



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 3, 2019

*Record No.:* 2018-014433CUA  
*Project Address:* 49 Duboce Avenue  
*Zoning:* Production, Distribution & Repair General (PDR-1-G) Zoning District  
68-X Height and Bulk District  
*Block/Lot:* 3532/039  
*Project Sponsor:* Danilo Visnich  
Two Bridges Non-Profit Collective Inc.  
49 Duboce Street  
San Francisco, CA 94103  
*Property Owner:* Justin Jacobs  
2935 Geary Boulevard  
San Francisco, CA 94118  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

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**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project includes the establishment of a 3,461 square-foot non-storefront cannabis business that involves establishment of Industrial Agriculture (cannabis cultivation), Wholesale Sales (business to business sales), Light Manufacturing (manufacturing of cannabis products without the use of Volatile Organic Compounds), and Parcel Delivery Service uses (direct to customer deliveries) in an existing two-story over basement warehouse space.

### REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303, to permit the establishment of a 2,821 square foot Industrial Agriculture use in the PDR-1-G Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Conversion of PDR Space.** The Department is working with the Office of Cannabis to track the amount of Industrial space that is being converted to Agricultural uses, chiefly the cultivation of cannabis. However, such information is not yet available. However, the project under review is a mix of uses, including light manufacturing, which is consistent with the intent and purpose of the PDR-1-G Zoning District. Additionally, the business is a pre-existing operation seeking to legalize and did not displace a prior tenant according to the project sponsor.

- **Tenant History.** The project sponsor reports that the subject industrial space was previously used by the property owner as part of their personal business, which vacate the space prior to this operation beginning at the site.
- **Cannabis Use Buffers.** Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses. The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time.
- **Renewable Energy Mandate.** As part of the licensing requirements of the City's Office of Cannabis, the business is required to reduce the environmental impact of it's operation by selecting one of the following options:
  - By participating in the San Francisco Public Utilities Commission (SFPUC) CleanPowerSF Service, or procurement from electricity suppliers that provide at least equivalent renewable energy, as determined by the Power Content Label reported to the California Energy Commission for the most recent available year;
  - By procuring energy from the SFPUC's Hetch Hetchy hydroelectric power supply; OR
  - By including on-site renewable energy generation as part of the project.
- **Public Outreach:** No comments have been received regarding this proposal.

## **ENVIRONMENTAL REVIEW**

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

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the purpose of the PDR-1-G Zoning District and the Objectives and Policies of the General Plan. The Project allows for the cultivation of cannabis in an existing space and supports other permitted economic activities at the site, including manufacturing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 3, 2019

*Record No.:* 2018-014433CUA  
*Project Address:* 49 Duboce Avenue  
*Zoning:* Production, Distribution & Repair General (PDR-1-G) Zoning District  
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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF A 2,821 SQUARE-FOOT CANNABIS INDUSTRIAL AGRICULTURE USE IN AN EXISTING TWO-STORY WAREHOUSE SPACE, LOCATED AT 49 DUBOCE AVENUE, LOT 039 IN ASSESSOR'S BLOCK 3532, WITHIN THE PDR-1-G (PRODUCTION, DISTRIBUTION, & REPAIR – 1 – GENERAL) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On October 23, 2018, Danilo Visnich (hereinafter "Project Sponsor") filed Application No. 2018-014433CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 2,821 square foot Industrial Agriculture use (hereinafter "Project") at 49 Duboce Street, Block 3532 Lot 039 (hereinafter "Project Site").

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

On October 3, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-014433CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014433CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-014433CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the establishment of a 3,461 square-foot non-storefront cannabis business that involves establishment of Industrial Agriculture (cannabis cultivation), Wholesale Sales (business to business sales), Light Manufacturing (manufacturing of cannabis products without the use of Volatile Organic Compounds), and Parcel Delivery Service uses (direct to customer deliveries) in an existing two-story over basement warehouse space.
3. **Site Description and Present Use.** The Project is located on a 2,375 square foot rectangular lot developed with a two-story over basement industrial building currently used as an Industrial Agriculture facility without the benefit of a permit.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-G Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. Adjacent properties are a parking lot to the west, an Industrial building to the east, residential units to the south, and the Central Freeway to the north.
5. **Public Outreach and Comments.** No public comment has been received.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Planning Code Section 210.3 requires a Conditional Use Authorization to operate an Industrial Agriculture use in the PDR-1-G Zoning District.

*The project sponsor is seeking Conditional Use Authorization to establish an Industrial Agriculture use at the site as part of a permit application to establish Industrial Agriculture, Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses. While the Microbusiness license type allows for other uses, if additional activities are proposed in the future, they will be required to obtain required permits*

*for each land use individually, including any additional Conditional Use Authorization if required for a land use.*

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

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

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

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

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

*The size of the proposed use is in keeping with other industrial units on the block face. The proposed uses are supportive of a new small business to the City, thus providing economic opportunity and employment for residents. The size of the proposed business is in keeping with the size of previous businesses. Overall, the addition of new industrial and commercial uses is necessary and desirable with the overall character of the surrounding neighborhood.*

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

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

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

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

*The Planning Code does not require parking or loading for any uses. The site is well served by transit and will not generate any volume of traffic not already expected by the existing Industrial uses at the site.*

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

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

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

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

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

*The Project is consistent with the stated purposes of PDR-1-G Districts in that the intended uses are light and contemporary industrial activity with low potential for noxious emissions, providing economic and employment opportunities to the City and neighborhood.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

**Policy 1.2**

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

**Policy 1.3**

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

**OBJECTIVE 2:**

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

**Policy 2.1**

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

**OBJECTIVE 3:**

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

**Policy 3.1**

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

**Policy 3.4**

Assist newly emerging economic activities.

*The Project is a small-scale industrial project, activating 3,461 square feet of industrial space to provide employment and economic opportunity through a variety of cannabis related land uses. The Cannabis industry is a new, burgeoning industry that is creating a cluster of economic activity in San Francisco. While cultivation may yield a similar job density as distribution and warehousing, it is complementary to other cannabis uses that provide significant job opportunities to unskilled and semi-skilled workers, such as manufacturing. Additionally, the City's equity requirements provide for employment of local residents, increasing the economic vitality of the Mission District.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

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

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

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

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

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

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

*The Project Site is served by nearby public transportation options. As such, it is well served by transit and the project will not overburden streets or neighborhood parking.*

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

*The Project does not include commercial office development. The project proposes to establish a new industrial business owned and managed by a local resident, providing for economic activity to the neighborhood.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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



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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-014433CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 2, 2019, 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 June 2, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:     October 3, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use located at 49 Duboce Street, Block, and Lot] pursuant to Planning Code Section(s) **210.3 and 303** within the **PDR-1-G** District and a **68-X** Height and Bulk District; in general conformance with plans, dated **June 2, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-014433CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 3, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 3, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

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

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
49 DUBOCE AVE		3532039
<b>Case No.</b>		<b>Permit No.</b>
2018-014433PRJ		201810183545
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Change of use from retail to indoor agriculture		

### STEP 1: EXEMPTION CLASS

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



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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?
<input type="checkbox"/>	<b>Archeological Resources:</b> 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, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Michael Christensen	

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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michael Christensen 09/25/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 49 DUBOCE AVE  
RECORD NO.: 2018-014433PRJ

