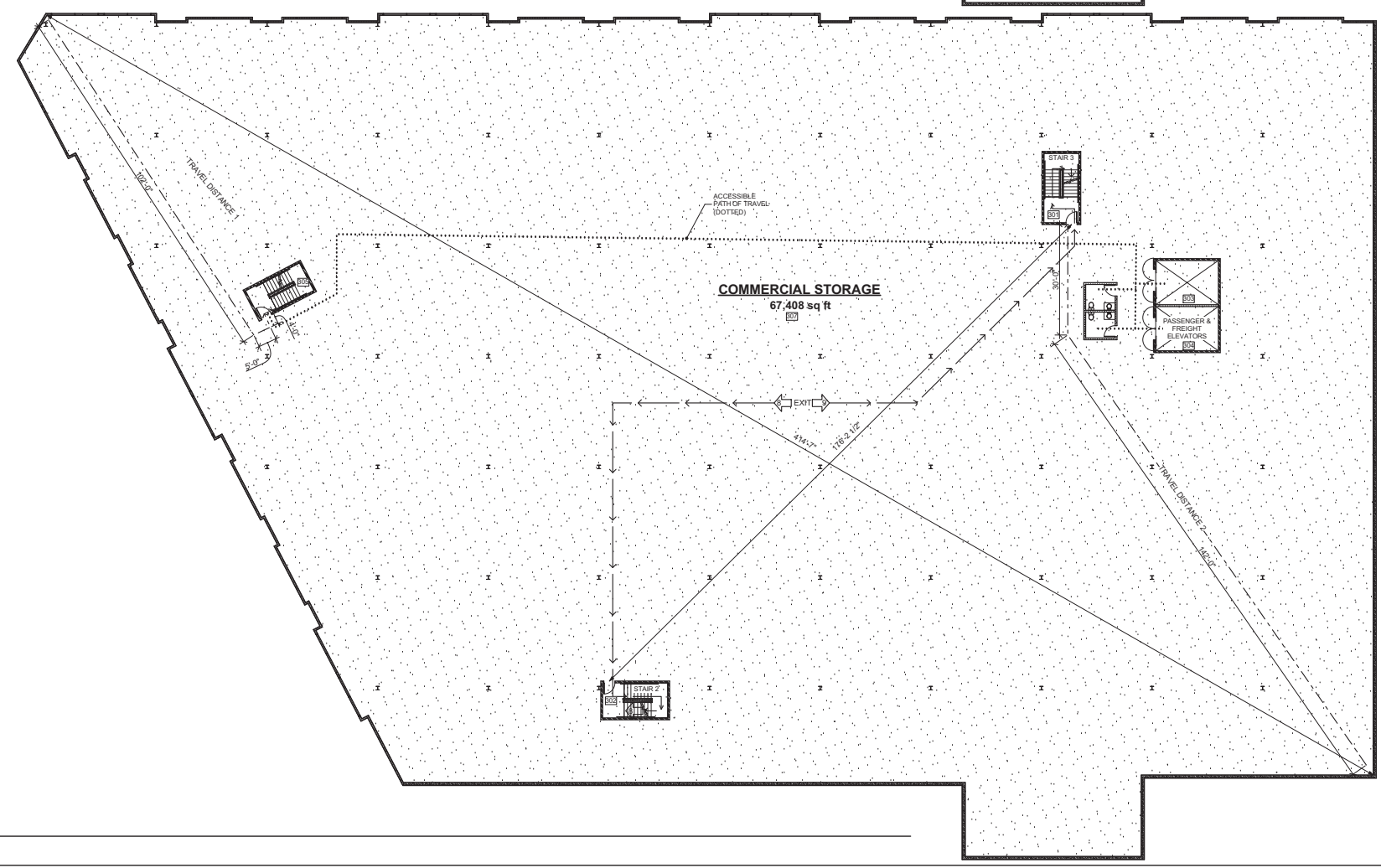
Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

FLOOR AREAS STORAGE = 29902 SQ. FT.	EXIT ROUTE 8 (STORAGE) 30052 SQ. FT. 29902 SQ. FT. / 500 = 60 OCCUPANTS 60/2 = 30 OCCUPANTS PER CBC 1005.5 30 X .15 = 4.50' REQUIRED DOOR WIDTH 36" PROVIDED 30 X .20 = 6.00' REQUIRED STAIR WIDTH 54" PROVIDED
EXIT SEPARATION DIAGONAL DISTANCE = 286'-0" 1/3 OF 286'-0" = 95'-4" DISTANCE PROVIDED = 176'-2"	EXIT ROUTE 9 (STORAGE) 30052 SQ. FT. 29902 SQ. FT. / 500 = 60 OCCUPANTS 60/2 = 30 OCCUPANTS PER CBC 1005.5 30 X .15 = 4.50' REQUIRED DOOR WIDTH 36" PROVIDED 30 X .20 = 6.00' REQUIRED STAIR WIDTH 54" PROVIDED
MAXIMUM TRAVEL DISTANCE (STORAGE) S-1 ALLOWED PER TABLE 1017.2 = 250'-0" TRAVEL DISTANCE 1 = 191'-0" TRAVEL DISTANCE 2 = 136'-0"	



1 2ND FLOOR EXITING
SCALE: 1/16" = 1'-0"

FLOOR AREAS STORAGE = 67408 SQ. FT.	EXIT ROUTE 8 (STORAGE) 67408 SQ. FT. 67408 SQ. FT. / 500 = 135 OCCUPANTS 135/2 = 68 OCCUPANTS PER CBC 1005.5 68 X .15 = 10.20' REQUIRED DOOR WIDTH 36" PROVIDED 68 X .20 = 13.60' REQUIRED STAIR WIDTH 54" PROVIDED
EXIT SEPARATION DIAGONAL DISTANCE = 414'-7" 1/3 OF 414'-7" = 138'-4" DISTANCE PROVIDED = 176'-2"	EXIT ROUTE 9 (STORAGE) 67408 SQ. FT. 67408 SQ. FT. / 500 = 135 OCCUPANTS 135/2 = 68 OCCUPANTS PER CBC 1005.5 68 X .15 = 10.20' REQUIRED DOOR WIDTH 36" PROVIDED 68 X .20 = 13.60' REQUIRED STAIR WIDTH 54" PROVIDED
MAXIMUM TRAVEL DISTANCE (STORAGE) S-1 ALLOWED PER TABLE 1017.2 = 250'-0" TRAVEL DISTANCE 1 = 111'-0" TRAVEL DISTANCE 2 = 172'-0"	



2 3RD FLOOR EXITING
SCALE: 1/16" = 1'-0"

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title:
Project Info:
2ND & 3RD
FLOOR EXITING

Date: Planning Submittal
TBD

Drawn By: BM

Job Number: 2-818

Sheet:

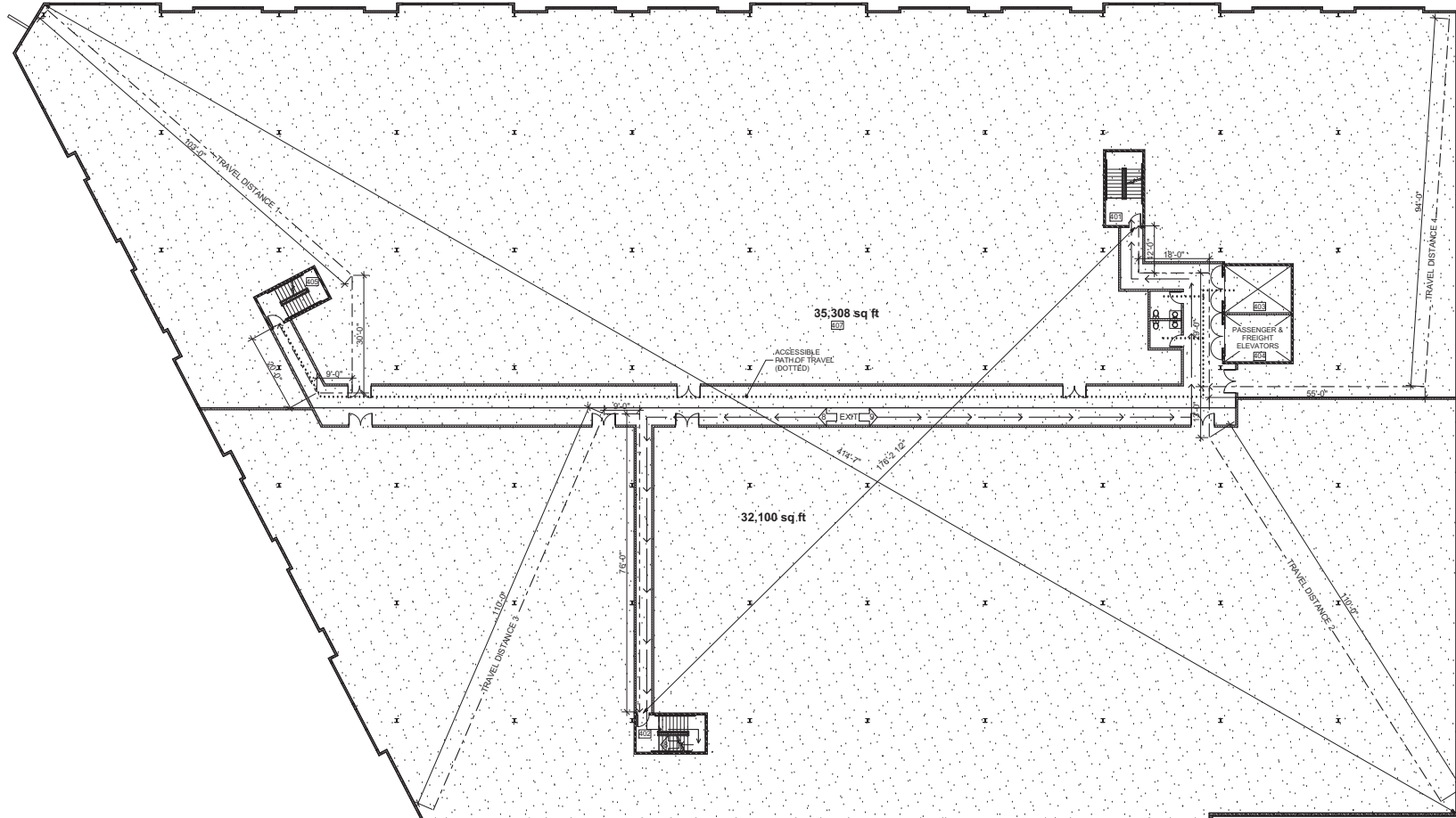
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Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

FLOOR AREAS STORAGE = 67408 SQ.FT.
EXIT SEPARATION DIAGONAL DISTANCE = 414'-7" 1/3 OF 414'-7" = 138'-4" DISTANCE PROVIDED = 176'-2"
MAXIMUM TRAVEL DISTANCE (STORAGE) S-1 ALLOWED PER TABLE 1017.2 = 299'-0" TRAVEL DISTANCE 1 = 182'-0" TRAVEL DISTANCE 2 = 182'-0" TRAVEL DISTANCE 3 = 195'-0" TRAVEL DISTANCE 4 = 208'-0"

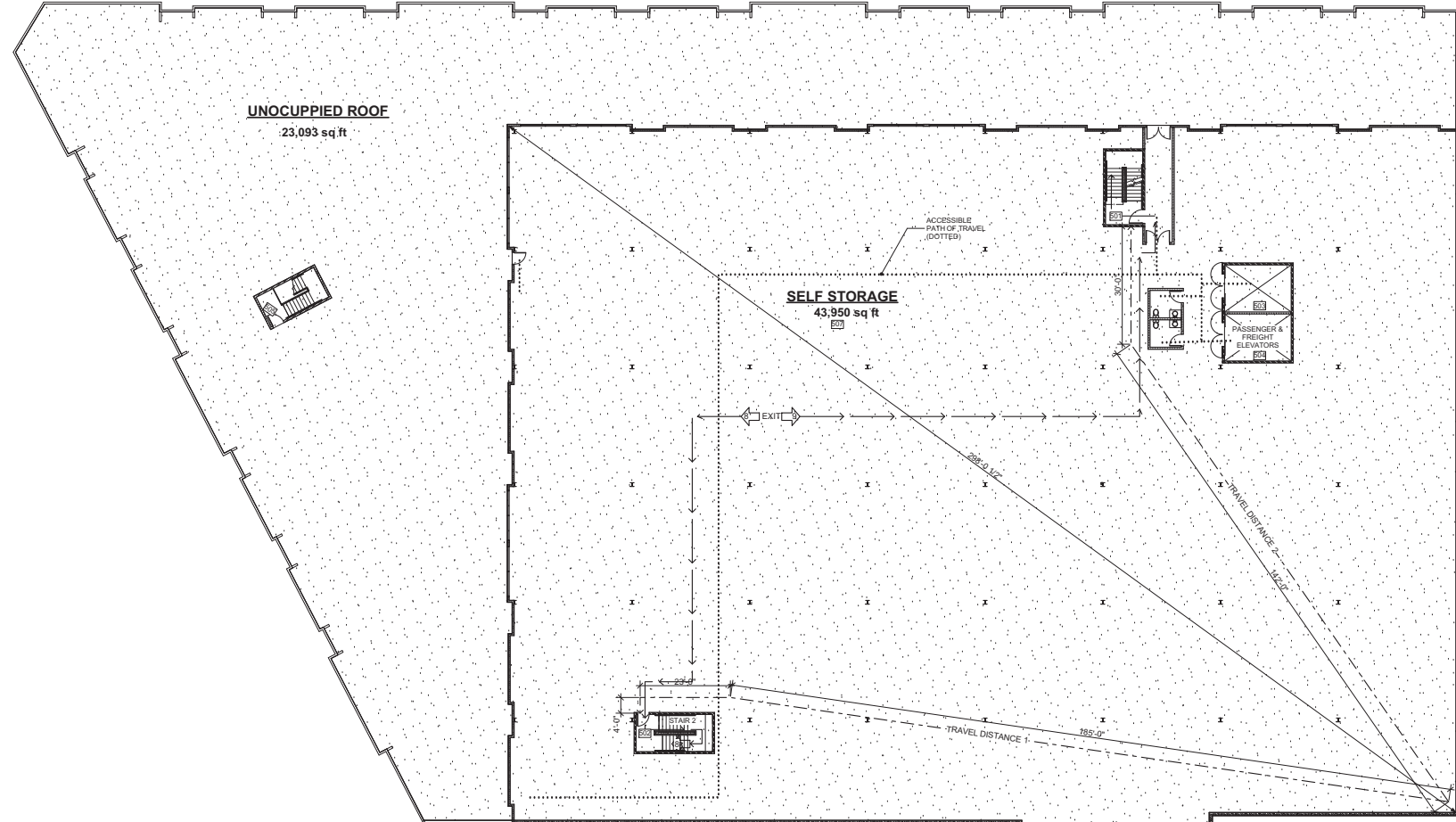
EXIT ROUTE 8 (STORAGE) 67408 SQ.FT. 67408 SQ.FT. / 500 = 135 OCCUPANTS 135/2 = 68 OCCUPANTS PER CBC 1005.5 68 X .15 = 10.20' REQUIRED DOOR WIDTH 38" PROVIDED 68 X .20 = 13.60' REQUIRED STAIR WIDTH 54" PROVIDED.
EXIT ROUTE 9 (STORAGE) 67408 SQ.FT. 67408 SQ.FT. / 500 = 135 OCCUPANTS 135/2 = 68 OCCUPANTS PER CBC 1005.5 68 X .15 = 10.20' REQUIRED DOOR WIDTH 38" PROVIDED 68 X .20 = 13.60' REQUIRED STAIR WIDTH 54" PROVIDED.



