



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 21, 2019

*Record No.:* 2019-000745CUA/VAR  
*Project Address:* **1100 THOMAS AVENUE**  
*Zoning:* Production, Distribution & Repair Core (PDR-2) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 4793/001B  
*Project Sponsor:* Suheil Shatara, Shatara Architecture, Inc.  
890 7<sup>th</sup> Street  
San Francisco, CA 94107  
*Property Owner:* Ussama Freij  
104 Alta Vista Way  
Daly City, CA 94014  
*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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project includes the establishment of a 4,762 Industrial Agriculture (cannabis cultivation) use in an existing one-story warehouse space. The Project also includes the legalization of an unpermitted second floor within the existing building.

### 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 4,762 square foot 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. However, the project under review is consistent with the intent and purpose of the PDR-2 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.
- **Variance.** The project includes a request for Variance from Planning Code Section 145.5, which requires that a minimum clear ceiling height of 15 feet shall be retained where currently existing in Industrial Districts. The existing building contains an unauthorized second floor within the building which reduces the clear ceiling height below this requirement. Although this may reduce the usability of the building for heavy industrial uses, it increases the total floor area available for the use.
- **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-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 economic activities, 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 – Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: NOVEMBER 21, 2019

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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 4,762 SQUARE-FOOT INDUSTRIAL AGRICULTURE USE IN AN EXISTING ONE-STORY WAREHOUSE SPACE, LOCATED AT 1100 THOMAS AVENUE, LOT 001B IN ASSESSOR'S BLOCK 4793, WITHIN THE PDR-2 (PRODUCTION, DISTRIBUTION, & REPAIR – CORE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On April 19, 2019, January 17, 2019, Suheil Shatara (hereinafter "Project Sponsor") filed Application No. 2019-000745CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization establish a 4,762 square foot Industrial Agriculture use (hereinafter "Project") at 1100 Thomas Avenue, Block 4793 Lot 001B (hereinafter "Project Site").

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

On November 21, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-000745CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-000745CUA 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. 2019-000745CUA, 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 4,762 Industrial Agriculture (cannabis cultivation) use in an existing one-story warehouse space. The Project also includes the legalization of an unpermitted second floor within the existing building, which requires a Variance from the Planning Code requirements for ground floor ceiling height in Industrial buildings.
3. **Site Description and Present Use.** The Project is located on a 5,500 square foot rectangular lot that is developed with a two-story Industrial building currently used as an Industrial Agriculture facility without the benefit of a permit. The second floor within the space was also constructed without the benefit of a permit and is proposed to be legalized.
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 primarily industrial in nature. All adjoining properties to the north are used by Industrial uses and are zoned PDR-2, and all properties to the south are developed as parkland and are located in the P (Public) Zoning District.
5. **Public Outreach and Comments.** The Department has received no public comment on the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Planning Code Section 210.3 requires a Conditional Use Authorization to operate an Industrial Agriculture use 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.

C. **Ground Floor Standards in Industrial Districts.** Planning Code Section 145.5 requires that in existing buildings, a minimum clear ceiling height of 15 feet shall be retained where currently existing.

*The site currently contains an unpermitted second floor, which reduces the ground floor ceiling height to less than 15 feet. As part of the project, the unpermitted second floor is proposed to be legalized, which requires a Variance from this requirement from the Zoning Administrator. If such Variance is not approved, the second floor must be removed for the site to be in compliance with this requirement.*

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 the PDR-2 Zoning District 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 10,000 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 the Bayview 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. 2019-000745CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 28, 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 November 21, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 21, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use measuring 10,000 square feet located at 1100 Thomas Avenue, Lot 001B in Assessor's Block 4793, pursuant to Planning Code Sections **210.3 and 303**, within the **PDR-2** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 28, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-000745CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 21, 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 **November 21, 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)*

## 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](http://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](http://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](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>
1100 THOMAS AVE		4793001B
<b>Case No.</b>		<b>Permit No.</b>
2019-000745PRJ		
<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>
<p><b>Project description for Planning Department approval.</b>          Conditional Use Authorization to permit expansion of the agricultural grow area for cannabis. A new mezzanine. Limited grow area by planning. The framing for the second floor/ mezzanine was already existing</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input 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"/>	<p><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:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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?</p> <p><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></p>
<input type="checkbox"/>	<p><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?</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Michael Christensen</p>	



**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 type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" 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 <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;">(attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	(attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	(attach HRER or PTR)						
b. Other (specify):							
<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. 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	<b>Signature:</b> Michael Christensen
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2019
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: 1100 THOMAS AVE  
RECORD NO.: 2019-000745PRJ

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

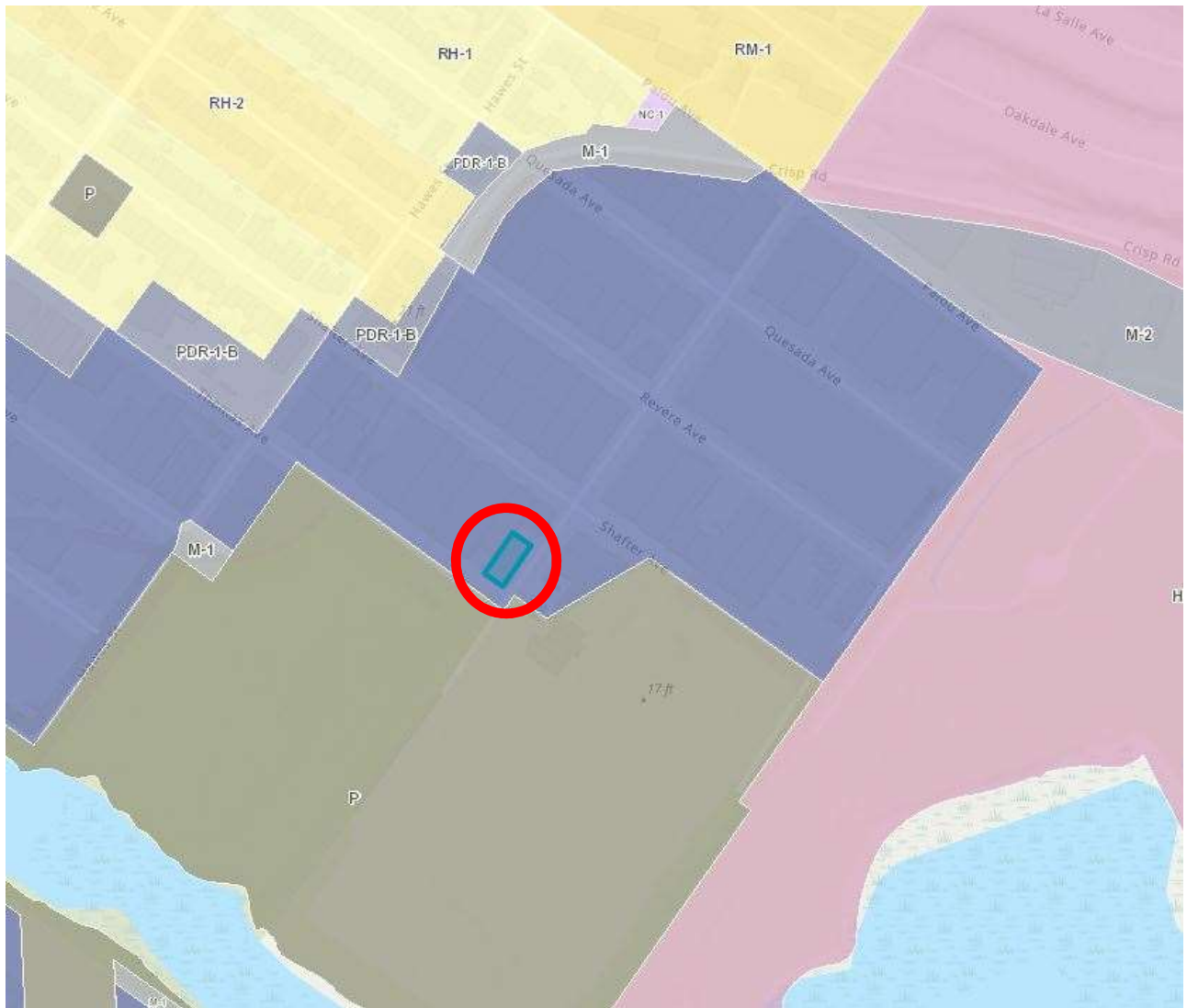
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

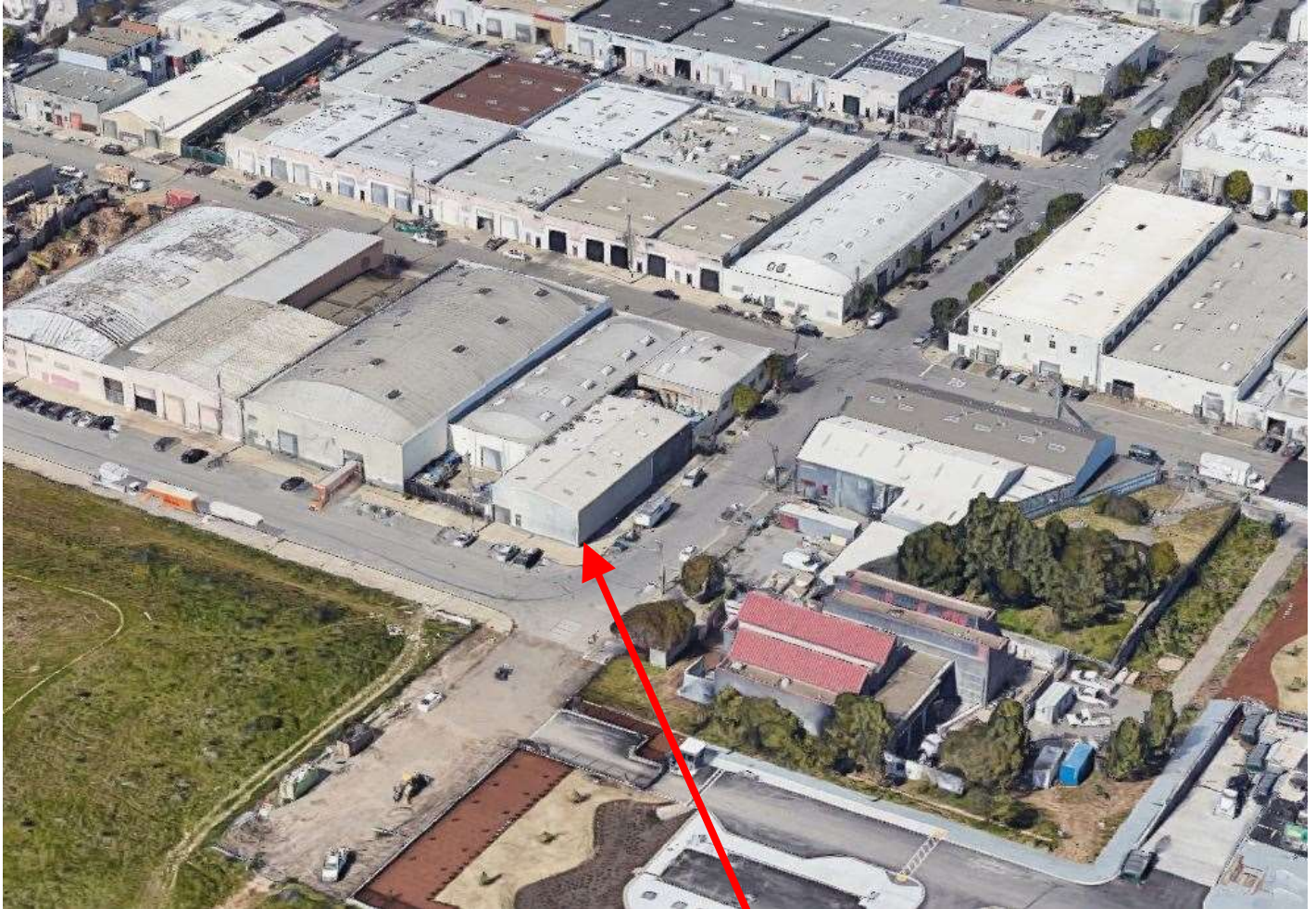
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	3,527	4,762	1,235
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF			
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
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 ( )			