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

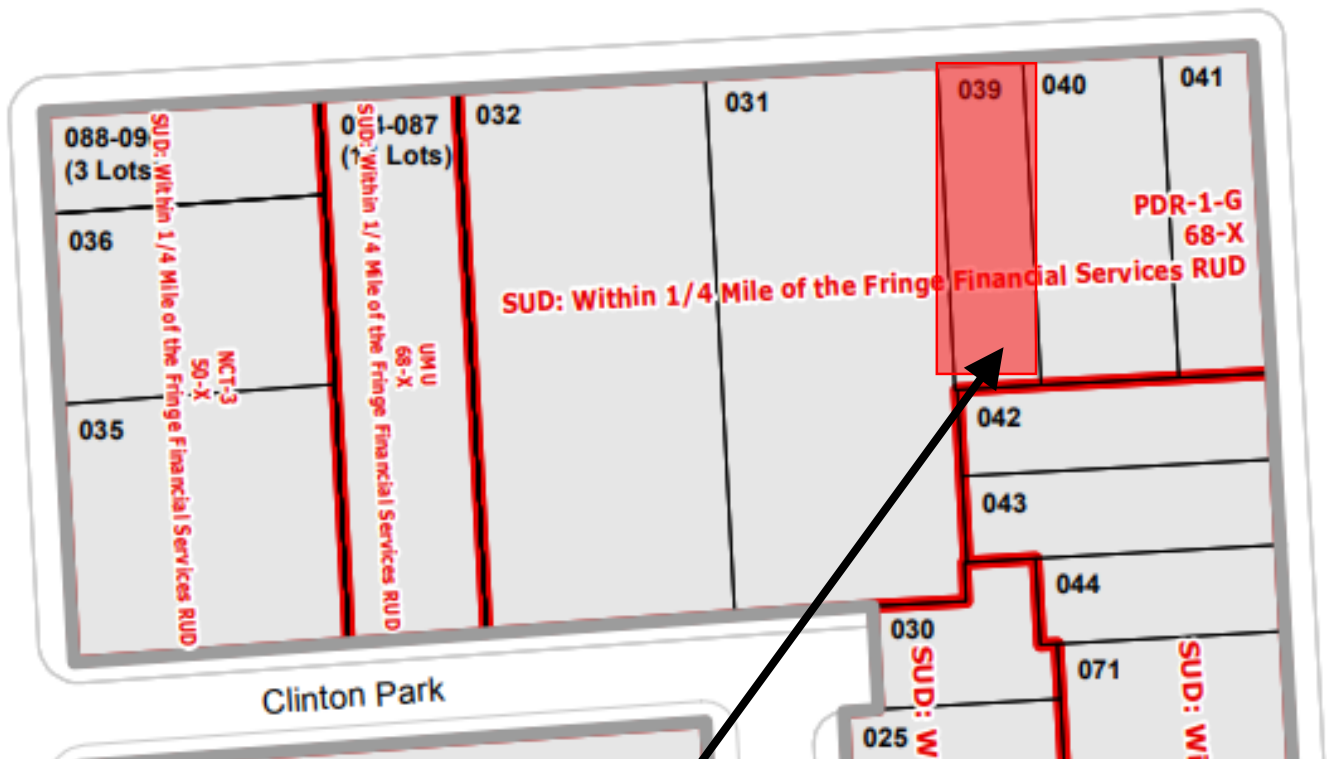
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	3,461	3,461	0
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1	0	-1
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	2	2	0
Parking Spaces	1	1	0
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

# Parcel Map

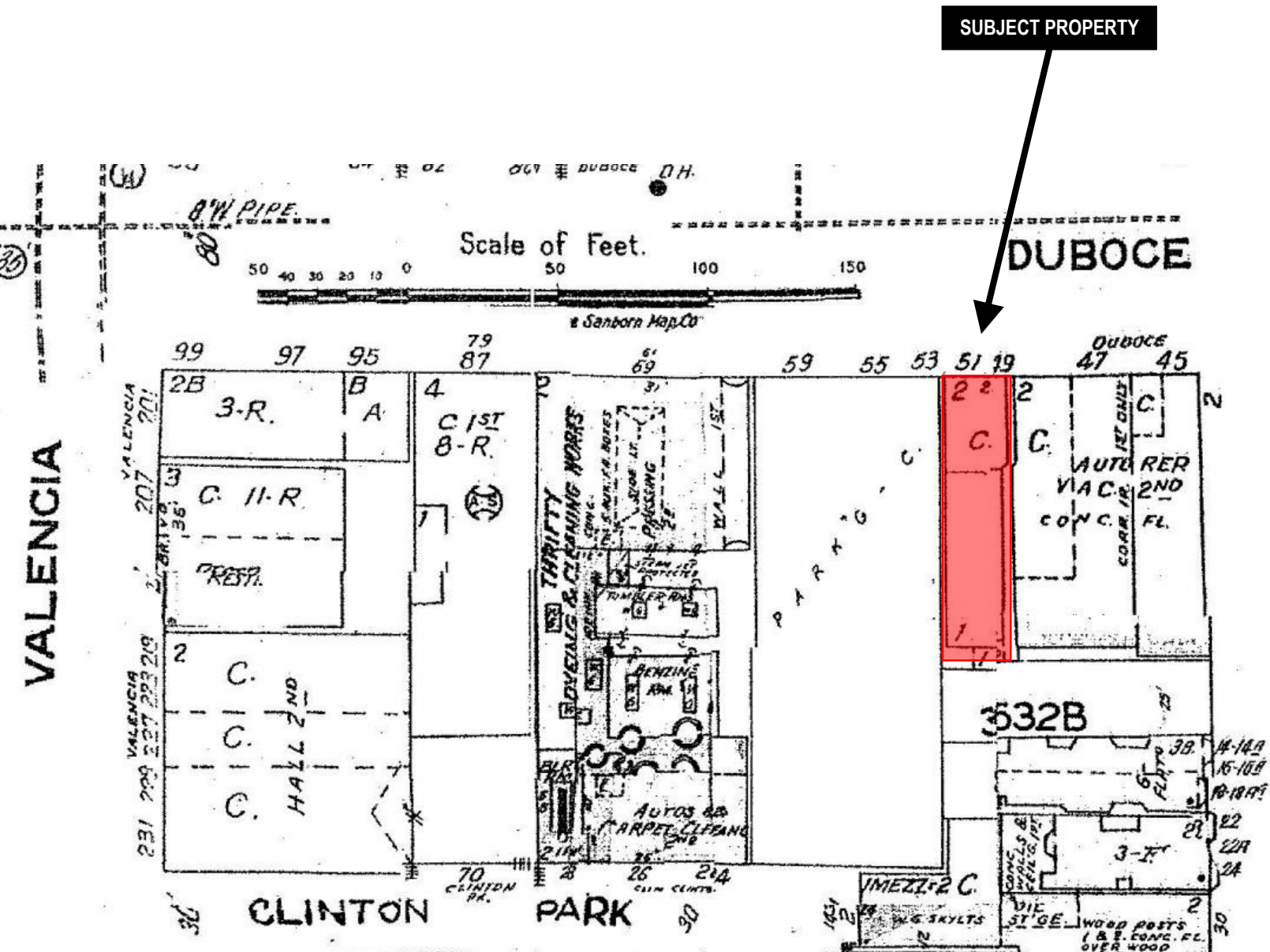


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2018-014433CUA  
49 Duboce Street

