



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization Hearing Date: May 23, 2019

Record No.: 2019-000697CUA
Project Address: 1370 Wallace Avenue
Zoning: [Core Production, Distribution, & Repair \(PDR-2\) Zoning District](#)
[40-X Height and Bulk District](#)
Block/Lot: 4827 / 021
Project Sponsor: Harvey Hacker
Harvey Hacker Architects
344 Harriett Street #101
San Francisco, CA 94103
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the establishment of a 6,180 square-foot Industrial Agriculture (cannabis cultivation), use in an existing two-story warehouse space. The project also includes the relocation of a side wall of the existing warehouse to align it with the property boundary, reducing the size of the building from 6,340 square feet to 6,180 square feet.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 210.3 and 303, to permit the establishment of an Industrial Agriculture use in the PDR-2 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. The project under review a legitimization of an existing cultivation facility.
- **Tenant History.** The project sponsor reports that the subject industrial building was previously utilized as a metal fabrication facility, which ended operation prior to this cannabis cultivation business beginning operation in June of 2015.
- **Cannabis Use Buffers.** Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses.

The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time.

- **Public Outreach:** No public comment has been received for this project. The project was endorsed by the Bayview CAC on January 16, 2019.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

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

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Environmental Determination
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Bayview Hunters Point Citizens Advisory Committee Endorsement Letter
Exhibit F – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MAY 23, 2019

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Block/Lot: 4827 / 021
Project Sponsor: Harvey Hacker
Harvey Hacker Architects
344 Harriett Street, #101
San Francisco, CA 94103
Property Owner: Nathan Apple
Wizard of Metals
141 Mariposa Avenue
Daly City, CA 94015
Staff Contact: Michael Christensen – (415) 575-8742
Michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF A 6,180 SQUARE-FOOT INDUSTRIAL AGRICULTURE USE IN AN EXISTING TWO-STORY WAREHOUSE SPACE, LOCATED AT 1370 WALLACE AVENUE, LOT 021 IN ASSESSOR'S BLOCK 4827, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, & REPAIR) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 17, 2019, Harvey Hacker (hereinafter "Project Sponsor") filed Application No. 2019-000697CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 6,180 square-foot Industrial Agriculture use in an existing two-story warehouse (hereinafter "Project") at 1370 Wallace Avenue, Block 4827, Lot 021 (hereinafter "Project Site").

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

On May 23, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-000697CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-000697CUA 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. 2019-000697CUA, 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 6,180 square foot Industrial Agriculture (cannabis cultivation), use in an existing two-story warehouse space. The project also includes the relocation of a side wall of the existing warehouse to align it with the property boundary, reducing the size of the building from 6,340 square feet to 6,180 square feet.
3. **Site Description and Present Use.** The Project is located on a 5,571 square foot irregularly shaped through lot from Wallace Avenue to Van Dyke Avenue, between Hawes and Ingalls Streets. The site is developed with a two-story, 6,180 square foot industrial building that is currently occupied by the business, which is operating with temporary authorization from the City's Office of Cannabis.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning District in the Bayview-Hunters Point Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. All the directly abutting properties are industrial in nature.
5. **Public Outreach and Comments.** No public correspondence has been received. The Project was endorsed by the Bayview CAC on January 16, 2019.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** The project proposes to establish an Industrial Agriculture use in an existing warehouse space, which requires Conditional Use Authorization in the PDR-2 Zoning District.

The Project Sponsor is seeking Conditional Use Authorization to establish an Industrial Agriculture use at the site.

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. Additionally, the movement of the existing side wall to align the building with the actual lot line corrects a long-standing issue which impacted adjacent properties, increasing the compatibility of the building.

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 apart from correcting a side wall which was improperly constructed over an adjacent lot line.

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

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

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

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

The existing building configuration and streetscape are not altered by the Project apart from relocation of the side wall.

- 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 purposed of PDR-2 Zoning District in that the intended use is a 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.

BAYVIEW HUNTERS POINT AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.5

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

OBJECTIVE 8:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

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 is a small-scale industrial project, activating 6,180 square feet of industrial space to provide employment and economic opportunity. The Cannabis industry is a new, burgeoning industry that is creating a cluster of economic activity in San Francisco. While cultivation may yield a similar job density as distribution and warehousing, it is complementary to other cannabis uses that provide significant job opportunities to unskilled and semi-skilled workers, such as manufacturing. Additionally, the City's equity requirements provide for employment of local residents, increasing the economic vitality of Bayview Hunters Point.

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

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

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

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

The project site does not possess any housing, and the Project proposes no changes to the massing or exterior of the existing structure apart from relocation of the existing side wall.

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

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

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

The Project Site is served by nearby public transportation options, including the T-Third Street Light Rail line. As such, it is well served by transit and the project will not overburden streets or neighborhood parking. No parking is required for the proposed use.

- 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 apart from relocation of the existing side wall and thus will not impact access to sunlight or vistas.

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. 2019-000697CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 18, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 23, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 23, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use located at 1370 Wallace Avenue, Block 4827, Lot 021 pursuant to Planning Code Sections **202.2, 210.3 and 303** within the **PDR-2** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 19, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-000697CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 23, 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 **May 23, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

9. **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

10. **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

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1370 WALLACE AVE		4827021
Case No.		Permit No.
2019-000697PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization to permit the change of Use from Metal Fabrication to Industrial Agriculture (cannabis cultivation). Interior and exterior alterations.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):

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

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

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

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

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

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

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

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Michael Christensen 05/15/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1370 WALLACE AVE
RECORD NO.: 2019-000697PRJ

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

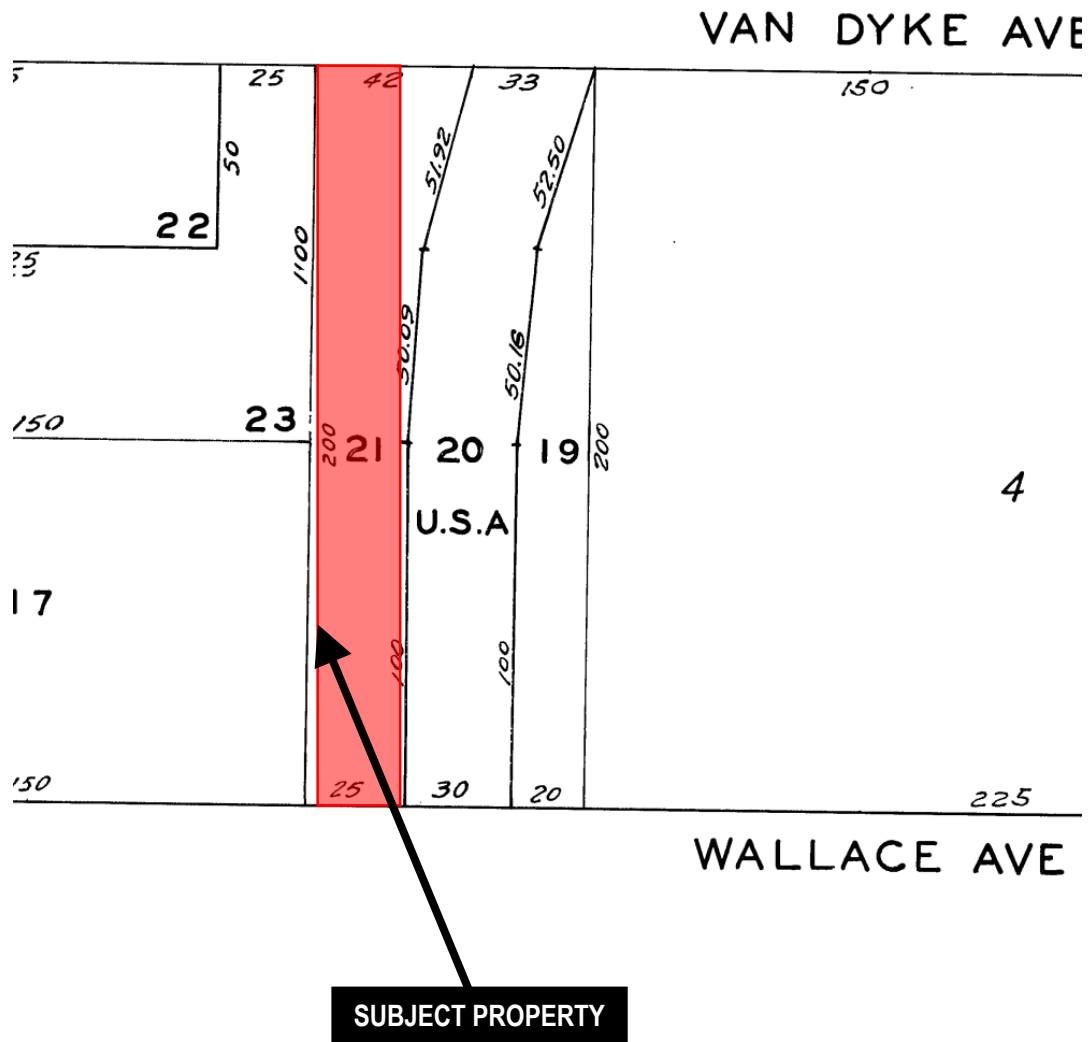
Reception:
415.558.6378

Fax:
415.558.6409

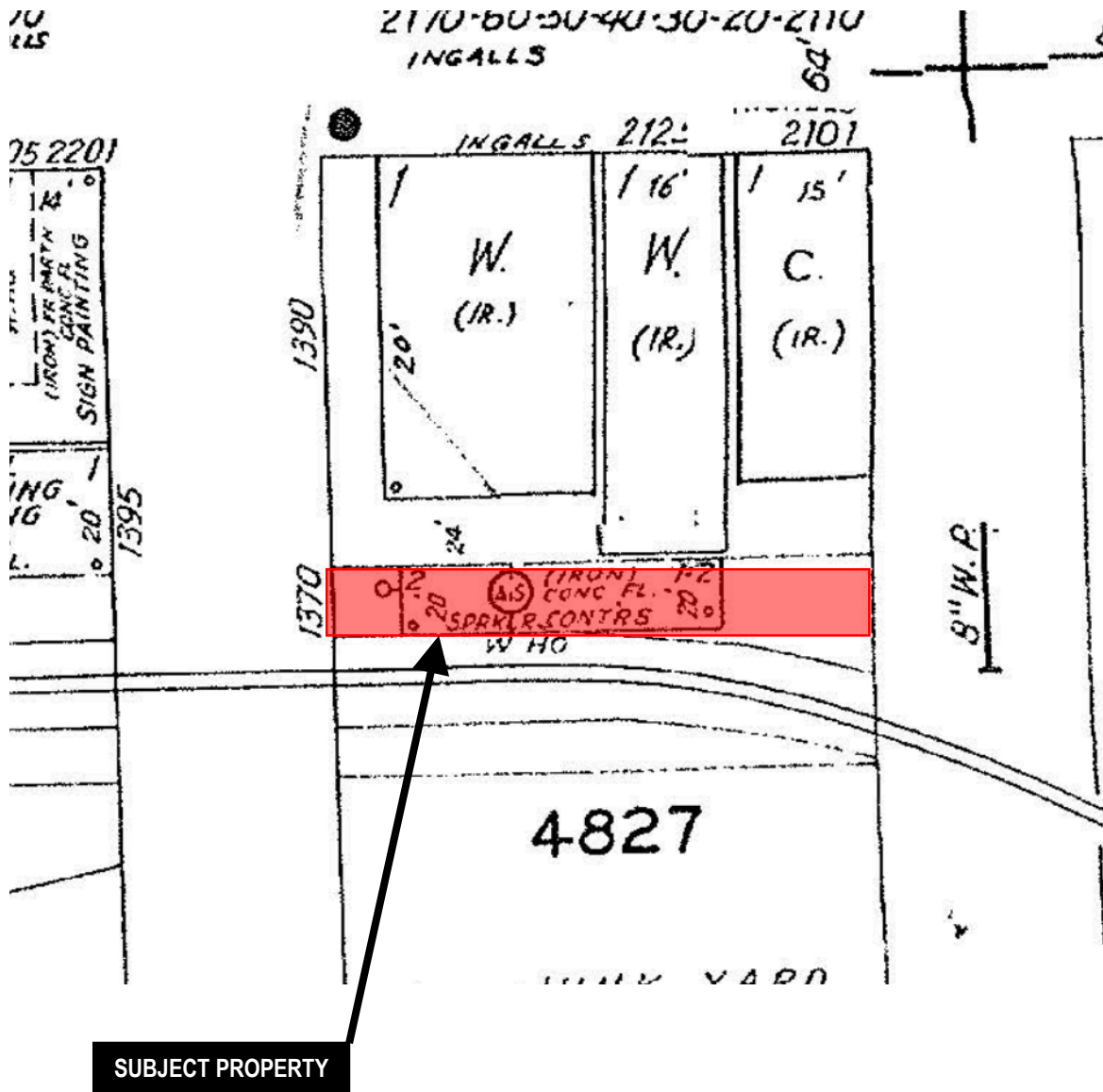
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	6,340	6,180	-160
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			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	2	2	0
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