1 4TH FLOOR EXITING
SCALE: 1/16" = 1'-0"

FLOOR AREAS STORAGE = 43950 SQ.FT.
EXIT SEPARATION DIAGONAL DISTANCE = 298'-1" 1/3 OF 298'-1" = 99'-5" DISTANCE PROVIDED = 176'-2"
MAXIMUM TRAVEL DISTANCE (STORAGE) S-1 ALLOWED PER TABLE 1017.2 = 299'-0" TRAVEL DISTANCE 1 = 212'-0" TRAVEL DISTANCE 2 = 172'-0"

EXIT ROUTE 8 (STORAGE) 42327 SQ.FT. 43950 SQ.FT. / 500 = 88 OCCUPANTS 88/2 = 44 OCCUPANTS PER CBC 1005.5 44 X .15 = 6.60' REQUIRED DOOR WIDTH 38" PROVIDED 44 X .20 = 8.80' REQUIRED STAIR WIDTH 54" PROVIDED.
EXIT ROUTE 9 (STORAGE) 42327 SQ.FT. 43950 SQ.FT. / 500 = 88 OCCUPANTS 88/2 = 44 OCCUPANTS PER CBC 1005.5 44 X .15 = 6.60' REQUIRED DOOR WIDTH 38" PROVIDED 44 X .20 = 8.80' REQUIRED STAIR WIDTH 54" PROVIDED.



2 5TH FLOOR EXITING
SCALE: 1/16" = 1'-0"

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Project Info:
4TH & 5TH
FLOOR EXITING

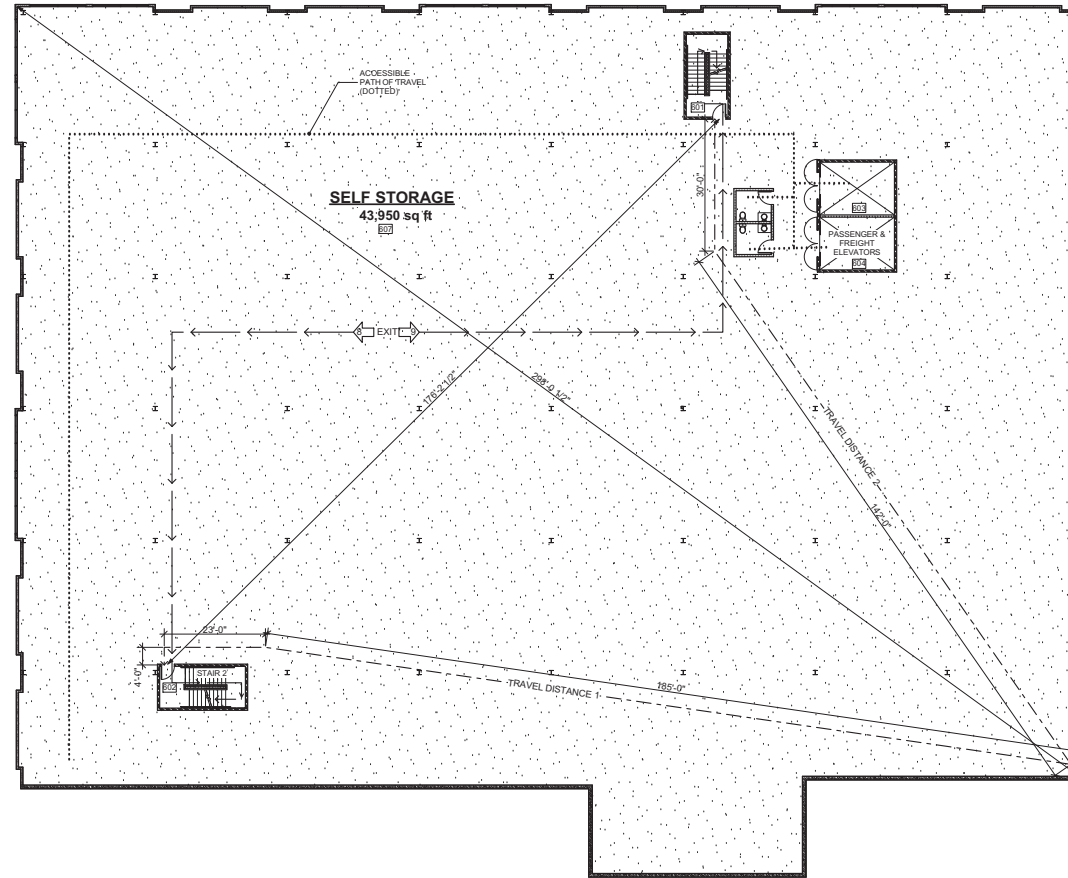
Date: Planning Submittal
TBD
Drawn By: BM
Job Number: 2-818

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A1.5

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FLOOR AREAS
STORAGE = 43950 SQ.FT.
EXIT SEPARATION
DIAGONAL DISTANCE = 298'-1"
1/3 OF 298'-1" = 99'-5"
DISTANCE PROVIDED = 176'-2"
MAXIMUM TRAVEL DISTANCE
(STORAGE) S-1
ALLOWED PER TABLE 1017.2
= 250'-0"
TRAVEL DISTANCE 1 = 212'-0"
TRAVEL DISTANCE 2 = 172'-0"

EXIT ROUTE 8
(STORAGE) 42327 SQ.FT.
43950 SQ.FT. / 500 = 88 OCCUPANTS
88/2 = 44 OCCUPANTS PER CBC 1005.5
44 X .15 = 6.60' REQUIRED DOOR WIDTH
36" PROVIDED
44 X .20 = 8.80' REQUIRED STAIR WIDTH
54" PROVIDED
EXIT ROUTE 9
(STORAGE) 42327 SQ.FT.
43950 SQ.FT. / 500 = 88 OCCUPANTS
88/2 = 44 OCCUPANTS PER CBC 1005.5
44 X .15 = 6.60' REQUIRED DOOR WIDTH
36" PROVIDED
44 X .20 = 8.80' REQUIRED STAIR WIDTH
54" PROVIDED



1 6TH FLOOR EXITING
SCALE: 1/16" = 1'-0"

Kotas/
Pantaleoni
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LEED AP
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San Francisco, California 94107
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f. 415.495.6885
design@kp-architects.com

Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title:	Project Info: 6TH & ROOF EXITING
Date:	Planning Submittal TBD
Drawn By:	BM
Job Number:	2-818
Sheet:	A1.6

FOR DBI USE

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)



Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
Site Permit revisions 10.02.20	BM

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

Project Info:
 GREENPOINT CHECKLIST

Date: Planning Submittal
 TBD

Drawn By: BM

Job Number: 2-818

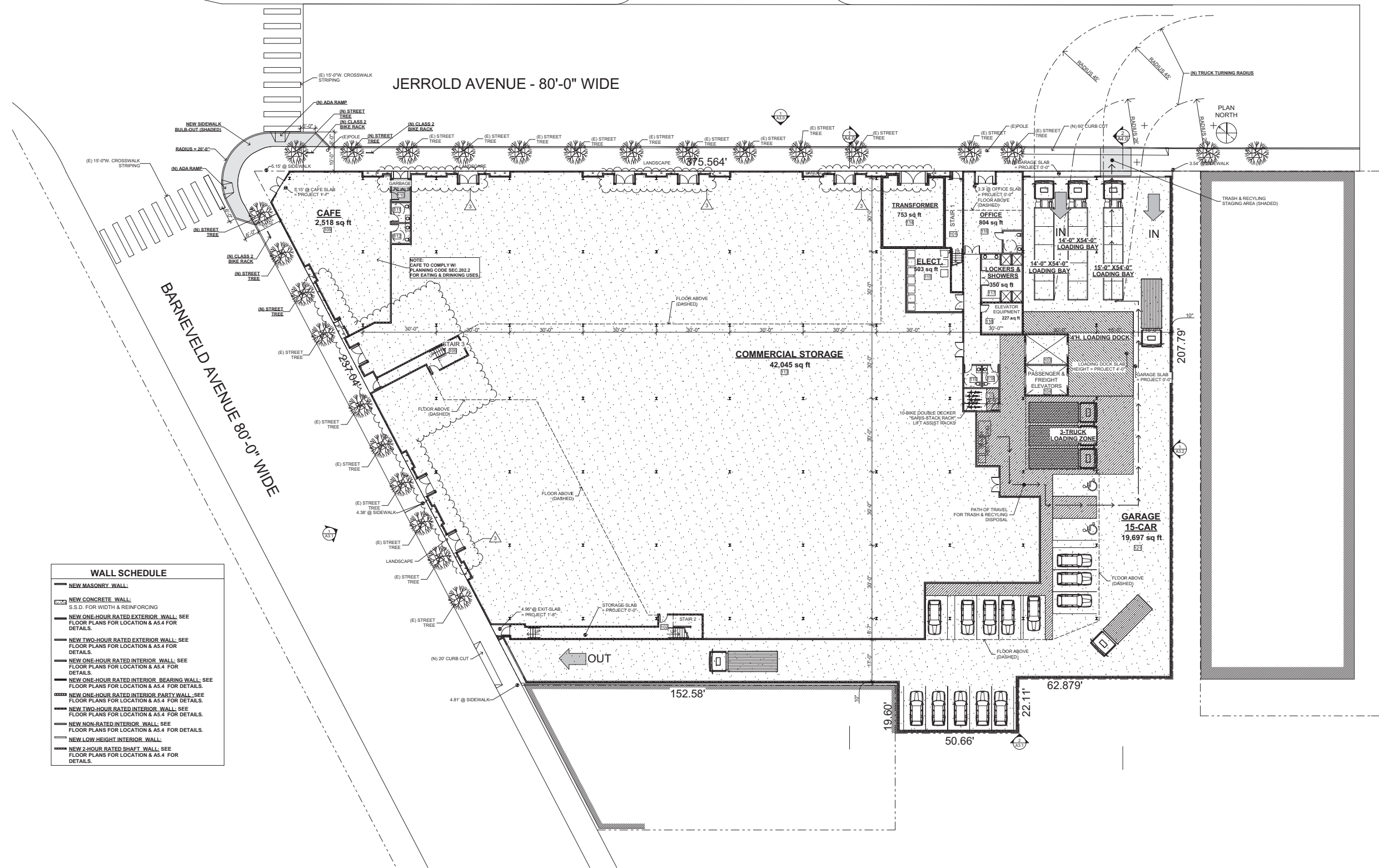
Sheet:
A1.7

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO										
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input checked="" type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq. ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq. ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq. ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq. ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,I,M,S,U more than 1,000 sq. ft. or \$200,000	STOP N STOR						
TITLE			SOURCE OF REQUIREMENT			DESCRIPTION OF REQUIREMENT																
LEED/GPR	Required LEED or GPR Certification Level	SFGB 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.										LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	STOP N STOR
LEED/GPR	Point Adjustment for Retention/Demolition of Historic Features/Building	SFBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.																			PROJECT NAME
BLOCK/LOT			2285 JERROLD AVE.										ADDRESS					S-1-S-2				
PRIMARY OCCUPANCY			319,366										GROSS BUILDING AREA									
DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)																						
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).										4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFBC 5.103.1.2, SF Housing Code sec. 12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch. 13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).												LEED WEC2 (2 pts)							
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq. ft. must calculate a water budget. New buildings ≥ 250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.										n/r			n/r	n/r	n/r	n/r	n/r		
	WATER EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥ 500 sq. ft., or existing projects with modified landscape area ≥ 1,000 sq. ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (55 for residential, 45 for non-residential or less) or by prescriptive compliance for projects with ≤ 2,500 sq. ft. of landscape area. See www.sfwater.org for details.																			
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).										n/r	n/r			n/r	n/r				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.																			
	BETTER ROOFS	SFBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤ 10 occupied floors, and new residential buildings of any size and ≤ 10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.											≤ 10 floors			n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFBC 5.201.1.3	Non-residential buildings with ≥ 11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EA2).										n/r	n/r			n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥ 10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.										n/r	n/r	LEED EA1 opt. 1		n/r	n/r	n/r	n/r	n/r	
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.										SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.										n/r	n/r			n/r	n/r			if >10 stalls added	
	WIRING FOR EV CHARGERS	SFBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥ 40A 208 or 240V to EV chargers at 20% of spaces. Install ≥ 40A 208 or 240V branch circuits to ≥ 10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFBC 4.106.4 or SFBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥ 17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.														applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r		
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.																			
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.											75% diversion	75% diversion					75% diversion		
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.												n/r	n/r			n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.												n/r	n/r			n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.										n/r	n/r			n/r	n/r				
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.										n/r	n/r			n/r	n/r				
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.																			
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.																			
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥ 5,000 sq. ft. in combined or separate sewer areas, or replacing ≥ 2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.														if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.										if disturbing ≥ 5,000 sq. ft.		if disturbing ≥ 5,000 sq. ft.	if disturbing ≥ 5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65dB Leq at any time; STC-40 interior walls/floor-ceiling between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.														n/r	n/r				
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.																			
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.										if applicable	if applicable			if applicable	n/r				
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.										n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.												n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.												n/r	n/r			n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.												n/r	n/r			n/r	n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.												n/r	n/r			n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.												n/r	n/r			n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).												n/r	n/r			n/r	n/r	n/r	