# Zoning Map

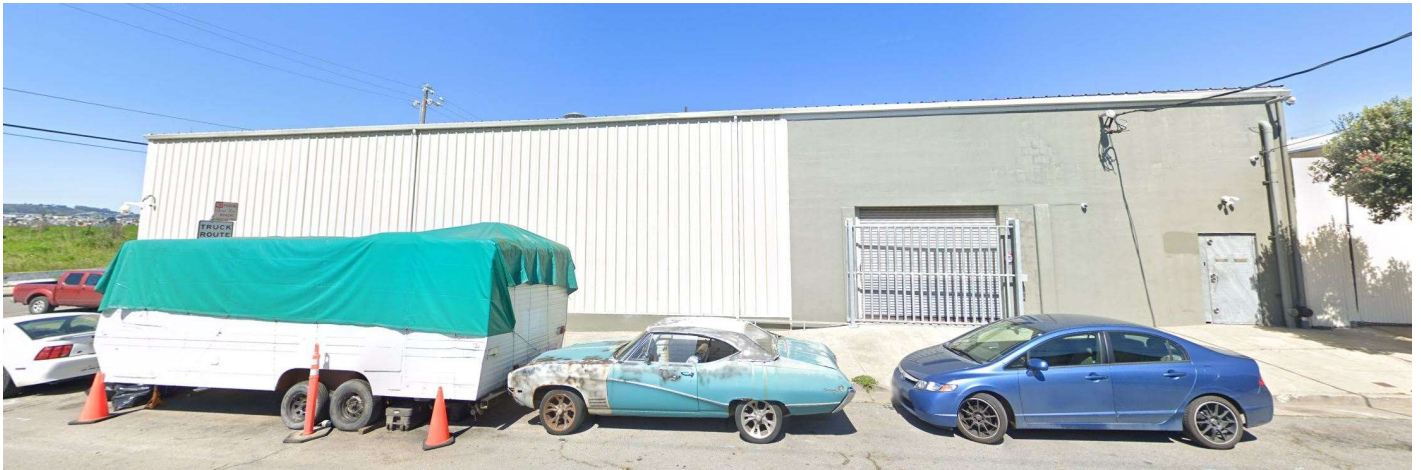


# Aerial Photo

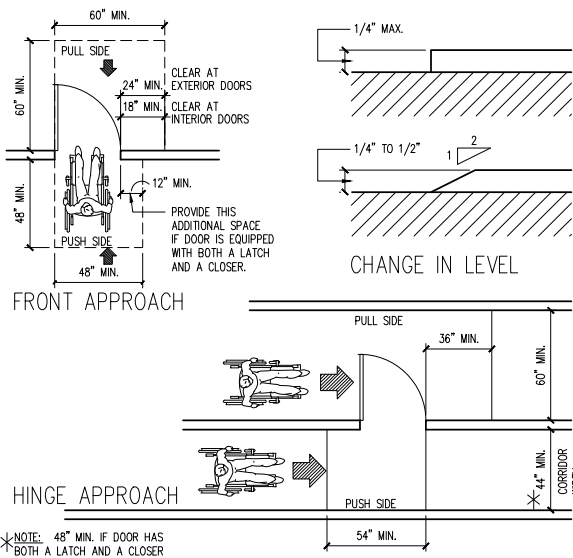


**SUBJECT PROPERTY**

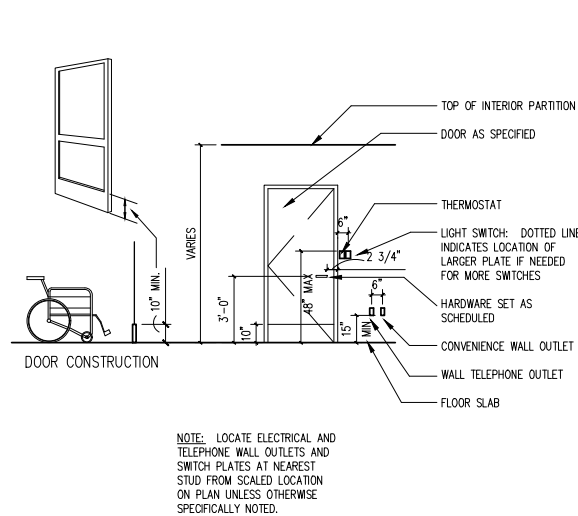
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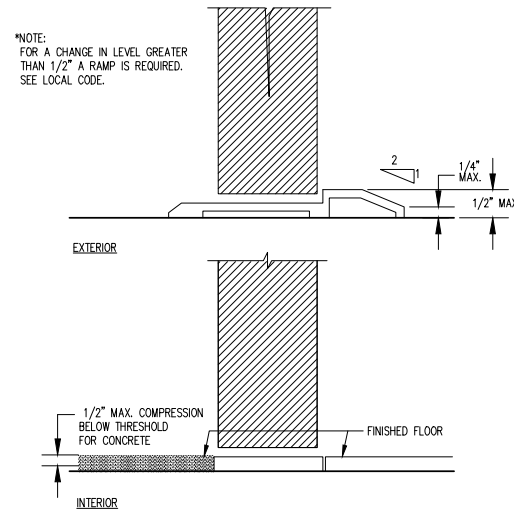




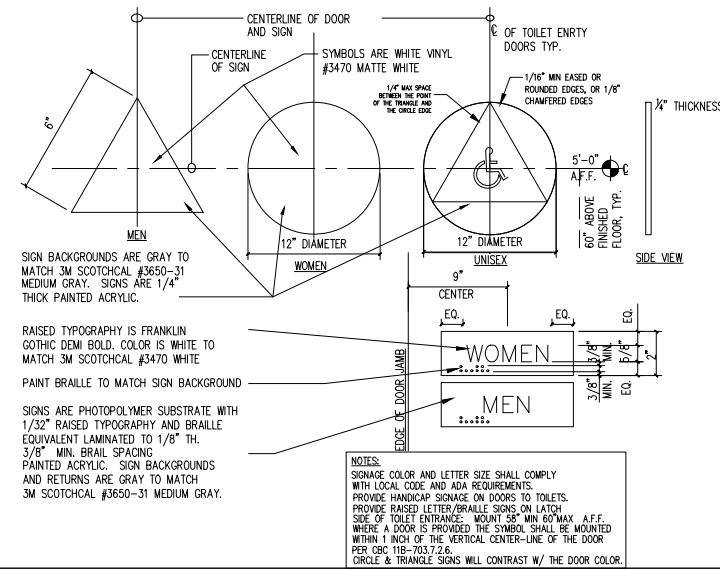
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SCALE 1/4" = 1'-0"



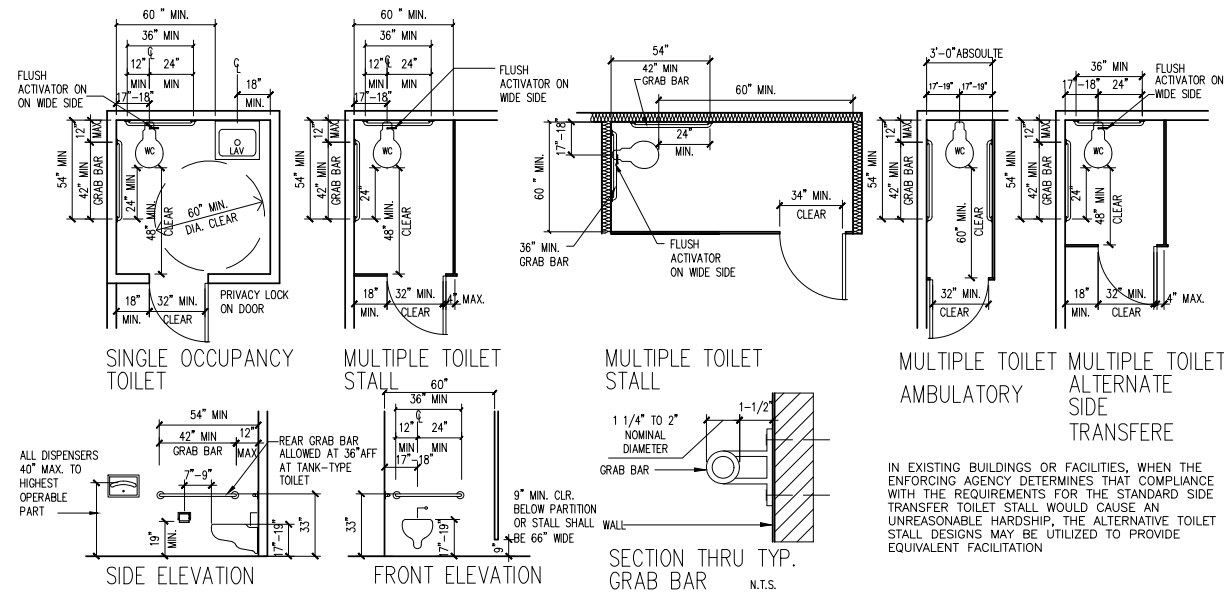
**2 TYP. DOOR MOUNTING HEIGHTS**  
SCALE 1/4" = 1'-0"



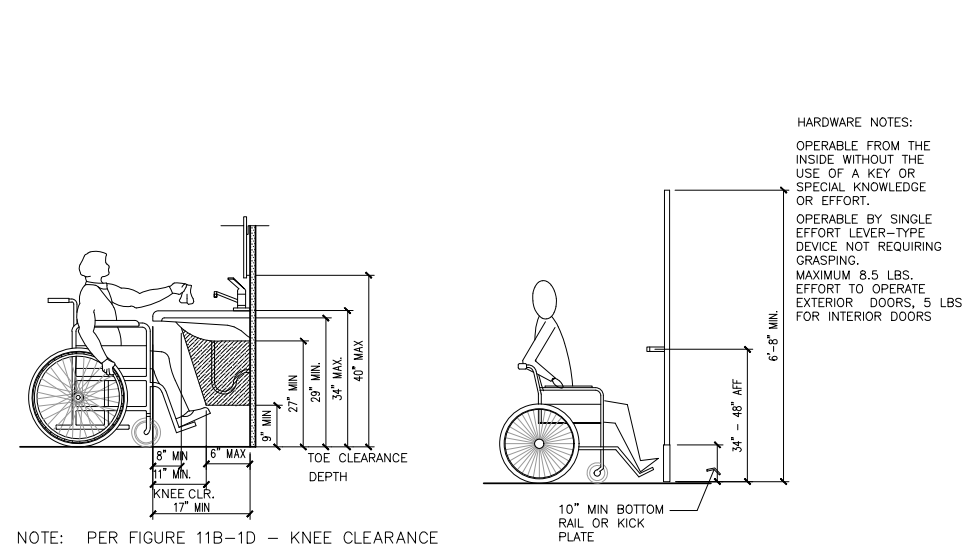
**3 THRESHOLD**  
SCALE 1" = 1'-0"



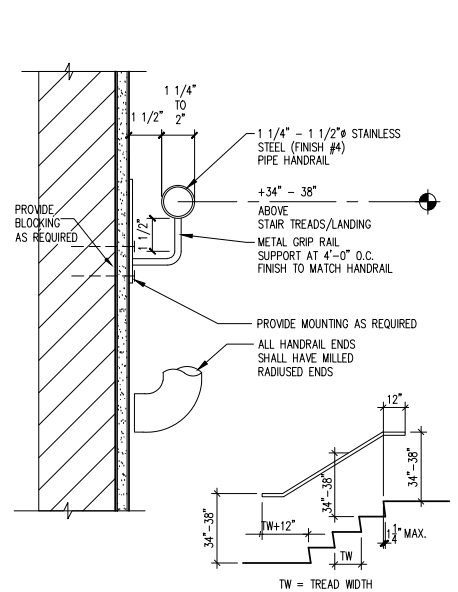
**4 TOILET RM. DOOR SIGNAGE**  
SCALE 1 1/2" = 1'-0"