Parcel Map



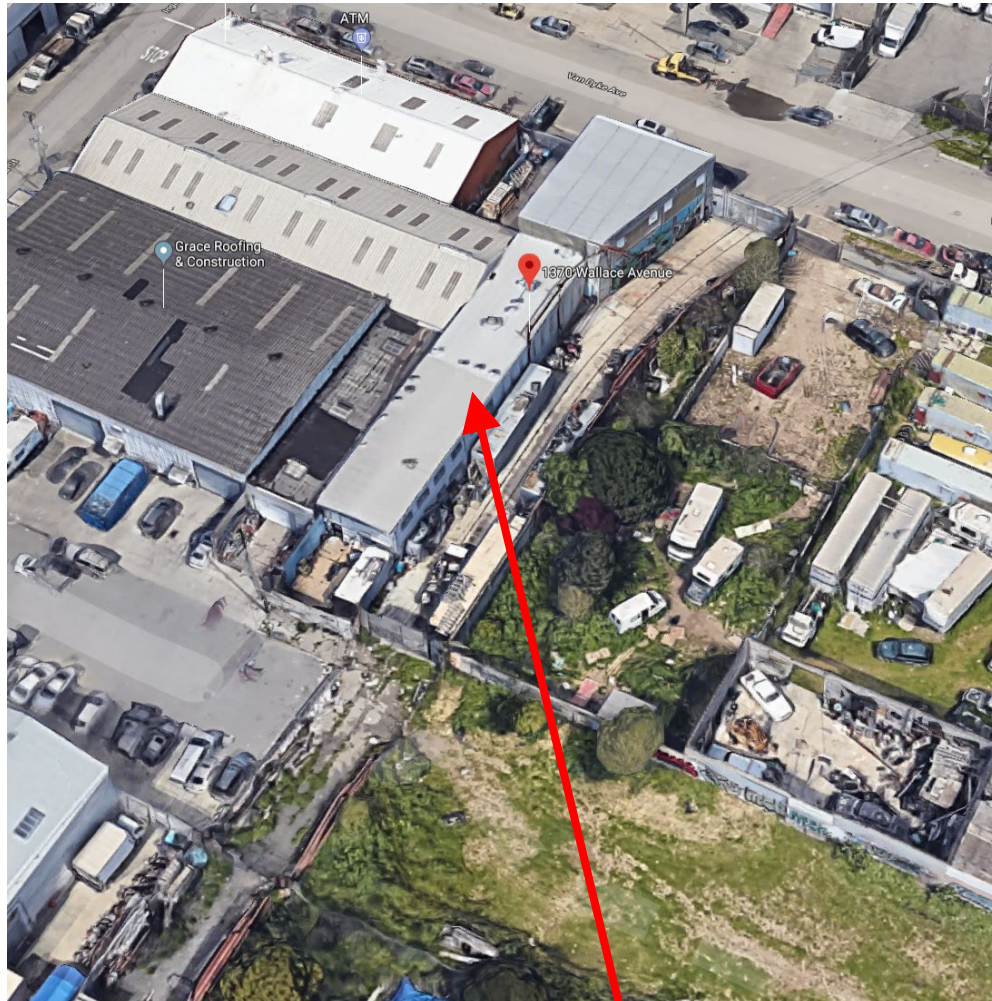
Sanborn Map*



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



Aerial Photo



SUBJECT PROPERTY

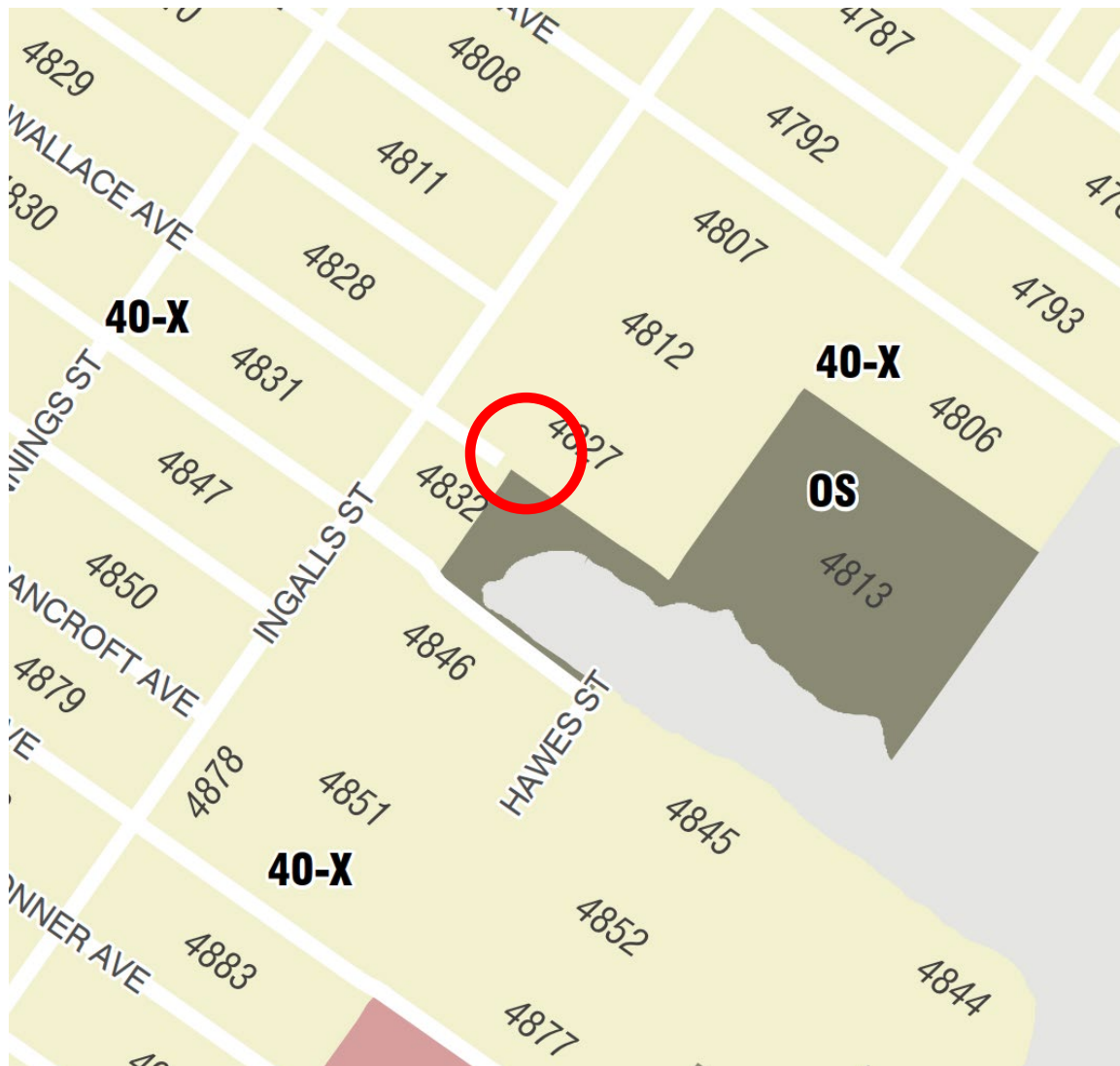


Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-000697CUA
Cannabis Cultivation
1370 Wallace Avenue

Height and Bulk District Map



Site Photo



Conditional Use Authorization Hearing
Case Number 2019-000697CUA
Cannabis Cultivation
1370 Wallace Avenue



OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Naomi M. Kelly, City Administrator

Bayview Hunters Point Citizens Advisory Committee

Ellouise Patton, Chair
Tim Chan, Vice Chair

January 16th, 2019

Planning Commission
City and County of San Francisco
1650 Mission Street,
San Francisco, CA 94103

Project:
1370 Wallace
San Francisco, CA 94124

Commissioners:

On January 9, 2019, the Bayview Hunters Point Citizens Advisory Committee voted and gave a positive recommendation to the project at 1370 Wallace, which requires a Conditional Use Permit. The proposal includes a change of use to Industrial Agriculture to allow for the cultivation of cannabis.

The Committee asks if any major changes happen to this project in the future, that the project sponsor return to the CAC for review. The Committee has also requested that the project sponsor return to the Bayview CAC, to update committee members on how effective the implementation of their work force development and local hire plan has been.

Sincerely,

Ellouise Patton, Chair
Bayview Hunter Point Citizen Advisory Committee

CORRECTIVE ACTION PER NOV # 2018-45201, 2018-45202, 2018-42701, 2018-42931
1370 Wallace Avenue
San Francisco, California

GENERAL NOTES	LOCATION MAP	SCALE: N.T.S.	SITE PLAN	SCALE: 1/16" = 1'-0"	SCOPE OF WORK	SHEET INDEX
<div>1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.</div> <div>2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201), LATEST EDITION, AND SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND OR ARE A PART OF THE CONTRACT DOCUMENTS.</div> <div>3. ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES, FEDERAL, STATE, AND LOCAL, HAVING JURISDICTION.</div> <div>4. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS, ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.</div> <div>5. DISCREPANCIES WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.</div> <div>6. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD . ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.</div> <div>7. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.</div> <div>8. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE INDICATED: DIMENSIONS LOCATING DOORS AND WINDOWS ARE TO EDGE OF DOOR JAMB OR EDGE OF WINDOW, UNLESS OTHERWISE INDICATED.</div> <div>9. THESE DRAWINGS AND ALL IDEAS, ARRANGEMENTS AND PLANS, EITHER INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF HARVEY HACKER ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECT SO DESIGNATED IN THE TITLE BLOCK. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, NOR SHALL ANY CHANGES WHATSOEVER BE MADE ON THIS DRAWING WITHOUT THE WRITTEN PERMISSION FROM HARVEY HACKER ARCHITECTS. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.</div>				<div>1. CORRECTIVE ACTION PER NOV # 2018-45201, 2018-45202, 2018-42701, 2018-42931, SEE SHEET A0.2</div> <div>2. CHANGE OF OCCUPANCY FROM F-2 TO F-1.</div> <div>3. DEMOLISH AND REPLACE PORTION OF EAST EXTERIOR WALL.</div> <div>4. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLERS/ FIRE PROTECTION UNDER SEPARATE TRADE PERMITS.</div>	<div>ARCHITECTURAL</div> <div>A0.0 TITLE SHEET</div> <div>A0.1 ACCESS FORMS</div> <div>A0.2 NOTICE OF VIOLATION FORMS</div> <div>A1.0 SITE SURVEY</div> <div>A2.0 EXISTING FIRST & SECOND FLOOR PLAN</div> <div>A2.1 PROPOSED FIRST & SECOND FLOOR PLAN</div> <div>A3.1 EXISTING EXTERIOR ELEVATIONS</div> <div>A3.2 PROPOSED EXTERIOR ELEVATIONS</div> <div>A4.1 DETAILS & BUILDING SECTION</div> <div>A4.2 WALL SECTIONS & TYPES</div> <div>A5.1 ENLARGED PLANS, INTERIOR ELEVATIONS</div> <div>A5.2 ACCESS DETAILS</div> <div>A5.3 ACCESS DETAILS</div> <div>STRUCTURAL</div> <div>S1.0 GENERAL NOTES, TYP. DETAILS & SPECIAL INSPECTION FORMS</div> <div>S2.1 PARTIAL ROOF FRAMING AND PARTIAL FOUNDATION PLANS</div> <div>S3.1 STRUCTURAL DETAILS</div> <div>S4.1 STRUCTURAL DETAILS</div>	
					PROJECT DIRECTORY	
					<div>TENANTS</div> <div>WIZARD OF METALS</div> <div>1370 WALLACE AVENUE</div> <div>SAN FRANCISCO, CA 94124</div> <div>TEL: (415) 850-0259</div> <div>EMAIL: NATHAN@WIZARDOFMETALS.COM</div> <div>CONTACT: NATHAN APPLE</div> <div>SEPPY'S NURSERY LLC</div> <div>1370 WALLACE AVENUE</div> <div>SAN FRANCISCO, CA 94124</div> <div>TEL: (917) 579-8723</div> <div>EMAIL: LISA.HEADSTASH@GMAIL.COM</div> <div>CONTACT: LISA SHIN</div> <div>ARCHITECT</div> <div>HARVEY HACKER ARCHITECTS</div> <div>344 HARRIET STREET, SUITE 101</div> <div>SAN FRANCISCO, CA 94103</div> <div>TEL: (415) 957 0579</div> <div>FAX: (415) 957 5851</div> <div>EMAIL: HARVEY@HARVEYHACKER.COM</div> <div>CONTACT: HARVEY HACKER</div> <div>STRUCTURAL ENGINEER</div> <div>DOUBLE-D ENGINEERING</div> <div>72 OTIS ST.</div> <div>SAN FRANCISCO, CA 94103</div> <div>TEL: (415) 551-5150</div> <div>FAX: (415) 551-5151</div> <div>EMAIL: DON@DOUBLEDENGINEERING.COM</div> <div>CONTACT: DON DAVID</div>	
					PLANNING CODE	
					<div>PLANNING CODE</div> <div>CITY OF SAN FRANCISCO PLANNING CODE</div> <div>STREET ADDRESS</div> <div>1370 WALLACE AVENUE</div> <div>SAN FRANCISCO, CA 94124</div> <div>BLOCK / LOT</div> <div>4827 / 021</div> <div>BUILDING AREA</div> <div>EXISTING</div> <div>PROPOSED</div> <div>1ST FLOOR</div> <div>5025 SF</div> <div>4865 SF</div> <div>2ND FLOOR</div> <div>1315 SF</div> <div>1315 SF (NO CHANGE)</div> <div>TOTAL</div> <div>6340 SF</div> <div>6180 SF</div> <div>USE DISTRICT</div> <div>PDR -2 (PRODUCTION, DISTRIBUTION & REPAIR)</div> <div>EXISTING USE</div> <div>METALS FABRICATION, ACCESSORY OFFICE</div> <div>PROPOSED USE</div> <div>INDUSTRIAL AGRICULTURE, ACCESSORY OFFICE</div>	
					BUILDING CODE	
					<div>CODES</div> <div>CALIFORNIA BUILDING CODE, 2016 EDITION</div> <div>CALIFORNIA ELECTRICAL CODE, 2016 EDITION</div> <div>CALIFORNIA FIRE CODE, 2016 EDITION</div> <div>CALIFORNIA MECHANICAL CODE, 2016 EDITION</div> <div>CALIFORNIA PLUMBING CODE, 2016 EDITION</div> <div>CALIFORNIA GREEN BUILDING CODE, 2016 EDITION</div> <div>CITY CODE AMENDMENTS TO ALL OF THE ABOVE</div> <div>CALIFORNIA ENERGY CODE, 2016 EDITION</div> <div>EXISTING OCCUPANCY CLASSIFICATION</div> <div>1ST FLOOR</div> <div>F-2</div> <div>2ND FLOOR</div> <div>B</div> <div>PROPOSED OCCUPANCY CLASSIFICATION</div> <div>1ST FLOOR</div> <div>F-1</div> <div>2ND FLOOR</div> <div>F-1, B</div> <div>CONSTRUCTION TYPE</div> <div>EXISTING & PROPOSED: V-B, SPRINKLERED</div> <div>OCCUPANT LOAD</div> <div>FIRST FLOOR (F-1)</div> <div>49</div> <div>OLF 100 SF/PERSONS</div> <div>SECOND FLR. (F-1)</div> <div>14</div> <div>OLF 100 SF/PERSONS</div>	