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Revisions	By
Site Permit revisions 04.27.20	BM
Site Permit revisions 07.05.20	BM
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COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA



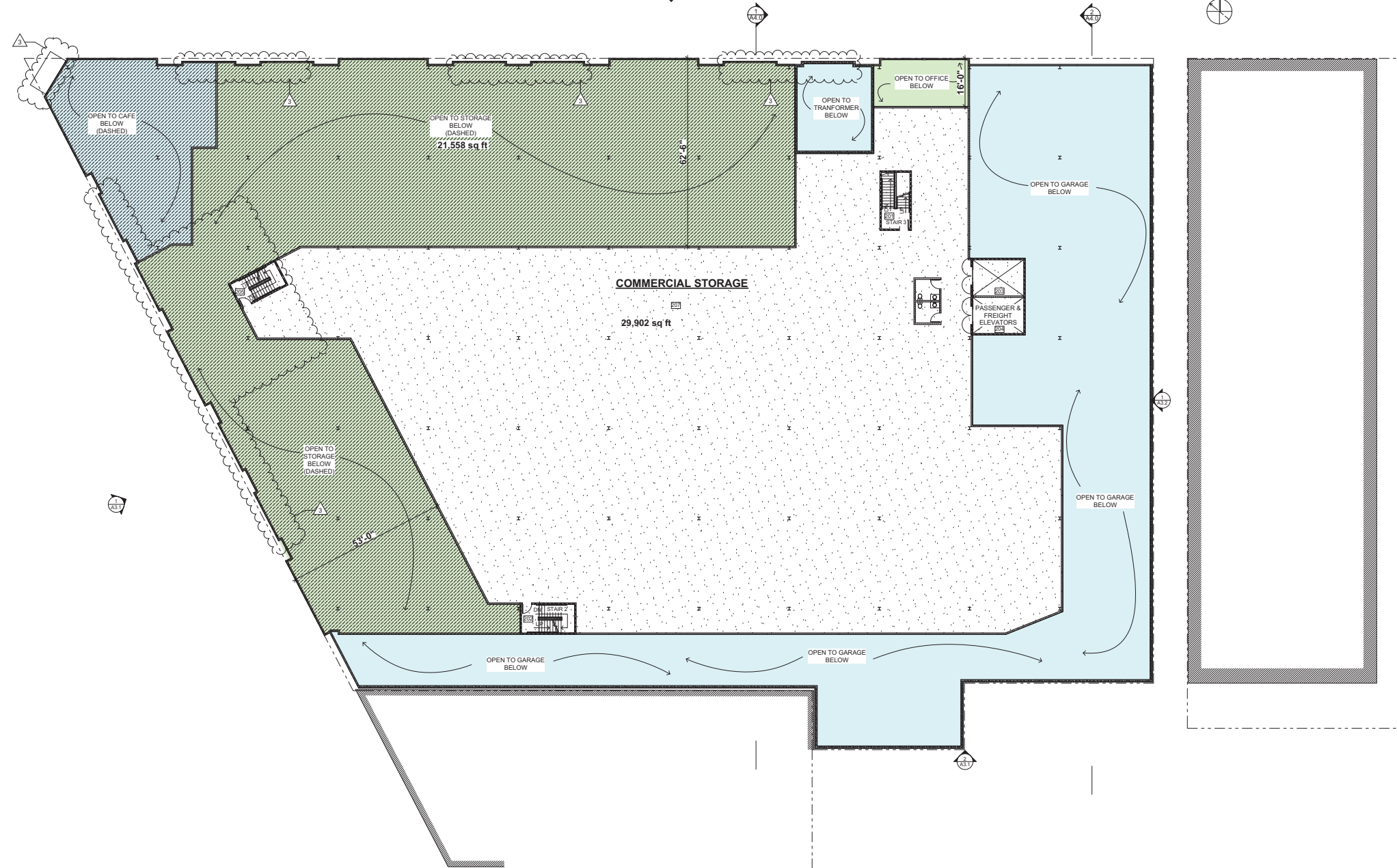
WALL SCHEDULE

- NEW MASONRY WALL
- NEW CONCRETE WALL:
S.S.D. FOR WIDTH & REINFORCING
- NEW ONE-HOUR RATED EXTERIOR WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW TWO-HOUR RATED EXTERIOR WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW ONE-HOUR RATED INTERIOR WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW ONE-HOUR RATED INTERIOR PARTY WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW TWO-HOUR RATED INTERIOR WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW NON-RATED INTERIOR WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.
- NEW LOW HEIGHT INTERIOR WALL
- NEW 2-HOUR RATED SHAFT WALL: SEE FLOOR PLANS FOR LOCATION & A5.4 FOR DETAILS.

1 PROPOSED 1ST FLOOR
SCALE: 1/16" = 1'-0"

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AREAS OF CURRENTLY DESIGNED DOUBLE-STORY HEIGHT
 AREAS OF ADDITIONAL PROPOSED DOUBLE-STORY HEIGHT



1 2ND FLOOR
 SCALE: 1/16" = 1'-0"

Revisions	By
Site Permit revisions 04.27.20	BM
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Sheet Title:
 Floor Plans:
 PROPOSED 2ND
 FLOOR

Date:
 Planning Submittal
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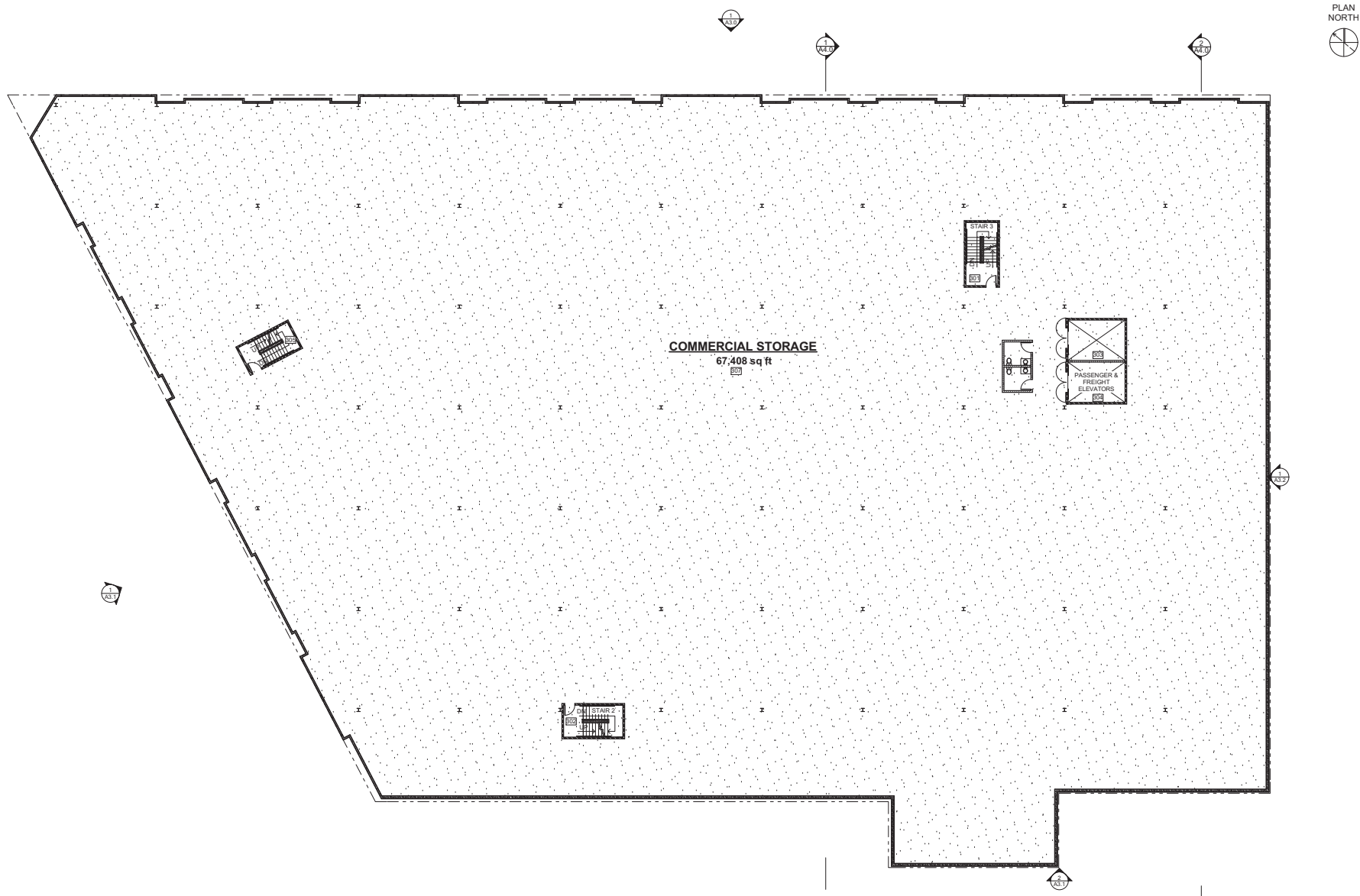
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 BM

Job Number:
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1 PROPOSED 3RD FLOOR
SCALE: 1/16" = 1'-0"

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Sheet Title:
Floor Plans:
PROPOSED 3RD
FLOOR

Date: Planning Submittal
TBD

Drawn By: BM

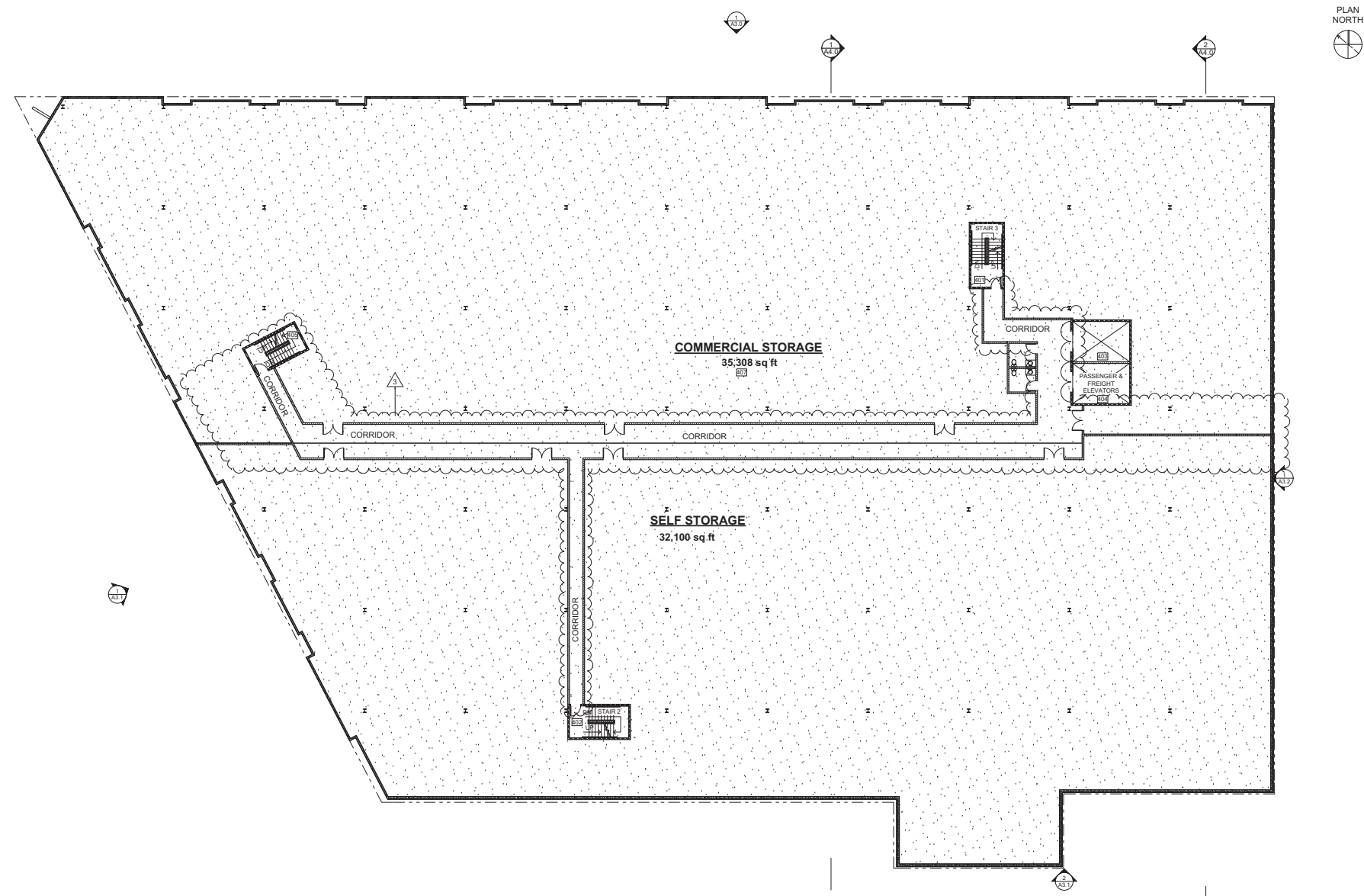
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Revisions	By
Site Permit revisions 04.27.20	BM
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Site Permit revisions 10.02.20	BM