**5 ACCESSIBLE TOILETS**  
SCALE 1/4" = 1'-0"

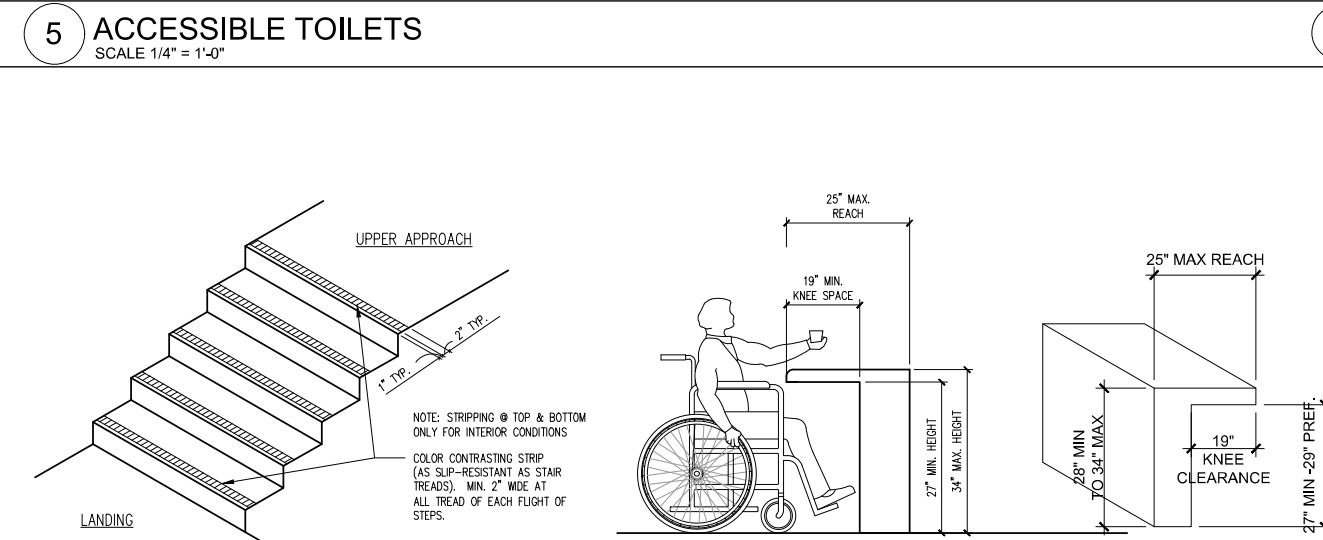


**6 TYP. H.C. SINK**  
SCALE: 1/4"=1'-0"



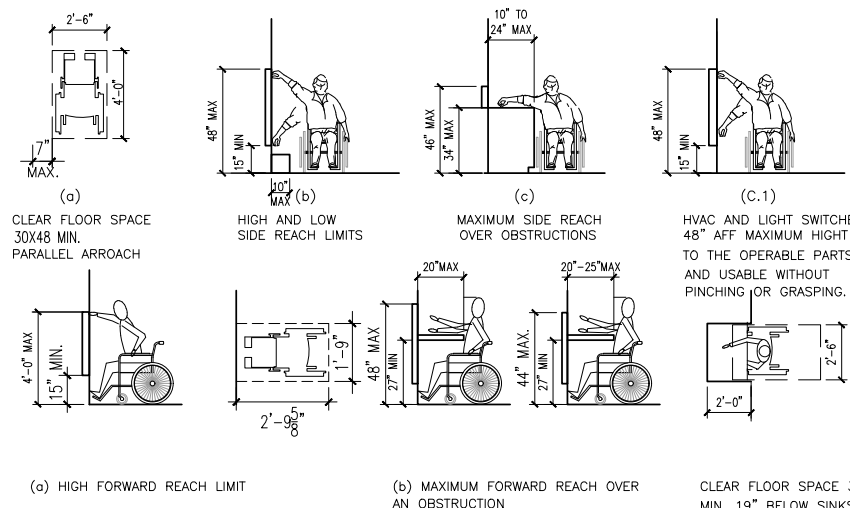
**7 ADA DOOR REQUIREMENT**  
SCALE: 1/4"=1'-0"

**8 STAIR HANDRAIL**  
SCALE 3" = 1'-0"

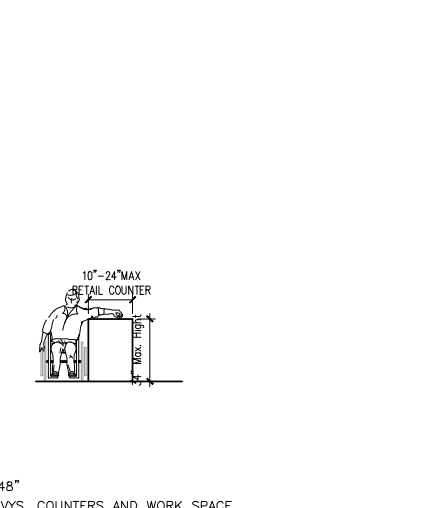


**9 TITLE 1**

**10 H.C. COUNTER**  
SCALE: 1/4"=1'-0"



**11 TYPICAL REACH DIMENSIONS**



**12 H.C. RETAIL COUNTER**  
SCALE: 1/4"=1'-0"

**SHATARA ARCHITECTURE INC.**  
890 7TH ST. SAN FRANCISCO CA 94107  
TEL (415) 512-7566  
suhell@shataraarch.com

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**PROJECT**  
TENANT IMPROVEMENT  
**ADDRESS**  
1100 THOMAS AVE  
SAN FRANCISCO, CA  
**BLock:** 4793  
**LOT:** 001B

**PROJECT DIRECTORY**  
**OWNER**  
**ARCHITECT**  
SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHELL SHATARA

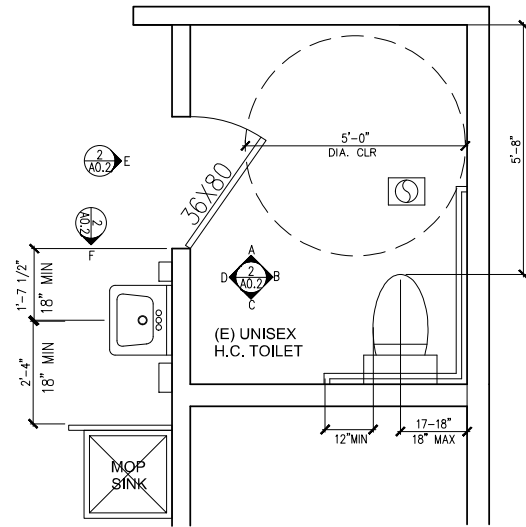
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BUILDING	08.31.2016
BUILDING	09.21.2016
BUILDING	06.01.2018
BUILDING	06.21.2018
BUILDING	12.05.2018



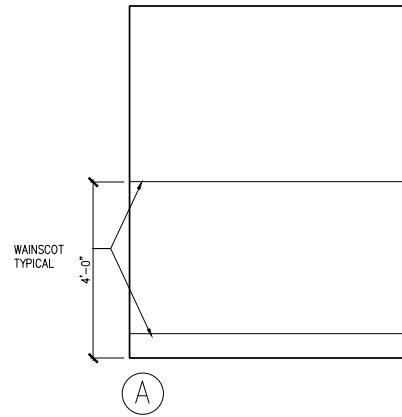
**DISABLED ACCESS GUIDELINES**

**A0.1**

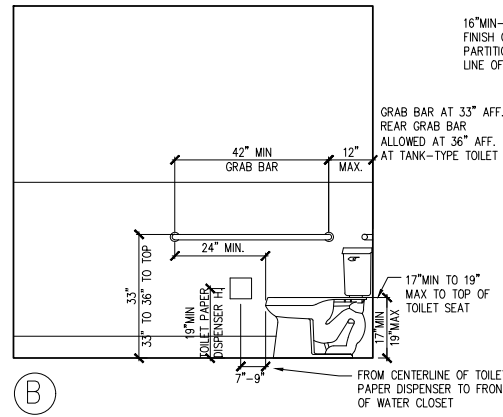




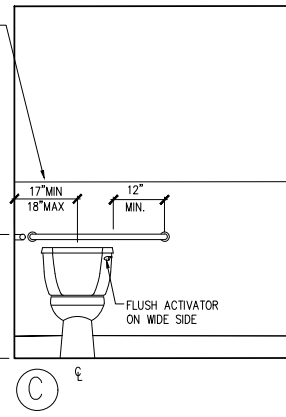
**1 EXISTING ENLARGED H.C. TOILET PLAN**  
SCALE : 1/2"=1'-0"



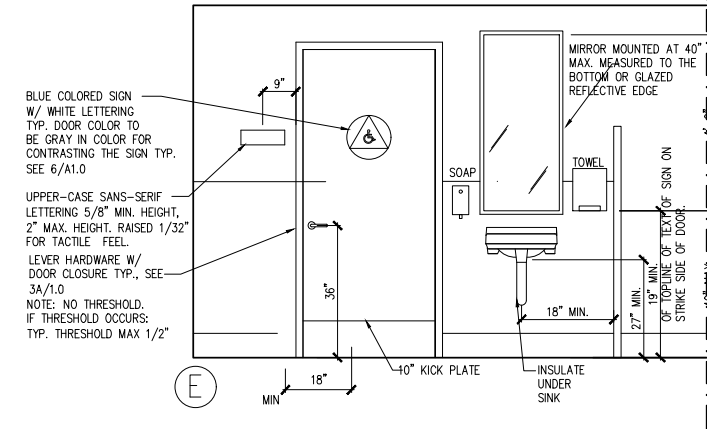
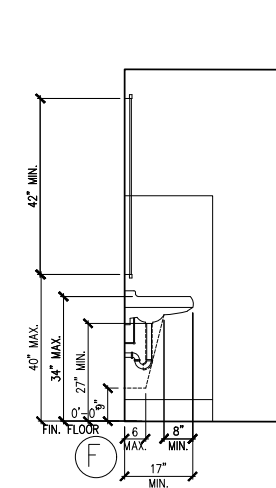
**2 TOILET ELEVATIONS**  
SCALE : 1/2"=1'-0"



**4 DIRECTIONAL SIGNAGE**  
SCALE : 3"=1'-0"



**5 ISA DECAL (TACTILITY NOT REQUIRED)**  
SCALE : 3"=1'-0"



**TYPICAL SIGNAGE NOTES**

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N.
3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
4. TACTILE SIGNS SHALL COMPLY WITH A.D.A RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
6. PICTORGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTORGRAM.
7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS .
8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR
9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE
10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.
11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.

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SAN FRANCISCO, CA**

**BLOCK: 4793  
LOT: 001B**

**PROJECT DIRECTORY**

**OWNER**  
**ARCHITECT**  
SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUEHIL SHATARA

BUILDING	06.13.2016
BUILDING	08.31.2016
BUILDING	09.21.2016
BUILDING	06.01.2018
BUILDING	06.21.2018
BUILDING	12.05.2018





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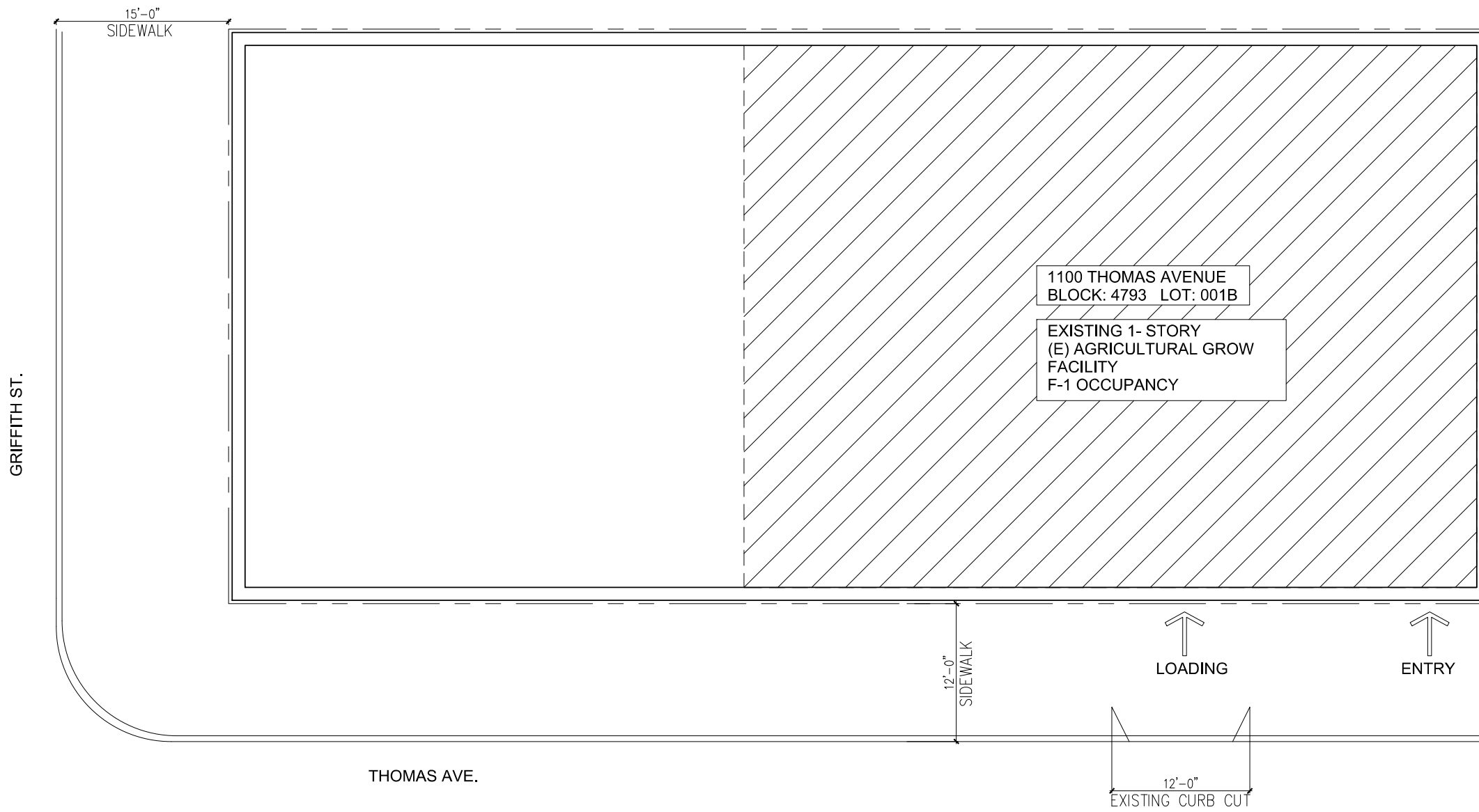
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BUILDING	08.31.2016
BUILDING	09.21.2016
BUILDING	06.01.2018
BUILDING	06.21.2018
BUILDING	12.05.2018