D.A. CHECKLIST (p. 1 of 2): The address of the project is : 1370 WALLACE AVENUE

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

1. The proposed use of the project is INDUSTRIAL AGRICULTURE (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: 1ST & 2ND FLOOR
3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$ \$ 140,000, which is, (check one) ☐ more than / ☒ less than the Accessibility Threshold amount of \$161,298, based on the "ENR Construction Cost Index" (The cost index & threshold are updated annually).
4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

☐ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist

☐ B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

☒ C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.

☐ D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans

☐ E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work.) Provide previously approved permit application here: Description of revision:

CBC chapter 2 section 202 Definitions:

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

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

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

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

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 1370 WALLACE AVENUE

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

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with preceding code immediately	Not required by Code (and/or none existing)	Non-compliant request UHR (must be ratified by AAC)	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/A2.1, DTL. 5 - 7 / A5.2
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEET A5.1
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHEETS A5.2 - A5.3
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

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

Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions 1 through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$ \$ 140,000	\$
B) 20% of A) :	\$ \$ 28,000	\$

List the Upgrade Expenditures and their respective construction cost below:

1. ACCESSIBLE RESTROOM	\$ \$ 30,000	\$
2. SIGNAGE	\$ \$ 2,000	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$

Total Upgrade Expenditures Should be approximately equal to, but not to exceed, Line B	\$ \$ 32,000	\$
---	--------------	----

REVISIONS	BY



CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

ACCESSIBILITY
FORMS

DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A.01

City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94133

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201845201

OWNER/AGENT: APPLE NATHAN
APPLE NATHAN
141 MARIPOSA AV
DALY CITY CA

94015

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

COMPLAINANT:

DATE FILED: 28-FEB-18
LOCATION: 1370 WALLACE AV
BLOCK: 4827 LOT: 021
SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: JingJing Lu HVISION: BID
COMPLAINT SOURCE: FIELD OBSERVATION

ASSIGNED TO DIVISION: BD

COMPLAINANT'S PHONE --

DESCRIPTION: Work w/o permit
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HERNANDEZ	6286		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
------	-------------	----	---------

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
28-FEB-18	CASE OPENED	BID	T FESSLER	CASE RECEIVED	
28-FEB-18	OTHER BLDG/HOUSING VICS	M	HERNANDEZ	FIRST NOV SENT	1st NOV issued per M.Hernandez ; TT
01-MAR-18	OTHER BLDG/HOUSING VICS	M	HERNANDEZ	CASE UPDATE	1st NOV mailed ; TT

COMPLAINT ACTION BY DIVISION


DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

NOV (HIS) NOV (BID)

28-FEB-18

PAGE 1 OF 1

COMPLAINT DATA SHEET			
Complaint Number:	201842202	Date Filed:	
Owner/Agent:	OWNER DATA SUPPRESSED	Location:	1215 VAN DYKE AV
Owner's Phone:	--	Block:	4827
Contact Name:		Lot:	021
Contact Phone:		Site:	
Complainant:	COMPLAINANT DATA SUPPRESSED	Rating:	
		Occupancy Code:	
		Received By:	JingJing Lu
		Division:	BID
Complainant's Phone:			
Complaint Source:	FIELD OBSERVATION		
Assigned to:	BID		
Division:			
Description:	Work w/o permit		
Instructions:			
INSPECTOR INFORMATION			
DIVISION	INSPECTOR ID	DISTRICT	PRIORITY
BID	BERNANDEZ62866		
REFERRAL INFORMATION			
COMPLAINT STATUS AND COMMENTS			
DATE	TYPE	DIV	INSPECTOR STATUS COMMENT
02/28/18	CASE OPENED	BID	Fasler CASE RECEIVED
02/28/18	OTHER BLDG/HOUSING VIOLATION	INS	Bernandez FIRST NOV SENT
03/02/18	OTHER BLDG/HOUSING VIOLATION	INS	Bernandez CASE UPDATE
COMPLAINT ACTION BY DIVISION NOV (HIS): <div style="float: right;">NOV (BID): 02/28/18</div> <div style="clear: both;"></div> <div style="border: 1px solid black; padding: 2px; width: fit-content;">Inspector Contact Information</div>			
Online Permit and Complaint Tracking home page. Technical Support for Online Services If you need help or have a question about this service, please visit our FAQ area.			
Contact SFGov Accessibility Policies City and County of San Francisco © 2018			



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe
Substandard or Noncomplying Structure or Land or Occupancy

DATE: 22-FEB-18

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1265 VAND DYKE AV
OCCUPANCY/USE: 0

NOTICE: 1

NUMBER: 201842701

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: APPLE NATHAN
MAILING: APPLE NATHAN
ADDRESS: 141 MARIPOSA AVE
DALY CITY CA

BLOCK: 4827 LOT: 021

PHONE #: --

PHONE CONTACTED @ SITE:

49015

VIOLATION DESCRIPTION:

CODE/SECTION#	
106.1.1	
106.4.7	
106.4.4	
102.1	

PHONE #: --

☒ WORK WITHOUT PERMIT

☐ ADDITIONAL WORK-PERMIT REQUIRED

☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:

☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS

DISTRIBUTION AND BRANCH CIRCUIT WIRING INSTALLED WITHOUT PERMIT, SPEC 89.116, 89.120

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

☐ FILE BUILDING PERMIT WITHIN DAYS

☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 50 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

☐ CORRECT VIOLATIONS WITHIN DAYS.

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

HAVE A LICENSED CALIFORNIA STATE ELECTRICAL CONTRACTOR (C-10) APPLY FOR AN ELECTRICAL PERMIT.
INCLUDE IN THE FEE A 9X NINE TIMES) INVESTIGATION FEE OF \$10,044.00 PLUS A PERMIT FEE OF \$1116.00 FOR A
TOTAL FEE OF \$11,160.00 PRIOR TO THE COMMENCEMENT OF WORK AND COMPLETION OF THE INSPECTION
PROCESS. A MONTHLY VIOLATION MONITORING FEE OF \$52.00 WILL BE ASSESSED.

415-558-6022

☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☐ NO PERMIT REQUIRED

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)


☐ OTHER: ☐ REINSTRUCTION FEE \$ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Cheryl R Rose
PHONE # 415-558-6022
By: (Inspector's Signature) Cheryl R Rose DIVISION: EID DISTRICT:

	<h1 style="margin: 0;">NOTICE OF VIOLATION</h1> <p style="margin: 0;">of the San Francisco Municipal Code Regarding Unlawful, Substandard or Noncomplying Structure or Land or Occupancy</p>	
DEPARTMENT OF BUILDING INSPECTION City and County of San Francisco 1660 Mission St. • San Francisco, CA 94103 - 2414		COMPLAINT NUMBER 201842931
ADDRESS 1265 Van Dyke Av.		DATE 2/21/18
OCCUPANCY / USE		BLOCK 1927 LOT 021
CONST. TYPE		STORIES <input type="checkbox"/> BASEMENT
<small>(2) If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.</small>		
OWNER / AGENT ADIE NATHAN		PHONE #
MAILING ADDRESS 141 Mariposa Ave		CITY Daly City, CA ZIP 94015
PERSON CONTACTED @ SITE		PHONE #

VIOLATION DESCRIPTION:	
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT (SFBIC 103A); <input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED (SFBIC 106A.4.7); <input type="checkbox"/> EXPIRED PERMIT (SFBIC 106A.4.4); <input type="checkbox"/> CANCELLED PERMIT (SFBIC 106A.3.7) PA# _____; <input type="checkbox"/> UNSAFE BUILDING (SFBIC 102A); <input type="checkbox"/> SEE ATTACHMENTS	CODE / SECTION # SFPD chpt 1, 3, 5, 1a SFPD chpt 1, 3
A complaint has been filed regarding the installation of a kitchen Bathroom Fire Sprinkler system, Furnace, washing Machine and water heater with out the benefit of a plumbing and Plumbing Mechanical permits. This was observed during physical inspection.	
\$50.00 Hourly fee	

BC - Building Code
HC - Housing Code
PC - Plumbing Code
EC - Electrical Code
MC - Mechanical Code

CORRECTIVE ACTION:	
<input type="checkbox"/> STOP ALL WORK WITHIN SFBIC 104A.2.4	
<input type="checkbox"/> FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS (<input type="checkbox"/> WITH PLANS) A copy of this Notice Must Accompany the Permit Application.	
<input checked="" type="checkbox"/> OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.	
<input type="checkbox"/> CORRECT VIOLATIONS WITHIN 0 DAYS. <input type="checkbox"/> NO PERMIT REQUIRED.	
<input type="checkbox"/> YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.	
<input type="checkbox"/> FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.	
Hire State Lic Contractor, Secure proper permits, uncover concealed piping, pay penalties and Schedule Inspection	

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation	
<input type="checkbox"/> 0x Permit Fee (Work w/o Permit after 9/1/16) <input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> 2x Permit Fee (Work Exceeding Scope of Permit). <input type="checkbox"/> Reinspection Fee \$ _____ <input type="checkbox"/> No penalty (Work w/o permit prior to 9/1/16)

APPROX. DATE OF WORK W/O PERMIT _____ VALUE OF WORK PERFORMED WITHOUT PERMITS _____	
BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION	
CONTACT INSPECTOR _____ <small>(Inspector - Print Name)</small>	<input type="checkbox"/> Building Inspection Division 3rd Floor, 1660 Mission St. 558-6096 <input type="checkbox"/> Housing Inspection Services 6th Floor, 1660 Mission St. 558-6220 <input type="checkbox"/> Electrical Inspection Division 3rd Floor, 1660 Mission St. 558-6030 <input checked="" type="checkbox"/> Plumbing Inspection Division 3rd Floor, 1660 Mission St. 558-6036 <input type="checkbox"/> Code Enforcement Division 3rd Floor, 1660 Mission St. 558-6454
OFFICE HOURS 7:30 to 2:00 AM and 3:00 to 4:00 PM PHONE # 415-558-6047	By: (Inspector's Signature) _____ DISTRICT 3
CC: <input type="checkbox"/> DCP <input type="checkbox"/> EID <input type="checkbox"/> PID <input type="checkbox"/> BID <input type="checkbox"/> HIS <input type="checkbox"/> CED <input type="checkbox"/> PRS <input type="checkbox"/> DAD <input type="checkbox"/> SFFD <input type="checkbox"/> DPH <input type="checkbox"/> PS	