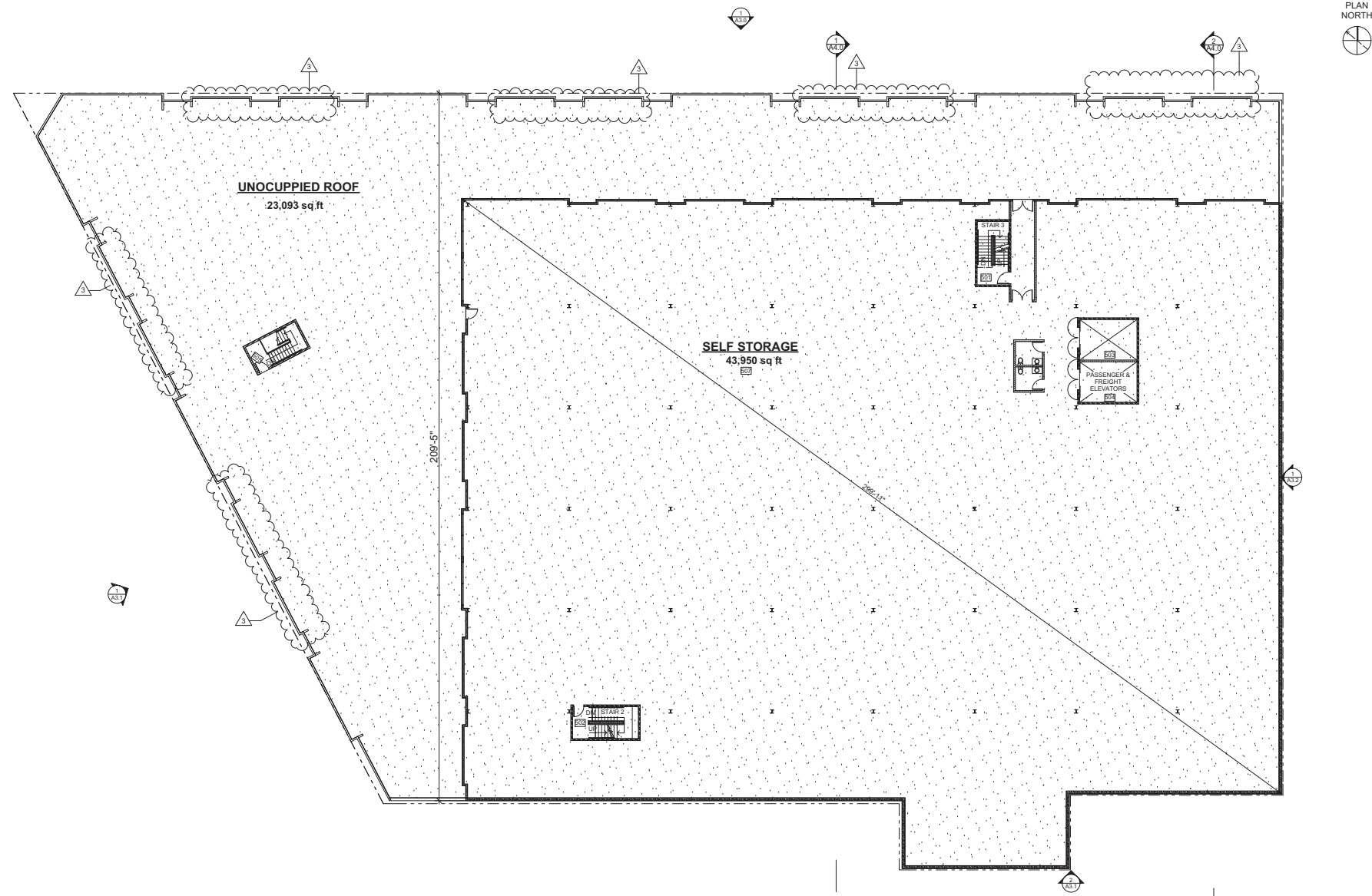
1 PROPOSED 4TH FLOOR
SCALE: 1/16" = 1'-0"

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2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title: Floor Plans: PROPOSED 4TH FLOOR
Date: Planning Submittal TBD
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Job Number: 2-818
Sheet: A2.4

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PLAN
NORTH



1 PROPOSED 5TH FLOOR
SCALE: 1/16" = 1'-0"

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Sheet Title:
Floor Plans:
PROPOSED 5TH
FLOOR

Date: Planning Submittal
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Drawn By: BM

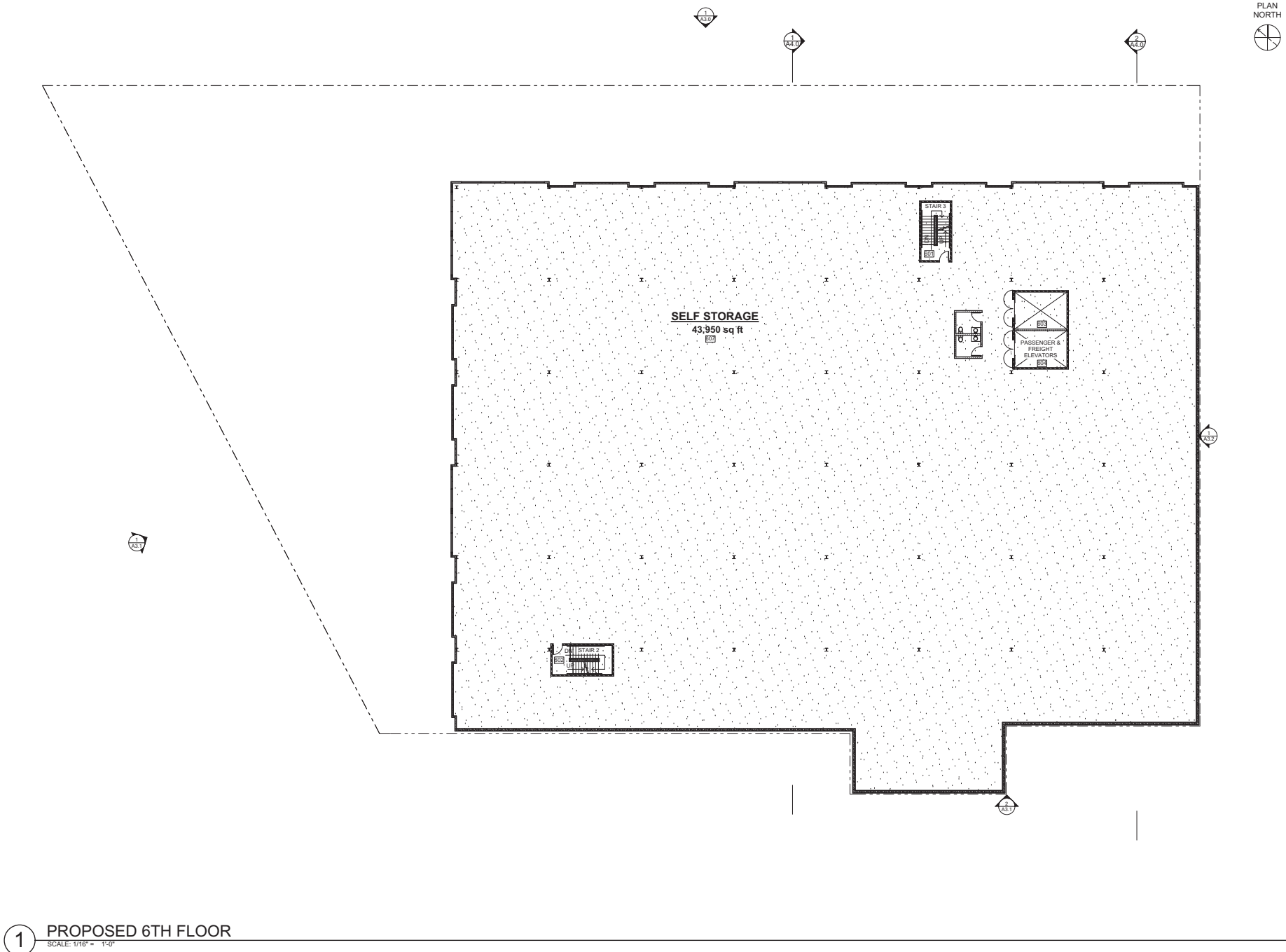
Job Number: 2-818

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Revisions	By
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1 PROPOSED 6TH FLOOR
SCALE: 1/16" = 1'-0"

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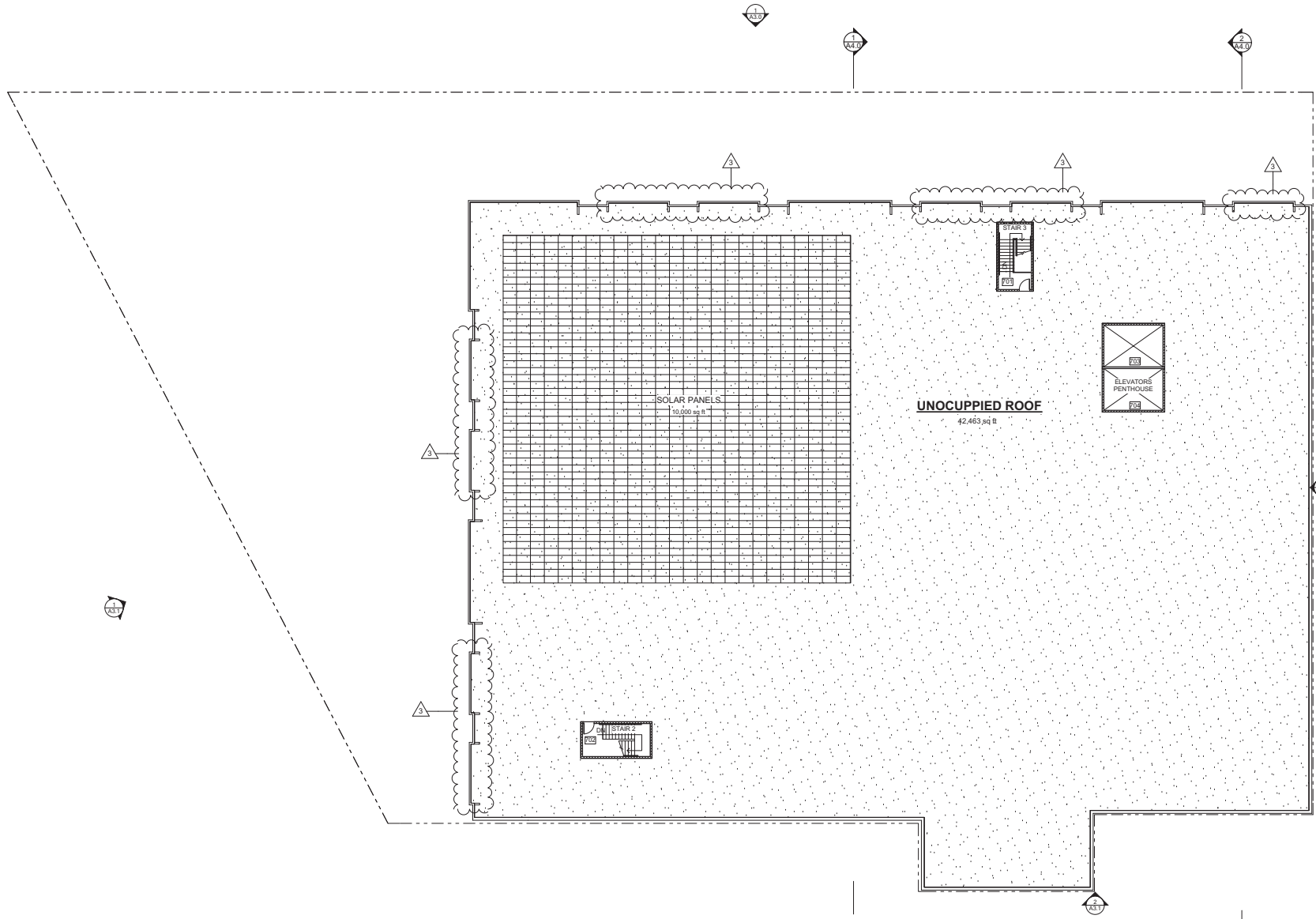
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Date:	Planning Submittal TBD
Drawn By:	BM
Job Number:	2-818
Sheet:	A2.6

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SOLAR PANEL REQUIREMENT = 15%	
	SQ.FT.
6TH FLOOR ROOF AREA	42,463
4TH FLOOR ROOF AREA	23,093
TOTAL ROOF AREAS	65,556
ROOF AREAS X 15% SOLAR	9833
SOLAR ROOF PROVIDED	10,000



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

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Sheet Title:
Floor Plans:
ROOF