SHEET DESCRIPTION

**EXISTING /  
PROPOSED SITE  
PLANS**

**A1.0**



**1 EXISTING & PROPOSED SITE PLAN**  
SCALE : 3/16"=1'-0"



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**PROJECT  
TENANT IMPROVEMENT**

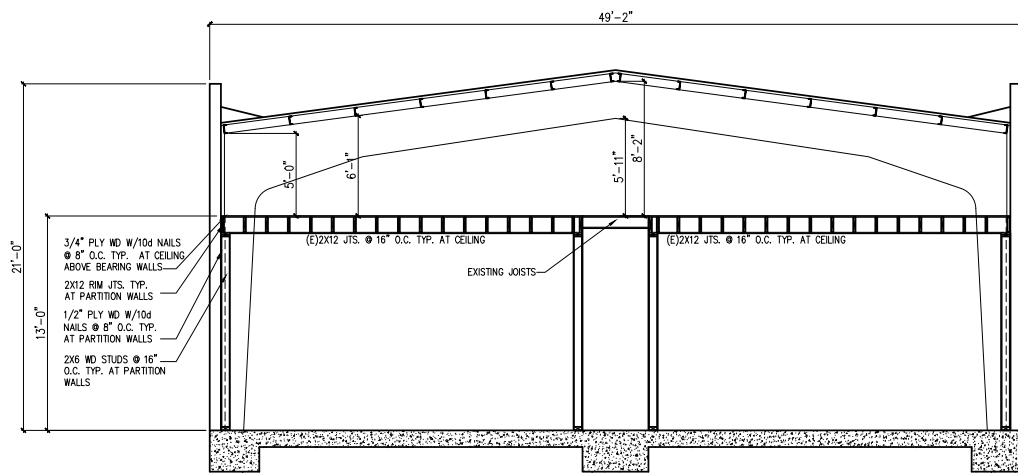
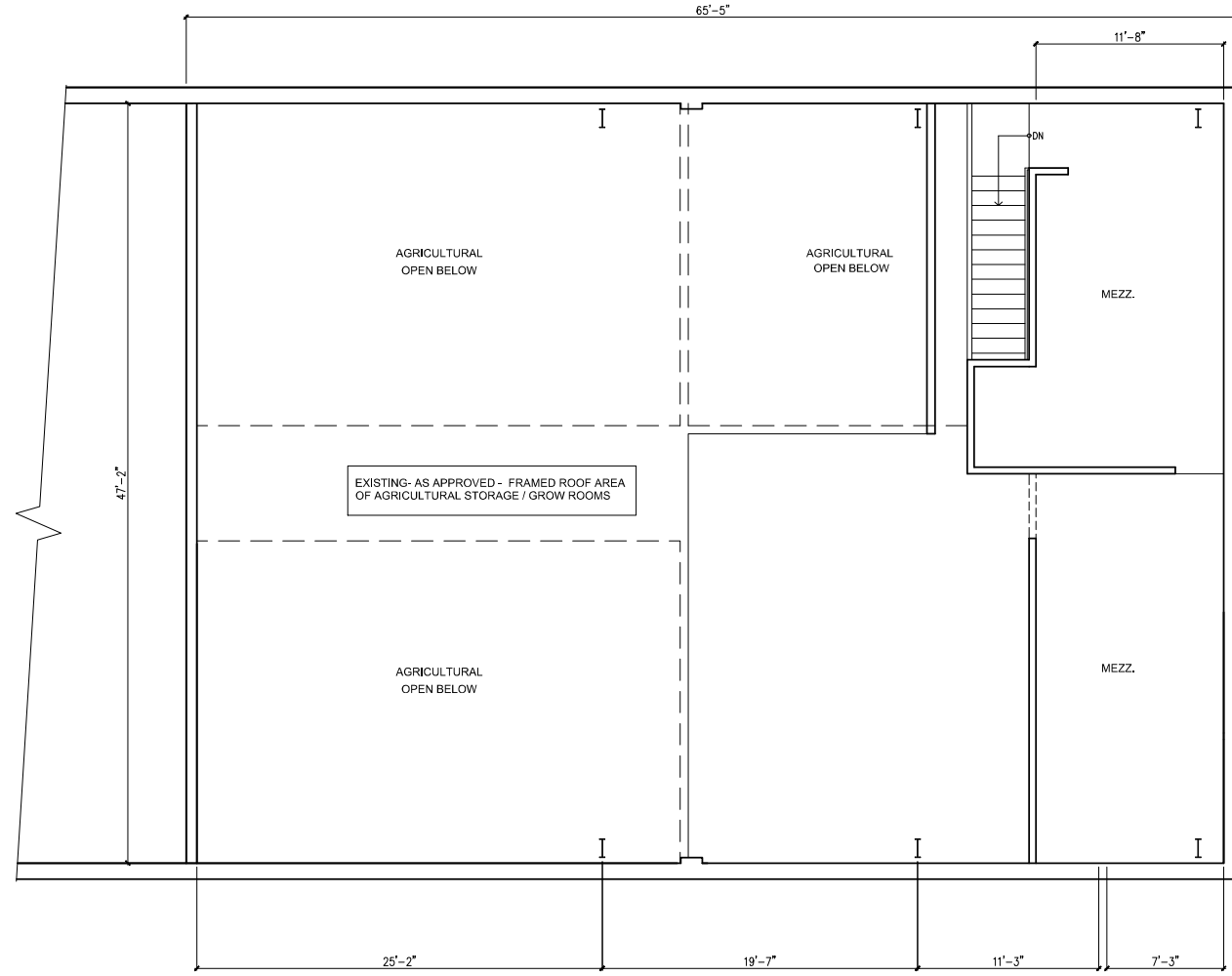
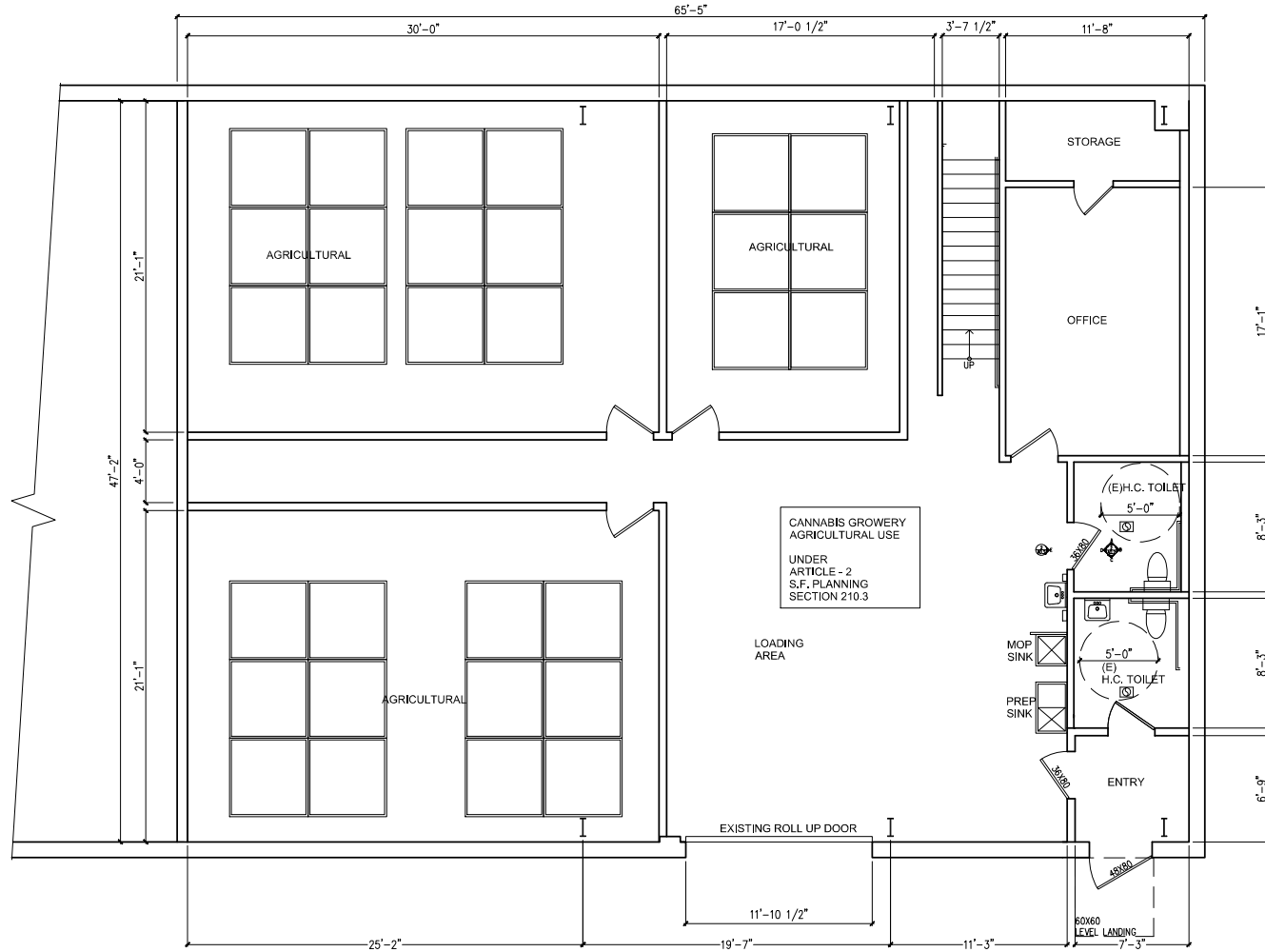
ADDRESS  
**1100 THOMAS AVE  
SAN FRANCISCO, CA**

**BLOCK: 4793  
LOT: 001B**

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CONTACT: SUHELL SHATARA

BUILDING	06.13.2016
BUILDING	08.31.2016
BUILDING	09.21.2016
BUILDING	06.01.2018
BUILDING	06.21.2018
BUILDING	12.05.2018



**DETAILS SHEET NOTES**

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

**SHEET NOTES**

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

**LEGEND**

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMBLY TYPE
	(E) WALL TO BE DEMOLISHED		
	(E) WALL TO REMAIN		
	(N) WALL		
	PROPERTY LINE		



**EXISTING AS APPROVED FLOOR PLANS & SECTION**



**SHATARA  
ARCHITECTURE  
INC.**

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SAN FRANCISCO  
CA 94107

TEL (415) 512-7566  
suhell@shataraarch.com

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ADDRESS  
**1100 THOMAS AVE  
SAN FRANCISCO, CA**

**BLOCK: 4793  
LOT: 001B**

**PROJECT DIRECTORY**

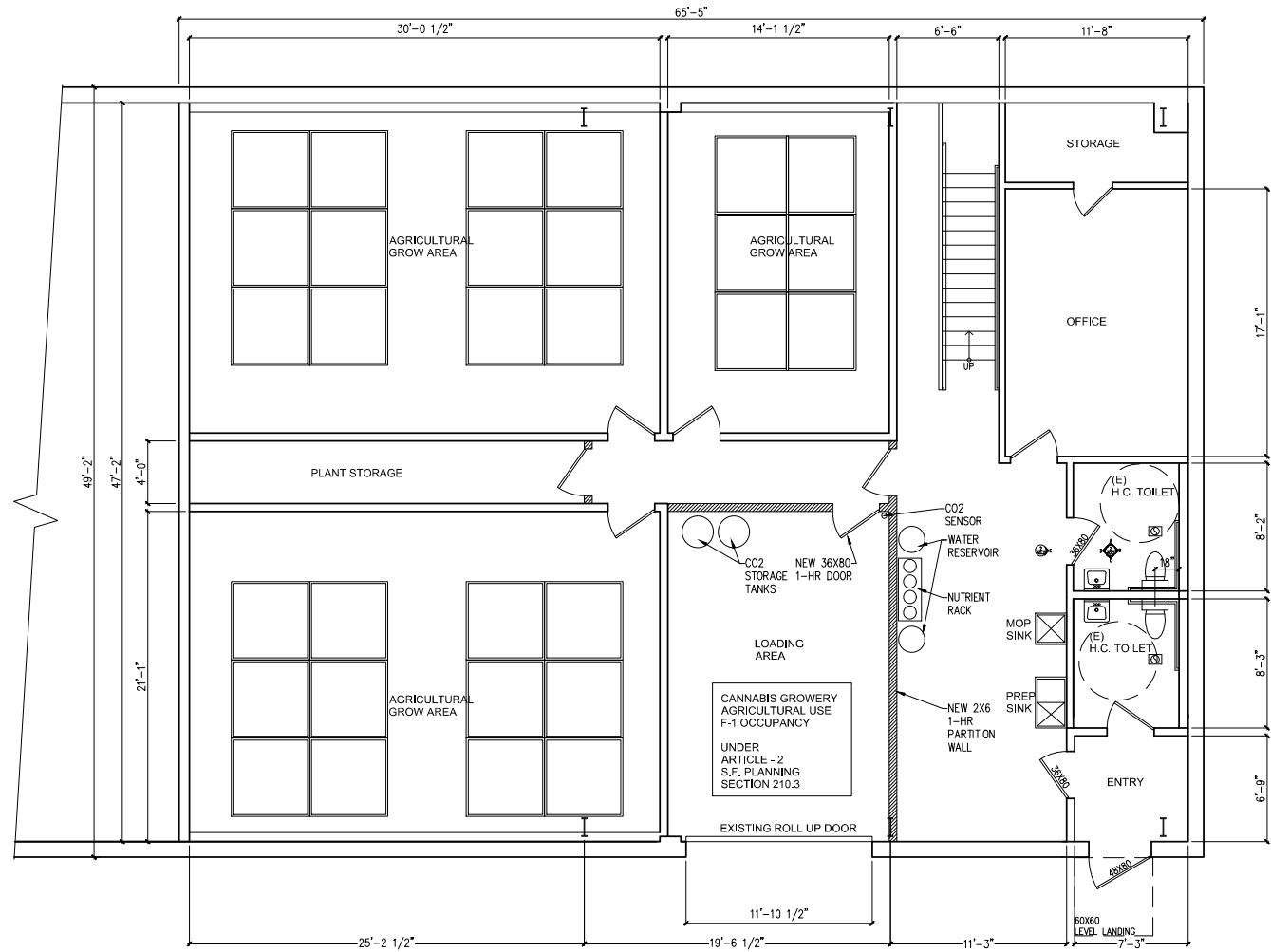
**OWNER**  
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SHATARA ARCHITECTURE INC.  
890 7TH STREET,  
SAN FRANCISCO, CA 94107  
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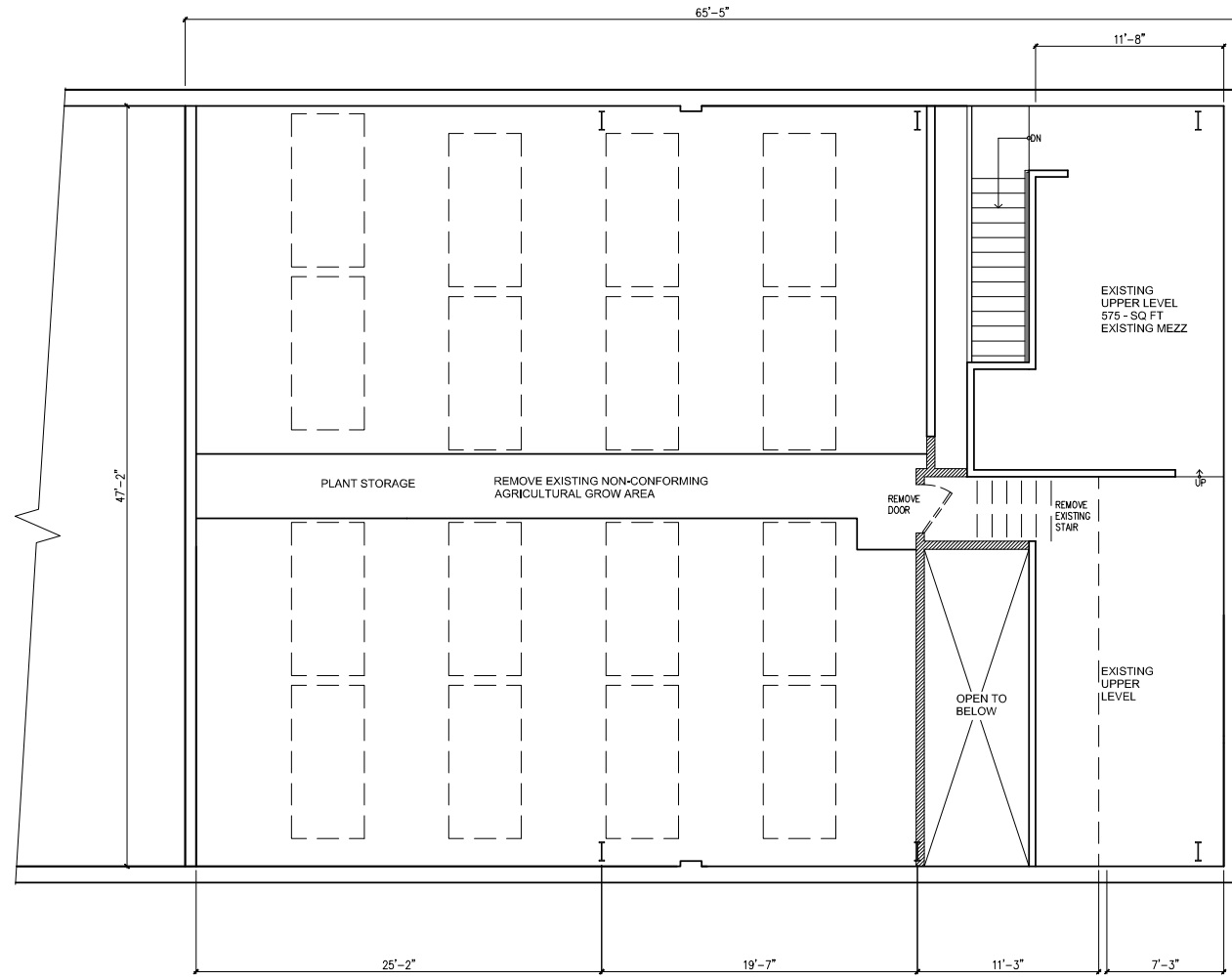


**AS BUILT  
FLOOR PLANS**

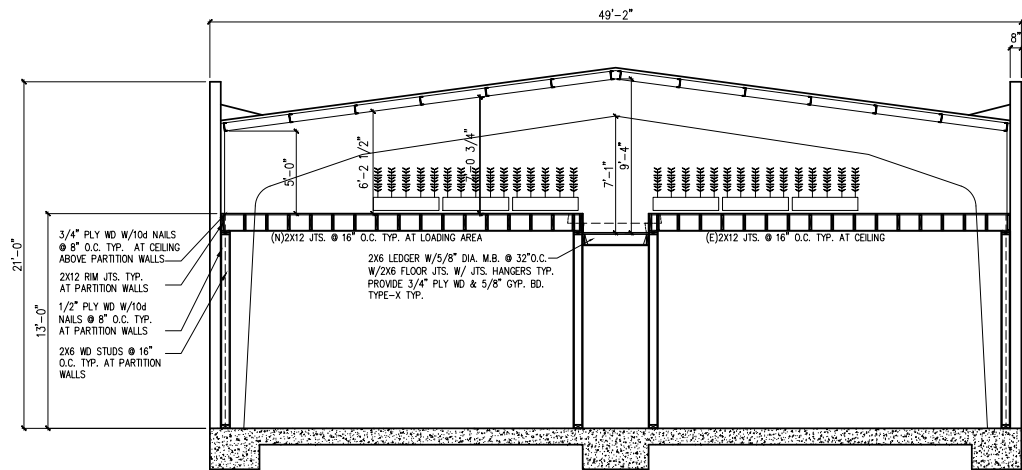
**A1.1.1**



**1 AS BUILT FIRST FLOOR PLAN W/O BENEFIT OF PERMIT**  
SCALE: 3/16"=1'-0"



**2 AS BUILT MEZZANINE PLAN W/O BENEFIT OF PERMIT**  
SCALE: 3/16"=1'-0"



**3 AS BUILT WIDE SECTION W/O BENEFIT OF PERMIT**  
SCALE: 3/16"=1'-0"

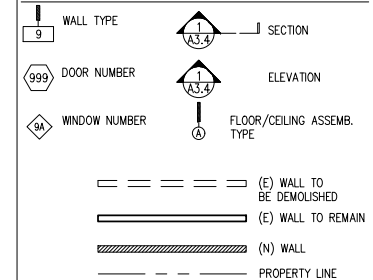
**DETAILS SHEET NOTES**

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

**SHEET NOTES**

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

**LEGEND**



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PROJECT  
**TENANT IMPROVEMENT**

ADDRESS  
**1100 THOMAS AVE  
SAN FRANCISCO, CA**

**BLOCK: 4793  
LOT: 001B**

**PROJECT DIRECTORY**

**OWNER**

**ARCHITECT**

SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEIL SHATARA

BUILDING 06.13.2016

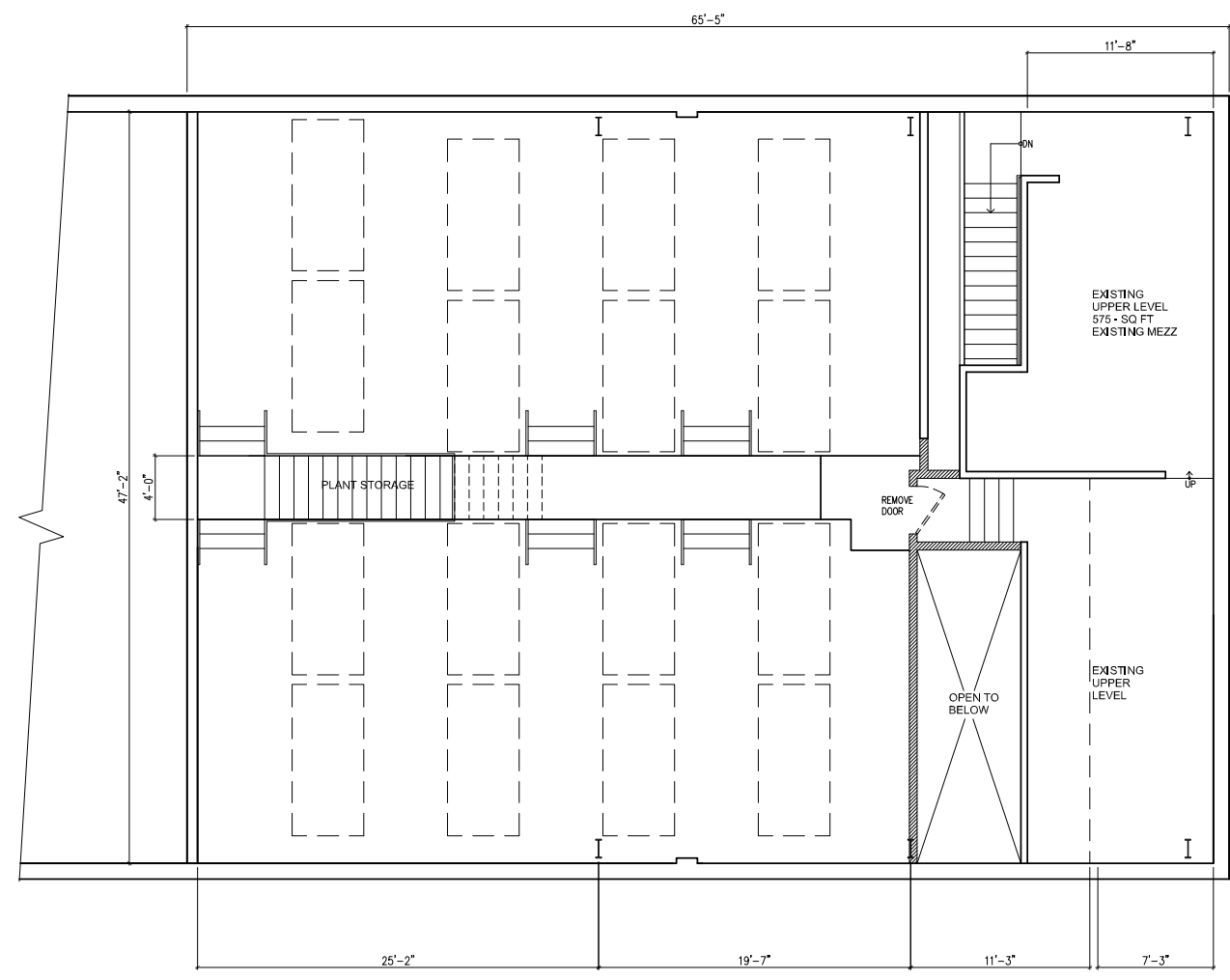
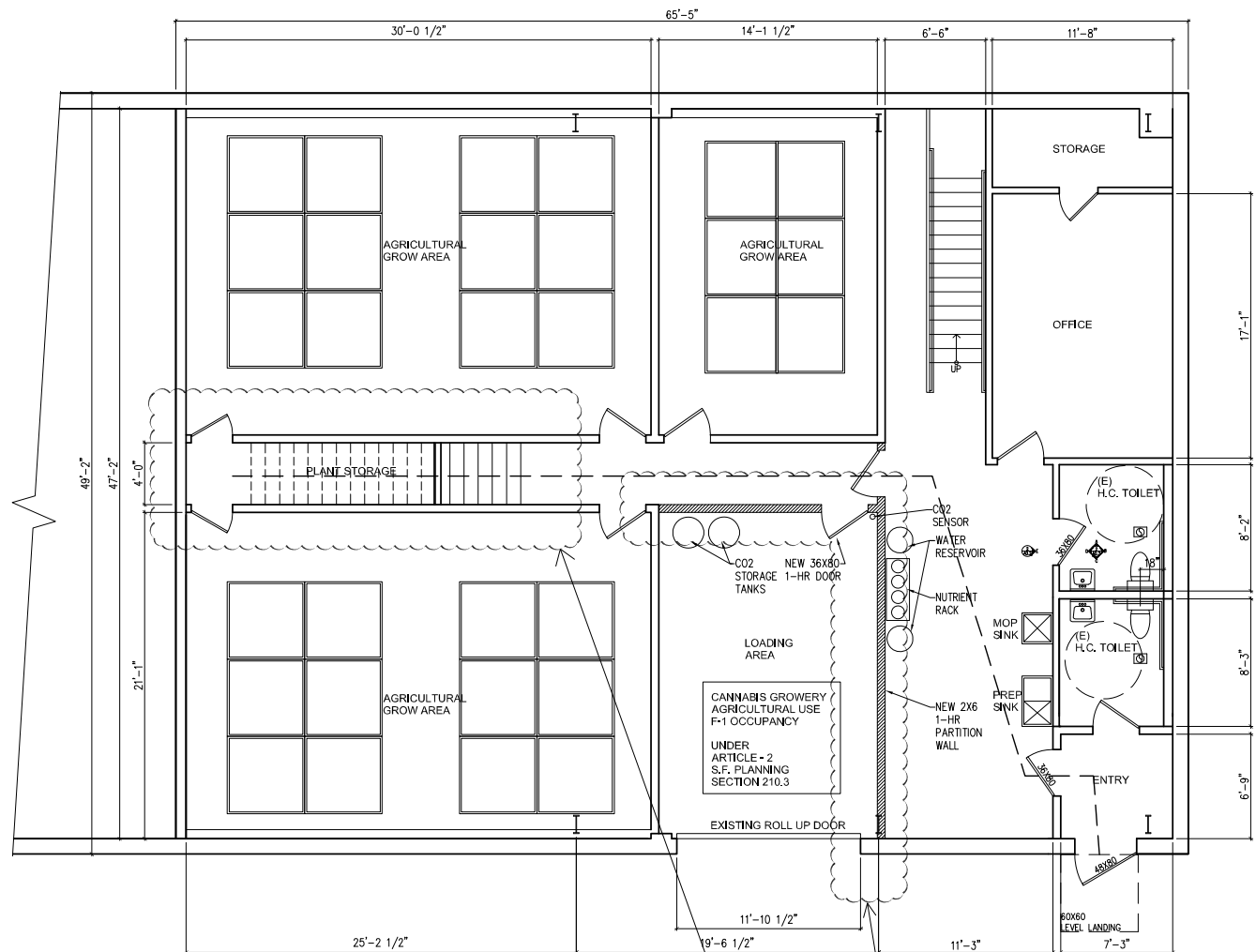
BUILDING 08.31.2016

BUILDING 09.21.2016

BUILDING 06.01.2018

BUILDING 06.21.2018

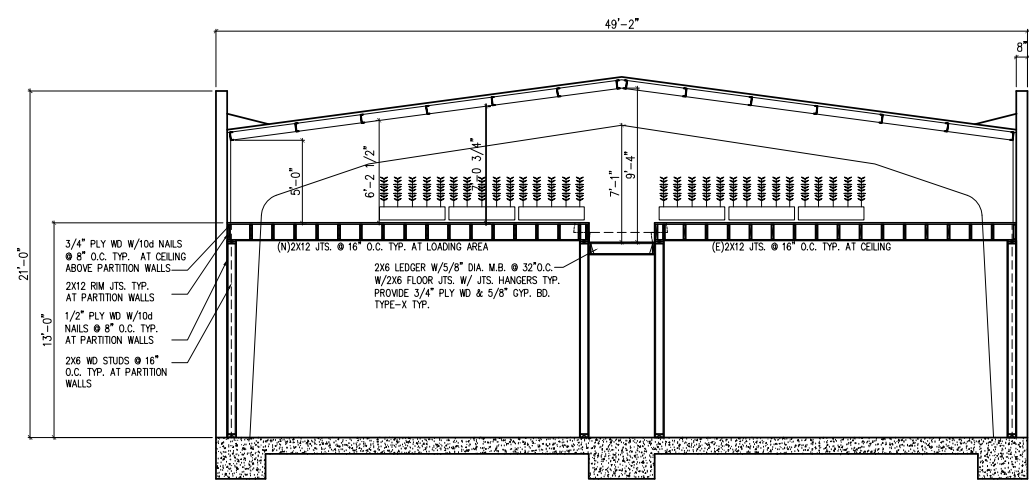
BUILDING 12.05.2018



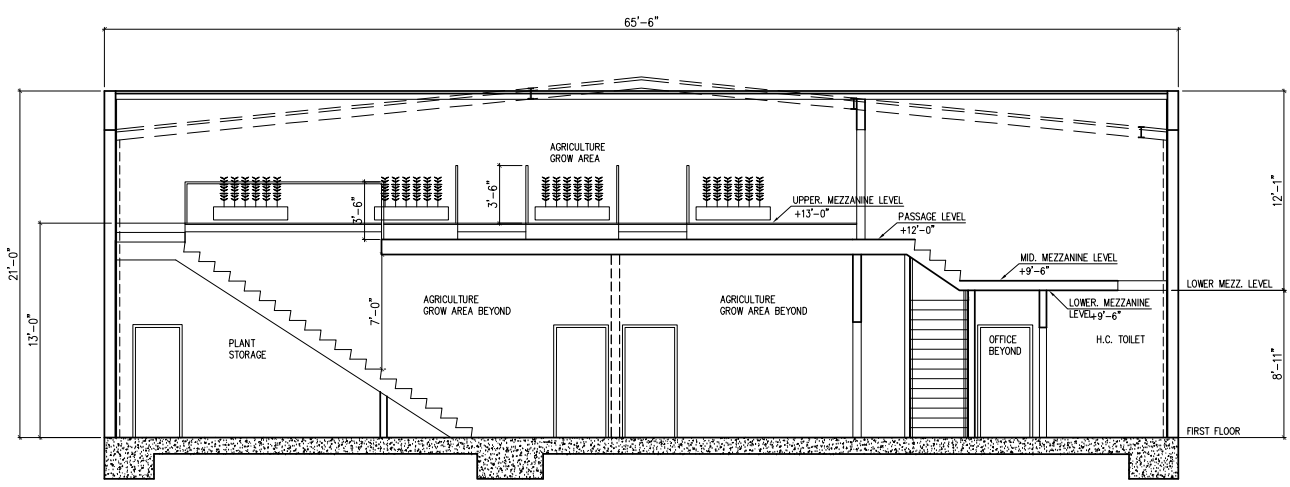
**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 3/16"=1'-0"