REVISIONS	BY

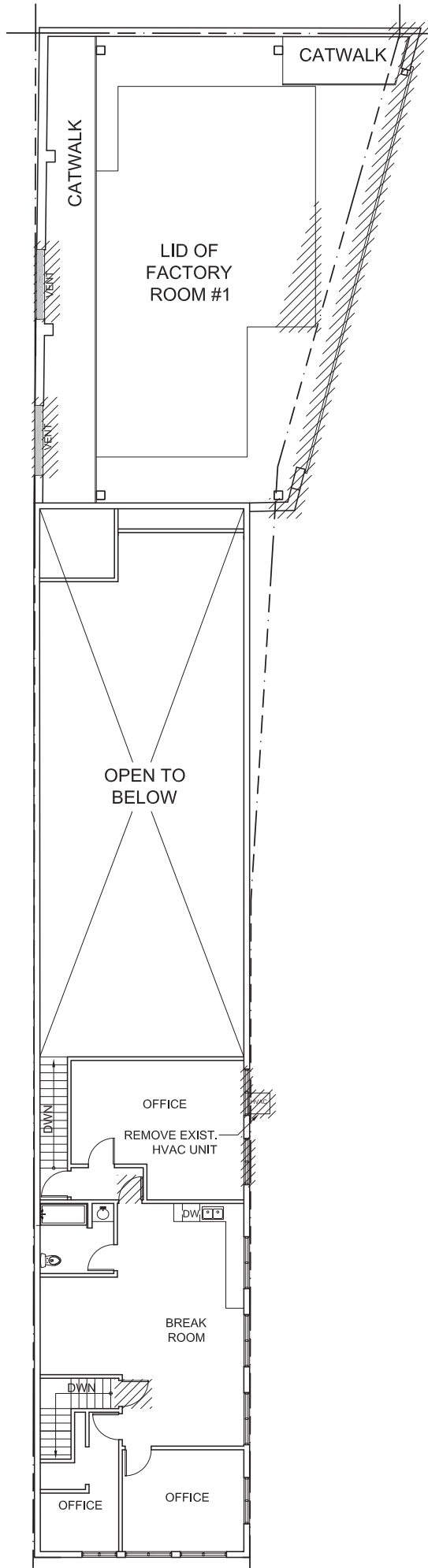


CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

NOTICE OF VIOLATION
FORMS


DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A0.2


 **2** EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

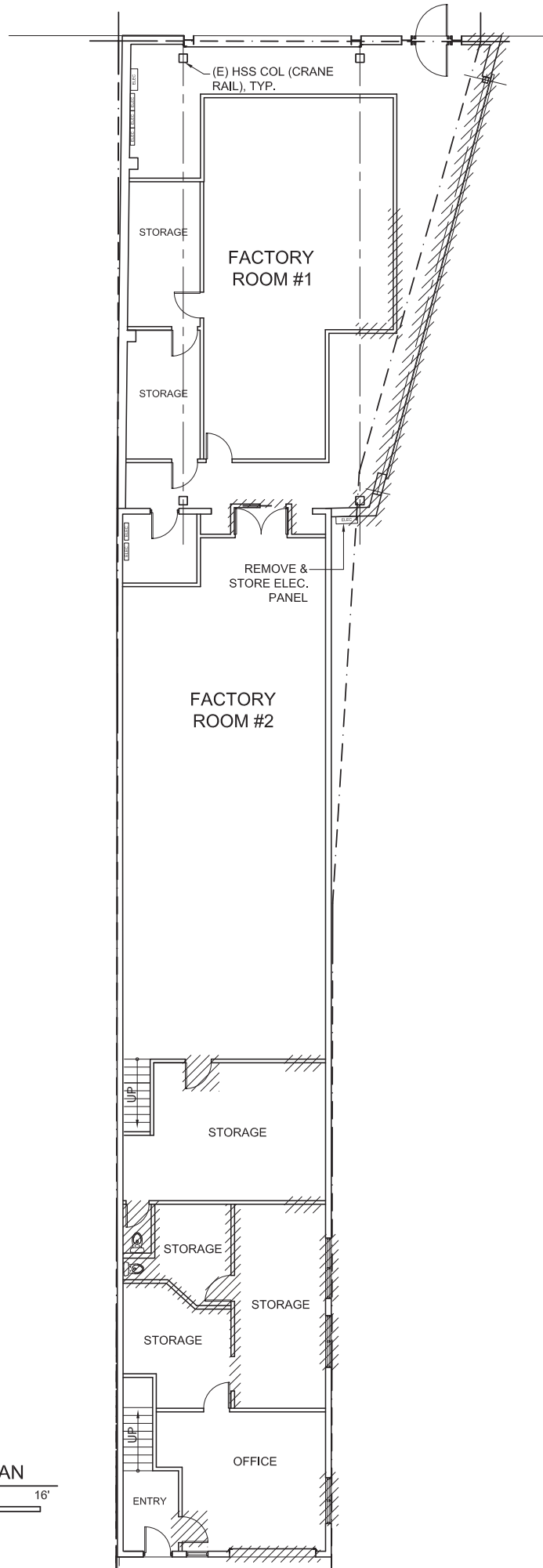


 **1** EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

GRAPHIC LEGEND

 TO BE DEMOLISHED / REMOVED

 EXISTING WALL



REVISIONS	BY
<div><div></div><div>Harvey Hacker Architects 344 Harriet Street, Suite 101 San Francisco, CA 94103 415 957 0579</div></div>	
<div><div></div></div>	
CORRECTIONS NOV # 2018-45201, 2018-45202, 2018-42701, 2018-42931 1370 WALLACE AVENUE SAN FRANCISCO, CA	
EXISTING FIRST & SECOND FLOOR PLANS	
DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A2.0

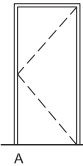
DOOR SCHEDULE

SYMBOL	DOOR TYPE	DR. SIZE W X H	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	NOTES
FIRST FLOOR							
101	A	3'-0" x 6'-8"	H.M.	PAINTED	H.M.	PAINTED	HARDWARE SET #1; ENTRY
102	A	3'-0" x 6'-8"	WOOD	PAINTED	WOOD	PAINTED	HARDWARE SET #3; RESTRM
103	A	3'-0" x 6'-8"	WOOD	PAINTED	WOOD	PAINTED	HARDWARE SET #2; EGRESS
104	A	3'-0" x 6'-8"	WOOD	PAINTED	WOOD	PAINTED	HARDWARE SET #2; EGRESS

DOOR NOTES

1. HARDWARE SET: SET #1: ENTRY/CLASSRM LOCK ND70PD; SET #2: PASSAGE ND10S; SET #3: RESTRM./PRIVACY LOCK ND40S
2. HARDWARE MANUFACTURER: SCHLAGE OR APPROVED EQUAL; FINISH: US 26D.
3. TYPE A DOOR LEAF: FLUSH-STYLE (NO PANELS)
4. RHODES LEVER HANDLES (U.N.O.)
5. SEE FLOOR PLANS FOR DOOR SWINGS.
6. ALL HARDWARE SHALL BE MOUNTED TO A CENTERED HEIGHT OF 36" A.F.F.
7. DOOR OPERATING DEVICES FOR ALL DOORS SHALL MEET THE STATE OF CALIFORNIA ACCESSIBILITY STANDARDS.
8. ALL DOORS TO OPERATE WITH MAX 5 lbs. OF EFFORT.

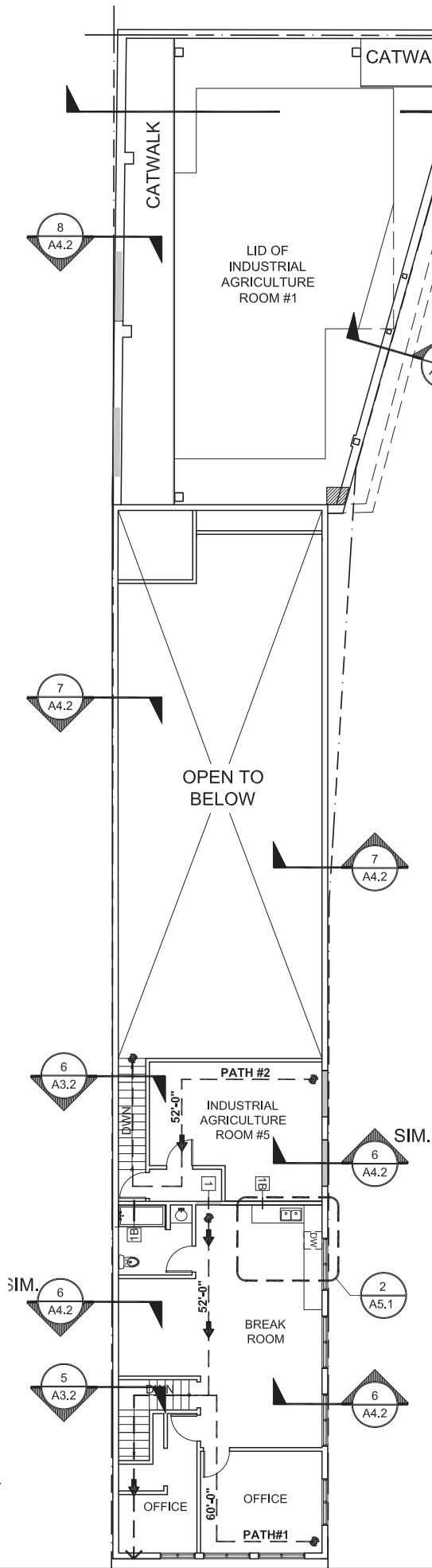
DOOR TYPES



PARTITION SCHEDULE

KEY	CONSTRUCTION	DESCRIPTION	FIRE RESISTANCE RATING
1		2X4 WD. STUDS AT 16" O.C., 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES	RATED
1B		2X4 WD. STUDS AT 16" O.C., 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES	RATED; EXISTING CONDITION, FIELD VERIFY COMPLIANCE
2		2X4 WD. STUDS AT 16" O.C., 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES	UNRATED

2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

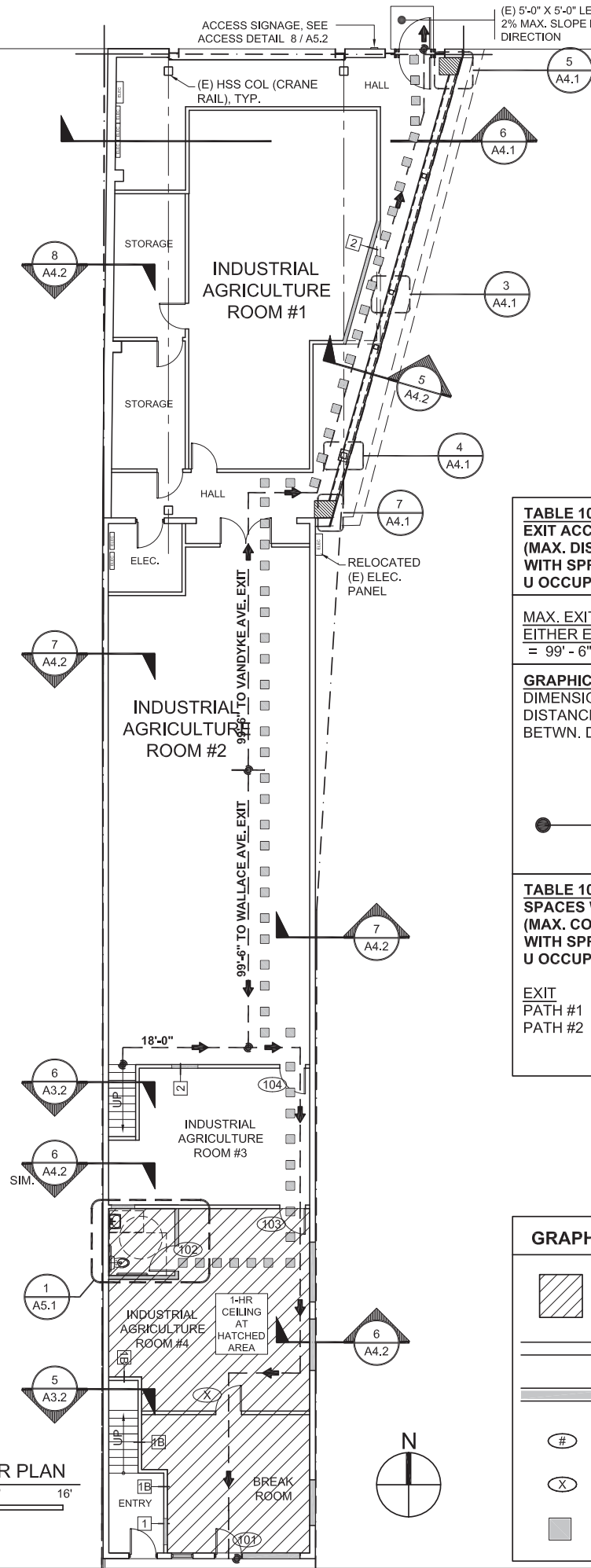


TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE
(MAX. DISTANCE)
WITH SPRINKLERS,
U OCCUPANCY 400 FT. ALLOWED

MAX. EXIT DISTANCE (IN FEET) TO
EITHER EXIT FROM MID-POINT
= 99' - 6"