Date: Planning Submittal
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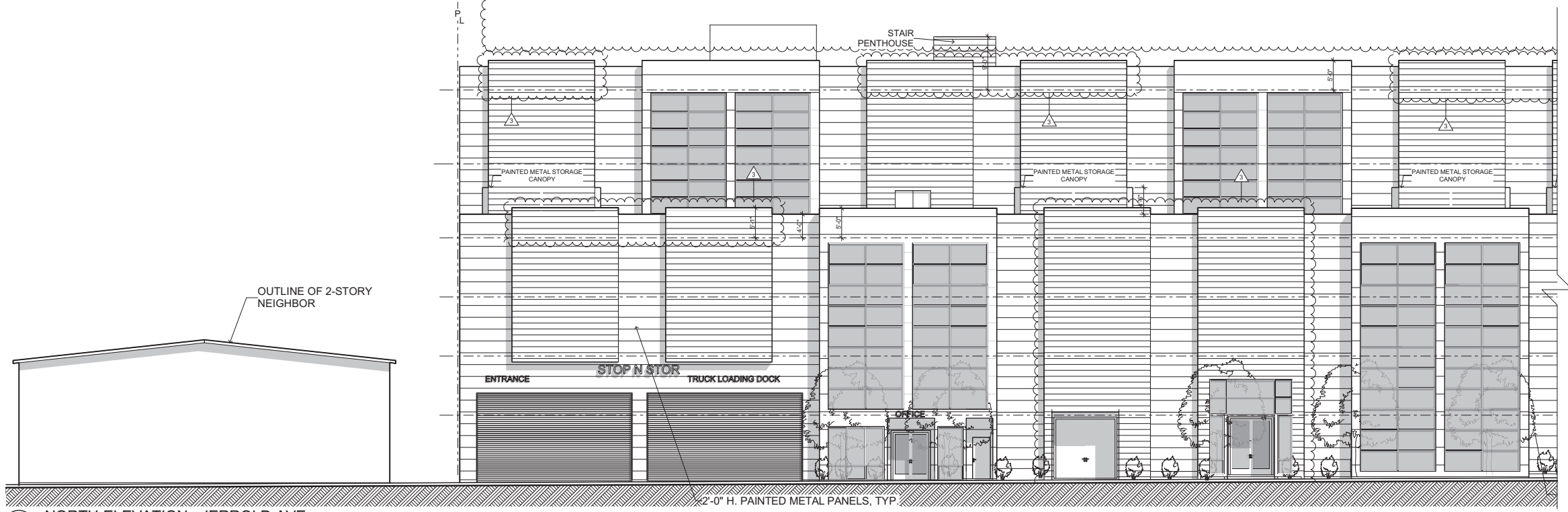
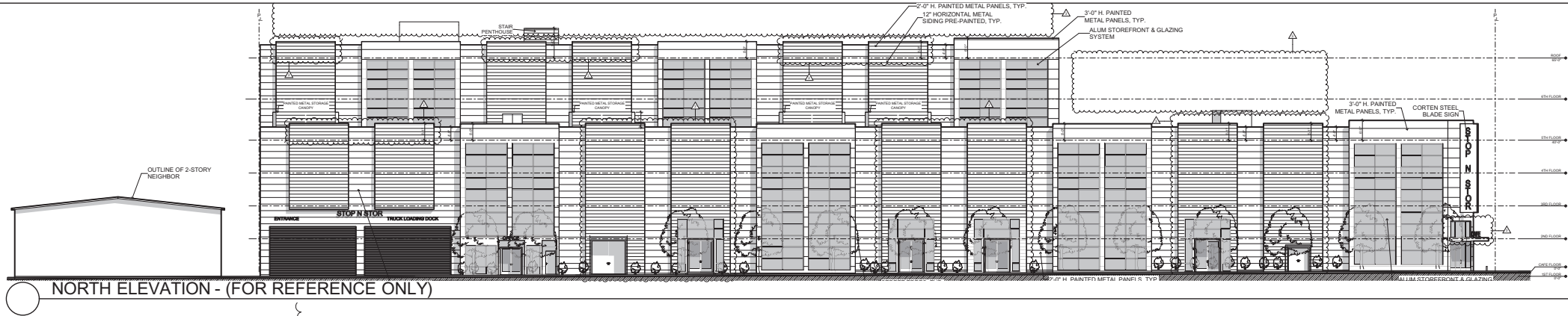
Job Number: 2-818

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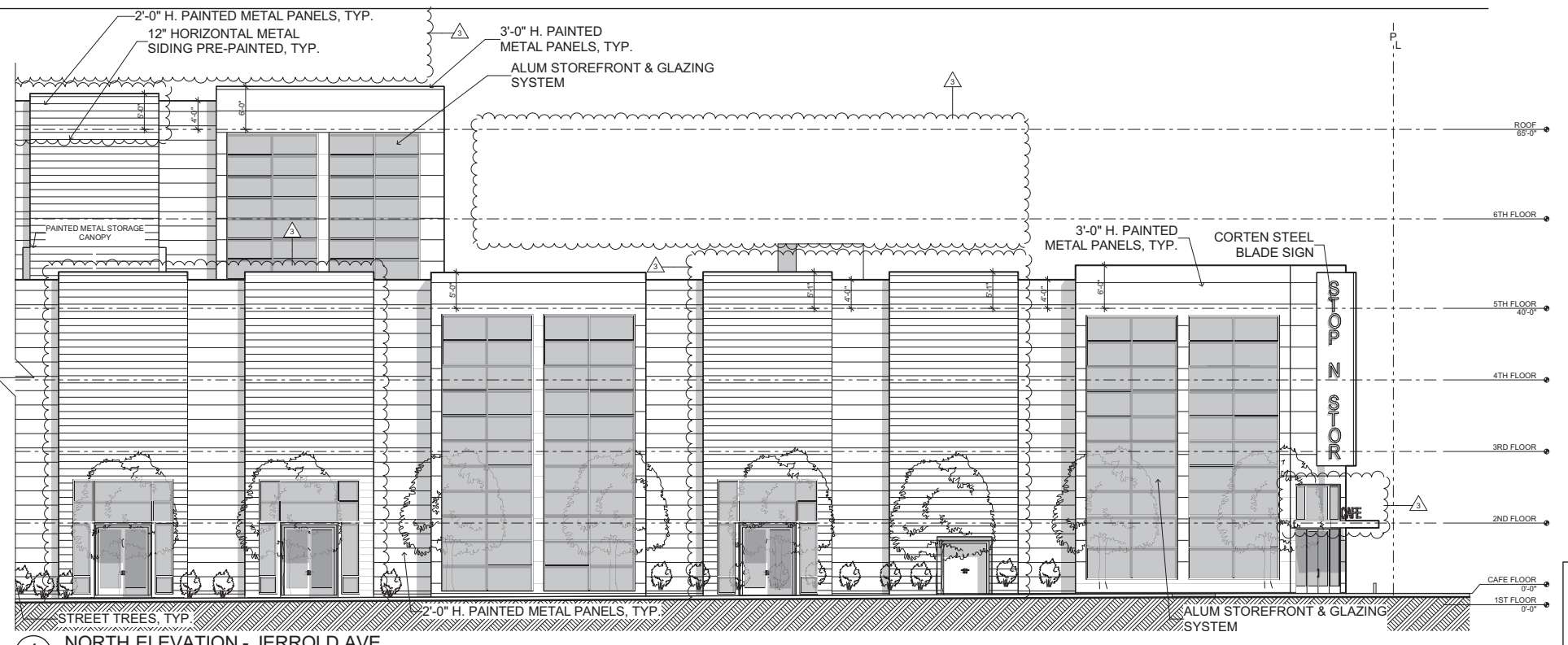
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1 NORTH ELEVATION - JERROLD AVE.
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - JERROLD AVE.
SCALE: 1/8" = 1'-0"

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2285 JERROLD AVENUE
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs:
NORTH

Date: Planning Submittal
TBD

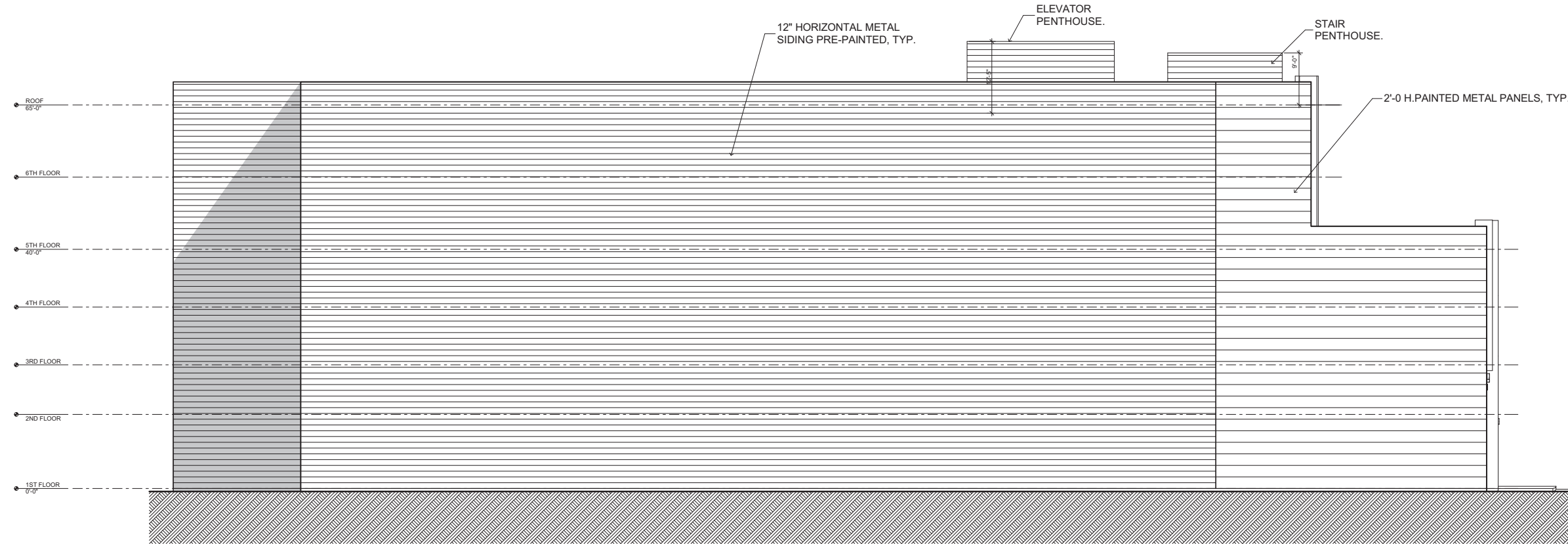
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Job Number: 2-818

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A3.0



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Kotas/
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San Francisco, California 94107
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design@kp-architects.com

Revisions	By
Site Permit revisions 04.27.20	BM
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Sheet Title:
Exterior Elev:
EAST

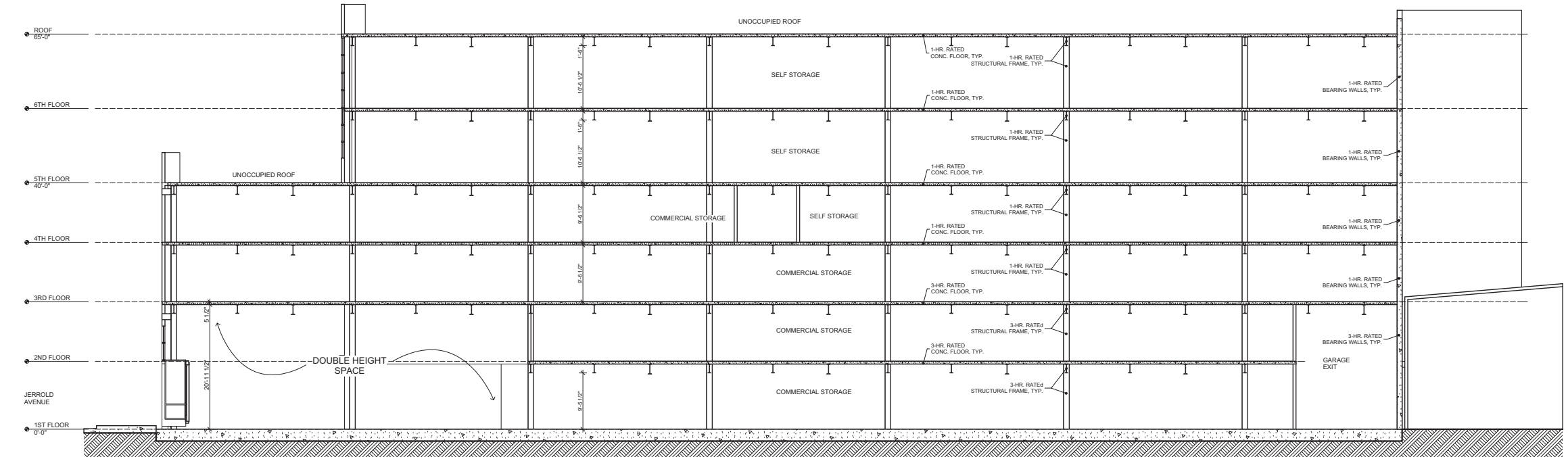
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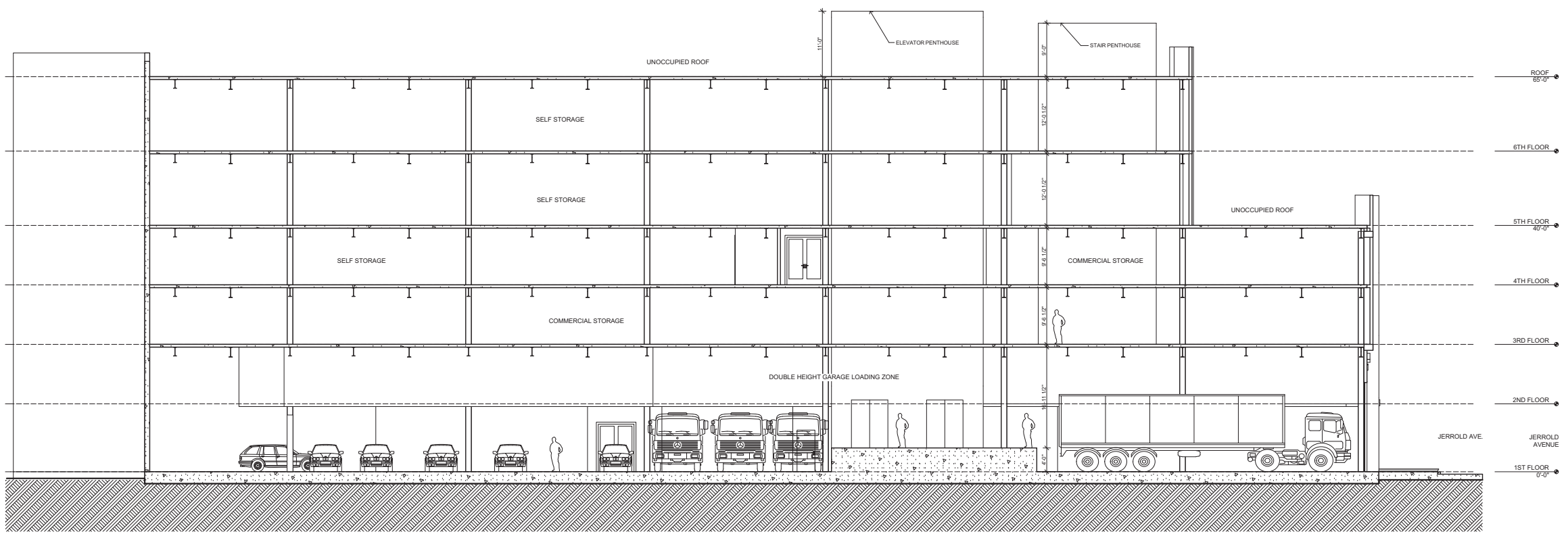
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2-818