# Sanborn Map\*

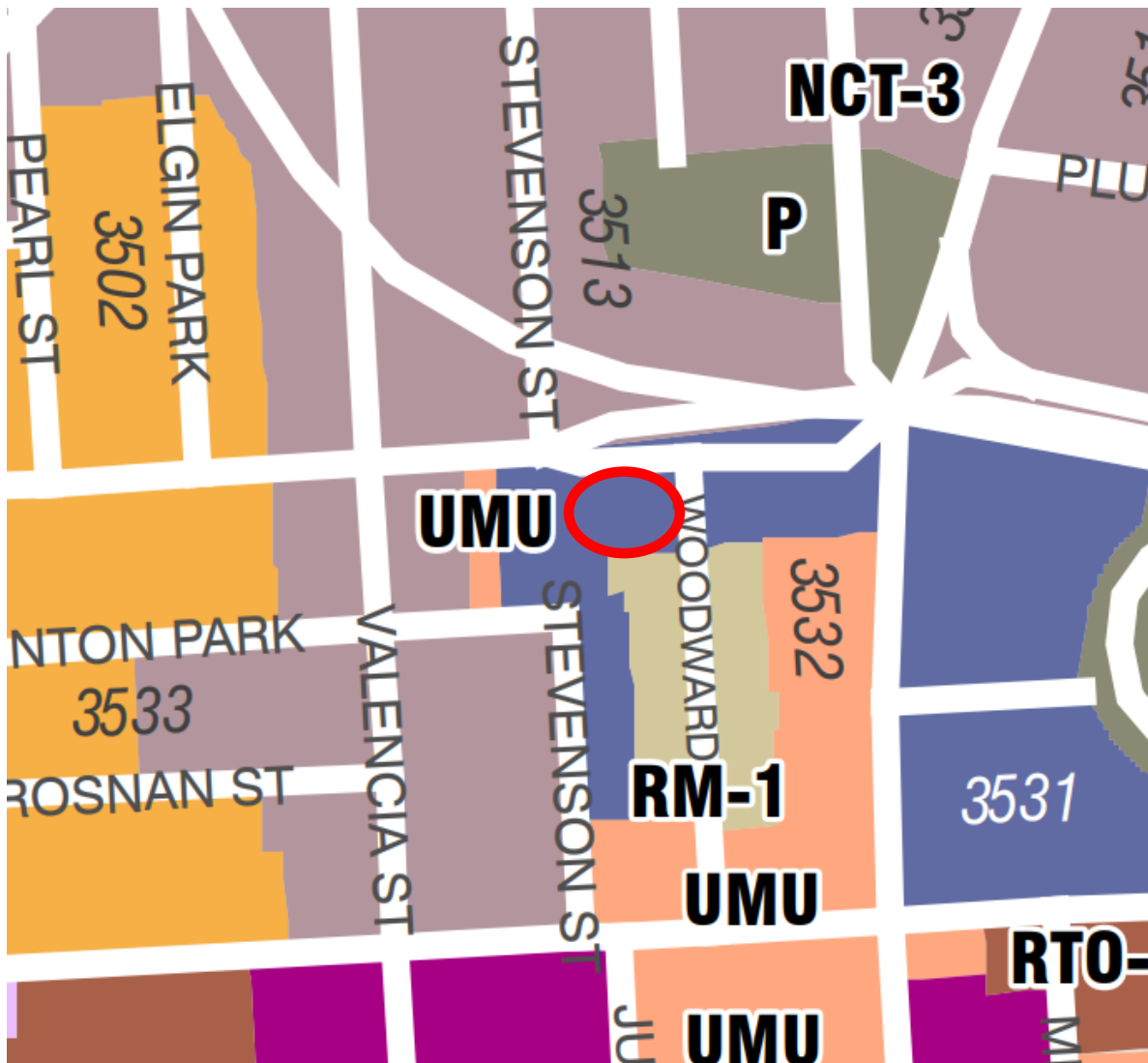


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization Hearing  
Case Number 2018-014433CUA  
49 Duboce Street



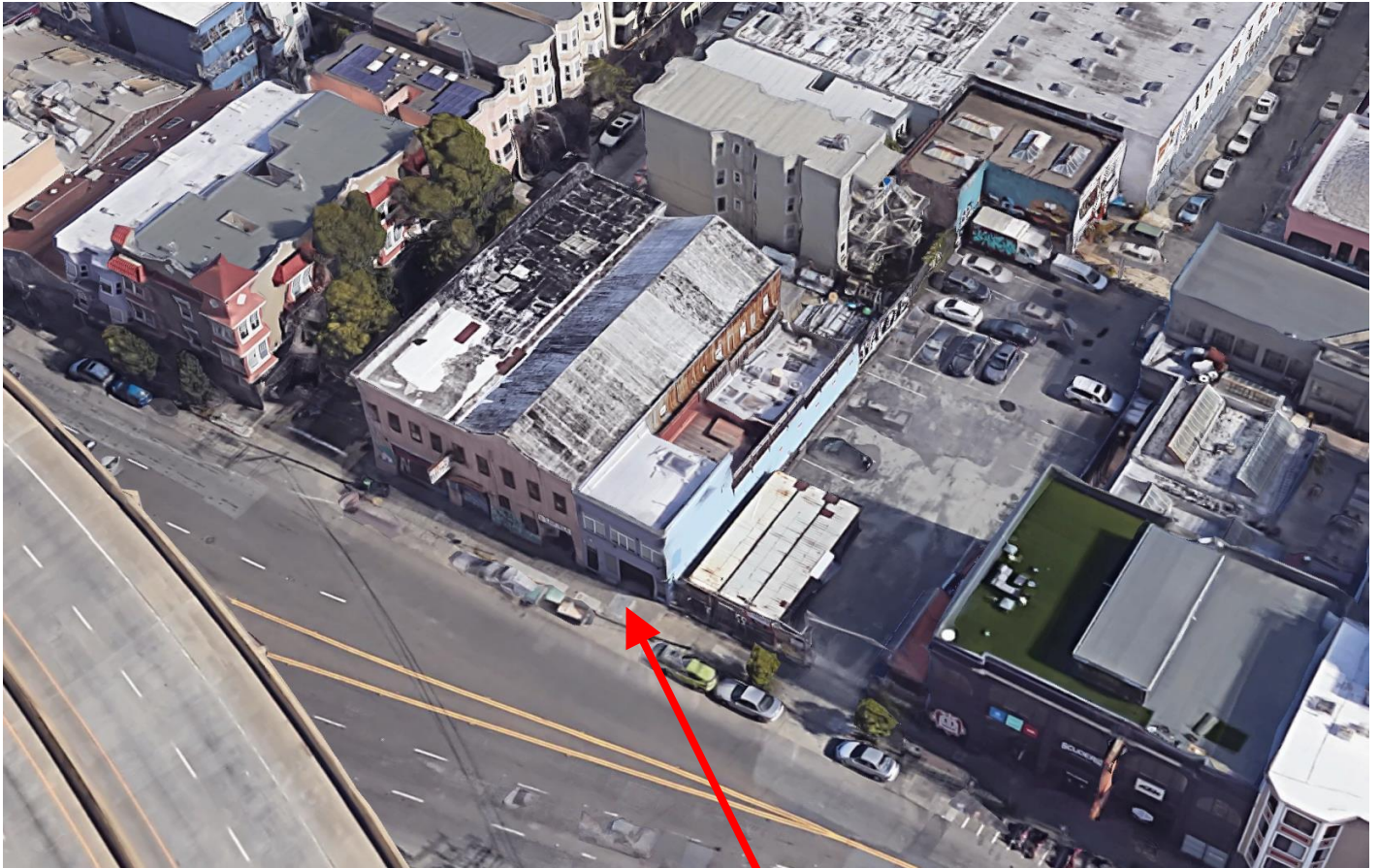
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2018-014433CUA  
49 Duboce Street