GRAPHIC LEGEND
DIMENSION SHOWN IS THE
DISTANCE OF THE LINE SEGMENT
BETWEEN DOTS

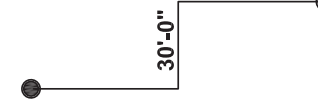


TABLE 1006.2.1
SPACES WITH ONE EXIT ACCESS
(MAX. COMMON TRAVEL PATH)
WITH SPRINKLERS,
U OCCUPANCY 100 FT. ALLOWED

EXIT PATH #	DISTANCE (FEET)
PATH #1	60' - 0"
PATH #2	70' - 0"

GRAPHIC LEGEND

	1-HR CEILING, SEE WALL SECTION 6/A4.2
	EXISTING WALL TO REMAIN
	NEW WALL
	DOOR SYMBOL, SEE DOOR SCHEDULE
	EXISTING DOOR SYMBOL
	ACCESSIBLE PATH

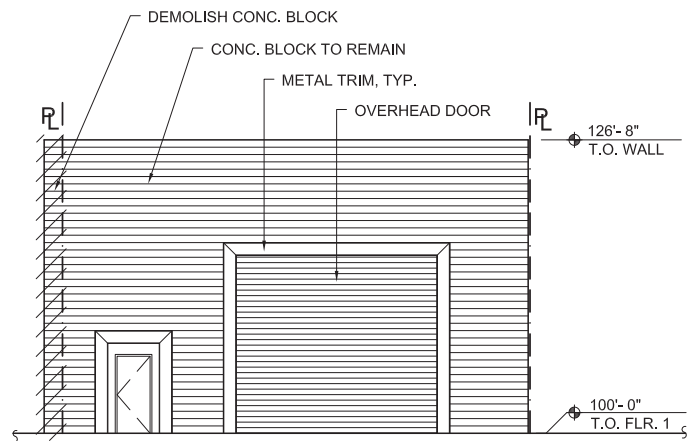
REVISIONS	BY



CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

EXISTING
EXTERIOR ELEVATIONS

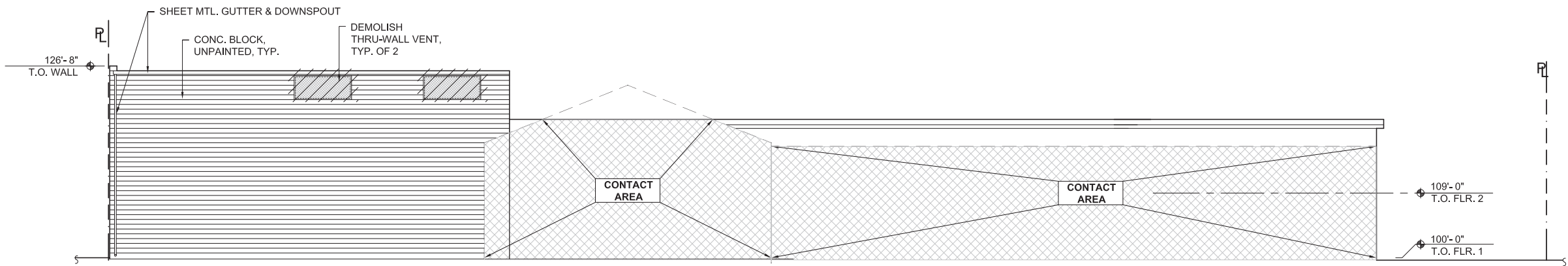
DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A3.1



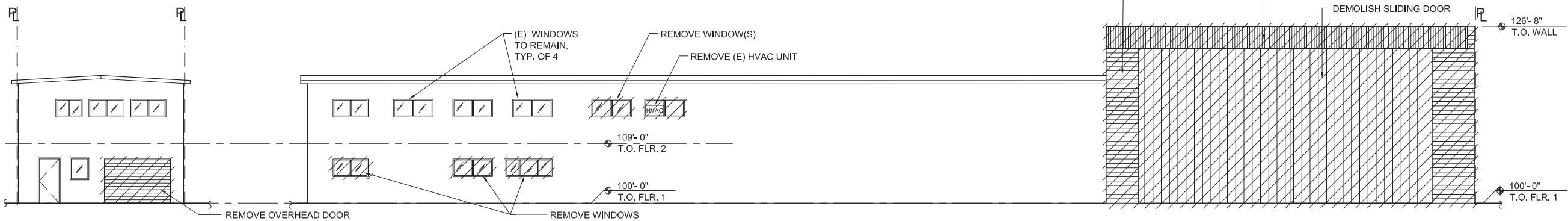
4 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

GRAPHIC LEGEND

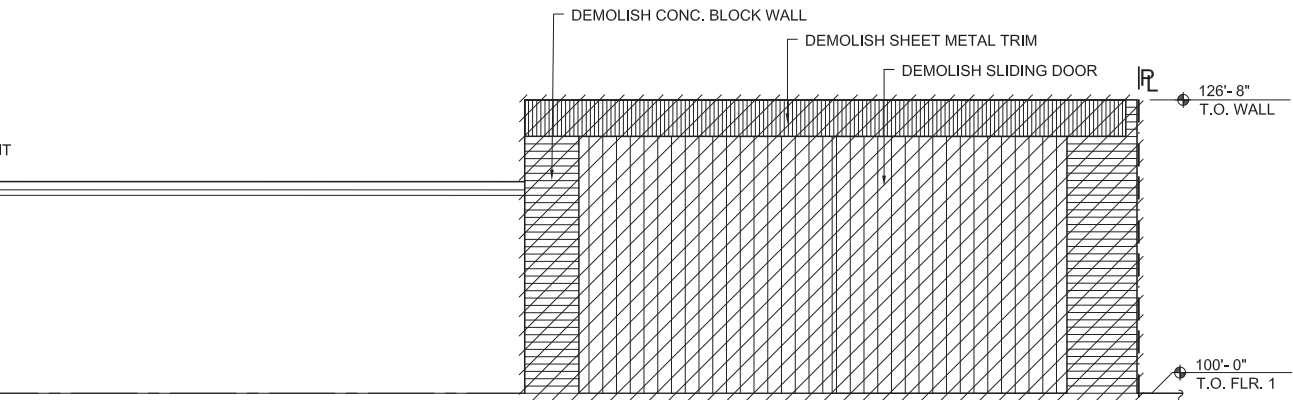
TO BE DEMOLISHED / REMOVED



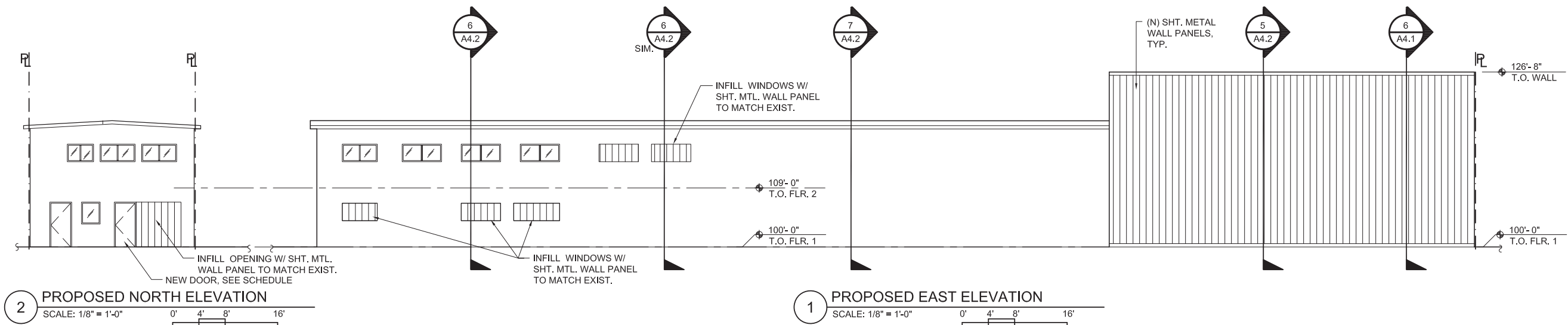
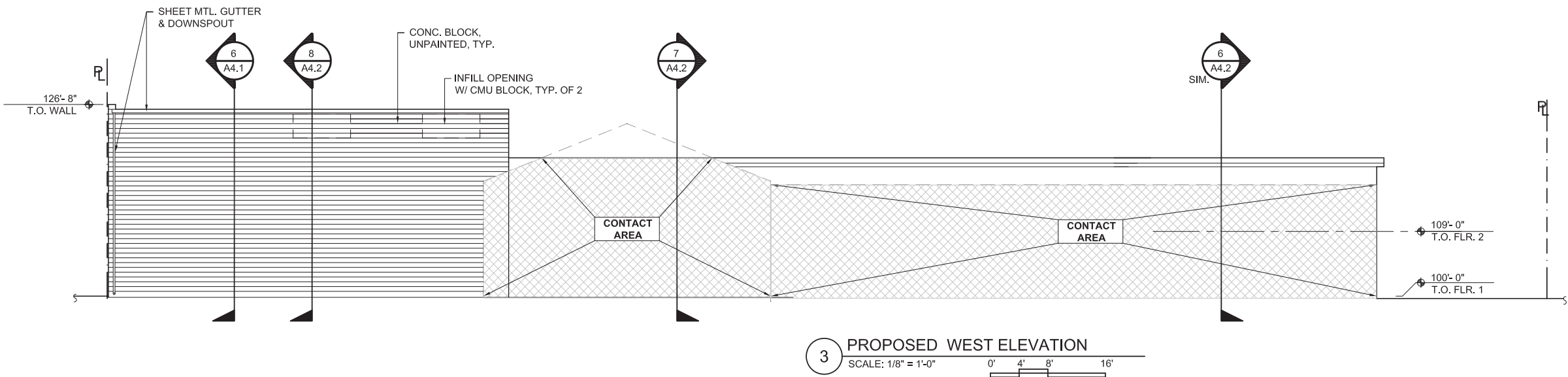
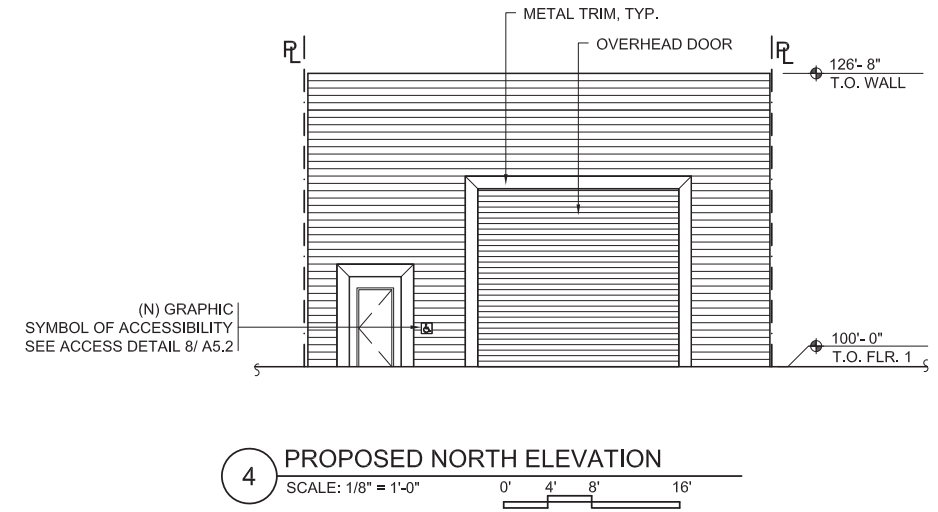
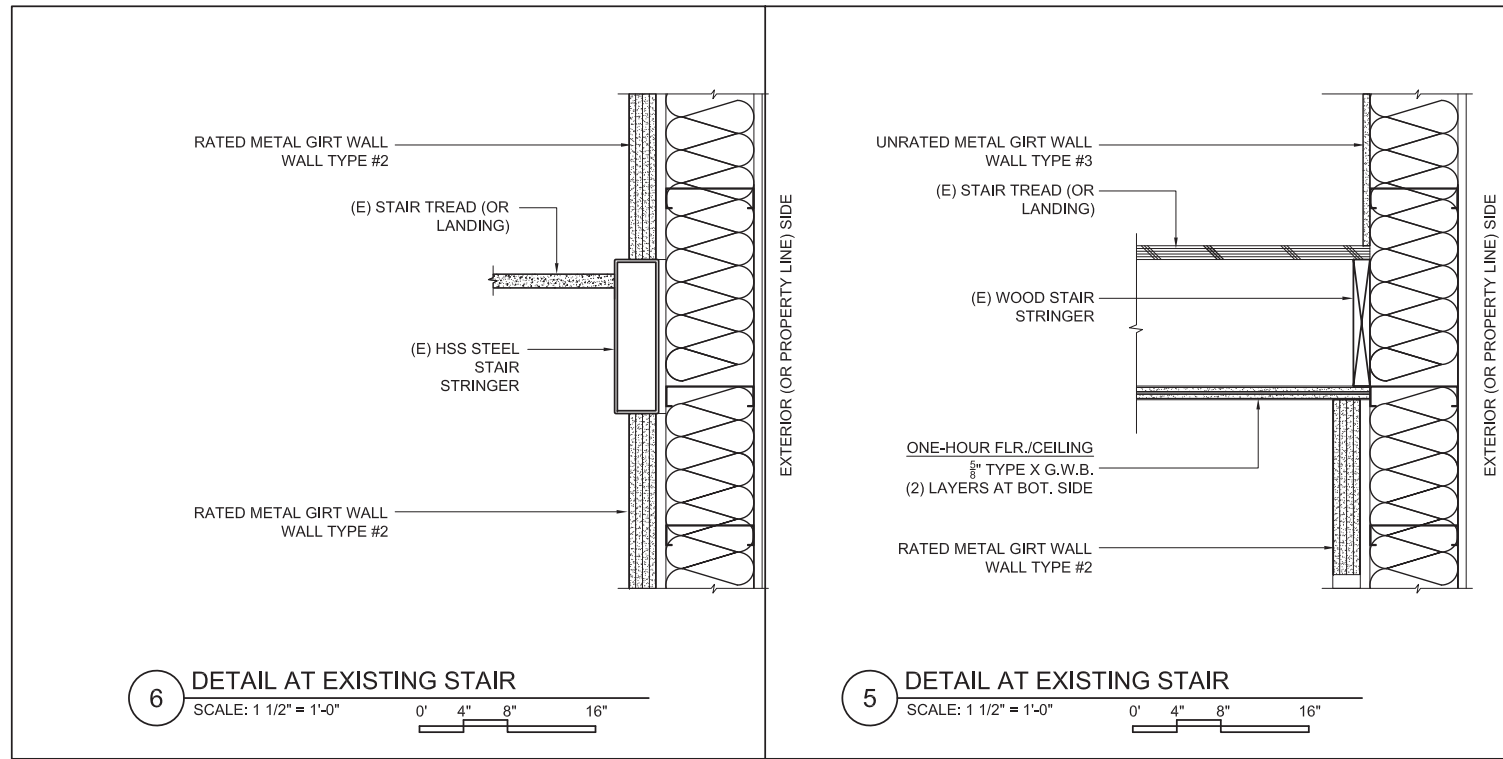
3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