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1 NEW CROSS SECTION
SCALE: 1/8" = 1'-0"



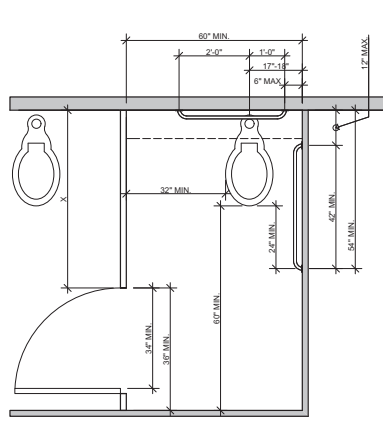
2 NEW CROSS SECTION THRU GARAGE
SCALE: 1/8" = 1'-0"

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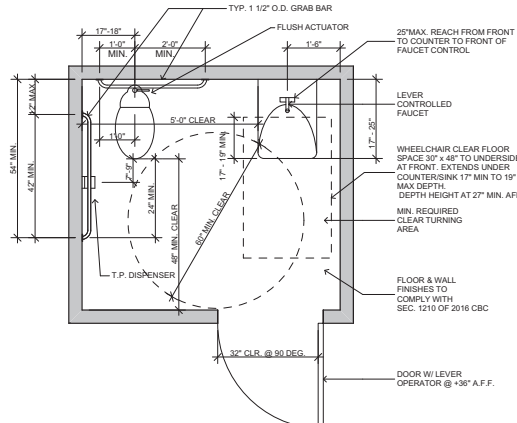
Sheet Title: Sections: CROSS
Date: Planning Submittal TBD
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Job Number: 2-818
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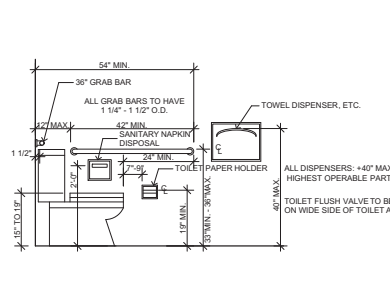


WHEN DOOR SWINGS IN:
 X= 50" MINIMUM WITH WALL-MOUNTED WATER CLOSET.
 Y= 59" MINIMUM WITH FLOOR-MOUNTED WATER CLOSET.
 NOTE: TOTAL STALL LENGTH MUST INCORPORATE 60" MINIMUM CLEAR DISTANCE FROM THE FRONT OF WATER CLOSET TO THE FRONT OF THE COMPARTMENT.

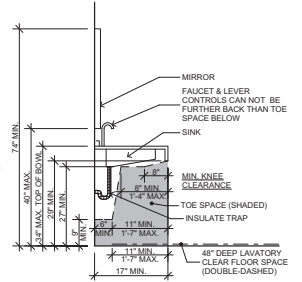
9 COMMERCIAL ACCESSIBLE STALL
 SCALE: 1/2" = 1'-0"



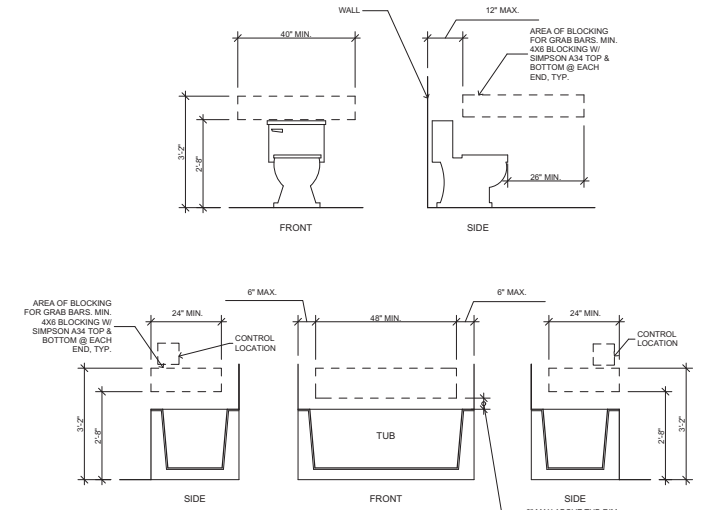
6 COMMERCIAL ACCESSIBLE RESTROOM
 SCALE: 1/2" = 1'-0"



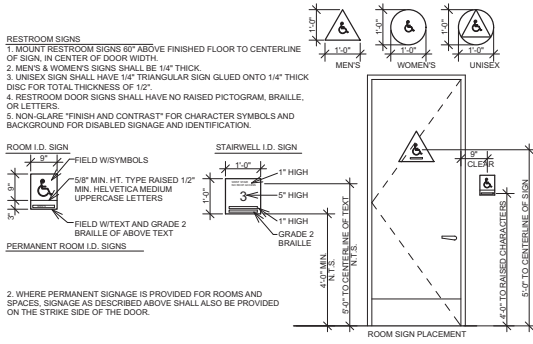
8 BATHROOM FIXTURE CLEARANCES
 SCALE: 1/2" = 1'-0"



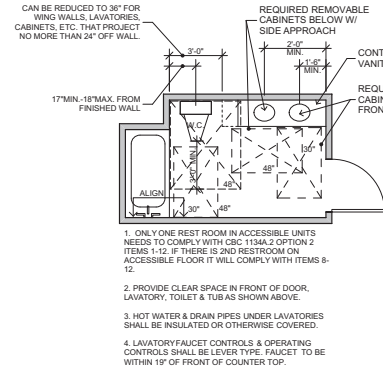
5 RESIDENTIAL VANITY CLEARANCES
 SCALE: 1/2" = 1'-0"



7 GRAB BAR BLOCKING
 SCALE: 1/2" = 1'-0"



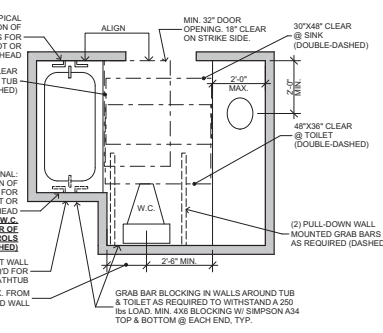
4 DOOR ROOM SIGNAGES
 SCALE: 1/2" = 1'-0"



3 RESIDENTIAL BATH CLEARANCES
 SCALE: 1/4" = 1'-0"

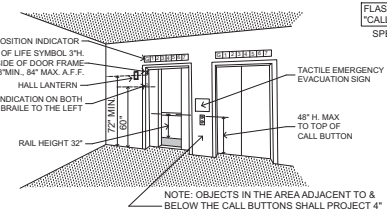
ACCESSIBILITY NOTES

- ALL PUBLIC SPACES INCLUDING THE BUILDING ENTRANCE, GARAGES, PLAZA, ENTRY COURT, LOBBY, PUBLIC HALLWAYS & STAIRS, AND ELEVATOR LOBBIES ARE TO BE FULLY ACCESSIBLE.
- ALL BATHROOMS, KITCHENS, DOORWAYS, AND CORRIDORS ON THE FLOORS DESCRIBED ABOVE ARE SUBJECT TO THE TYPICAL DETAILS DESCRIBED ON THIS SHEET.
- EVERY ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN AT THE HEAD OF THE SPACE MOUNTED BETWEEN 36" & 48" A.F.F. - THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE.
- A SIGN OF MIN. 17" X 20" IN SIZE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE PARKING GARAGE ENTRY STATING THE FOLLOWING IN MIN. 1" HT. LETTERS:
 Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed at the owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.
- ALL STAIR TREADS IN THE PUBLIC STAIRWAYS SHALL BE OF A SLIP-RESISTANT MATERIAL/TEXTURE.
- DOOR OPERATING HARDWARE SHALL BE LEVER-TYPE IN ALL ACCESSIBLE/ADAPTABLE LOCATIONS. HANDLES SHALL BE INSTALLED BETWEEN 36" & 44" A.F.F. MAXIMUM EFFORT REQ'D TO OPEN DOORS SHALL NOT EXCEED 8 LBS. FOR EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS, & 15 LBS. FOR FIRE DOORS.
- THE CENTER OF THE GRIP OF THE OPERATING LEVER FOR SWITCHES USED TO CONTROL LIGHTS, THERMOSTATS, & ENVIRONMENTAL CONTROLS SHALL BE LOCATED BETWEEN 12" & 48" A.F.F.
- THE CENTER OF ELECTRICAL CONVENIENCE OUTLETS SHALL BE BETWEEN 15" & 48" A.F.F.
- ALL ACCESSIBLE/ADAPTABLE SINKS, VANITIES, TUBS AND SHOWERS SHALL BE EQUIPPED WITH LEVER-OPERATED FAUCETS.
- GRAB BARS NEED NOT BE INSTALLED IN ACCESSIBLE/ADAPTABLE BATHPOWDER ROOMS, HOWEVER THE BLOCKING REQUIRED FOR THEIR PROPER INSTALLATION SHALL BE INSTALLED. THE STRUCTURAL STRENGTH OF THE WALL FRAMING, BLOCKING, GRAB BARS AND MOUNTING DEVICES SHALL BE CAPABLE OF WITHSTANDING A 250 POUND LOAD.
- ALL MULTI-STORY RESIDENTIAL UNITS SHALL COMPLY WITH CBC SEC. 1102A.1.2.

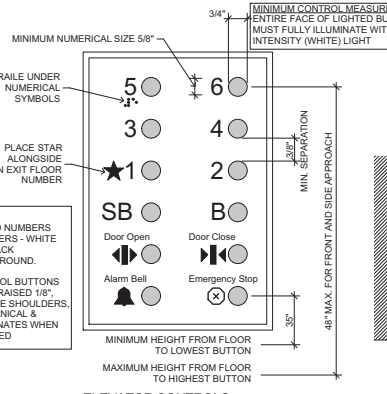


2 RESIDENTIAL ADAPTABLE BATH
 SCALE: 3/8" = 1'-0"

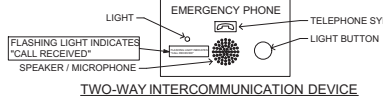
ELEVATORS
 (2016 CBC 1124A.1 THROUGH 1124A.10)



ELEVATOR LOBBY & CAR RAIL HEIGHT

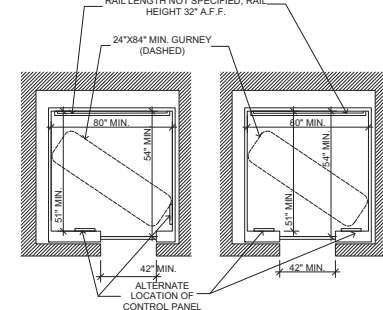


1 ELEVATOR CLEARANCES
 SCALE: 1" = 1'-0"



TWO-WAY INTERCOMMUNICATION DEVICE

- NOTES:
- IF TWO-WAY INTERCOMMUNICATION DEVICE IS IN CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE PER 1118.6.4.
 - EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION.
 - ELEVATOR MUST BE EQUIPPED WITH A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING.
 - DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.
 - MUST HAVE AN AUDIBLE & VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGERS THE CAR IS STOPPING AT OR PASSING A FLOOR.
 - AUDIBLE SIGNAL:
 1 BELL = UP
 2 BELLS = DOWN



SIDE OPENING DOOR CENTER OPENING DOOR

**Kotas/
Pantaleoni
Architects**
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Revisions	By
Site Permit revisions 04.27.20	BM
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Sheet Title:
**Details:
 ADA DETAILS**

Date: Planning Submittal
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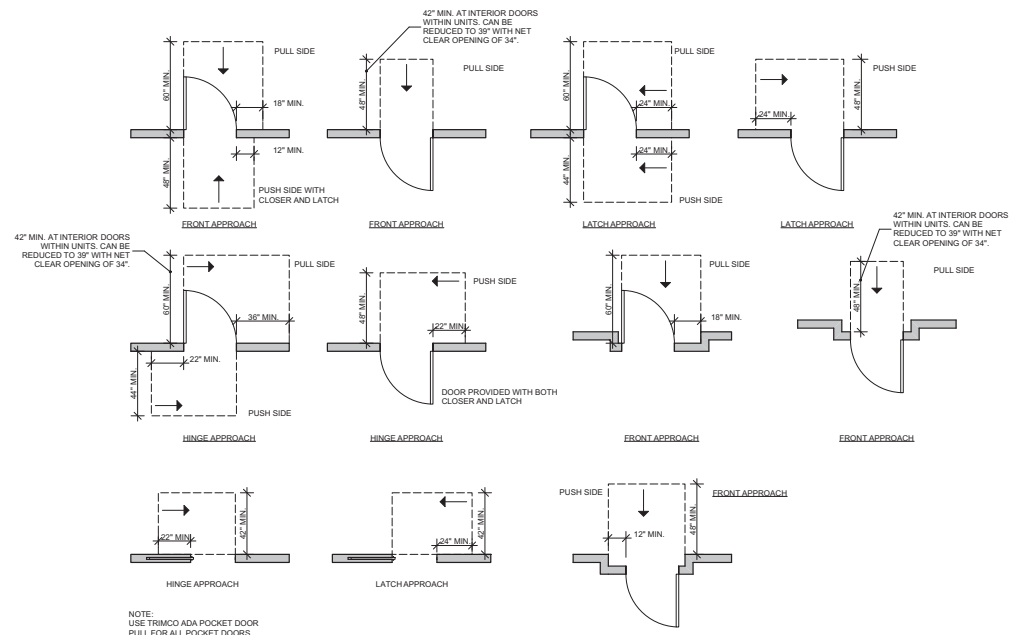
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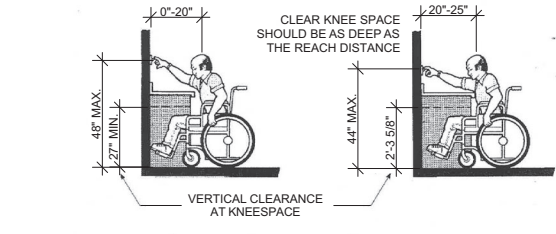
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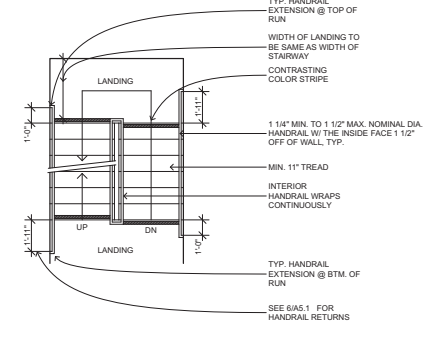
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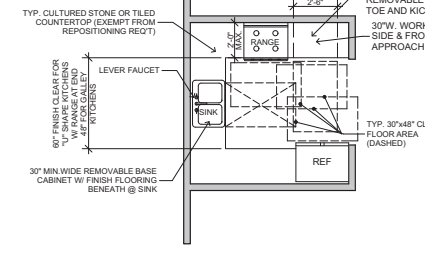
11 DOOR CLEARANCES
SCALE: 1/4" = 1'-0"



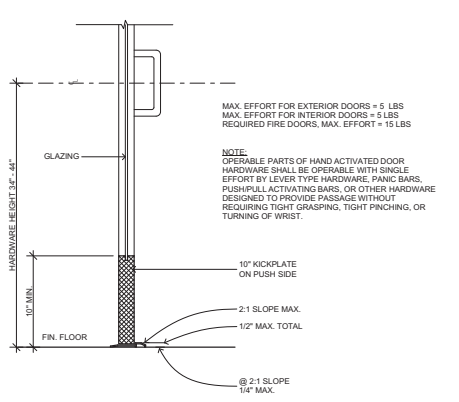
10 REACH DIAGRAM
SCALE: 3/8" = 1'-0"



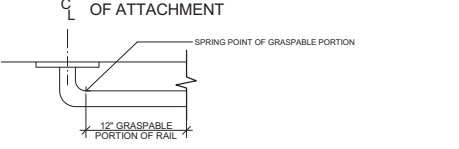
9 STAIR CLEARANCES
SCALE: 1/4" = 1'-0"



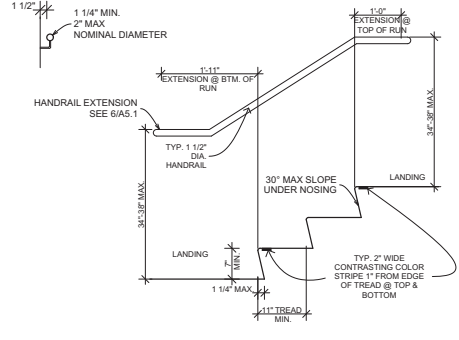
8 KITCHEN CLEARANCES
SCALE: 1/4" = 1'-0"



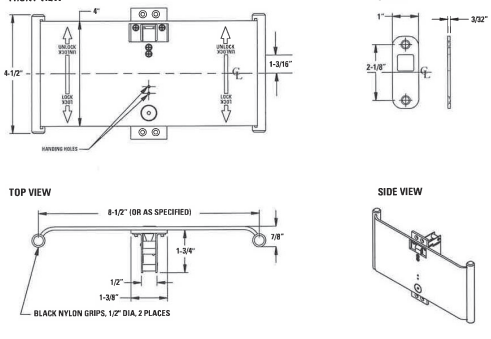
7 DOOR KICKPLATE
SCALE: 1 1/2" = 1'-0"



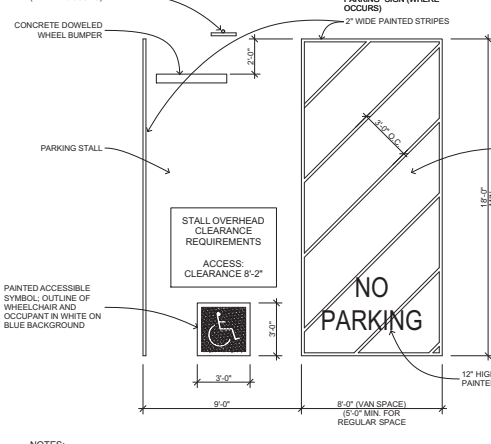
6 HANDRAIL EXTENSION RETURN
SCALE: 1/2" = 1'-0"



4 RAMP RAILING
SCALE: 1/2" = 1'-0"

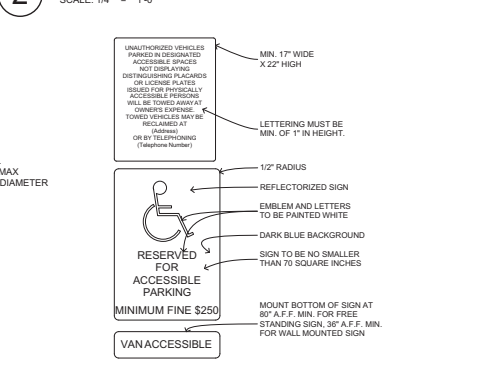


1 ACCESSIBLE PARKING SIGNAGE
SCALE: 1/2" = 1'-0"



2 ACCESSIBLE PARKING STALL
SCALE: 1/4" = 1'-0"

- NOTES:
- WHERE NO WALL EXISTS TO MOUNT SIGNAGE, MOUNT SIGN ON POLE W/ BOTTOM OF SIGN MIN. 80" A.F.F. WALL MOUNTED SIGNS TO BE 36" A.F.F. TYPICALLY.
 - DESIGNATE "VAN ACCESSIBLE" WHERE APPLIES.
 - DIAGONAL STRIPES TO BE SPACED 3'-0" APART.
 - FOR ASSIGNED PARKING SPACES NO SIGNAGE IS REQUIRED EXCEPT FOR "NO PARKING" IN ACCESS AISLE.



5 HANDRAIL TREAD DETAILS
SCALE: 3/4" = 1'-0"



4 RAMP RAILING
SCALE: 1/2" = 1'-0"

FOR DBI USE

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
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VIEW FROM NORTH SIDE CORNER TOWARD SITE



VIEW FROM ACROSS BARNEVELD TOWARD SITE



AERIAL VIEW OF SITE



AERIAL VIEW OF SITE

STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

PIC1



VIEW FROM ACROSS JERROLD TOWARD SITE



VIEW FROM SITE ACROSS BARNEVELD



VIEW FROM SITE TOWARD NORTH CORNER

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STOP & STOR
COMMERCIAL & SELF STORAGE
2285 JERROLD AVENUE
SAN FRANCISCO, CA

PIC2



VIEW FROM ACROSS JERROLD TOWARD NEIGHBORS & SITE



VIEW FROM SITE ACROSS JERROLD



VIEW FROM ACROSS BARNEVELD TOWARD NEIGHBORS & SITE

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STOP & STOR
COMMERCIAL & SELF STORAGE
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SAN FRANCISCO, CA

PIC3



① NorthWest Perspective

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1 NorthEast Perspective

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1

SouthWest Perspective

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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2285 JERROLD AVE		5286A007A
Case No.		Permit No.
2018-013692ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site is a 1.5-acre parcel where an existing single-level storage facility will be demolished. The project would construct a six-story, 65-foot tall, 319,366 square-foot mixed-use building comprised of 174,663 square feet of commercial storage, 120,000 square feet of self-storage, 2,518 square feet of retail sales (a small café), 19,697 square feet of garage space, and ancillary building space. Fifteen off-street parking spaces and six off-street loading spaces would be provided. The project proposes solar panels on the roof level; no diesel generator is proposed. About 350 tons of demolition debris would be hauled from the site at the beginning of construction, and about 3,000 cubic yards of earth would be excavated for the building foundations. The proposed building would be supported on pile foundations consisting of either torque down or continuous flight auger piles drilled down to a depth of 65 to 110 feet below ground surface. The project includes a new 60-foot curb cut on Jerrold Avenue and a new 20-foot curb cut on Barneveld Avenue to provide access to the truck loading bays and parking garage. Other public right-of-way changes include a new sidewalk bulbout at the intersection of Barneveld and Jerrold avenues and five new street trees are also proposed.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input checked="" type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input checked="" type="checkbox"/>	<p>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? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>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 The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ryan Shum</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER <input type="checkbox"/> Reclassify to Category C (No further historic review) b. Other (specify):
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Ryan Shum 02/25/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Step 2: Environmental Screening Comments

Air Quality: A criteria air pollutant analysis was conducted for the project. The results of this analysis conclude that the project would not emit criteria air pollutant emissions above thresholds established by the Bay Area Air Quality Management District (air district). The project site is located within an air pollutant exposure zone; sensitive receptors are located as close as 75 feet from the project site. The project would not add new stationary sources of toxic air contaminants. The project proposes commercial and self-storage uses that would not generate a substantial number of daily vehicle or truck trips as visits to commercial and self-storage uses are typically infrequent. Therefore, the project would not likely exceed the health risk screening criteria for vehicles established by the air district. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Archeological Resources: Based on the results of soil sampling, department archeological staff determined that the project would have no effect on archeological resources.

Hazardous Materials: The project site is in the Maher zone, indicating the potential for hazardous soil and/or groundwater. In accordance with the Maher Ordinance, the proposed project would be required to remediate potential soil and/or groundwater contamination to standards acceptable for the proposed self-storage use. The project site is not on the Cortese List.

Natural Habitat: The project site is paved and within a developed urban area and has no value as habitat for rare, threatened, or endangered species.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Transportation: The department's transportation staff reviewed the proposed project on September 30, 2020 and determined that additional transportation review is not required indicating the project would not result in significant transportation impacts.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146) and would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on September 22, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site.

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.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2285 JERROLD AVENUE

RECORD NO.: 2018-013692CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	19,697	19,697
Residential GSF	0	0	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Commercial Storage)	0	174,663	174,663
Other (Self-Storage)	27,000 (approximately)	120,000	120,000
Other (Retail Sales & Service)	0	2,518	2,518
Other (Common Areas)	0	2,490	2,490
TOTAL GSF	27,000	319,366	319,366
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	1	6	6
Parking Spaces	6	15	15
Loading Spaces	0	6	6
Bicycle Spaces	0	10	10
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map

LOTS MERGED
 INTO LOT 19-
 2 1 '48"
 Lots 4 & 6 into lots 21 & 22 for 2018 roll

© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSESSOR 1995

REVISED	1967
"	100
"	100
"	100
"	100
"	100
"	100
"	100
"	100
"	100
"	100

GIFT MAP NO 4 LOT 1886 &
 ONEIL & HALEY TRACT

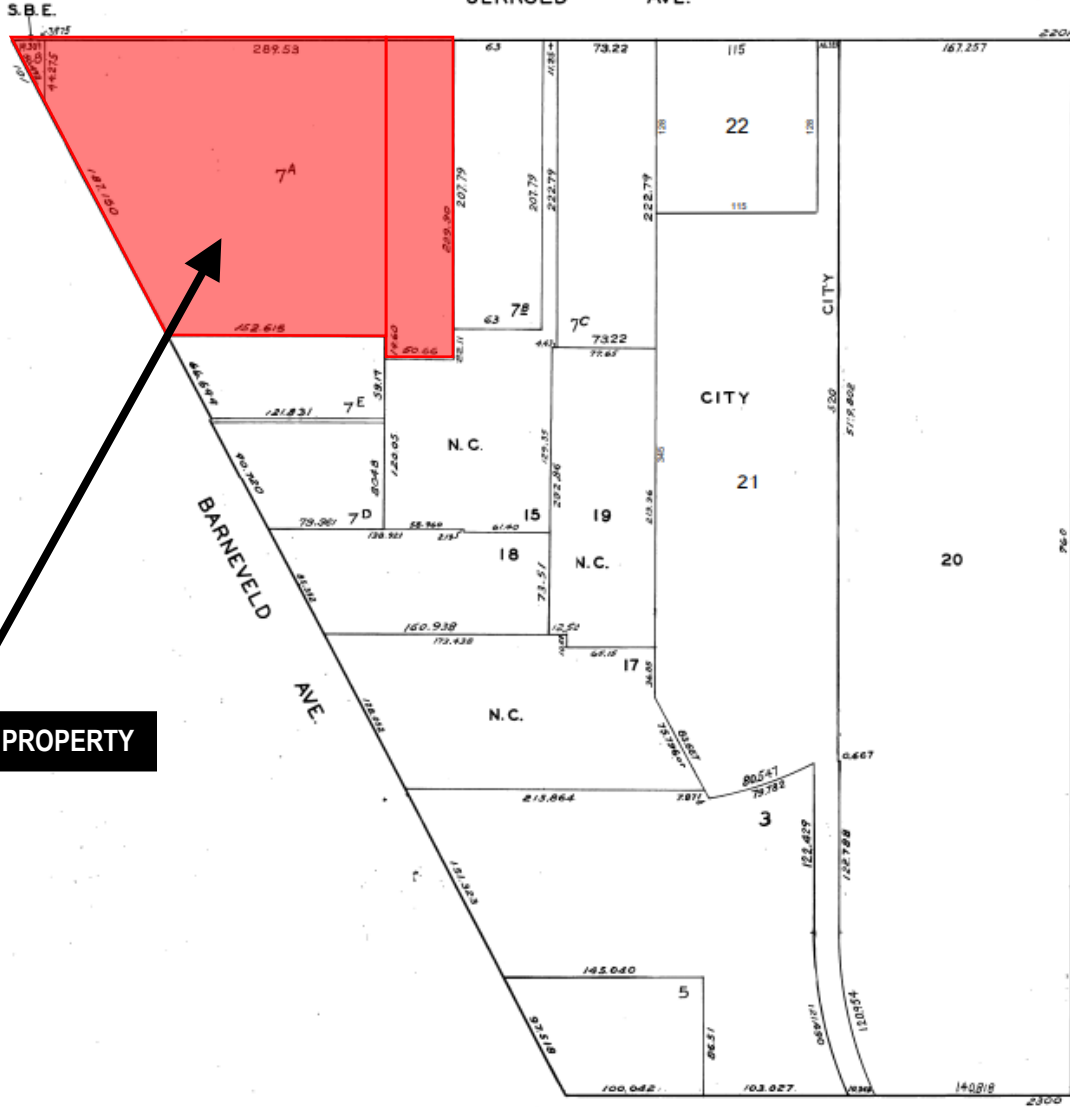
5286A

REVISED 2018

SCALE: 1 IN. = 60 FT.



JERROLD AVE.



SUBJECT PROPERTY

MC KINNON AVE.

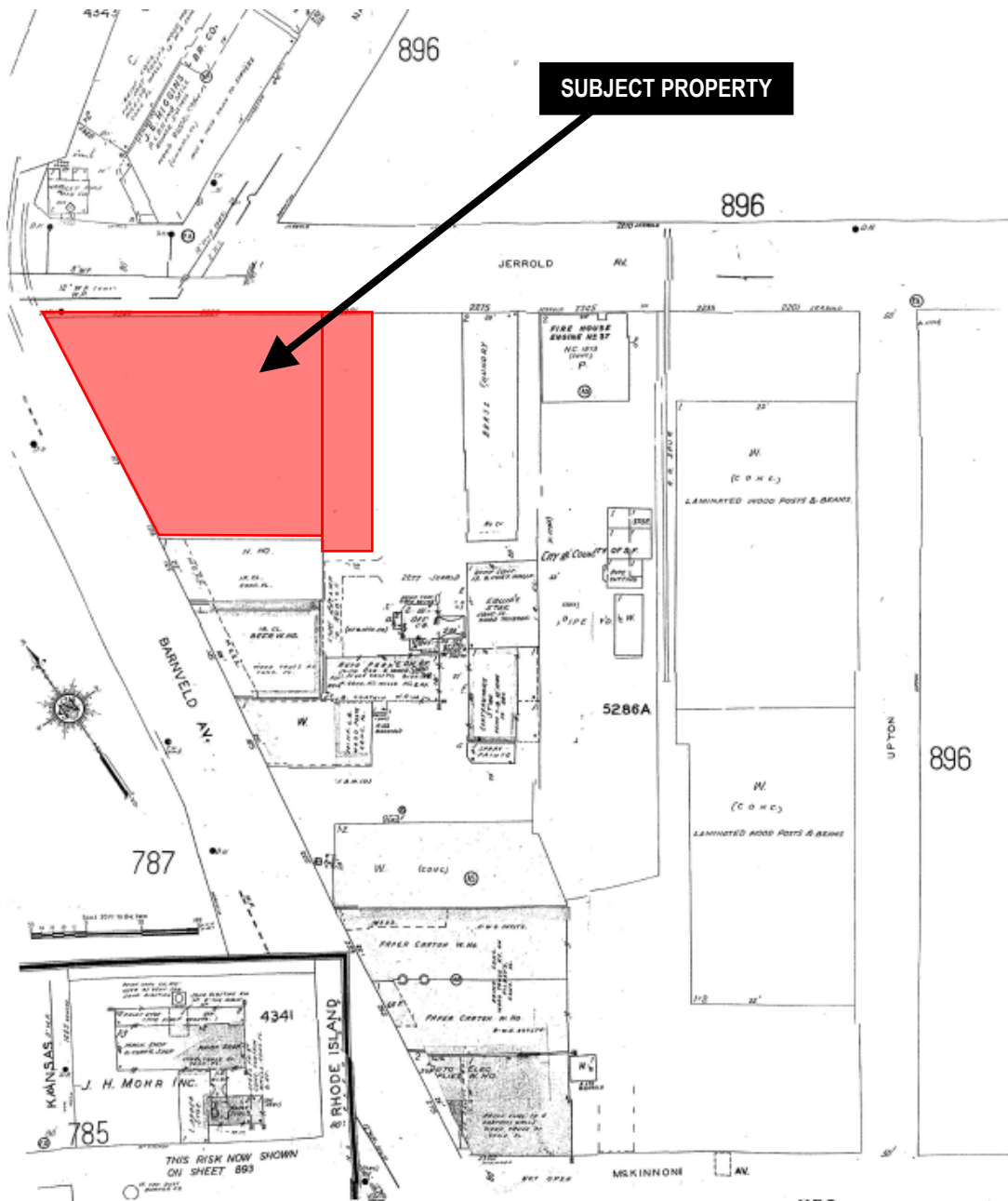


Planned Unit Development and Conditional
 Use Authorization

Case Number 2018-013692CUA

2285 Jerrold Avenue

Sanborn Map*



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

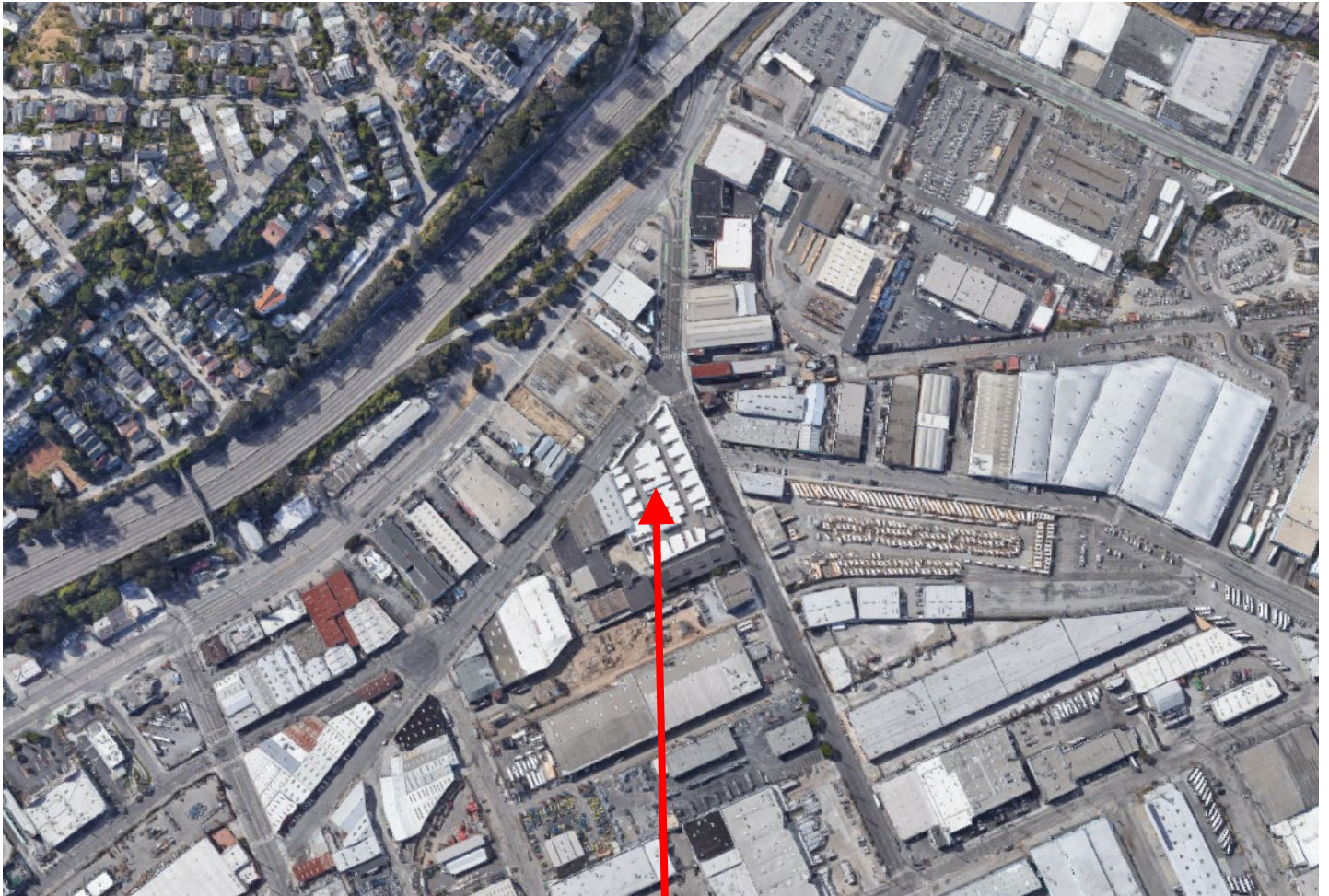


Planned Unit Development and Conditional Use Authorization

Case Number 2018-013692CUA

2285 Jerrold Avenue

Aerial Photo



SUBJECT PROPERTY

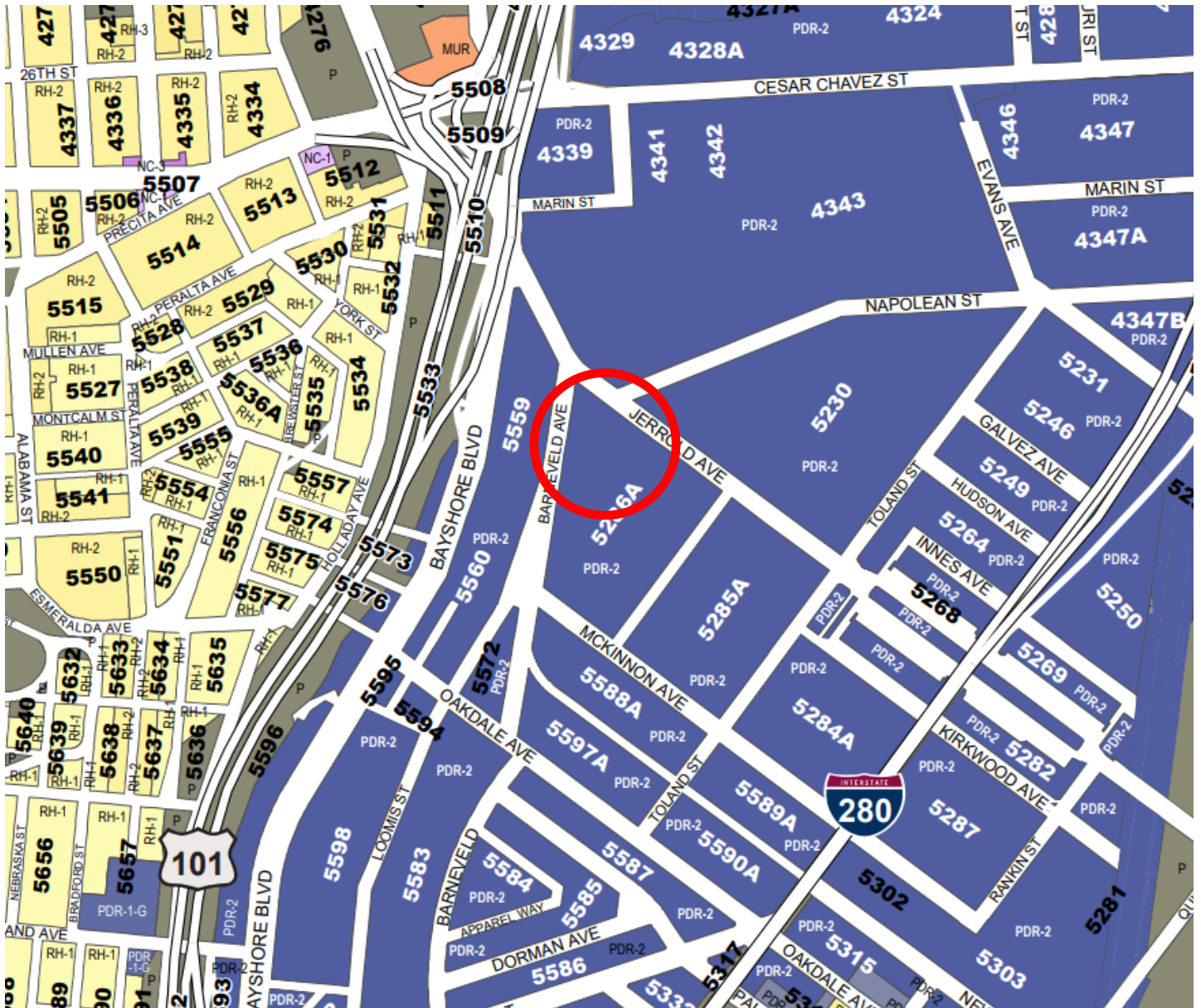


**Planned Unit Development and Conditional
Use Authorization**

Case Number 2018-013692CUA

2285 Jerrold Avenue

Zoning Map



Planned Unit Development and Conditional Use Authorization

Case Number 2018-013692CUA

2285 Jerrold Avenue

Site Photo



Jerrold Avenue Frontage

Site Photo



Barneveld Drive Frontage