# Aerial Photo – View 1



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-014433CUA  
49 Duboce Street



# Site Photo



Conditional Use Authorization Hearing  
Case Number 2018-014433CUA  
49 Duboce Street

## GENERAL NOTES

1. WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED AS PERMITTING WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS REQUIRED BY LAW FOR THE EXECUTION OF THIS WORK UNLESS NOTED OTHERWISE. THE BASIC BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE OWNER. ALL TRADE PERMITS, IF REQUIRED BY JURISDICTION AUTHORITIES, AND FEES SHALL BE PAID BY THE CONTRACTOR.
3. CONTRACTOR SHALL ALSO OBTAIN AND PAY CERTIFICATES, INSPECTIONS AND OTHER LEGAL FEES REQUIRED, BOTH PERMANENT AND TEMPORARY, INCLUDING STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS UNLESS SPECIFICALLY OTHERWISE PROVIDED.
4. CONTRACTOR TO RESEARCH AND VERIFY ALL TRASH, DEBRIS & RECYCLING REQUIREMENTS FOR THE CITY IN WHICH THIS WORK WILL BE PERFORMED AND INCLUDE SUCH COSTS INTO THEIR CONTRACT.
5. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTIONS.
6. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
7. COORDINATE WORK WITH OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DEVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
8. MAINTAIN EXISTING EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
9. MAINTAIN WORK AREA SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER TO ENSURE SECURITY.
10. CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES FOR ORDERS OF LONG LEADTIME ITEMS.
11. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED. G.C. SHALL INCLUDE WORK BY OTHERS IN THE CONSTRUCTION SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF WORK.
12. ALL DIMENSIONS ARE TO FACE OF FINISH.
13. "TYP" INDICATES REPEAT, WHEREVER THIS CONDITION OCCURS.
14. "SIM" INDICATES REPEAT AND MODIFY AS REQUIRED TO SUIT SITUATION.
15. THE CONTRACTOR SHALL COORDINATE LAYOUT AS INDICATED ON THE CONSULTANT DRAWINGS WITH THOSE INDICATED ON:
  - a) THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  - b) SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS.
  - c) **DO NOT** SCALE THESE DRAWINGS.
  - d) THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL LIGHTS, MECHANICAL GRILLES, FIRE SPRINKLER HEADS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
16. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS, AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
18. CONTROL LINES (OR GRID LINES) ARE SHOWN FOR DIMENSIONING, VERIFY EXACT LOCATION IN FIELD.
20. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS ON FLOOR WITH TAPE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
21. CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PROVIDE ALL BLOCKING, BACKING, BRACING IN WALLS AND CEILING FOR ALL MILLWORK, EQUIPMENT, SHELVING, FIXTURES, ETC AS REQUIRED FOR SUPPORT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING AND PATCHING AS REQUIRED TO COMPLETE THE WORK. ALL PATCHED SURFACES SHALL MATCH ADJACENT EXISTING AND/OR NEW SURFACES.
23. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE, REPAIR AND/OR RESTORE ANY WORK THAT IS DAMAGED AS A RESULT OF WORK PERFORMED DURING CONSTRUCTION TO ITS ORIGINAL STATE AT NO ADDITIONAL COST TO THE OWNER/TENANT AND TO THE SATISFACTION OF THE ORIGINAL ARCHITECT.
24. CONTRACTOR SHALL PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF A JOB AFTER ITS COMPLETION. CLEANING SHALL INCLUDE INTERIOR OF THE BUILDING AND PATH OF TRAVEL TO THE JOBSITE AND SHALL INCLUDE THE PARKING LOT, ELEVATORS, LOBBIES AND CORRIDOR.
26. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND SHALL PROVIDE SAID DOCUMENTATION TO CONSTRUCTION MANAGER UPON COMPLETION OF TENANT CONSTRUCTION. NO EXCEPTIONS.

## GENERAL NOTES - CONTINUED

27. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE CONTRACTOR'S RESPONSIBILITY.

28. ALL MATERIALS SHALL BE NEW AND SHALL BE DELIVERED TO THE JOBSITE IN AN UNDamAGED CONDITION.

29. ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS SPECIFIED, DETAILED, INDICATED, OR SHOWN AS NEW WORK.

30. THESE DOCUMENTS HAVE BEEN PREPARED IN A 24"x36" FORMAT. ALL SCALE REFERENCES ARE INDICATED ACCORDING TO THIS FORMAT.

31. DISSIMILAR METALS ARE TO BE ISOLATED FROM STEEL FRAMING WITH PLASTIC ISOLATORS OR SIMILAR.

32. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER PENETRATIONS OF BUILDING ENVELOPE, INCLUDING EXTERIOR WINDOWS, GRILLES, HVAC DUCTWORK, AND CONDUIT AS REQUIRED THROUGH THE EXTERIOR WALLS, ROOF DECKS, AND VERTICAL ROOF WALLS SHALL REQUIRE FLASHING IN ADDITION TO APPROPRIATE EXTERIOR SEALANT TO PROVIDE AND ENSURE WATERTIGHT CONDITIONS AT THESE LOCATIONS. CONDITIONS NOT EXPRESSLY SHOWN ON THE DOCUMENTS SHALL BE REVIEWED AND ACCEPTED BY THE ARCHITECT.

43. CONTRACTOR IS RESPONSIBLE FOR OFF SITE PARKING FOR CONSTRUCTION WORKERS.

44. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE, FURNISH AND INSTALL ALL FRAMING, BACKING AND BLOCKING REQUIREMENTS FOR EQUIPMENT AND MATERIALS INSTALLED IN THE BUILDING. CONTRACTOR SHALL CONSIDER RELATED ACOUSTICAL REQUIREMENTS TO ENSURE THE DESIGN MAINTAINS CODE COMPLIANT RATINGS AND HAS INCLUDED ALL RELATED SCOPE REASONABLY INFERRABLE WITHIN.

45. ALL PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH THEIR MANUFACTURER'S LISTED REQUIREMENTS, RECOMMENDATIONS AND IN STRICT COMPLIANCE WITH APPROVED LABORATORY TEST REPORTS (I.E. ICC-ES REPORTS, N.E.R., F.A., ETC.). INSTALLATION WILL MEET ALL REQUIREMENTS NECESSARY TO MAINTAIN PRODUCT GUARANTEES AND WARRANTIES. FAILURE TO SATISFY MANUFACTURERS INSTALLATION REQUIREMENTS WILL CONSTITUTE THE CONTRACTOR'S AND SUB-CONTRACTOR'S ACCEPTANCE OF PRODUCT GUARANTEE OR WARRANTY LIABILITIES.

46. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONAL INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.