REVISIONS	BY

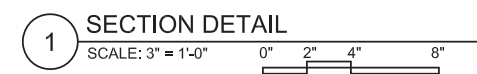
Harvey Hacker
Architects
344 Harriet Street, Suite 101
San Francisco, CA 94103
415 957 0579



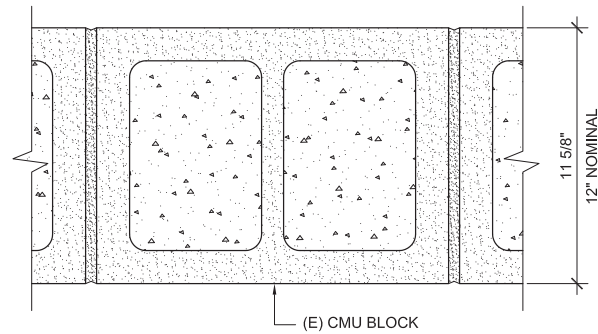
CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

PROPOSED
EXTERIOR ELEVATIONS

DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A3.2

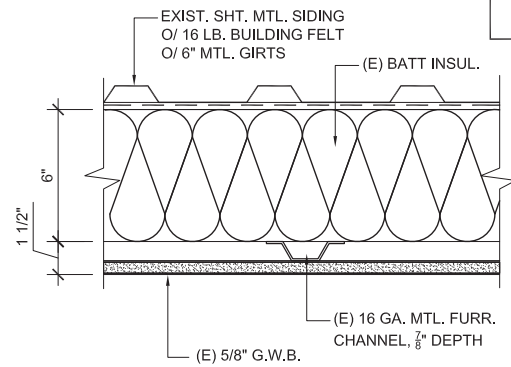


A4.1



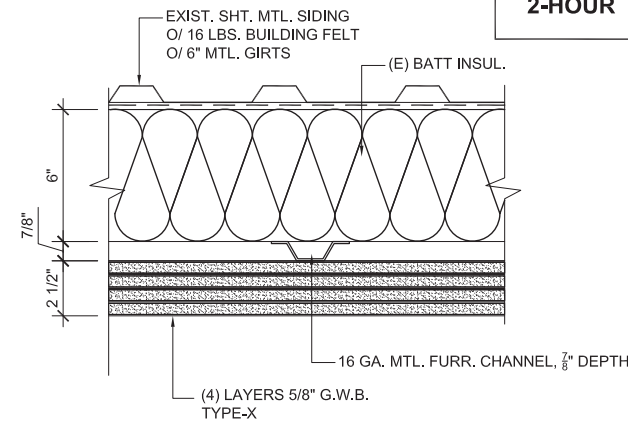
FIRE RESISTIVE RATING
2016 CBC TABLE 721.1(2), ITEM #3

4 WALL TYPE #4
SCALE: 3" = 1'-0"
0" 4" 8"



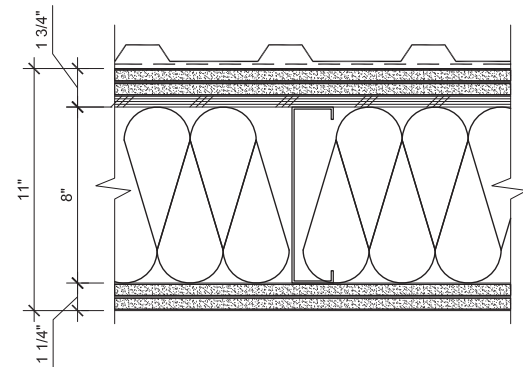
GENERAL NOTES
1. FIELD VERIFY EXISTING CONDITION.
2. FIRE RESISTIVE RATING: NONE

3 WALL TYPE #3
SCALE: 3" = 1'-0"
0" 4" 8"



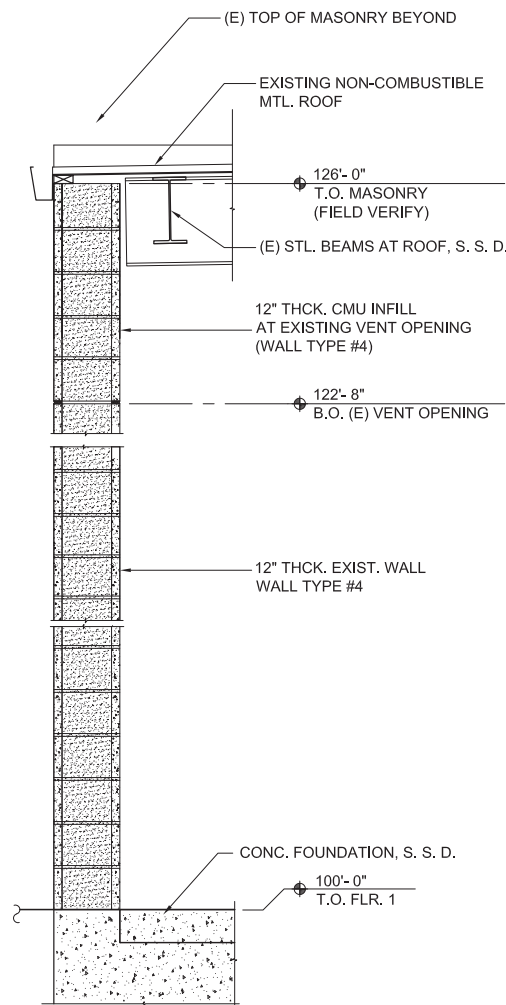
FIRE RESISTIVE RATING
SIMILAR TO U.L. DESIGN NO. V421

2 WALL TYPE #2
SCALE: 3" = 1'-0"
0" 4" 8"

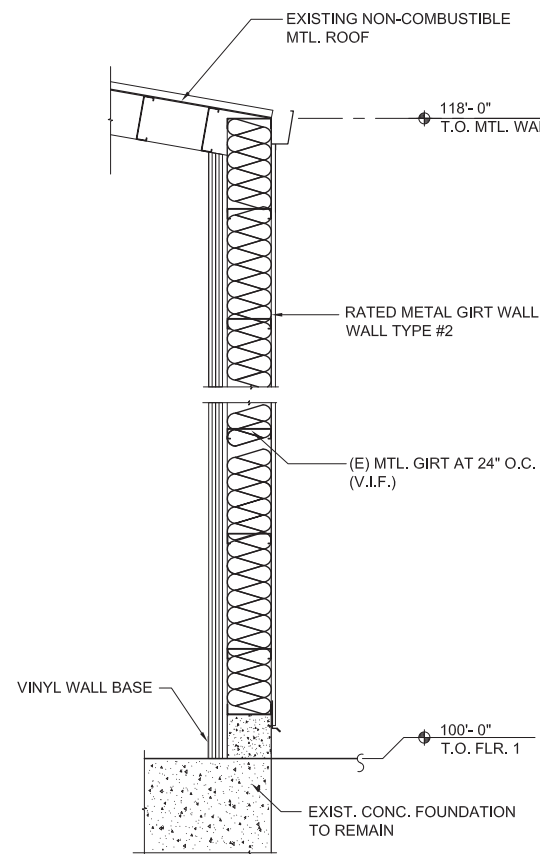


FIRE RESISTIVE RATING
U.L. DESIGN NO. V478

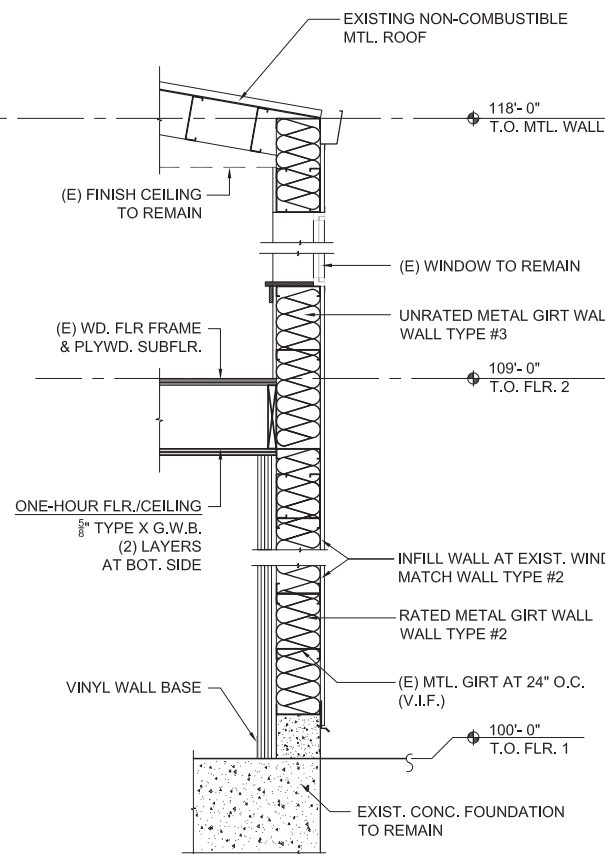
1 WALL TYPE #1
SCALE: 3" = 1'-0"
0" 4" 8"



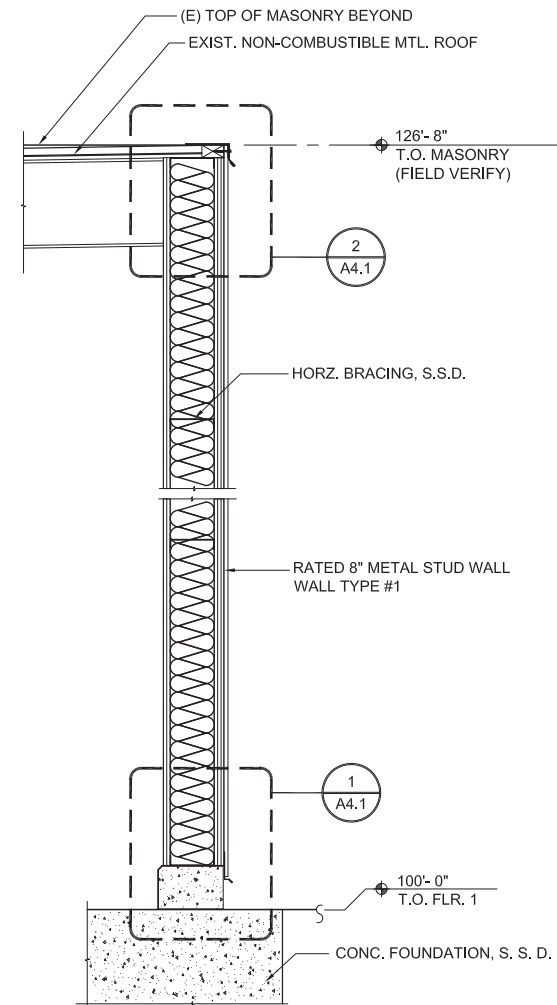
8 WALL SECTION
SCALE: 3/4" = 1'-0"
0" 8" 16" 32"



7 WALL SECTION
SCALE: 3/4" = 1'-0"
0" 8" 16" 32"



6 WALL SECTION
SCALE: 3/4" = 1'-0"
0" 8" 16" 32"



5 WALL SECTION
SCALE: 3/4" = 1'-0"
0" 8" 16" 32"

REVISIONS	BY

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



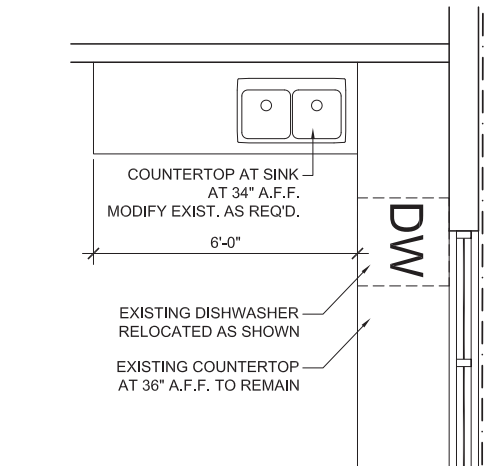
CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

WALL SECTIONS
AND TYPES

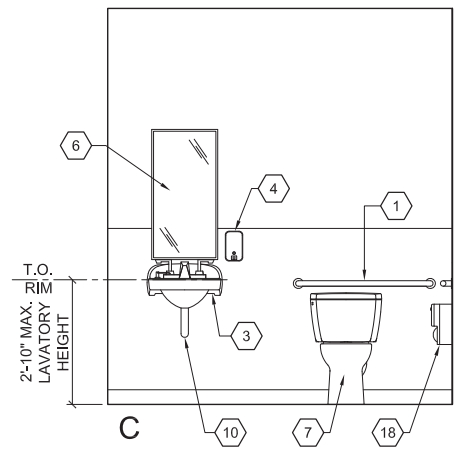
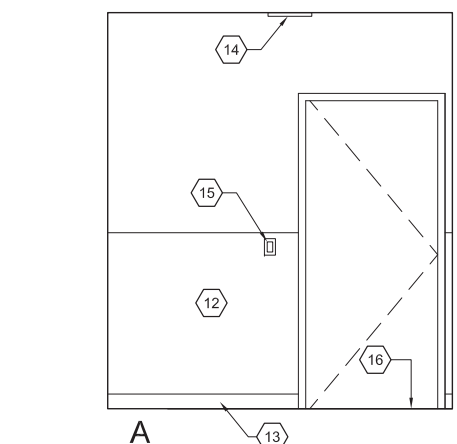
DATE 19 SEP 2018
SCALE AS NOTED
DRAWN HH
JOB 1818
SHEET

A4.2

RESTROOM KEYNOTES	
1	36" GRAB BAR SEE ACCESSIBILITY DETAILS FOR GRAB BAR REQUIREMENTS.
2	42" GRAB BAR SEE ACCESSIBILITY DETAILS FOR GRAB BAR REQUIREMENTS.
3	LAVATORY (HANDICAP ACCESSIBLE): WALL-HUNG LAVATORY, 'AMERICAN STANDARD' 'LUCERNE', MODEL # 0356.015, COLOR 'WHITE', 3-HOLE FAUCET (8" CENTERS). FAUCET: TWO-HANDLE LAVATORY FAUCET, 'AMERICAN STANDARD' 'HERITAGE', MODEL # 4802.000.002, 6"-12" WIDESPREAD LAVATORY FAUCET, WITH GRID STRAINER DRAIN. FAUCET HANDLES (HANDICAP ACCESSIBLE): WRIST BLADES, 'AMERICAN STANDARD' 'HERITAGE', MODEL # 0000.372H.002; SEE ACCESSIBILITY DETAILS FOR LAVATORY REQUIREMENTS
4	SOAP DISPENSER: 'BOBRICK' 'SURFACE-MOUNTED SOAP DISPENSER', MODEL # B-2111; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT REQUIREMENTS
5	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE: 'BOBRICK', MODEL # B-3699, 'CLASSIC SERIES SURFACE-MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE'; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT REQUIREMENTS
6	MIRROR: 'BOBRICK', MODEL # B-165 1836, MIRROR WITH STAINLESS STEEL CHANNEL FRAME; DIMENSIONS 18"X36" SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT REQUIREMENTS
7	WATER CLOSET (HANDICAP ACCESSIBLE): 'TOTO', MODEL# 'DRAKE' ADA, 1.28 GPF, MODELS # CST744EL, COLOR '#01 COTTON', TRIP LEVER LOCATED ON SIDE OF TANK AWAY FROM WALL. PROVIDE COMMERCIAL TOILET SEAT W/ NO LID, MODEL # SC534.
8A	ACCESSIBLE RESTROOM WALL SIGN SEE ACCESS DETAILS
8B	ACCESSIBLE RESTROOM DOOR SIGN SEE ACCESS DETAILS
9	WATER RESISTANT G.W.B. W/ ENAMEL PAINT FINISH
10	TIGHT FITTING INSULATION AROUND ALL EXPOSED LAVATORY PIPING.
11	TURN-AROUND CLEAR AREA: 60" DIA, MANEUVERING CLEAR SPACE; 78" X 60" CLEAR SPACE AT TOILET; ENTRY DOOR CLEAR AREA: 48" MANEUVERING CLEARANCE PERPENDICULAR AT FRONT APPROACH, PUSH SIDE OF DOOR; 12 INCHES MIN. AT LATCH SIDE OF DOOR. 30X48 CLEAR AREA AT SINK, TYPICAL, INCLUDES TOE SPACE.
12	WAINSCOT : FRP (FIBERGLASS REINFORCED PANEL) WAINSCOT
13	FLOOR FINISH: SHEET VINYL FINISH FLOOR W/ 6" SELF-COVE BASE
14	EXHAUST FAN TO EXTERIOR (MIN. 50 CFM/UNIT), CONNECT POWER SUPPLY SWITCH TO MAIN RESTROOM LIGHTING /OCCUPANCY SENSOR SWITCH.
15	WALL SWITCH OCCUPANCY SENSOR: 'LUTRON', MODEL# LOS-SIR-HD-WH. LOCATE SWITCHES AT 46" O.C. A.F.F. LOCATE POWER OUTLETS AT 17" O.C. A.F.F.
16	THRESHOLD SEE ACCESSIBILITY DETAILS FOR DOOR THRESHOLD REQUIREMENTS
17	TOILET SEAT-COVER DISPENSER: 'BOBRICK', MODEL # B-221, 'CLASSIC SERIES SURFACE-MOUNTED SEAT-COVER DISPENSER'; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT REQUIREMENTS
18	TOILET TISSUE DISPENSER: 'BOBRICK', MODEL # B-3888, RECESSED MULTI-ROLL TOILET TISSUE DISPENSER; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT REQUIREMENTS



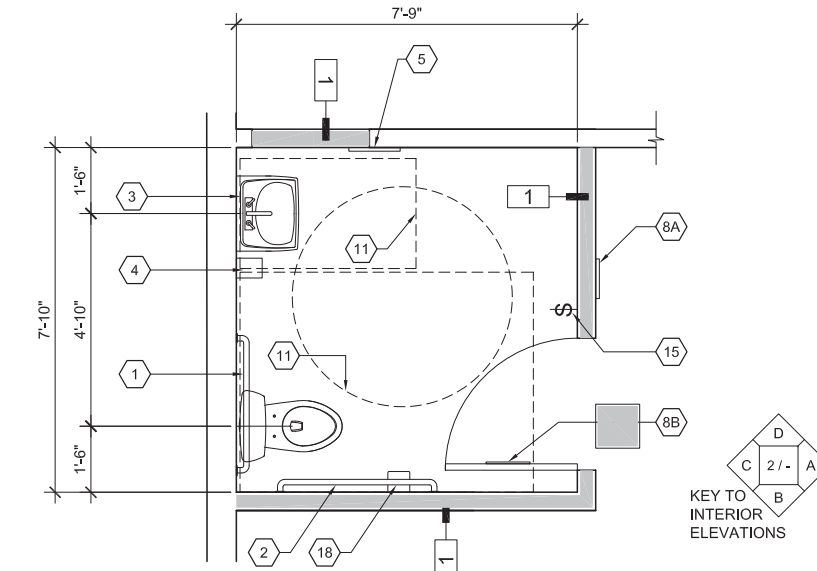
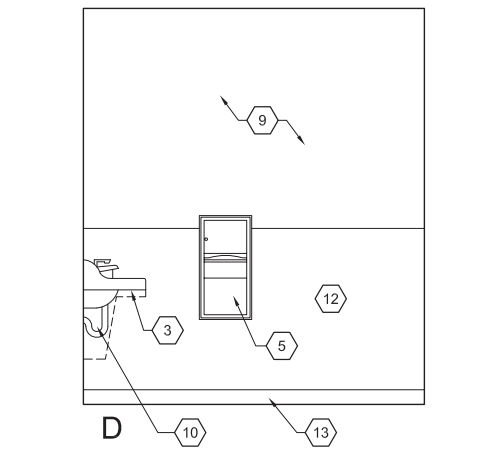
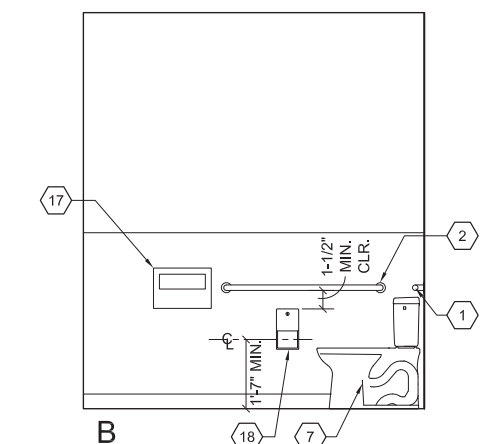
2 ENLARGED PLAN - BREAK RM.
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATIONS (TYPICAL)
SCALE: 1/2" = 1'-0"

GRAPHIC LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL



1 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"

REVISIONS	BY

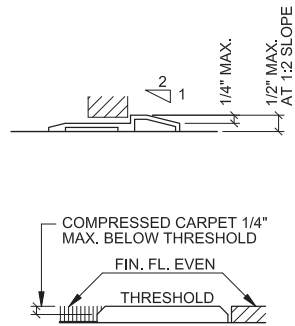
Harvey Hacker Architects
344 Harriet Street, Suite 101
San Francisco, CA 94103
415 957 0579



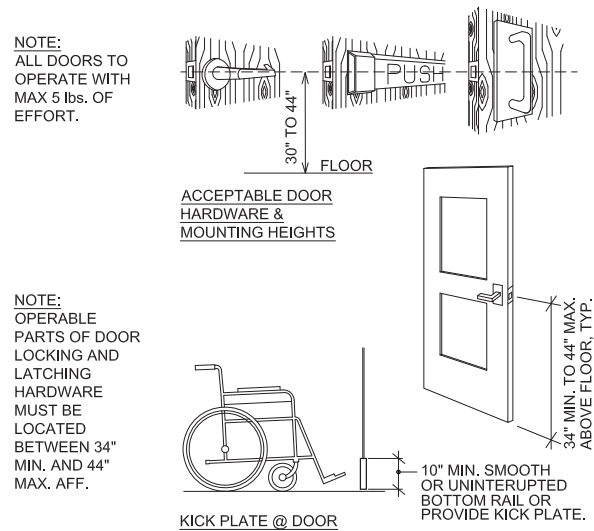
CORRECTIONS NOV # 2018-45201,
2018-45202, 2018-42701, 2018-42931
1370 WALLACE AVENUE
SAN FRANCISCO, CA

ENLARGED PLANS
& INTERIOR ELEVATIONS

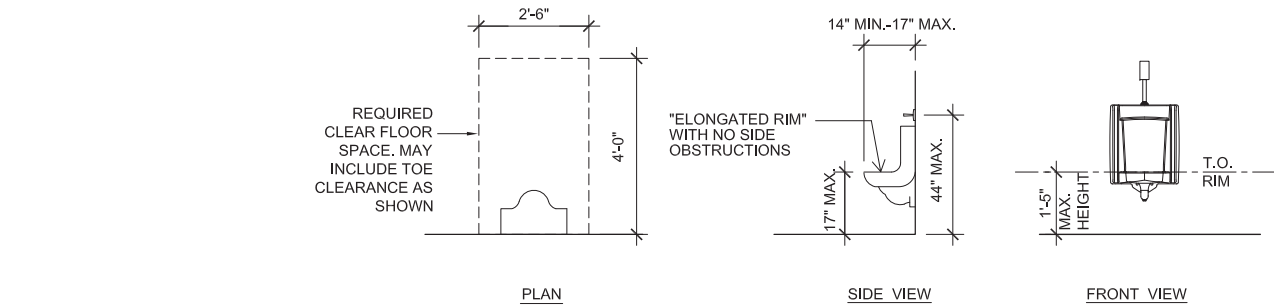
DATE	19 SEP 2018
SCALE	AS NOTED
DRAWN	HH
JOB	1818
SHEET	A5.1



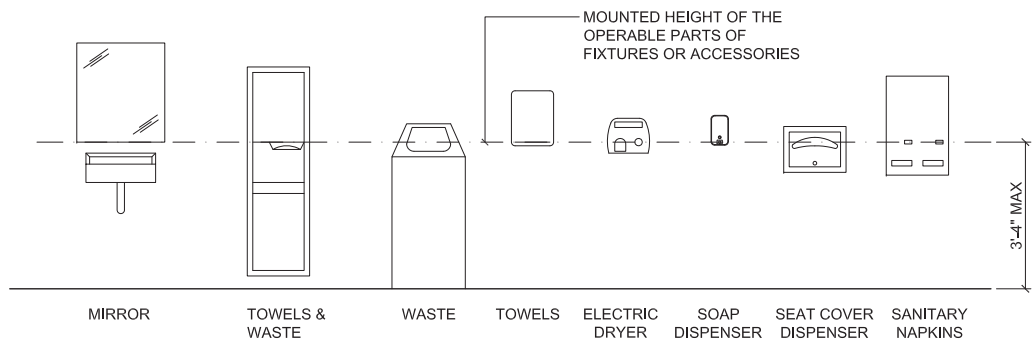
7 THRESHOLD REQUIREMENTS
SCALE: N.T.S.



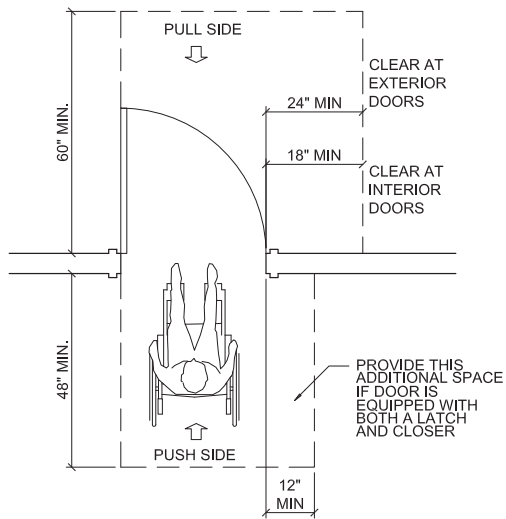
6 DOOR REQUIREMENTS
SCALE: N.T.S.



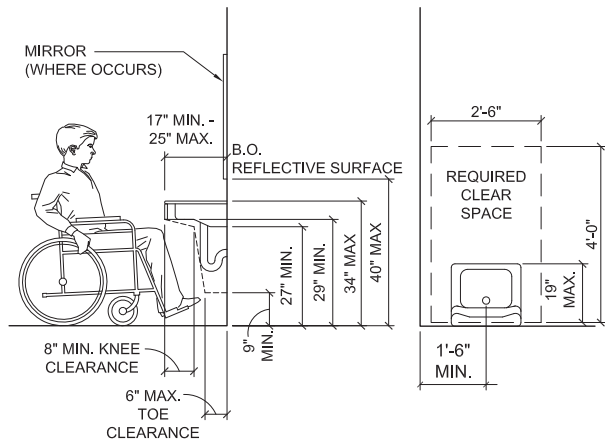
9 URINAL REQUIREMENTS
SCALE: N.T.S.



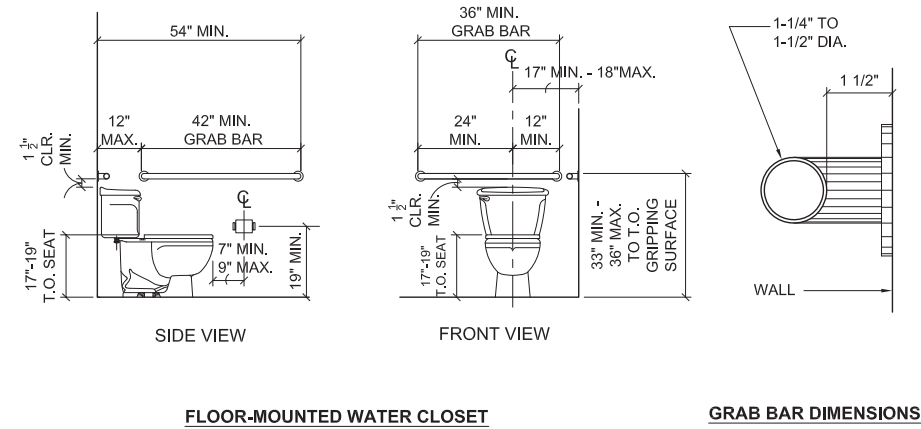
4 TOILET ROOM ACCESSORY REQUIREMENTS
SCALE: N.T.S.



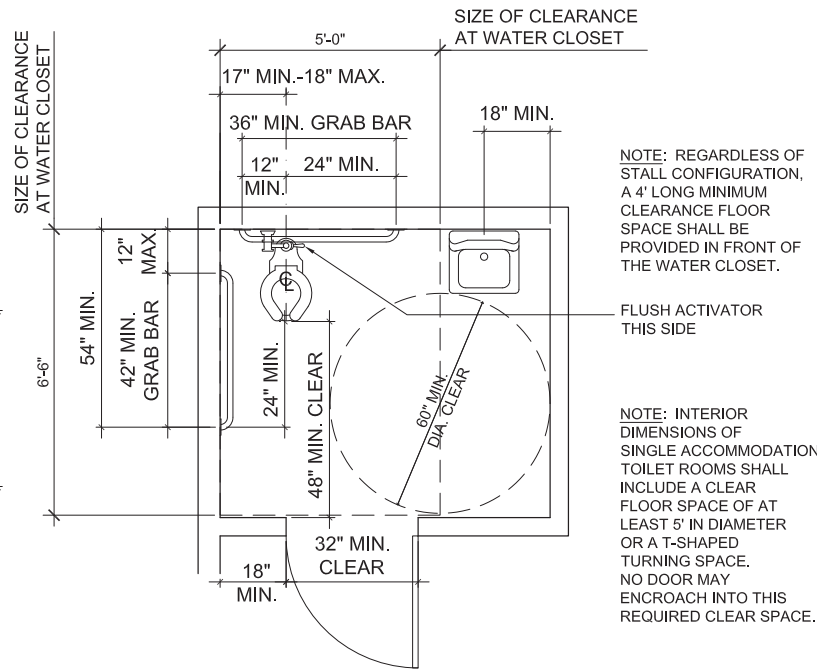
5 LEVEL MANEUVERING CLEARANCE AT DOOR REQUIREMENTS
SCALE: N.T.S.



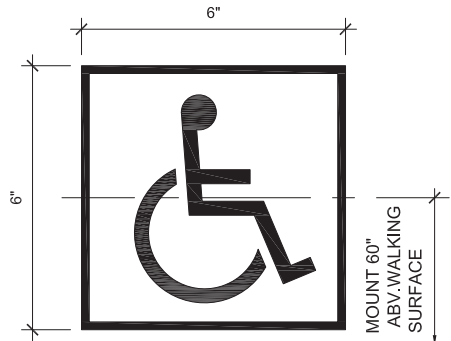
3 LAVATORY REQUIREMENTS
SCALE: N.T.S.



1 GRAB BAR & TOILET TISSUE DISPENSER REQUIREMENTS - TANK TOILET
SCALE: N.T.S.

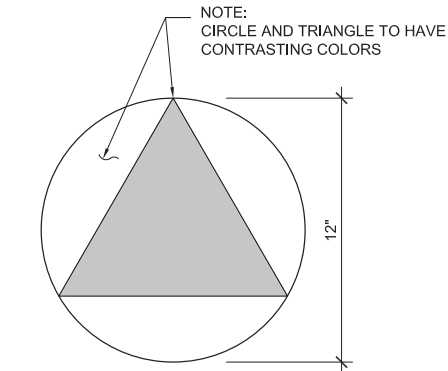


2 SINGLE-ACCOMMODATION TOILET FACILITY
SCALE: N.T.S.



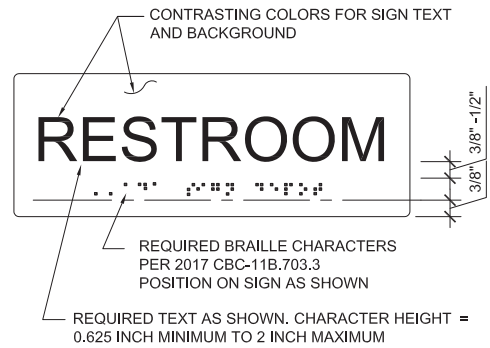
NOTES:
1. CHARACTERS & BACKGROUND OF SIGNS IS EGGSHELL, MATTE OR OTHER NONGLARE FINISH.
2. CHARCTERS CONTRAST WITH THEIR BACKGROUND.

8 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: N.T.S.



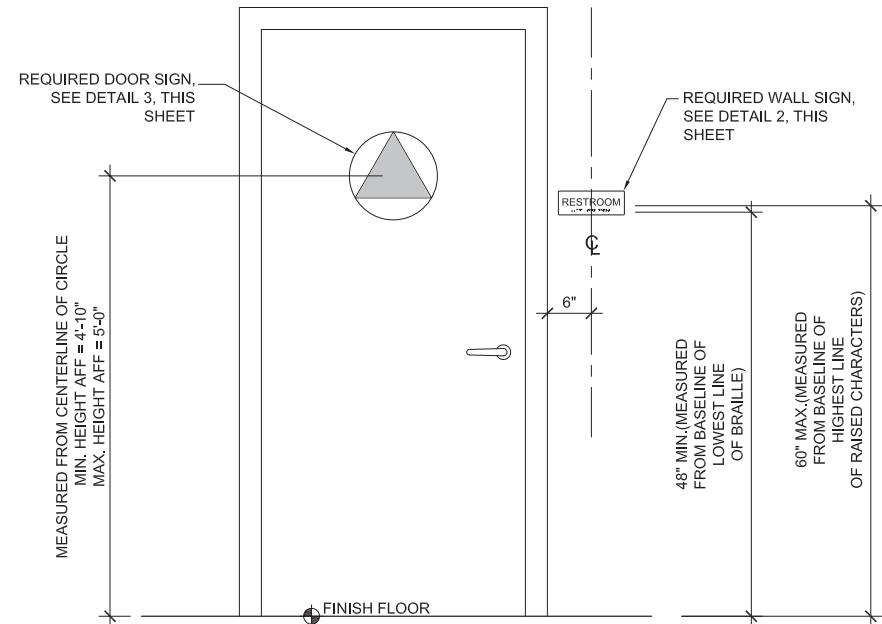
3 DOOR SIGN
SCALE: N.T.S.

NOTE: NO REQUIREMENT FOR OVERALL SIGN DIMENSIONS
DIMENSIONS GIVEN ARE APPROXIMATE



2 WALL SIGN
SCALE: N.T.S.

- GENERAL NOTES:**
1. WALL MOUNTED SIGNAGE LOCATED ON LATCH SIDE OF DOOR.
 2. COLOR OF CIRCLE TO CONTRAST BOTH DOOR AND TRIANGLE (EITHER LIGHT AGAINST DARK OR DARK AGAINST LIGHT).



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

1 UNISEX RESTROOM SIGNS
SCALE: N.T.S.

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ACCESS
DETAILS

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DRAWN	HH
JOB	1818
SHEET	A5.3