**2 PROPOSED MEZZANINE FLOOR PLAN**  
SCALE: 3/16"=1'-0"

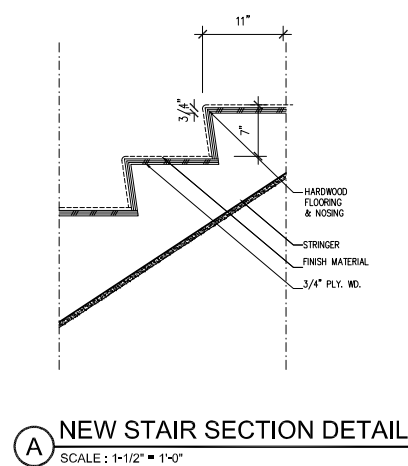
SCOPE OF WORK:  
NEW WALLS



**3 PROPOSED WIDE SECTION**  
SCALE: 3/16"=1'-0"



**4 PROPOSED LONGITUDINAL SECTION**  
SCALE: 3/16"=1'-0"



**A NEW STAIR SECTION DETAIL**  
SCALE: 1-1/2"=1'-0"

**LEGEND**

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMBLY TYPE

(E) WALL TO BE DEMOLISHED  
 (E) WALL TO REMAIN  
 (N) WALL  
 PROPERTY LINE

**DETAILS SHEET NOTES**

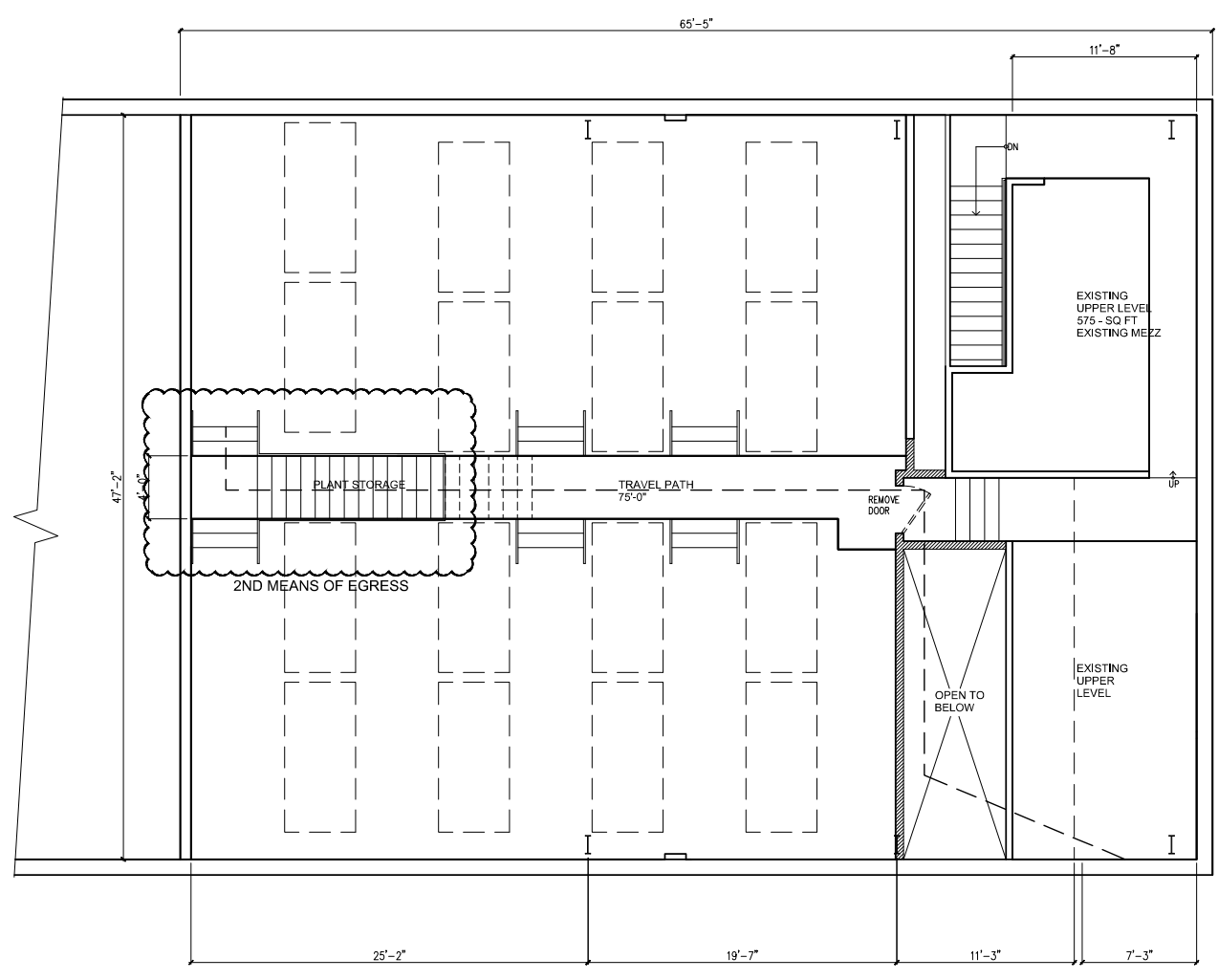
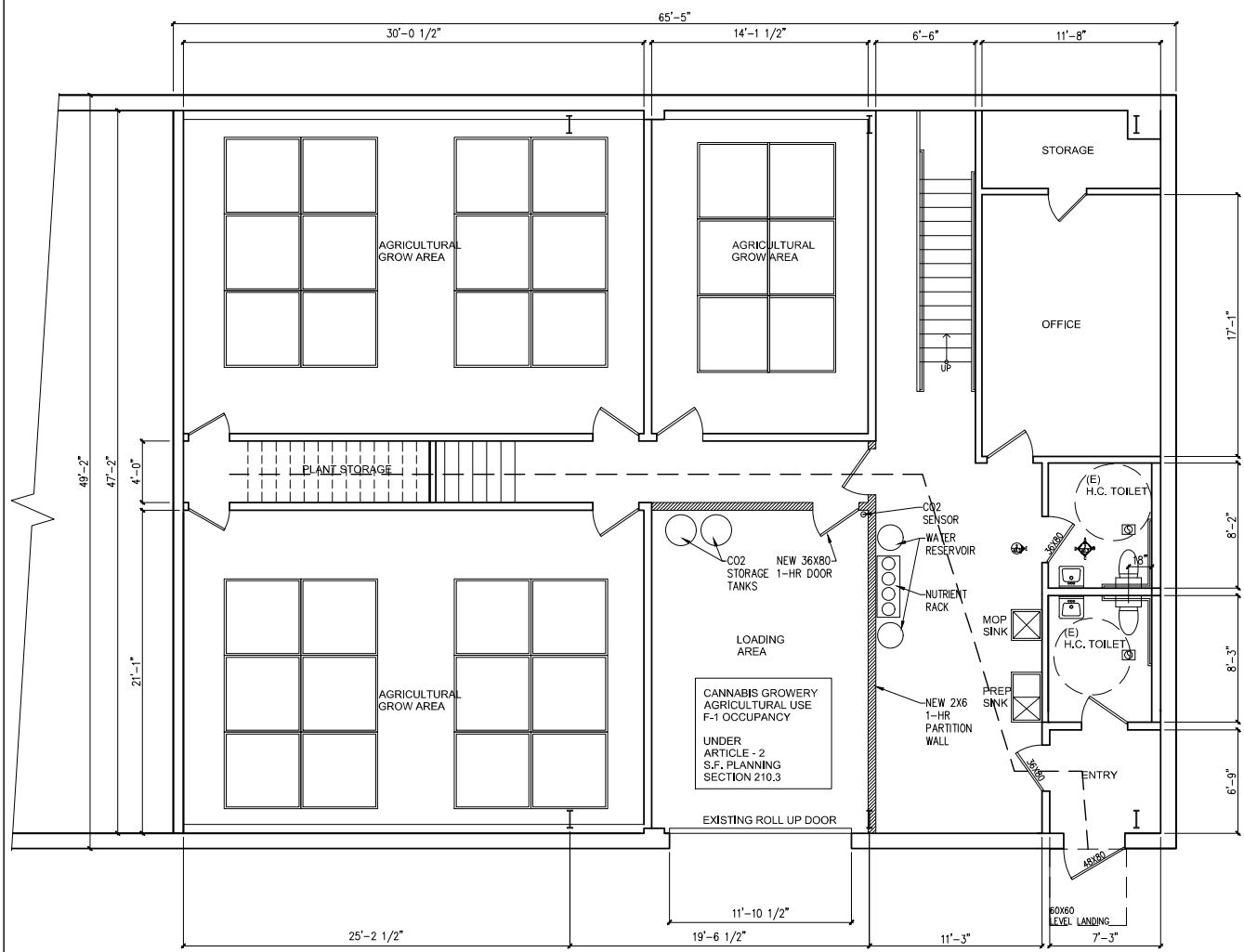
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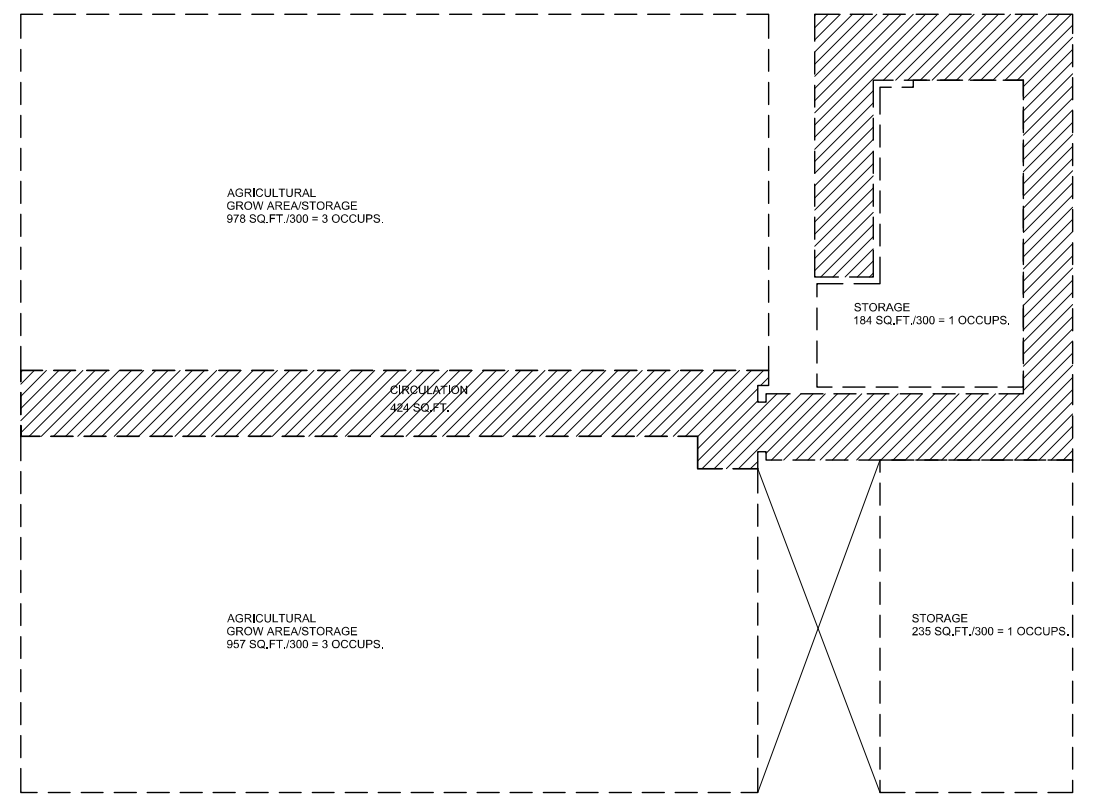
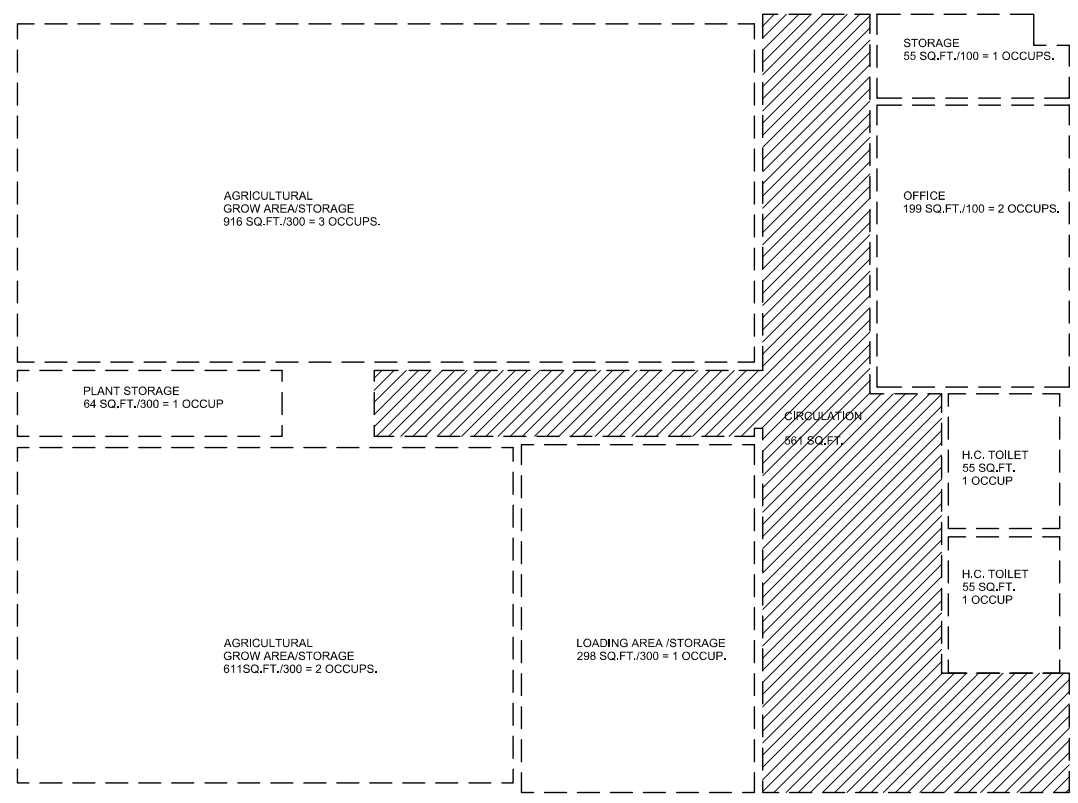


**PROPOSED FLOOR PLANS & SECTIONS**



**1 FIRST FLOOR PLAN EGRESS PATH**  
SCALE: 3/16"=1'-0"

**2 MEZZANINE FLOOR PLAN EGRESS PATH**  
SCALE: 3/16"=1'-0"



**3 FIRST FLOOR OCCUPANCY**  
SCALE: 3/16"=1'-0"

**4 MEZZANINE FLOOR OCCUPANCY**  
SCALE: 3/16"=1'-0"

TOTAL OCCUPANTS 20 OCCUPANTS < 49  
1 EXIT REQUIRED

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CA 94107

TEL (415) 512-7566  
suheil@shataraarch.com

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PROJECT  
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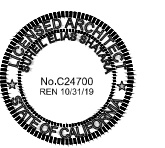
ADDRESS  
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SAN FRANCISCO, CA**

**BLK: 4793  
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PROJECT DIRECTORY

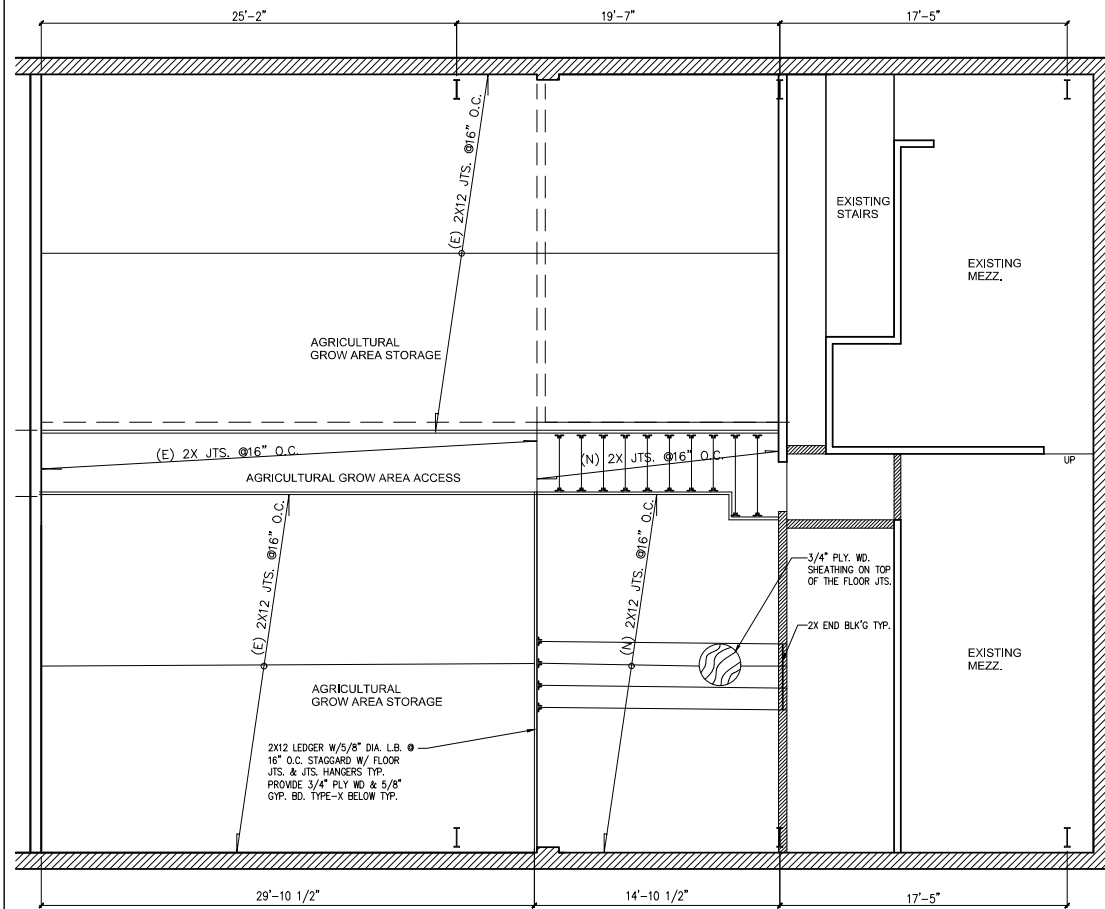
OWNER  
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SHATARA ARCHITECTURE INC.  
890 7TH STREET,  
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BUILDING	08.31.2016
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BUILDING	12.05.2018

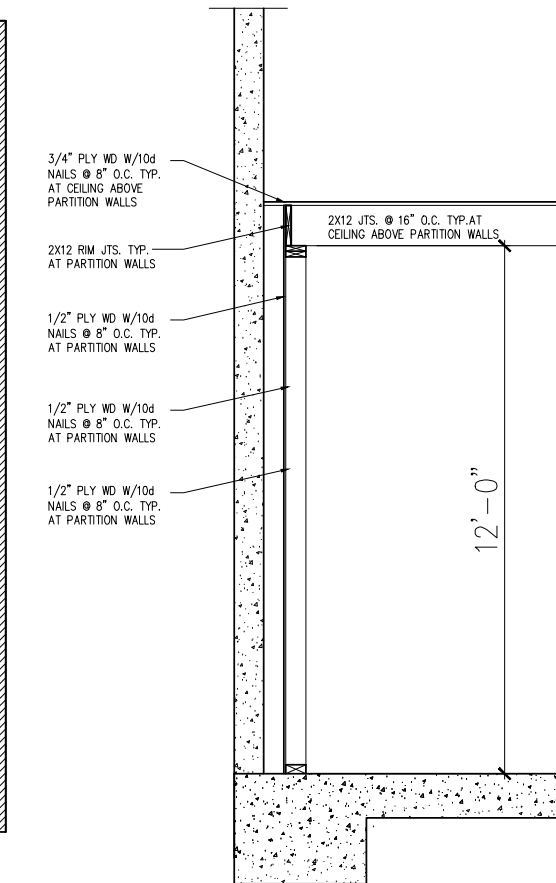


SHEET DESCRIPTION  
**OCCUPANT LOAD FACTOR & MEANS OF EGRESS**

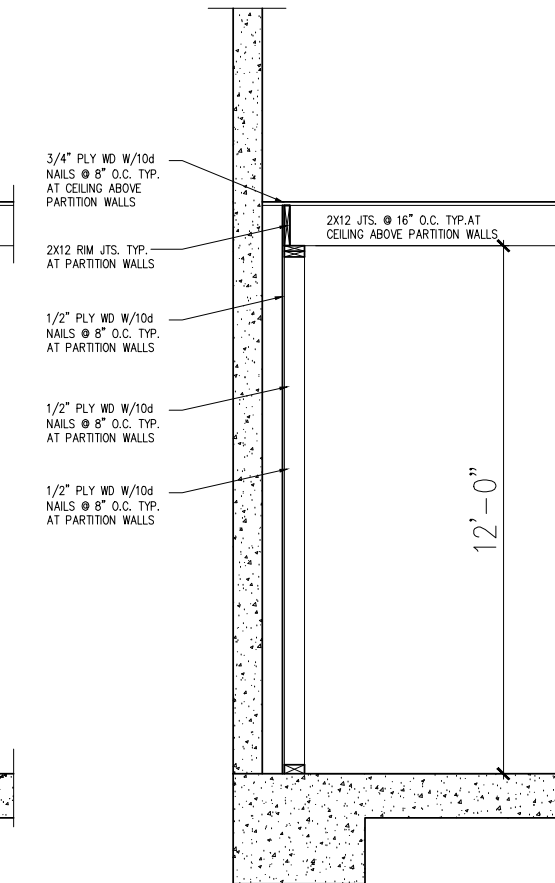
**A2.2**



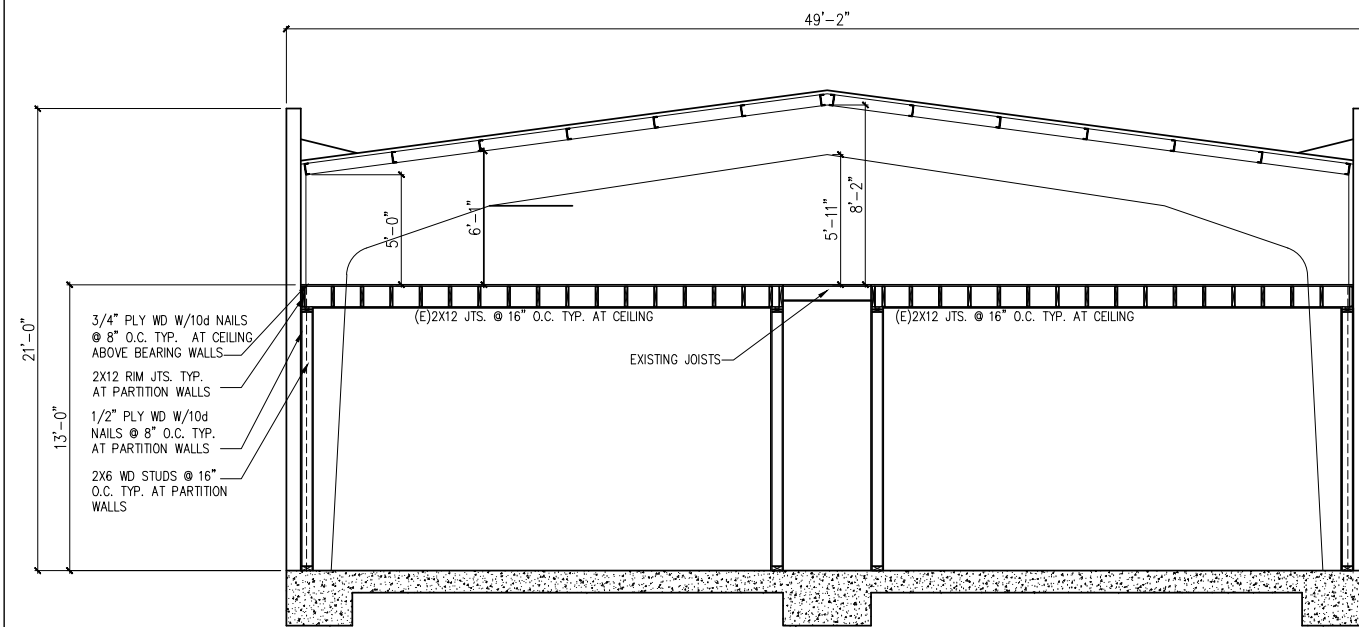
**2** EXISTING AS APPROVED & PROPOSED FRAMING PLAN  
SCALE: 3/16"=1'-0"



**A** EXISTING AS APPROVED SECTION DETAIL  
SCALE: 1/2"=1'-0"



**B** PROPOSED SECTION DETAIL  
SCALE: 1/2"=1'-0"



**1** EXISTING AS APPROVED & PROPOSED SECTION  
SCALE: 1/4"=1'-0"

**STRUCTURAL NOTES**

NOTES & SPECIFICATIONS

1) CONCRETE

a. SELECTION OF MATERIALS, MIXING AND PLACING OF CONCRETE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND ACI REQUIREMENTS.

b. CONCRETE STRENGTH. CONCRETE SHALL BE NORMAL WEIGHT READY MIX CONCRETE AND SHALL DEVELOP THE COMPRESSIVE STRENGTHS LISTED BELOW, UNLESS OTHERWISE NOTED IN SPECIAL INSPECTION CHECKLIST:

FOOTINGS: 2,500 PSI 4" SLUMP 3/4" AGGREGATE  
WALLS: 3,000 PSI 4" SLUMP 3/4" AGGREGATE  
SLAB ON GRADE: 2,500 PSI 4" SLUMP 3/4" AGGREGATE

NOTE: 3/8" PEA GRAVEL MAY BE SUBSTITUTED FOR 3/4" AGGREGATE WHERE NEEDED FOR PUMPING.

c. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

SURFACE POURED AGAINST GROUND: 3"

FRAMED SURFACES BELOW GRADE: 2"

SURFACES EXPOSED TO WEATHER: 2"

CONCRETE BEAM BARS: 1-1/2"

ALL OTHERS: 1"

d. REINFORCING STEEL USE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER. TACK WELDING HEATING OR CUTTING OF BARS IS NOT PERMITTED. STAGGER ALL SPLICES A MINIMUM OF 5 FEET.

e. ANCHOR BOLTS SHALL CONFORM TO ASTM-A36 FOR HOOKED ANCHOR BOLTS. HEADED ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

f. CONSTRUCTION JOINTS SHALL BE PREPARED BY WIRE BRUSHING AND CLEANING PREVIOUS POUR. PROVIDE 1/4 INCH AMPLITUDE MINIMUM OR KEYS JOINTS. ADD A PASTE OF CEMENT MORTAR IMMEDIATELY PRIOR TO POURING. ALL EXISTING CONCRETE SURFACES WHICH ARE TO RECEIVE NEW CONCRETE SHALL BE ROUGHENED AND WASHED CLEAN OF DUST PRIOR TO CONCRETE PLACEMENT. WAIT 48 HOURS BETWEEN POURS.

g. ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS TO ASSURE THE ABSENCE OF VOIDS IN STRUCTURAL ELEMENTS.

h. SLABS ON GRADE SHALL BE A MINIMUM OF 5 INCHES THICK WITH #4 BARS AT 12 INCHES ON CENTER AT MID HEIGHT UNLESS OTHERWISE NOTED ON THE PLANS. PROVIDE 2 INCHES OF SAND BELOW SLAB WITH PLASTIC VAPOR BARRIER OVER 6 INCHES OF CLASS B CRUSHED ROCK COMPACTED TO 95% RELATIVE COMPACTION.

i. EPOXY TO BE SIMPSON SET EPOXY BASED ANCHORING ADHESIVE. FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS. ALL HOLES TO BE BRUSHED CLEAN AND BLOWN OUT PRIOR TO EPOXY INSTALLATION.

j. LAP LENGTHS. ALL REINFORCING BARS #6 AND SMALLER TO BE LAPPED 44 TIMES THE DIAMETER OF THE BAR. ALL BARS #7 AND LARGER TO BE LAPPED 55 TIMES THE DIAMETER OF THE BAR.

2) WOOD

a. FRAMING LUMBER SHALL BE DOUGLASS FIR LARCH WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF PLACEMENT.

HEADERS, PLATES: NO. 1

POSTS AND BEAMS: NO. 1

STUDS AND BLOCKING: NO. 2

b. SILLS OR LEDGERS IN CONTACT WITH CONCRETE OR MASONRY, AND ANY WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLASS FIR OR CALIFORNIA REDWOOD. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED. ALL NAILS AND BOLTS INTO PRESSURE TREATED FRAMING TO BE HOT-DIPPED GALVANIZED. ALL HARDWARE AND HANGERS IN CONTACT WITH PRESSURE TREATED FRAMING TO BE TRIPLE ZINC COATED OR GALVANIZED.

c. PLYWOOD SHEATHING

ROOF SHEATHING: 5/8" CD EXTERIOR APA RATED 32/16, PSI

FLOOR SHEATHING: 3/4" CD EXTERIOR APA RATED 48/24, PSI

WALL SHEATHING: 1/2" EXTERIOR APA RATED PSI

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**STRUCTURAL FRAMING AND SECTION DETAIL**

**S-1**