## PROJECT INFORMATION

PROJECT ADDRESS: 49 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103

CONSTRUCTION TYPE: VB

STORIES: 2

ZONING: PDR-1-G - PRODUCTION, DISTRIBUTION & REPAIR - 1 - GENERAL

HEIGHT & BULK: 68-X

SPRINKLER: NOT SPRINKLERED

OCCUPANCY: (E) B @ BASEMENT AND FIRST FLOOR,  
(E) R-3 @ SECOND FLOOR  
CHANGE TO F-1 @ BASEMENT AND FIRST FLOOR,  
B @ SECOND FLOOR

BUILDING AREA: 3,300 SF  
NO CHANGE TO EXISTING

PROJECT DESCRIPTION: THE PROJECT SCOPE OF WORK IS LIMITED TO THE AREAS  
INDICATED IN THE DRAWINGS.  
THE SCOPE CONSISTS OF CHANGE OF USE AND REMOVAL OF  
ILLEGAL DWELLING UNIT ON SECOND FLOOR INCLUDING:

NO STRUCTURAL WORK

NO CHANGES AT EXTERIOR

NO CHANGE OF USE

SEPARATE PERMIT APPLICATION IS REQUIRED FOR THE  
FOLLOWING ITEMS:

1. MECHANICAL, ELECTRICAL, PLUMBING WORK
2. FIRE AND LIFE SAFETY SYSTEMS WORK

CODES AND STANDARDS: 2016 CALIFORNIA CODES, BUILDING, MECHANICAL,  
ELECTRICAL, PLUMBING, GREEN BUILDING AND  
EXISTING BUILDING CODE.

2016 SAN FRANCISCO BUILDING CODE  
AMENDMENTS, BUILDING, HOUSING, MECHANICAL,  
ELECTRICAL, PLUMBING, GREEN BUILDING AND  
EXISTING BUILDING CODE.

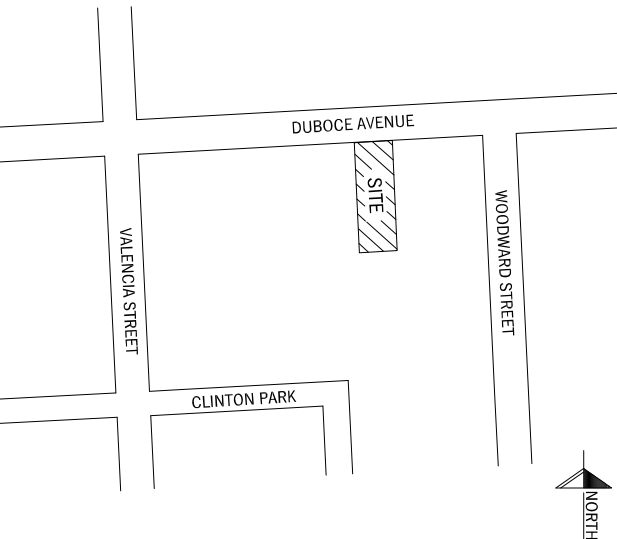
## PROJECT TEAM

CLIENT:	DANILO VISMICH 49 DUBOCE AVENUE SAN FRANCISCO, CA 94103 415.515.3456 Dilov88@gmail.com
ARCHITECT:	ANDREW SPARKS 3619 17TH STREET SAN FRANCISCO, CA 94114 510.543.0054

## SHEET INDEX

GENERAL	
G1	PROJECT INFORMATION AND SCOPE
G2	ABBREVIATIONS & SYMBOLS
ARCHITECTURAL	
A1	EXISTING SITE PLAN
A2	EXISTING/DEMO BASEMENT PLAN
A3	EXISTING/DEMO FIRST FLOOR PLAN
A4	EXISTING/DEMO SECOND FLOOR PLAN

## VICINITY MAP



## TWO BRIDGES

49 DUBOCE AVE.  
SAN FRANCISCO, CA 94103  
BLOCK/LOT: 3532/039

OWNER  
JUSTIN JACOBS  
16 LORRAINE CT.  
SAN FRANCISCO, CA 94118  
JUSTIN@LOCKWORLD.COM

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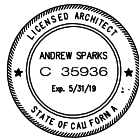
CLIENT/LEASEE  
DANILLO WISNICH  
49 DUBOISE AVENUE  
SAN FRANCISCO, CA 94103  
415.515.3456

---

ARCHITECT  
ANDREW SPARKS  
3619 17TH STREET  
SAN FRANCISCO, CA 94114  
510.543.0054

ISSUE	DATE
PERMIT SET	2018.10.12

SEAL:



DRAWING SCALE:	N.A.
JOB NO.:	181001

DRAWING TITLE:

PROJECT INFO &  
SCOPE OF WORK

DRAWING NO.:

A/C	AIR CONDITIONING	EXT	EXTERIOR	MDF	MEDIUM-DENSITY FIBERBOARD
ABV	ABOVE	EXTR	EXTRUDED	MECH	MECHANICAL
AC	ASPHALT CONCRETE	F	FIRE ALARM	MED	MEDIUM
ACCS	ADA ACCESSIBLE	FACP	FIRE ALARM CONTROL PANEL	MEMB	MEMBRANE
ACOUS	ACOUSTICAL	FB	FLAT BAR	MEPS	MOLDED EXPANDED POLYSTYRENE
ACP	ACOUSTICAL CEILING PANEL	FDC	FLOOR CLOSER	MET	METAL
ACT	ACOUSTICAL CEILING TILE	FDC	FIRE DEPARTMENT CONNECTION	MEZZ	MEZZANINE
AD	AREA DRAIN	FDN	FOUNDATION	MFR	MANUFACTURER
ADDL	ADDITIONAL	FE	FIRE EXTINGUISHER	MH	MANHOLE
ADJ	ADJUSTABLE	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM OR MINUTE
AFF	ABOVE FINISH FLOOR	FEV	FUEL EFFICIENT VEHICLE SPACE	MISC	MISCELLANEOUS
AGGR	AGGREGATE	FH	FLAT HEAD	MO	MASONRY OPENING
AL	ALUMINUM	FHMS	FLAT HEAD MACHINE SCREW	MTD	MOUNTED
ALT	ALTERNATE	FHVC	FIRE HOSE VALVE CABINET	MTG	MOUNTING
ANC	ANCHOR	FHWS	FLAT HEAD WOOD SCREW	MTL	METAL
APPROX	APPROXIMATE	FIN	FINISH	MUL	MULLION
ARCH	ARCHITECTURAL	FL	FLOOR	N	
ASPH	ASPHALT	FLRSK	FLOOR SINK	(N)	NEW
ATS	AUTOMATIC TRANSFER	FLUOR	FLUORESCENT	N	NORTH
	SWITCH	FO	FACE OF	NIC	NOT IN CONTRACT
AUTO	AUTOMATIC	FOC	FACE OF CONCRETE	NO	NUMBER
		FOE	CAFE OF EQUIPMENT	NOM	NOMINAL
B		FOF	FACE OF FINISH	NR	NON-RATED
BD	BOARD	FOS	FACE OF STUD	NTS	NOT TO SCALE
BITUM	BITUMINOUS	FP	FIREPROOF /ING		
BKG	BACKING	FR	FROM	O / H	OVERHEAD
BLDG	BUILDING	FR	FIRE RATED	OA	OVERALL
BLKG	BLOCKING	FS	FULL SIZE	OC	ON CENTER
BM	BEAM	FSL	FIRE SPRINKLER	OD	OUTSIDE DIAMETER /DIMENSION
BOT	BOTTOM	FSR	FIRE SPRINKLER RISER	OFCl	OWNER FURNISHED CONTRACTOR
BR	BACKER ROD	FT	FOOR OR FEET		INSTALLED
BRKT	BACKET	FTG	FOOTING	OFD	OVERFLOW DRAIN
BSMT	BASEMENT	FURR	FURRING	OFF	OFFICE
BTWN	BETWEEN	FUT	FUTURE	OFOI	OWNER FURNISHED OWNDER
BTWN	BETWEEN				INSTALLED
BUR	BUILT-UP ROOF	G		OH	OPPOSITE HAND
		GA	GAUGE	OPNG	OPENING
C		GALV	GALVANIZED	OPP	OPPOSITE
CAB	CATCH BASIN	GB	GRAB BAR		
CB	CEMENTITIOUS BOARD UNIT	GC	GENERAL CONTRACTOR	P	
CBU	CEMENT	GEN	GENERATOR	PAD	POWDER ACTUATED DEVICE
CEM	CERAMIC	GFRG	GLASS FIBER REINFORCED	PEN	PENETER ACTUATED FASTENER
CER	CONTRACTOR FURNISHED		CONCRETE	PERF	PENETRATION
	CONTRACTOR INSTALLED		GLASS FIBER REINFORCED	PERP	PERFORATED
CFCI	CONTRACTOR FURNISHED		GYPNUM	PERP	PERPENDICULAR
	OWNER INSTALLED	GI	GALVANIZED IRON	PIV	POST INDICATOR VALVE
CFOI	CORNER GUARD	GL	GLASS	PL	PLATE
CG	CORNER GUARD	GLB	GLUE LAMINATED BEAM	PL	PROPERTY LINE
CH	CHANNEL	GLU-LAM	GLUE LAMINATED	PLAM	PLASTIC LAMINATE
CJ	CAST IRON	GND	GROUND	PLAS	PLASTER
CIP	CAST IN PLACE	GR	GRADE	PLBG	PLUMBING
CJ	CONTROL JOINT	GRAIL	GUARDRAIL	PLWD	PLYWOOD
CL	CENTERLINE	GSM	GALVANIZED SHEET METAL	PNL	PANEL
CLG	CEILING	GWB	GYPNUM WALL BOARD	POL	POLISHED
CLO	CLOSET	GYP	GYPNUM	PR	PAIR
CLR	PLACEHOLDER TEXT			PRCST	PRECAST
CMU	CONCRETE MASONRY UNIT	H		PREFAB	PREFABRICATED
COL	COLUMN	HATCH	HAT CHANNEL	PROJ	PROJECTION
COMM	COMMUNICATION /S	HB	HOSE BIB	PSF	POUNDS PER SQUARE FOOT
COMP	COMPENSATING /TION	HC	HOLLOW CORE	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	HDBD	HARD	PT	POINT OR PAINT
CONN	CONNECTION	HDR	HEADER	PTD	PAINTED
CONST	CONSTRUCTION	HDWD	HARDWOOD	PTD/R	PAPER TOWL DISPENSER OR
CONT	CONTINUOUS	HDWR	HARDWARE		
CONTR	CONTRACTOR	HGT	HEIGHT	PTN	PARTITION
COORD	COORDINATE	HM	HOLD UP METAL	PTR	PRESSURE TREATED
CORR	CORRIDOR	HO	HOLD OPEN /MAGNETIC	PTRWD	PRESSURE TREATED WOOD
CPT	CARPET	HORIZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE
CR	CARD READER	HP	HIGH POINT		
CRC	COLD ROLLED CHANNEL	HR	HOOR	Q	
CT	CERAMIC TILE	HRAIL	HANDRAIL	QT	QUARRY TILE
CTR	CENTER/COUNTER	HRC	HOT ROLLED CHANNEL	QTY	QUANTITY
CTSK	COUNTERSUNK	HS	HOOK STRIP		
CW	CURTAIN WALL	HTR	HEATER		
		HVAC	HEATING, VENTILATING AND AIR CONDITIONING	R	
D				R	REVEAL OR RISE
DB	DUST BARRIER			RAD	RADIUS
DBL	DOUBLE	I		RB	RESILIENT BASE
DD	DECK DRAIN	ID	INSIDE DIAMETER/DIMENSION	RCP	REINFORCED CONCRETE PIPE
DEMO	DEMOLITION	IN	INCH		OR REFLECTED CEILING PLAN
DEPT	DEPARTMENT	INCAND	INCANDESCENT	RD	ROOF DRAIN
DET	DETAIL	INCL	INCLUDE	RDWD	REDWOOD
DF	DRINKING FOUNTAIN	INSL	INSULATION /ING	REF	REFERENCE
DIA	DIAMETER	INT	INTERIOR	REFL	REFLECTED
DIAG	DIAGONAL	INTER	INTERMEDIATE	REFR	REFRIGERATOR
DIM /S	DIMENSION /S	INV	INVERT	REINF	REINFORCED /ING /MENT
DISP	DISPENSER			REQ	REQUIRED
DN	DOWN	J		RESIL	RES

**GRID TAG / GRID LINE**  
LETTERS LEFT TO RIGHT  
NUMBERS TOP TO BOTTOM

**DATUM REFERENCE**

**NORTH ARROW**

**PROPERTY LINE**

**CENTER LINE**

**CENTER LINE MARK**

**BUILDING SECTION**  
SECTION IDENTIFICATION  
SHEET WHERE SECTION IS SHOWN

**WALL SECTION**  
SECTION IDENTIFICATION  
SHEET WHERE SECTION IS SHOWN

**EXTERIOR ELEVATION**  
ELEVATION IDENTIFICATION  
SHEET WHERE ELEVATION IS SHOWN

**INTERIOR ELEVATION**  
ELEVATION IDENTIFICATION  
SHEET WHERE ELEVATION IS SHOWN

**SECTION DETAIL**  
DETAIL IDENTIFICATION  
SHEET WHERE DETAIL IS SHOWN

**PLAN DETAIL**  
DETAIL IDENTIFICATION  
SHEET WHERE DETAIL IS SHOWN

**ROOM NAME**  
1-201B

**ROOM TAG**

**ROOM OCCUPANCY TAG**

**WALL TYPE**

**DOOR TYPE**

**WINDOW TYPE**

**LOUVER TYPE**

**CEILING HEIGHT**  
DIMENSION ABOVE DATUM


**FIRE EXTINGUISHER CABINET**

**KEYNOTE**

**SIGNAGE TAG**

**REVISION REFERENCE**  
REVISION NUMBER  
CLOUD AROUND REVISION

SEAL:



DRAWING SCALE: N/A

JOB NO: 181001

DRAWING TITLE:  
ABBREVIATIONS &  
SYMBOLS

DRAWING NO.:

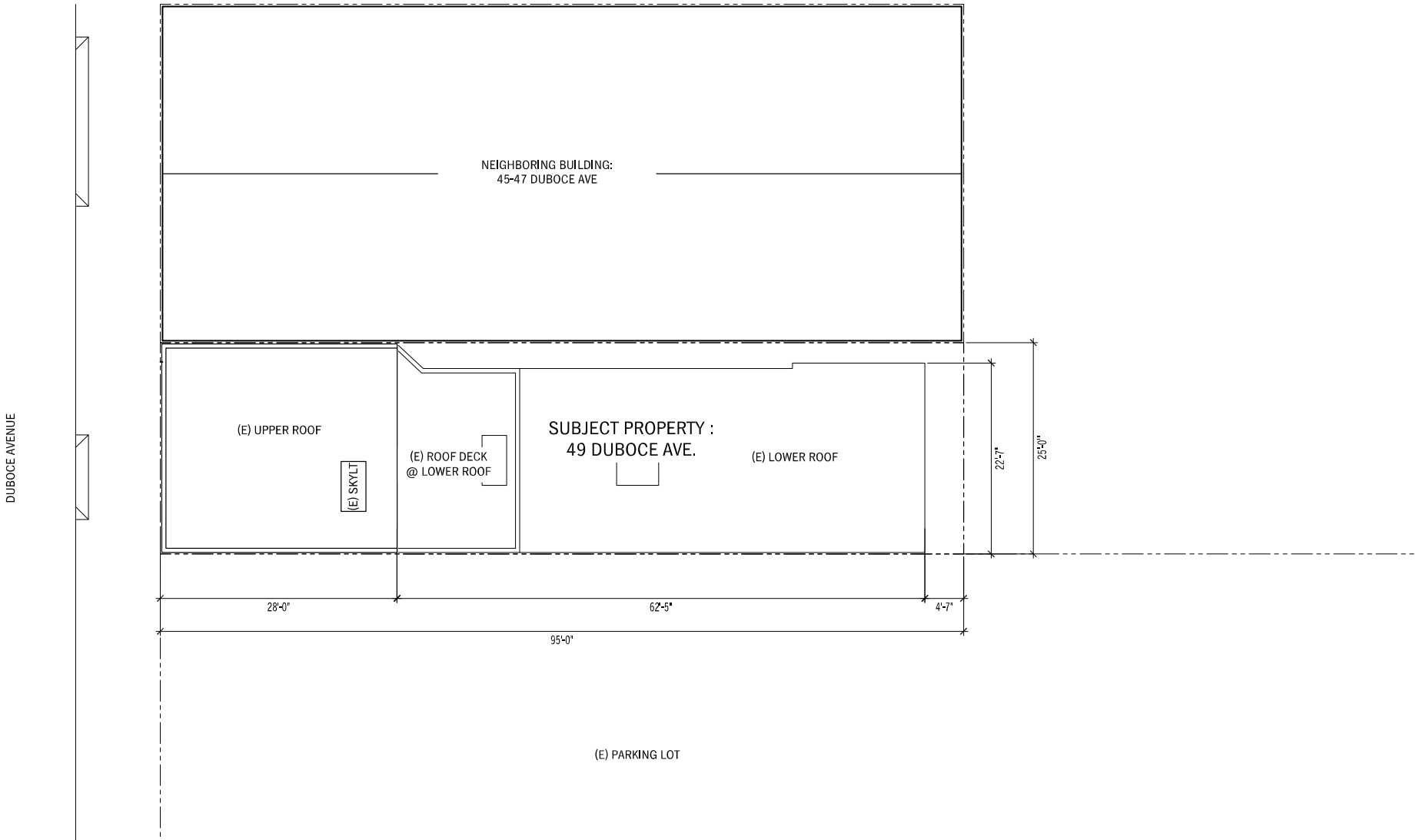
TWO BRIDGES

49 DUBOCE AVE.  
SAN FRANCISCO, CA 94103  
BLOCK/LOT: 3532/039

OWNER  
JUSTIN JACOBS  
16 LORANNE CT.  
SAN FRANCISCO, CA 94118  
JUSTIN@LOCKWORLD.COM

CLIENT/LEASEE  
DANLO VSNICH  
49 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103  
415.515.3456

ARCHITECT  
ANDREW SPARKS  
3619 17TH STREET  
SAN FRANCISCO, CA 94114  
510.543.0054



EXISTING/DEMO BASEMENT PLAN 1  
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. NO CHANGE AT EXTERIOR

ISSUE DATE


PERMIT SET 2018.10.12

SEAL:



DRAWING SCALE: 1/8"=1'-0"

JOB NO: 181001

DRAWING TITLE:  
EXISTING SITE  
PLAN

DRAWING NO.:

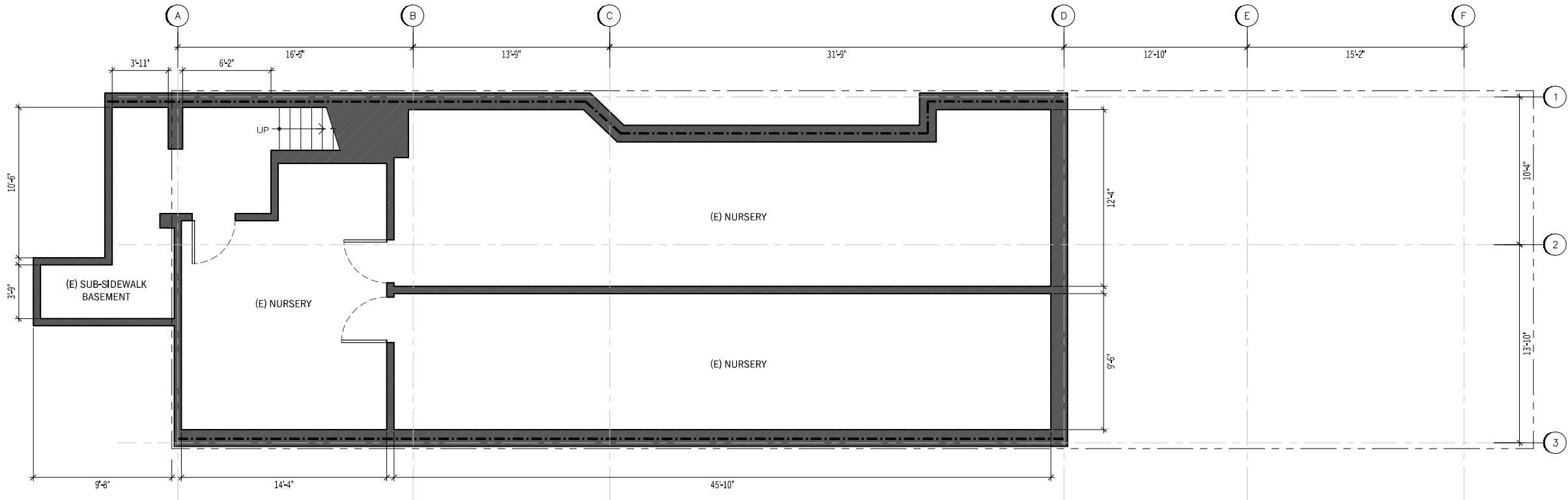
TWO BRIDGES

49 DUBOCE AVE.  
SAN FRANCISCO, CA 94103  
BLOCK/LOT: 3532/039

OWNER  
JUSTIN JACOBS  
16 LORRAINE CT.  
SAN FRANCISCO, CA 94118  
JUSTIN@LOCKWORLD.COM

CLIENT/LEASEE  
DANLO MSONCH  
49 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103  
415.515.3456

ARCHITECT  
ANDREW SPARKS  
3619 17TH STREET  
SAN FRANCISCO, CA 94114  
510.543.0054



EXISTING/DEMO BASEMENT PLAN 1  
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HOUR FIRE RATED WALL

GENERAL NOTES

- NO WORK AT THIS LEVEL
- LEGALLY ZONING (E) F-1 USE

ISSUE DATE

PERMIT SET 2018.10.12

SEAL:



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

JOB NO: 181001

DRAWING TITLE:  
EXISTING/DEMO  
PLAN

DRAWING NO.:

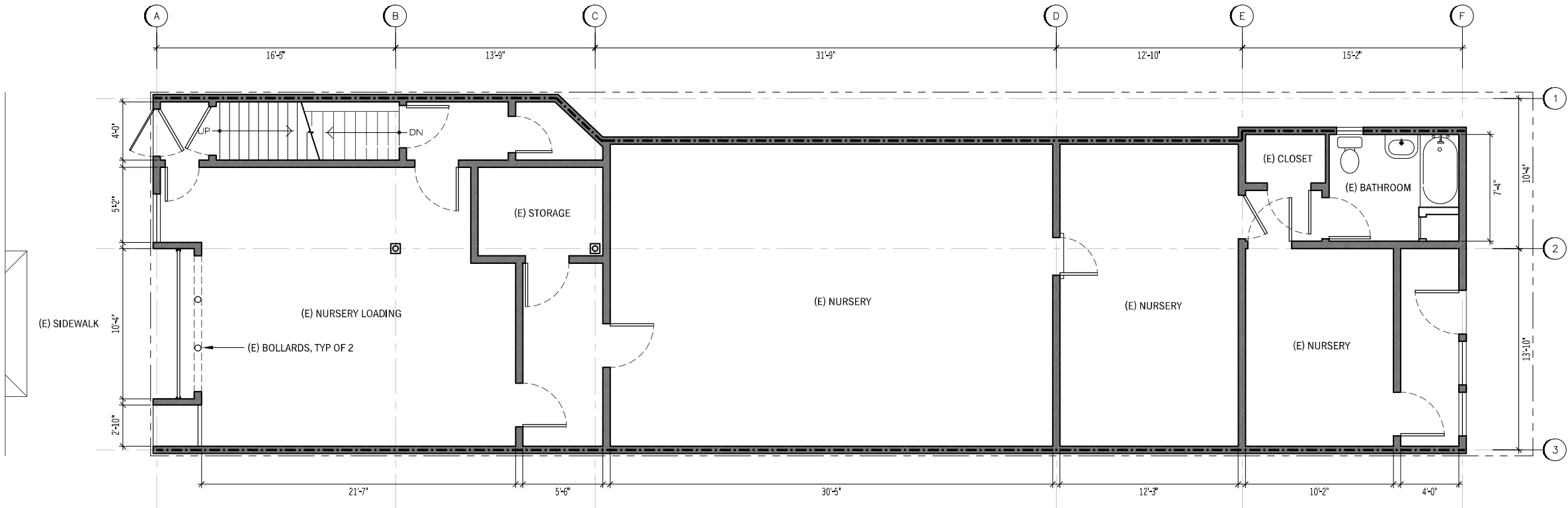
TWO BRIDGES

49 DUBOCE AVE.  
SAN FRANCISCO, CA 94103  
BLOCK/LOT: 3532/039

OWNER  
JUSTIN JACOBS  
16 LORANNE CT.  
SAN FRANCISCO, CA 94118  
JUSTIN@LOCKWORLD.COM

CLIENT/LEASEE  
DANLO MSONCH  
49 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103  
415.515.3456

ARCHITECT  
ANDREW SPARKS  
3619 17TH STREET  
SAN FRANCISCO, CA 94114  
510.543.0054



EXISTING/DEMO FIRST FLOOR PLAN 1  
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HOUR FIRE RATED WALL

GENERAL NOTES

- NO WORK AT THIS LEVEL
- LEGALIZING (E) F-1 USE

ISSUE DATE

PERMIT SET 2018.10.12

SEAL:



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

JOB NO: 181001

DRAWING TITLE:  
EXISTING/DEMO  
PLAN

DRAWING NO.:

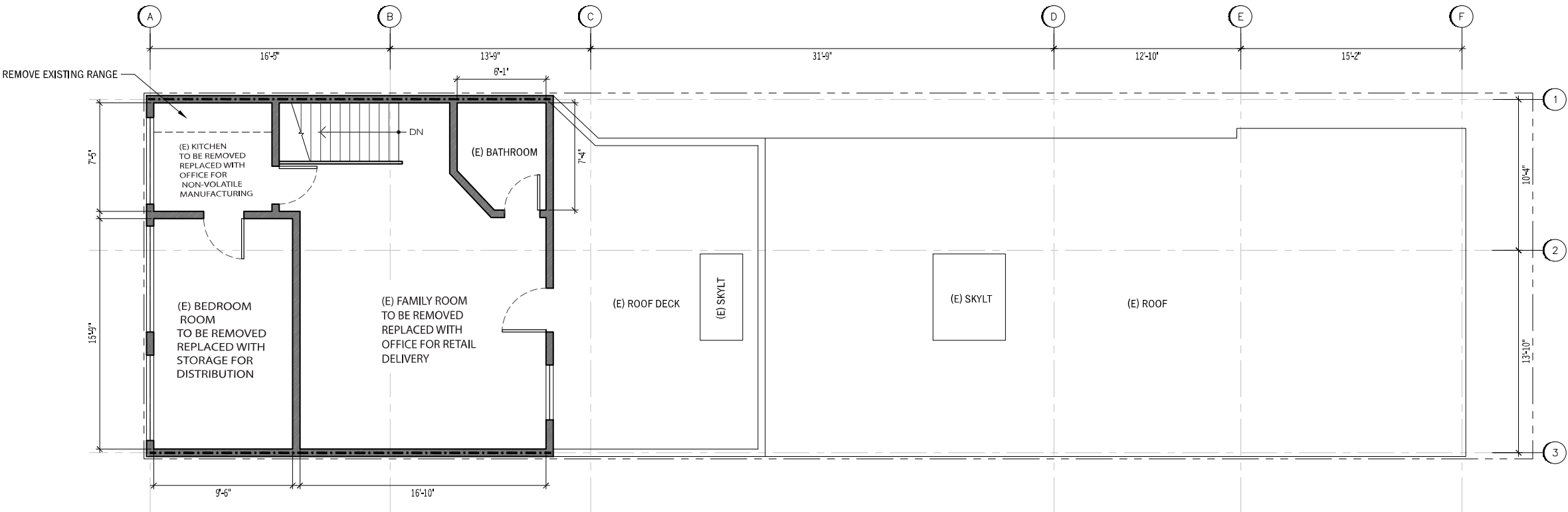
TWO BRIDGES

49 DUBOCE AVE.  
SAN FRANCISCO, CA 94103  
BLOCK/LOT: 3532/039

OWNER  
JUSTIN JACOBS  
16 LORRAINE CL.  
SAN FRANCISCO, CA 94118  
JUSTIN@LOCKWORLD.COM

CLIENT/LEASEE  
DANLO VISHNICH  
49 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103  
415.515.3456

ARCHITECT  
ANDREW SPARKS  
3619 17TH STREET  
SAN FRANCISCO, CA 94114  
510.543.0054



EXISTING/DEMO SECOND FLOOR PLAN 1  
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HOUR FIRE RATED WALL

GENERAL NOTES

- REMOVE (E) ILLEGAL DWELLING UNIT USE.
- PROVIDE ADMIN OFFICE SPACE FOR NURSERY BELOW

ISSUE DATE

PERMIT SET 2018.10.12

SEAL:



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

JOB NO: 181001

DRAWING TITLE:  
EXISTING/DEMO  
PLAN

DRAWING NO.: