



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 23, 2020

CONSENT

*Record No.:* 2019-006042CUA  
*Project Address:* 1560 Wallace Avenue  
*Zoning:* PDR Light Industrial Buffer (PDR-1-B) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 4829/026  
*Project Sponsor:* Vadim Podrobinok  
1344 Jackson St. #107  
San Francisco, CA 94109  
*Property Owner:* Ken Bloch  
2655 Van Ness Avenue  
San Francisco, CA 94124  
*Staff Contact:* Xinyu Liang – (415) 575-9182  
[xinyu.liang@sfgov.org](mailto:xinyu.liang@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 a lot subdivision of a 14,600 square feet lot into two lots and new construction of a one-story, approximately 4,600 square feet, industrial warehouse on the vacant lot for construction equipment storage.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.9 and 303, to allow subdivision of a parcel that is equal to or greater than 10,000 square feet into one or more smaller parcels within the PDR-1-B Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Background.** On February 13, 2018, the Planning Department approved a Lot Line Adjustment (case no. 2018-001028LLA) to merge three lots (Block 4829, Lots 005, 006, & 006A, 007) at 1536-1540 Wallace Avenue, 1550 Wallace Avenue, and 1550-1560 Wallace, into one lot (Block 4829 Lot 026) of a total of 14,600 square feet in area.
- **Public Comment & Outreach.**
  - To date, the Department has not received any public correspondence expressing support for, or opposition to the revised project.

- The Project was referred to the Bayview Hunters Point Citizen Advisory Committee (CAC) on July 26, 2019, and received no further comments.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Bayview Hunters Point Area Plan and the Objectives and Policies of the General Plan. The Project results in a net new of 4,600 square feet of PDR space, which is a goal for the City. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 23, 2020

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*Record No.:* 2019-006042CUA  
*Project Address:* 1560 WALLACE AVENUE  
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40-X Height and Bulk District  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.9 AND 303, TO ALLOW SUBDIVISION OF A PARCEL THAT IS EQUAL TO OR GREATER THAN 10,000 SQUARE FEET INTO ONE OR MORE SMALLER PARCELS IN THE PDR-1-B ZONING DISTRICT, FOR THE PROJECT INVOLVING A LOT SUBDIVISION OF A 14,600 SQUARE FEET LOT INTO TWO LOTS AND NEW CONSTRUCTION OF A ONE-STORY, APPROXIMATELY 4,600 SQUARE FEET, INDUSTRIAL WAREHOUSE ON THE VACANT LOT AT 1650 WALLACE AVENUE, LOT 026 IN ASSESSOR'S BLOCK 4829, WITHIN THE PRODUCTION, DISTRIBUTION AND REPAIR LIGHT INDUSTRIAL BUFFER (PDR-1-B) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On July 9, 2019, Vadim Podrobinok on behalf of Ken Bloch (hereinafter "Project Sponsor") filed Application No. 2019-006042CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a lot subdivision of a 14,600 square feet lot into two lots and new construction of a one-story, approximately 4,600 square feet, industrial warehouse on the vacant lot (hereinafter "Project") at 1560 Wallace Avenue, Block 4829 Lot 026 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On January 23, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-006042CUA.

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. 2019-006042CUA, 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 a lot subdivision of a 14,600 square feet lot into two lots and new construction of a one-story, approximately 4,600 square feet, industrial warehouse on the vacant lot for construction equipment storage.
3. **Site Description and Present Use.** The Project is located on one lot (with a lot area of approximately 14,700 square feet), which has approximately 146 feet of frontage along Wallace Avenue. The Project Site contains a one-story, approximately 10,000 square feet, industrial building at 1550-1550A Wallace Avenue that was constructed in 1948. The remaining 4,600 square feet of land is vacant.

On February 13, 2018, the Planning Department approved a Lot Line Adjustment (case no. 2018-001028LLA) to merge three lots (Block 4829, Lots 005, 006, & 006A, 007) at 1536-1540 Wallace Avenue, 1550 Wallace Avenue, and 1550-1560 Wallace, into one lot (Block 4829 Lot 026) of a total of 14,600 square feet in area.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-B Zoning Districts in the Bayview Hunters Point Area Plan. The immediate context is mixed in character with residential and institutional uses. The adjacent properties to the west and to the east are improved with one-story industrial buildings. The immediate neighborhood across Keith Street includes two-to-three-story residential development. Other zoning districts in the vicinity of the project site include PDR-2 (Core Production Distribution and Repair - Bayview), RH-1 (Residential, House Districts, One-Family), and RH-2 (Residential, House Districts, Two-Family) Zoning Districts.
5. **Public Outreach and Comments.** The Department has not received any public correspondence expressing support for, or opposition to the revised project. The Project was referred to the Bayview Hunters Point Citizen Advisory Committee (CAC) on July 26, 2019, and received no further comments.

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 a Storage Yard Use. Per Planning Code Section 102, this is “an Industrial Use involving the storage of building materials or lumber, stones or monuments, livestock feed, or contractors' equipment, if conducted within an area enclosed by a wall or concealing fence not less than six feet high. This use does not include Vehicle Storage or a Hazardous Waste Facility.” Storage Yard is a principally permitted land use in the PDR-1-B Zoning District if the total area is no greater than 5,000 square feet.

*The Project Sponsor is proposing to establish a Storage Yard Use at the site for a total of 4,600 square feet. The warehouse will be used for storing construction equipment.*

- B. **Floor Area Ratio.** Planning Code Section 210.3. requires the gross floor area of a structure on a lot in PDR Districts may not exceed a floor area ratio of 3 to 1 in a 40-foot height district.

*The Project proposes a floor area of 1 to 1 which complies with Planning Code Section 210.3. The total developable square footage is 13,800 and the Project proposes a total of 4,600 square feet warehouse.*

- C. **Ground Floor Standards in Industrial District.** Planning Code Section 145.5. requires all new buildings constructed in Industrial Districts, as defined in Section 201, shall provide ground floor spaces with a minimum floor-to-floor height of 17 feet, as measured from grade.

*The Project proposes a ground floor height of more than 20 feet which complies with Planning Code Section 210.3.*

- D. **Height.** The Project is located in a 40-X Height and Bulk District which limit the height of the building be no taller than 40 feet per Planning Code Section 260.

*The Project proposes to construct a one-story 24-feet tall building that complies with Planning Code Section 260.*

7. **Subdivision of Large Lots in PDR Districts Findings.** Planning Code Section 121.9 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. All proposals for the subdivision, resubdivision, or lot line adjustments of parcels in PDR Districts shall be evaluated in consideration of the following criteria in order to further Objective 4 of the Commerce and Industry Element and Policies 1.5 and 8.1 of the Bayview Hunters Point Area Plan:

- A. The proposed parcelization will support light industrial activities in the district.

*The proposed parcelization will support the development of a one-story, approximately 4,600 square feet, industrial warehouse on currently vacant land.*

- B. If the resulting parcelization will require demolition of a structure, the demolition of the structure complies with the Industrial Uses replacement requirement per Section 202.7.

*The parcelization will not require the demolition of any existing structures.*

- C. The uses proposed for the parcels, if any, comply with the cumulative use size limits detailed in the PDR Zoning Control Table.

*The Project Sponsor is proposing to establish a Storage Yard Use at the site for a total of 4,600 square feet which complies with the cumulative use size limits of 5,000 square feet in the PDR Zoning Control Table.*

8. **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 building is in keeping with other industrial units on the block face. The proposed use is supportive of new small businesses to the City, thus providing economic opportunity and employment for residents. Overall, the addition of new industrial 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 proposed building will be in consistent with the existing appearance or character of the surrounding neighborhood.*

- (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. Traffic patterns for persons and vehicles will not be impacted as the surrounding buildings are also for warehouse use. No additional off-street parking is provided and all loading will be done within the warehouse via the overhead vehicle doors.*

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

*No hazardous materials are proposed to be stored within the Project Site. No offensive emissions such as noise, dust and odor will be emitted out of the proposed warehouse.*

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

*The existing streetscape will not be 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 the 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 PDR-1-B District.

*The Project is consistent with the stated purposes of the PDR-1-B Zoning District in that the intended use is to allow for less intensive production, distribution, and repair activities that will not compromise the quality of life of nearby residents.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.2**

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

#### **Policy 1.3**

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

#### **OBJECTIVE 2:**

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

**Policy 2.1**

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

**OBJECTIVE 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.

**OBJECTIVE 4:**

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

**Policy 4.11**

Maintain an adequate supply of space appropriate to the needs of incubator industries.

**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 to construct a 4,600 square feet industrial warehouse which would provide employment and economic opportunity for the local residents of Bayview Hunters Point. The proposed new building is fully compliant with all the applicable planning codes. The height and bulk of the proposed building will be in consistent with the existing appearance or character of the surrounding neighborhood. Lastly, the proposed parcelization will not require any demolition of the existing structure.*

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

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

*The project site does not possess any neighborhood-serving retail uses 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 development site does possess any existing housing. The massing of the proposed building will be in consistent with the existing appearance or character of the surrounding neighborhood.*

- 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.*

- 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 proposes new PDR space, thus assisting in maintaining a diverse economic base by providing new opportunities for resident employment and ownership.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will not cast shadow on adjacent public parks.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the 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. 2019-006042CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 22, 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 January 23, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 23, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow subdivision of a parcel that is equal to or greater than 10,000 square feet into one or more smaller parcels in the PDR-1-B Zoning District, for the Project involving a lot subdivision of a 14,600 square feet lot into two lots and new construction of a one-story, approximately 4,600 square feet, industrial warehouse located at 1560 Wallace Avenue, Block 4829, and Lot 026 pursuant to Planning Code Sections 121.0 and 303 within the PDR-1-B Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 22, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-006042CUA and subject to conditions of approval reviewed and approved by the Commission on January 23, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 23, 2020 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)*

## PROVISIONS

6. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [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)*



STORAGE WAREHOUSE FOR  
ADD A GARAGE  
CONSTRUCTION COMPANY  
1560 WALLACE AVE.

SAN FRANCISCO, CA 94124

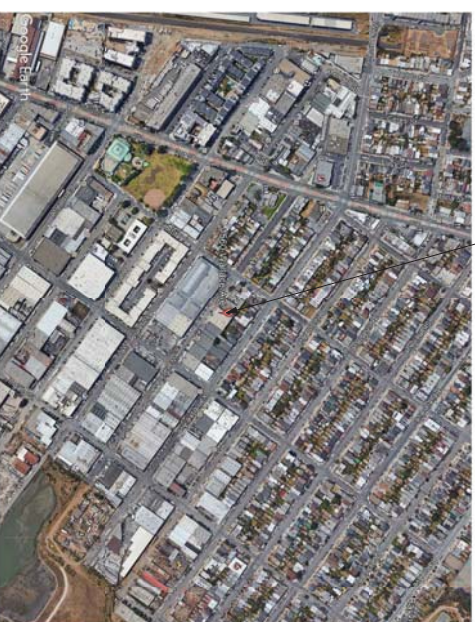
APN: 4829-026

SITE PERMIT  
SUBMITTAL SET



PROJECT LOCATION  
1560 WALLACE AVE.

LOCATION MAP



PROJECT LOCATION  
1560 WALLACE AVE.

VICINITY MAP



PROJECT SCOPE

TO CONSTRUCT A NEW 46'X100' PRE-FABRICATED METAL WAREHOUSE ON AN EXISTING LOT LOCATED AT 1560 WALLACE AVE., SAN FRANCISCO, CA  
CONCURRENTLY, A LOT LINE ADJUSTMENT IS OCCURRING TO SPLIT THE LOT UNDER A SEPERATE PERMITAND, ALSO, APPLYING FOR NEW ADDRESS APPLICATION 1570 WALLACE

DRAWING INDEX

- Architecture  
A1 TITLE SHEET  
A2 EXISTING PLOT PLAN  
A3 SITE PLAN  
A4 FLOOR PLAN  
A5 EXTERIOR ELEVATIONS  
A6 SECTIONS

PROPERTY DATA

ADDRESS: 1560 WALLACE AVE., SAN FRANCISCO, CA  
APN: 4829-026  
ZONING: PDR-1-B  
LOT SIZE: 14,600 (LOT SPLIT UNDER SEPARATE PERMIT)  
PROJECT AREA : 46'-0" X 100'-0" = 4,600 SQ. FT.  
USE/OCCUPANCY: S-1 STORAGE  
OCCUPANT LOAD: 4,600 S.F. / 500 S.F. = 9  
CONSTRUCTION TYPE: TYPE II-A  
STORIES: 1  
HEIGHT: 27'-0"  
SPRINKLERS: NOT REQUIRED S-1 UNDER 12,000 SQ. FT.

APPLICABLE CODES

ADHERE TO 2016 CALIFORNIA BUILDING CODE (CBC),  
PART 1, THE 2016 CALIFORNIA BUILDING CODE (CBC),  
PART 2, THE 2016 CALIFORNIA BUILDING CODE (CBC),  
PART 3, THE 2016 CALIFORNIA ELECTRICAL CODE (CEC),  
PART 4, THE 2016 CALIFORNIA MECHANICAL CODE (CMC),  
PART 5, THE 2016 CALIFORNIA PLUMBING CODE (CPC),  
PART 6, THE 2016 CALIFORNIA FIRE CODE (CFC),  
PART 7, THE 2016 CALIFORNIA FIRE CODE (CFC),  
PART 8, THE 2016 CALIFORNIA FIRE CODE (CFC),  
PART 9, THE 2016 CALIFORNIA FIRE CODE (CFC),  
PART 10, THE 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC),  
PART 11, THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

GENERAL NOTES

OWNER



ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109

ARCHITECT



VADIM PODROBINOK | ARCHITECT  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

No.	Description	Date

ARCHITECT/ENGINEER STAMP

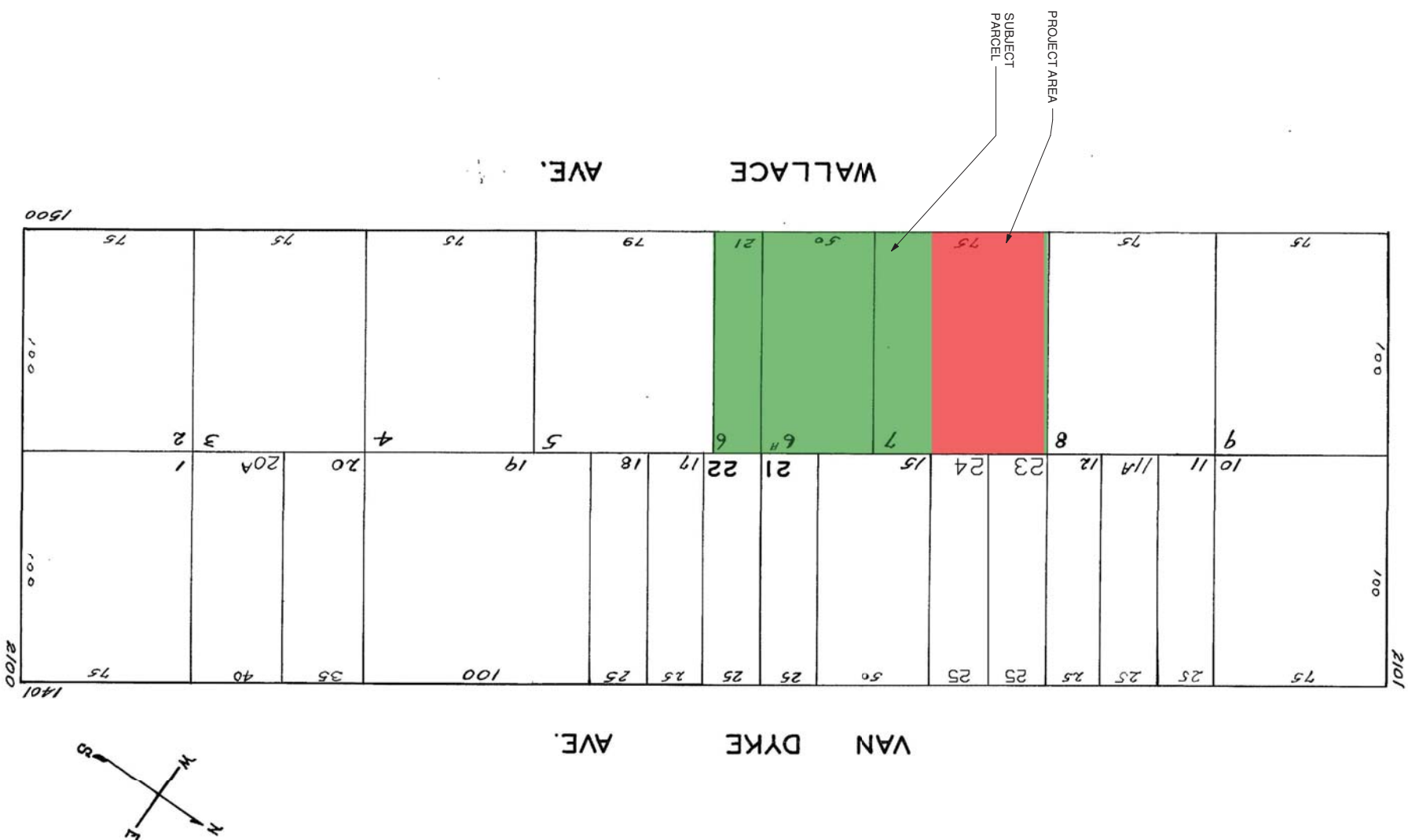
PROJECT TITLE  
STORAGE WAREHOUSE  
FOR ADD A GARAGE  
CONSTRUCTION COMPANY  
1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124  
APN:4829-026

TITLE SHEET

Project number	0202018
Date	3/22/2019
Drawn by	VP
Scale	AS NOTED

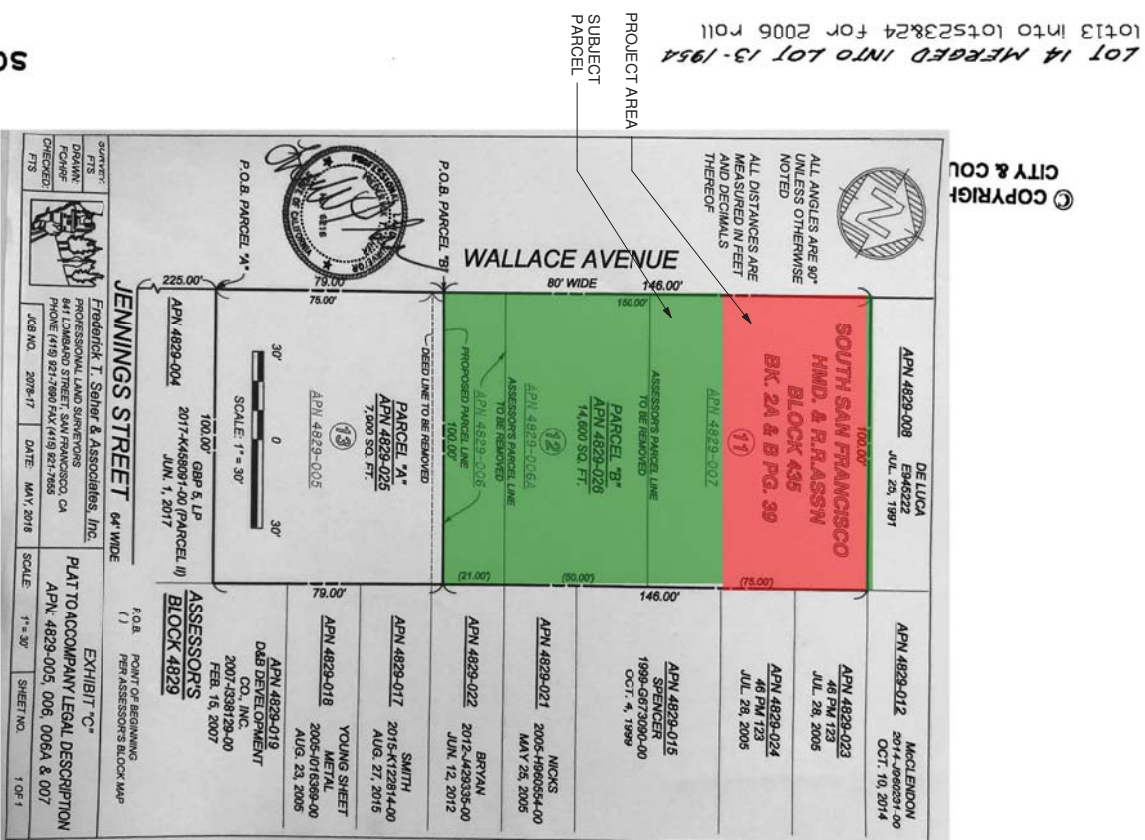


KEITH



1 (E) PLOT PLAN ACCESSOR MAP

© COPYRIGHT  
CITY & COU



2 (E) SITE SURVEY



3 (E) SITE PHOTO

## GENERAL NOTES

## OWNER



ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109

## ARCHITECT



**VADIM PODROBINOK | ARCHITECT**  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

[illegible]

## ARCHITECT/ENGINEER STAMP

## PROJECT TITLE

**STORAGE WAREHOUSE  
FOR ADD A GARAGE  
CONSTRUCTION COMPANY**

1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124

APN:4829-026

### EXISTING PLOT PLAN

Project number	0202018
Date	3/22/2019
Drawn by	VP
Scale	AS NOTED

## A2



GENERAL NOTES

OWNER



ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109

ARCHITECT



VADIM PODROBINOK | ARCHITECT  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

No.	Description	Date

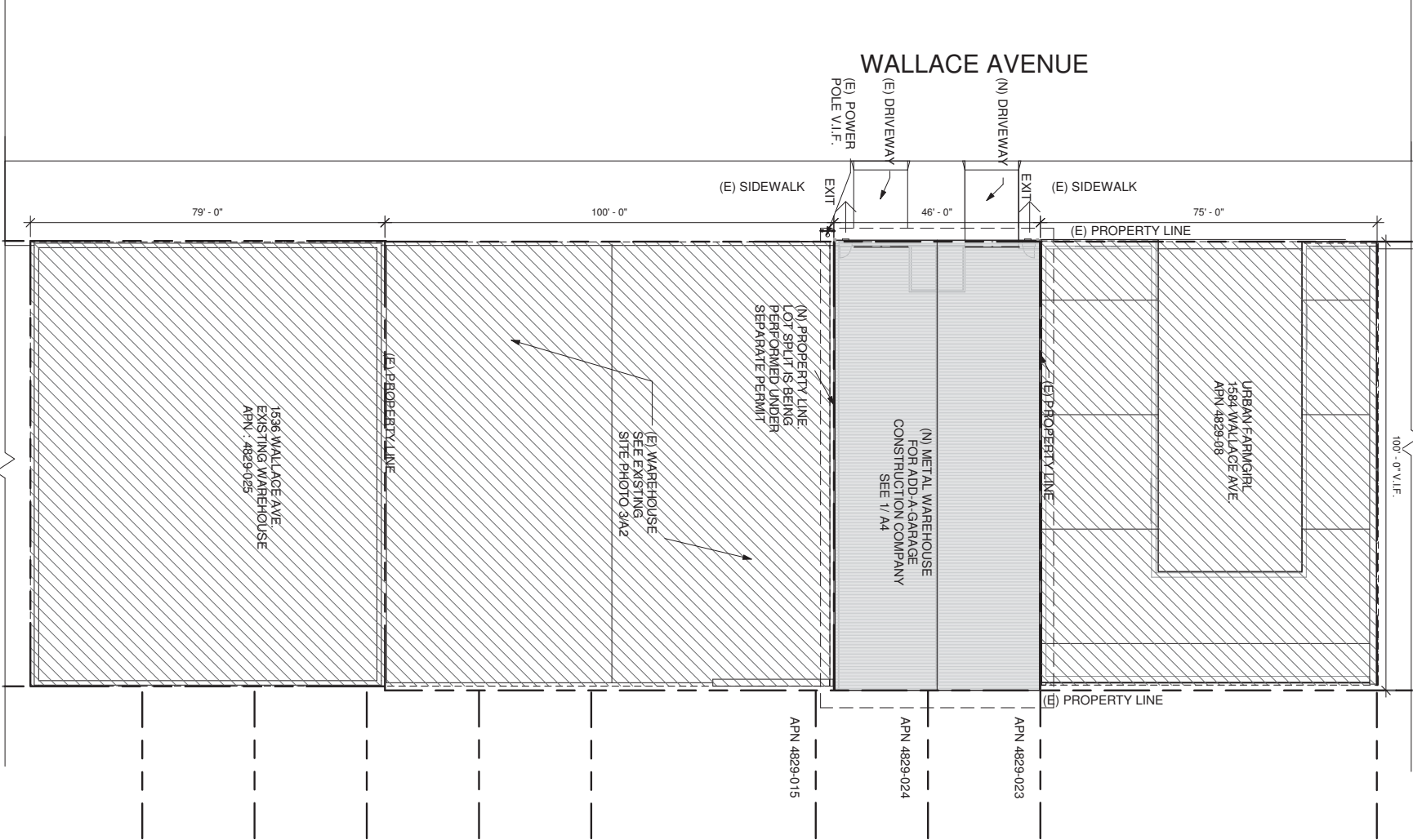
ARCHITECT/ENGINEER STAMP

PROJECT TITLE

NEW FENCE FOR 1560  
WALLACE AVE.

1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124

OVERALL SITE PLAN



OVERALL SITE PLAN

1 1/16" = 1'-0"

Project number	0202018
Date	4/26/2019
Drawn by	VP
Scale	AS NOTED

GENERAL NOTES

OWNER



ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109

ARCHITECT



VADIM PODROBINOK | ARCHITECT  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

No.	Description	Date

ARCHITECT/ENGINEER STAMP

PROJECT TITLE

STORAGE WAREHOUSE  
FOR ADD A GARAGE  
CONSTRUCTION COMPANY

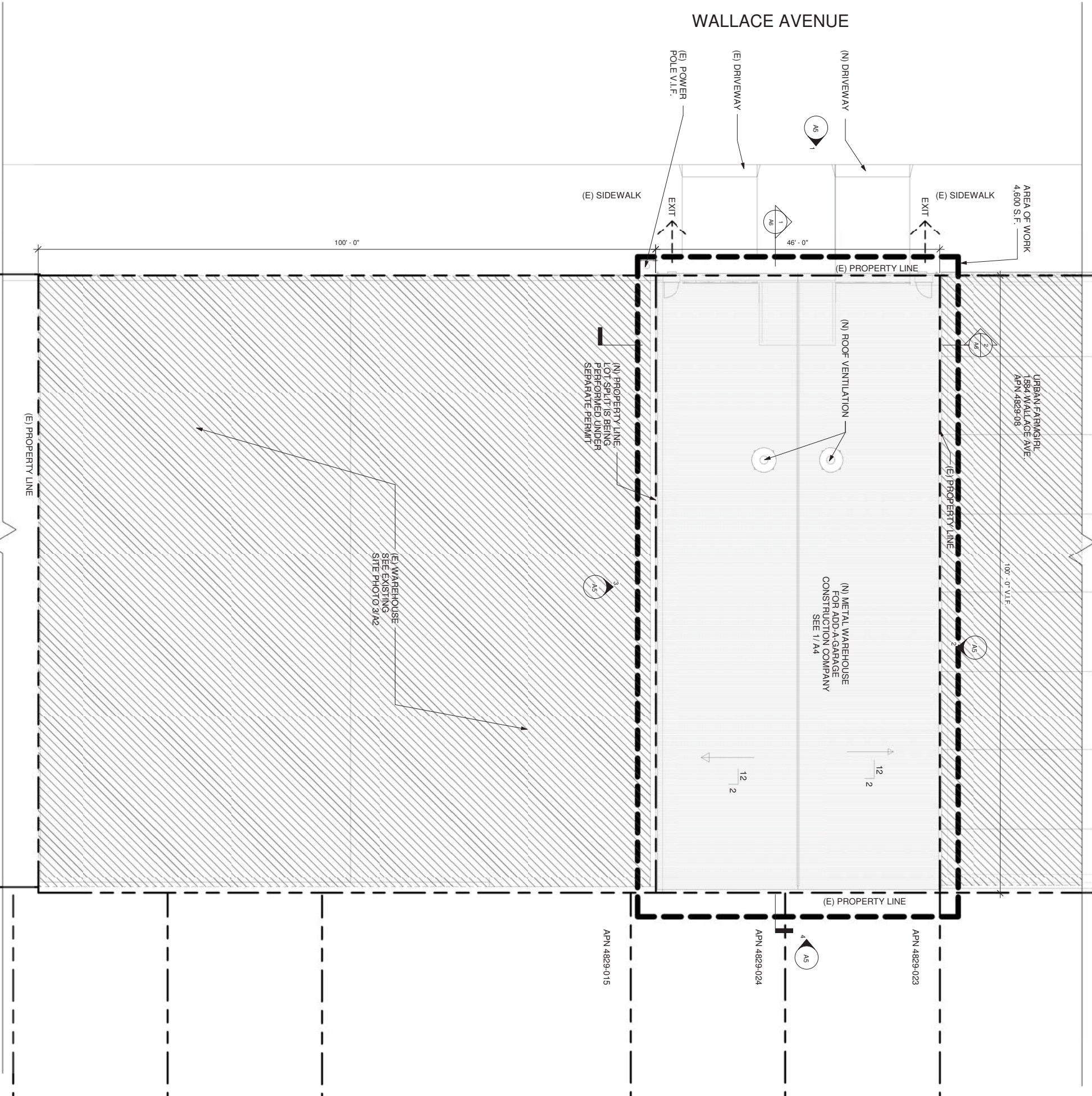
1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124

APN:4829-026

SITE PLAN

Project number	0202018
Date	3/22/2019
Drawn by	VP
Scale	AS NOTED

A3



PROPOSED SITE PLAN

1  
1/8" = 1'-0"





GENERAL NOTES

OWNER



ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109

ARCHITECT



VADIM PODROBINOK | ARCHITECT  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

No.	Description	Date

ARCHITECT/ENGINEER STAMP

PROJECT TITLE

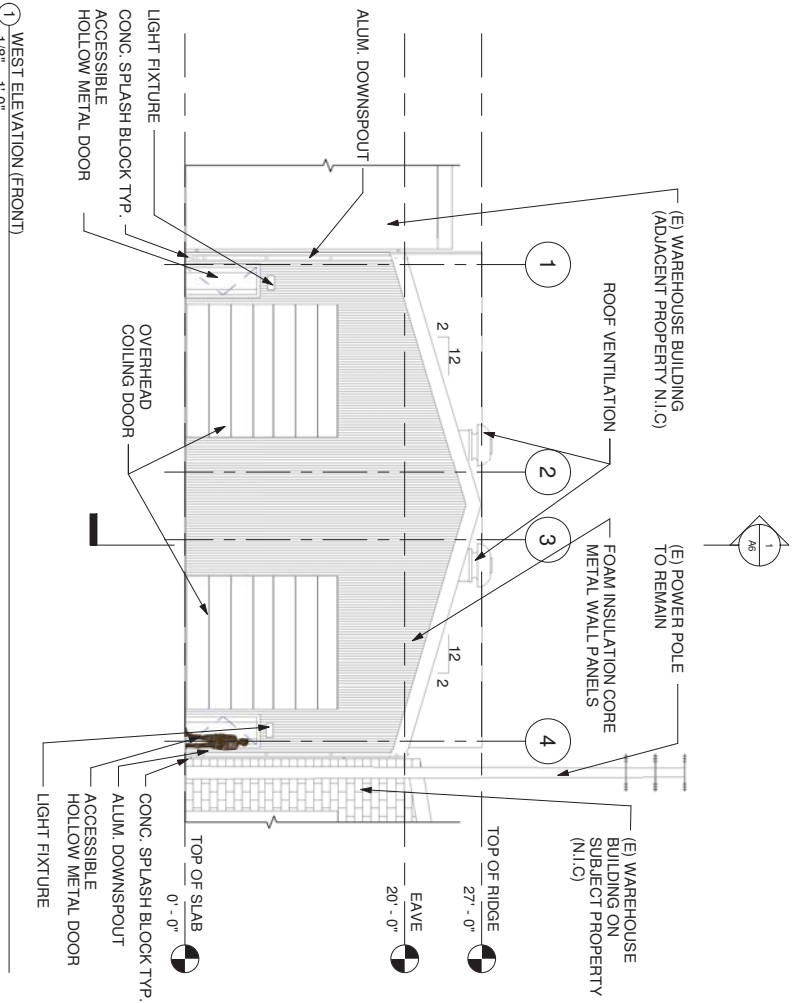
STORAGE WAREHOUSE  
FOR ADD A GARAGE  
CONSTRUCTION COMPANY

1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124

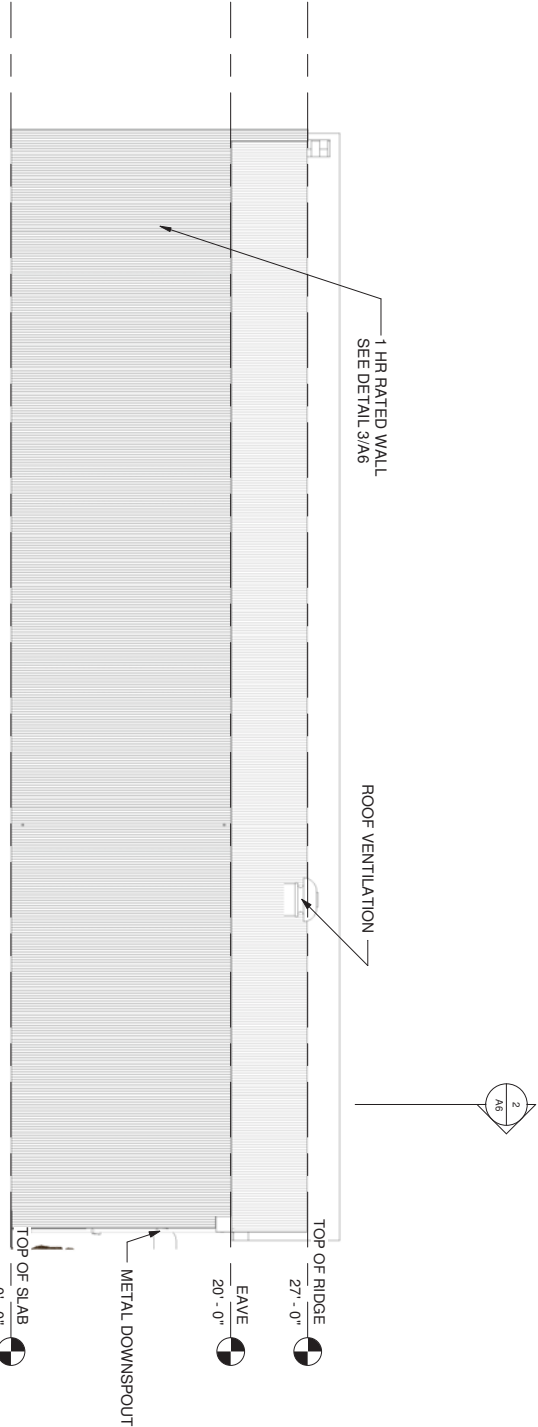
APN:4829-026

EXTERIOR ELEVATIONS

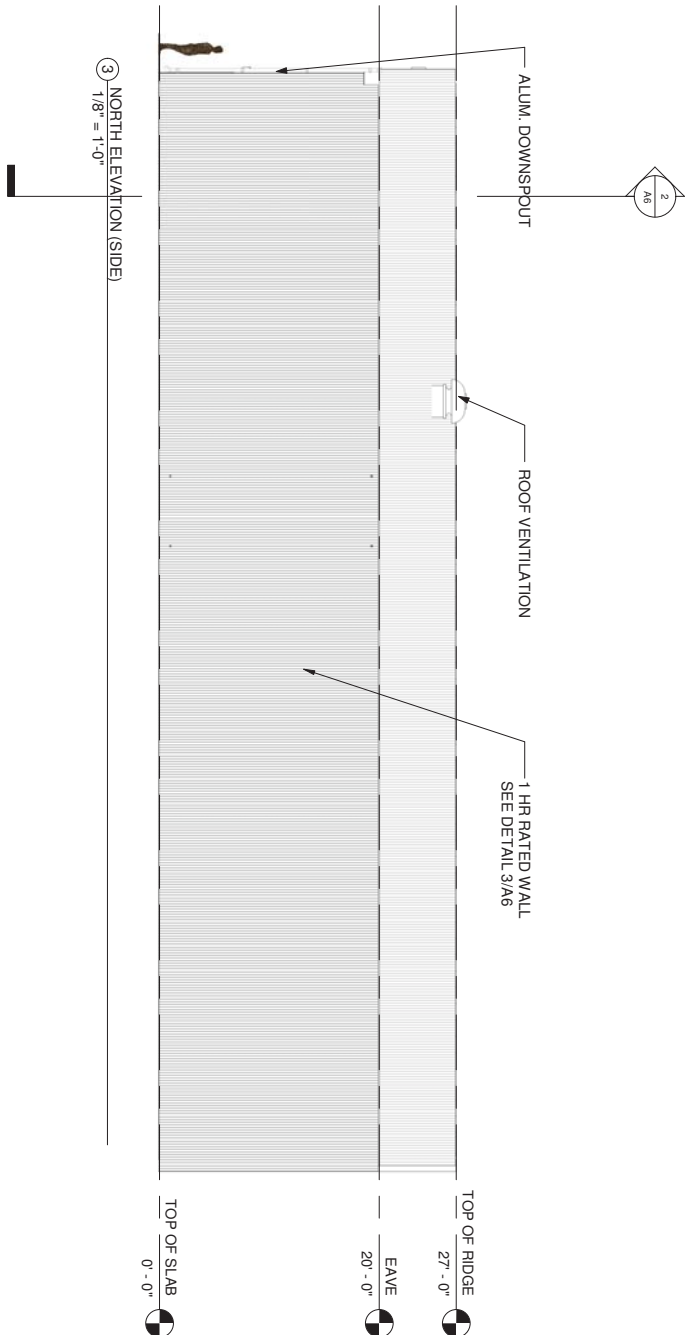
Project number	0202018
Date	3/22/2019
Drawn by	Author
Scale	Checker



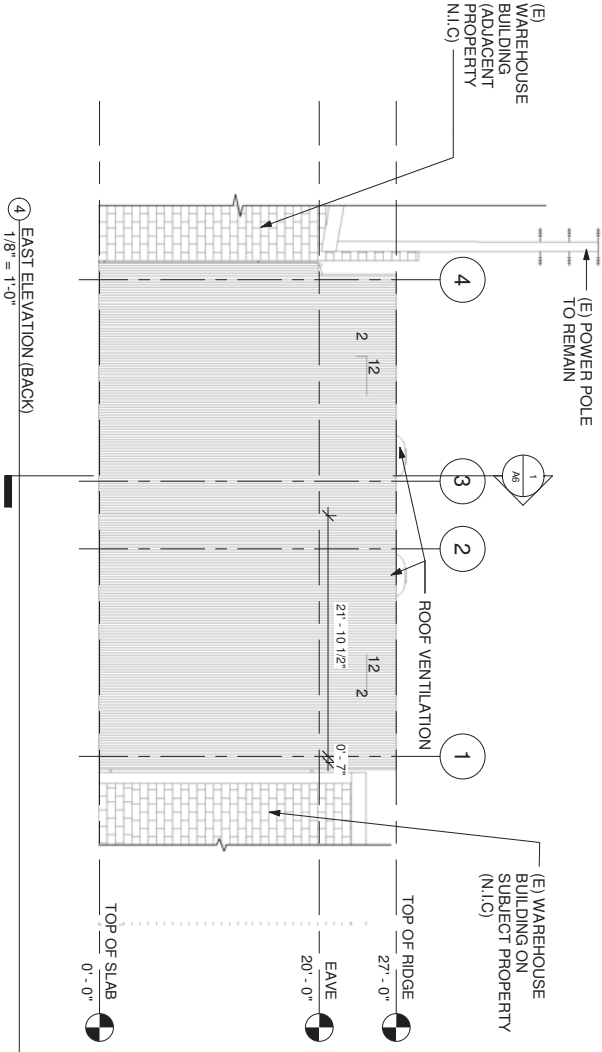
① WEST ELEVATION (FRONT)  
1/8" = 1'-0"



② SOUTH ELEVATION (SIDE)  
1/8" = 1'-0"



③ NORTH ELEVATION (SIDE)  
1/8" = 1'-0"



④ EAST ELEVATION (BACK)  
1/8" = 1'-0"

GENERAL NOTES

OWNER

ADD A GARAGE CONSTRUCTION COMPANY  
2655 VAN NESS AVE. #3  
SAN FRANCISCO, CA 94109



ARCHITECT



VADIM PODROBINOK | ARCHITECT  
1344 JACKSON ST. #107  
SAN FRANCISCO, CA 94109

No.	Description	Date

ARCHITECT/ENGINEER STAMP

PROJECT TITLE  
STORAGE WAREHOUSE  
FOR ADD A GARAGE  
CONSTRUCTION COMPANY

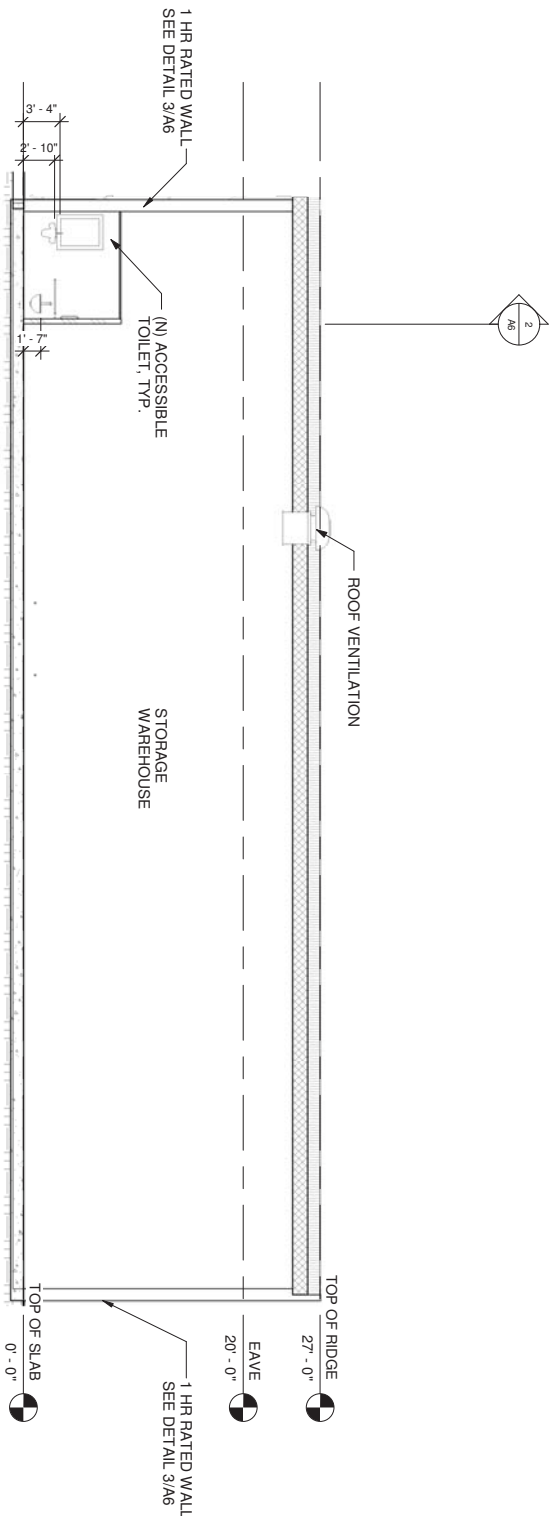
1560 WALLACE AVE.  
SAN FRANCISCO, CA 94124

APN:4829-026

SECTIONS

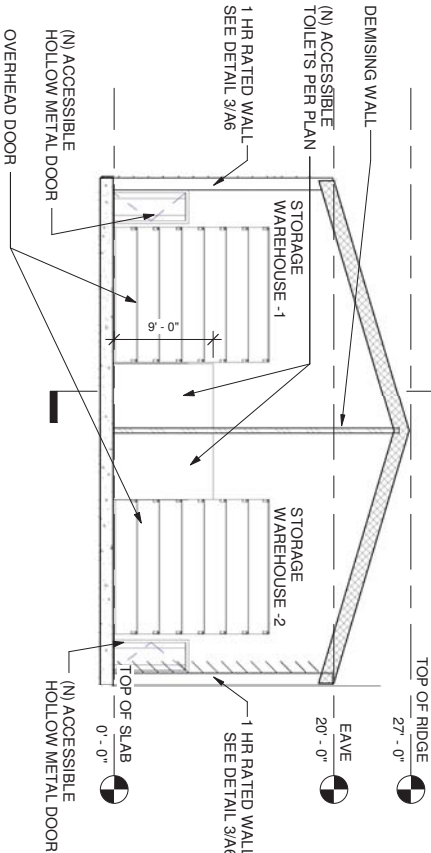
Project number	0202018
Date	3/22/2019
Drawn by	Author
Scale	Checker

A6



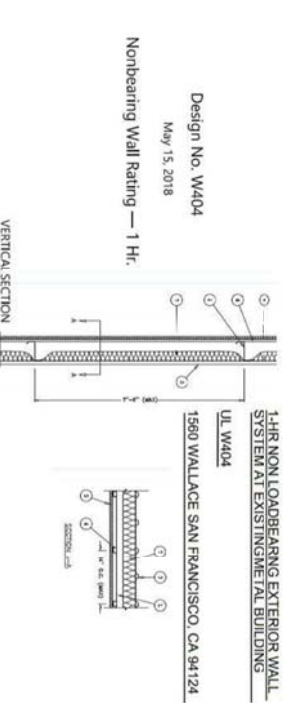
1 NORTH / SOUTH SECTION

1/8" = 1'-0"



2 EAST / WEST SECTION

1/8" = 1'-0"



1. Girts — "2" or "C" shaped girts, minimum 0.056 in. thick steel, minimum 8 inch deep, with minimum 2 in. wide flanges. Girts placed horizontally (with flanges up or down) and spaced maximum 90 in. o.c. Girts are secured to columns with girt clips. Item 2, or bolted to the column through the girt flange.
2. Girt Clips — (optional, not shown) • Steel clips secured to column by welds or bolts.
3. Steel Wall Panels — Minimum No. 36 MSG, minimum 1-1/8 in depth, minimum 36 in. wide coated steel panels. Vertical raised rib profiles of adjacent panels are overlapped and attached to each other with self-drilling or self-tapping screws spaced 30 in. o.c. (max.) along the lap. Metal panel attachment to steel girt using self-drilling or self-tapping screws spaced 12" o.c. along girt.
4. Furring Channels — Hat shaped, minimum 20 MSG galvanized steel, nominally 3 in. wide, 1-1/2 in. deep, spaced maximum 24 in. o.c. perpendicular to girts. Channels are secured to each girt with 3/8 in. (minimum) long self-drilling sheet steel type Two screws are used at each fastening location, one through each leg of the furring channel.
- 4A. (optional) — In place of the furring channels, the following standard steel framing for rated gypsum board walls may be used:  
2x4 studs, 16 in. o.c. maximum, with 1/2 in. thick gypsum board attached to the studs with 1/2 in. screws. The gypsum board shall be constructed of the materials and in the manner specified in UL Design No. V497.  
Lateral Support Members — (not shown) — Where required for lateral support of studs, support may be provided by means of steel struts, channels or other similar members as specified in the design of a parallel steel stud wall system.
5. Wallboard, Gypsum\* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. LS01, GS12 or U305. Two layers on interior face of wall of any 5/8 in. thick gypsum wallboard bearing the UL Classification Mark for Fire Resistance. Both layers applied horizontally or vertically. First layer attached to furring channels, Item 4, using 1 in. long Type Stangle head drywall screws spaced 24 in. o.c. maximum vertically and horizontally. Second layer attached to furring channels using 1-5/8 in. long Type S bugle head drywall screws spaced 12 in. o.c. maximum vertically and 24 in. o.c. maximum same orientation Wallboard joints finished dry or premixed joint compound applied in two coats to joints and screw heads of face layer of gypsum wallboard. Paper or glass fiber tape embedded in first layer of compound over all joints.
6. Column Protection — (not shown) • Horizontal wall girts, Item 1, are attached to vertical structural steel columns. See Column Design No. X524 or X530 if protected columns are required.
7. Batts and Blankets\* — Min. 3.5 in thick (R-10) glass fiber blankets placed in the cavities of exterior walls, and attached to the girts. As an alternate, 1" min. Rigid Foam Board, Item 8, shall be permitted, in addition to the glass fiber blankets.

See Batts and Blankets (R22) categories for names of manufacturers.


3 1 HR RATED WALL ASSEMBLY



# Green Building: Site Permit Submittal

### BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name STORAGE WAREHOUSE FOR ADD-A-GARAGE CONSTRUCTION COMPANY	Block/Lot 4829-026	Address 1560 WALLACE AVENUE
Gross Project Area 4,600 SQUARE FEET	Primary Occupancy S-1 STORAGE	Number of occupied floors 1
Design Professional/Applicant: Sign & Date  3/22/19		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

- (a)** Provide basic information about the project in the box at left. This info determines which green building requirements apply

**AND**

**(b)** Indicate in one or the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	N/A
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	N/A
Final number of required points (base number +/- adjustment)	N/A
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes	
1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.	

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Type of Project Proposed (Indicate at right)</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Overall Requirements:</b>						
<b>LEED certification level (includes prerequisites):</b>	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:	N/A	N/A	N/A	n/a	N/A	N/A
Final number of required points (base number +/- adjustment)	N/A	N/A	N/A	50	N/A	N/A

**Specific Requirements:** (n/r indicates a measure is not required)

<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Energy Use</b> Comply with California Title 24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●					
<b>Renewable Energy or Enhanced Energy Efficiency</b> Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA c2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c6)	●	n/r	n/r	n/r	n/r	n/r

		Meet LEED prerequisites				
		Meet LEED prerequisite		Meet LEED prerequisite		
<b>Enhanced Commissioning or Building Energy Systems</b> LEED EA 3	●					
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●					
<b>Enhanced Refrigerant Management</b> CalGreen 5.508.1.2, may contribute to LEED EA c4	●	n/r	n/r	●	●	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gpd/day, or more than 100 gpd/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5), (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> wall and roof/ceilings STC 50, exterior windows STC 30, party walls and floor/ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>3</sup>	Other New Non-Residential	≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
Type of Project Proposed (Check box if applicable)	X	

<b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS.c4.2).	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only

<p><b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.</p>	●	●
<p><b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements.</p> <p>OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.</p>	●	● (Testing & Balancing)

Protect duct openings and mechanical equipment during construction	●	●
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<p><b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p>	<p>●</p>	<p>●</p>
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<p><b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p>	<p>●</p>	<p>●</p>
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<p><b>Carpet:</b> All carpet must meet one of the following:</p> <ul style="list-style-type: none"> <li>1. Carpet must be labeled as compliant with the California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).</li> <li>2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).</li> <li>3. NSF/ANSI 140 at the God level.</li> <li>4. Scientific Certification Systems Sustainable Choice. OR</li> <li>5. Scientific Certification Systems High Performance Schools EC 2.2 and listed in the CHPS High Performance Schools List.</li> </ul> <p>AND carpet cushion must meet Carpet and Rug Institute Green Label.</p> <p>AND indoor carpet adhesive &amp; carpet pad adhesive must not exceed 50 g/L VOC content</p>	<p>●</p>
---	----------

<b>Composite wood:</b> meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●

<p><b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entrances, outdoor air intakes, and operable windows.</p>	<p>●</p>	<p>●</p>
--	----------	----------

<p><b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.</p>	<p>●</p>	<p>●</p>
--	----------	----------

**Acoustical Control:** Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.

<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●
--	---	---

<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only

**Renewable Energy or Enhanced Energy Efficiency**  
**Effective January 1, 2012:** Generate renewable energy on-site equal to  $\geq 1\%$  of total annual energy cost (LEED EA-c2), OR  
demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR  
purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-c6).

# Attachment C-2: Green Building: Site Permit Submittal

[illegible]

PROJECT TITLE
STORAGE WAREHOUSE FOR ADA AND GARAGE CONSTRUCTION COMPANY
1560 WALLACE AVE SAN FRANCISCO, CA 94124

APN:4829-026



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1560 WALLACE AVE		4829026
<b>Case No.</b>		<b>Permit No.</b>
2019-006042PRJ		201903226052
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> TO ERECT 1 STORY, NO BASEMENT, TYPE IIB, WAREHOUSE BLDG.		

### 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"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

### TO BE COMPLETED BY PROJECT PLANNER

**Comments and Planner Signature (optional):**



**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 type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" 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 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 type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Xinyu Liang
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/13/2019
	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.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1560 WALLACE AVE		4829/026
Case No.	Previous Building Permit No.	New Building Permit No.
2019-006042PRJ	201903226052	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1560 WALLACE AVENUE  
RECORD NO.: 2019-006042CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

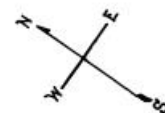
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking (accessory) GSF	0	0	0
Residential GSF	0	0	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	10,000	4,600	14,600
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (ISE)	0	0	0
<b>TOTAL GSF</b>	<b>10,000</b>	<b>4,600</b>	<b>14,600</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	2
Number of Stories	1	1	1
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ( )			

# Parcel Map

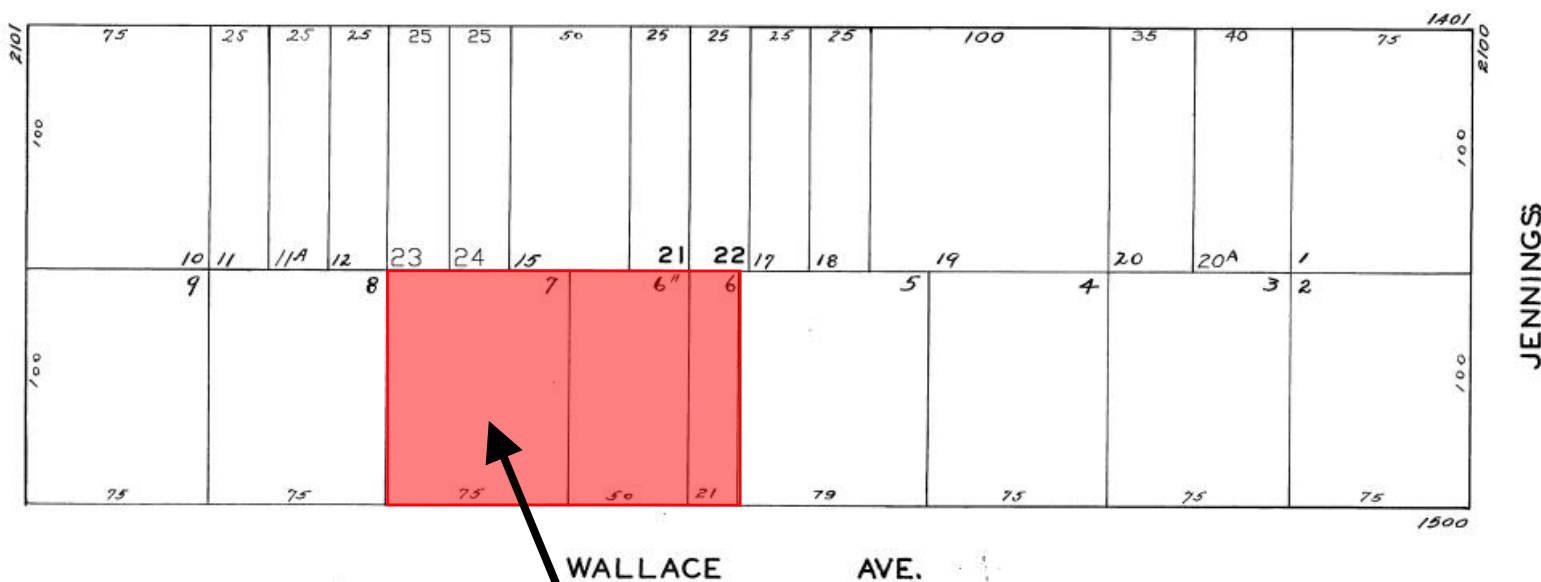
LOT 14 MERGED INTO LOT 13-1954  
lot13 into lots23&24 for 2006 roll

SO SF HD & RR ASSN BLK 435

REVISED '67  
Revised 2006



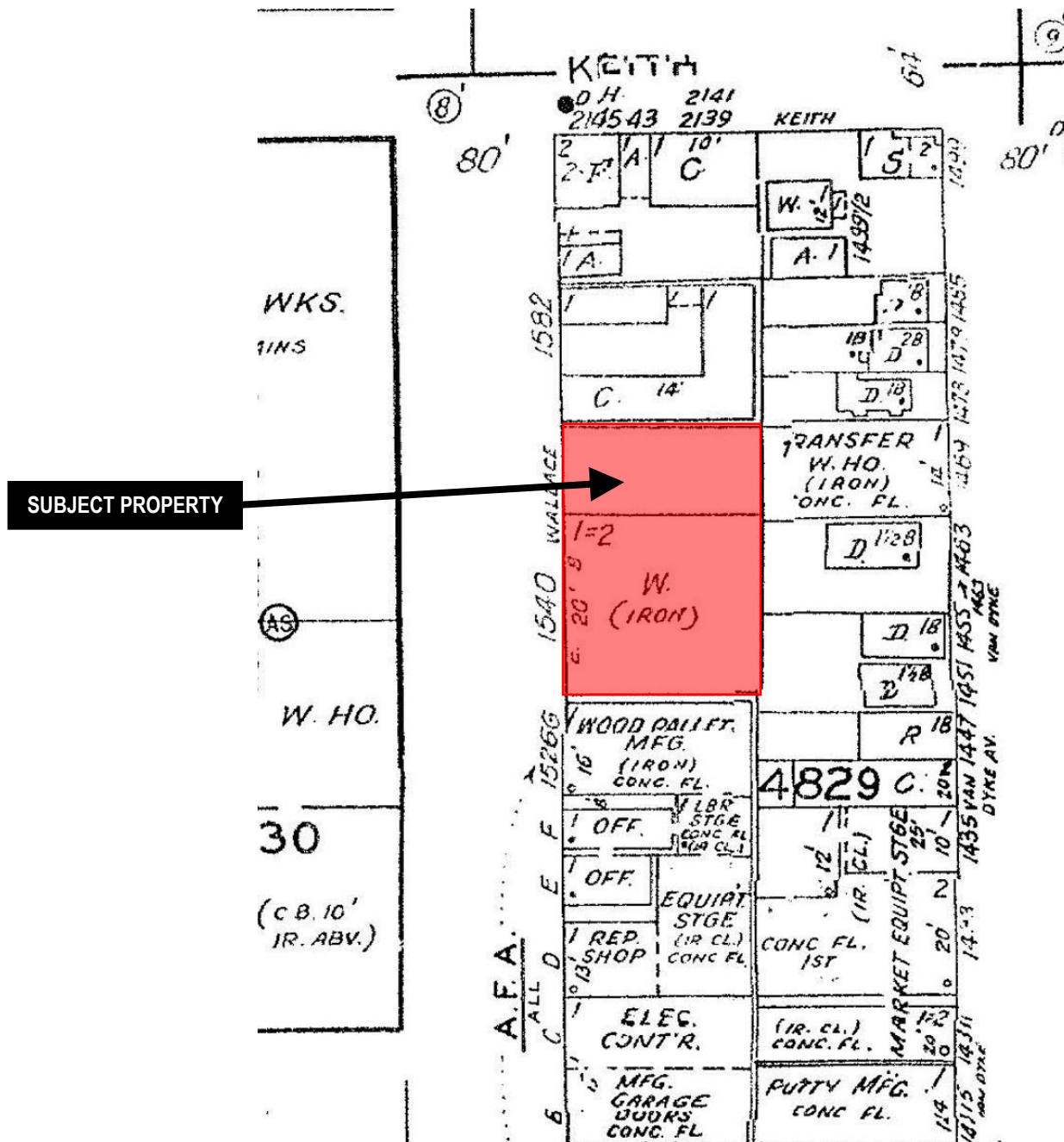
VAN DYKE AVE.



SUBJECT PROPERTY



# Sanborn Map\*



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



Conditional Use Authorization  
Case Number 2019-006042CUA  
1560 Wallace Avenue  
Block 4829 Lot 026



# Aerial Photo – View 1

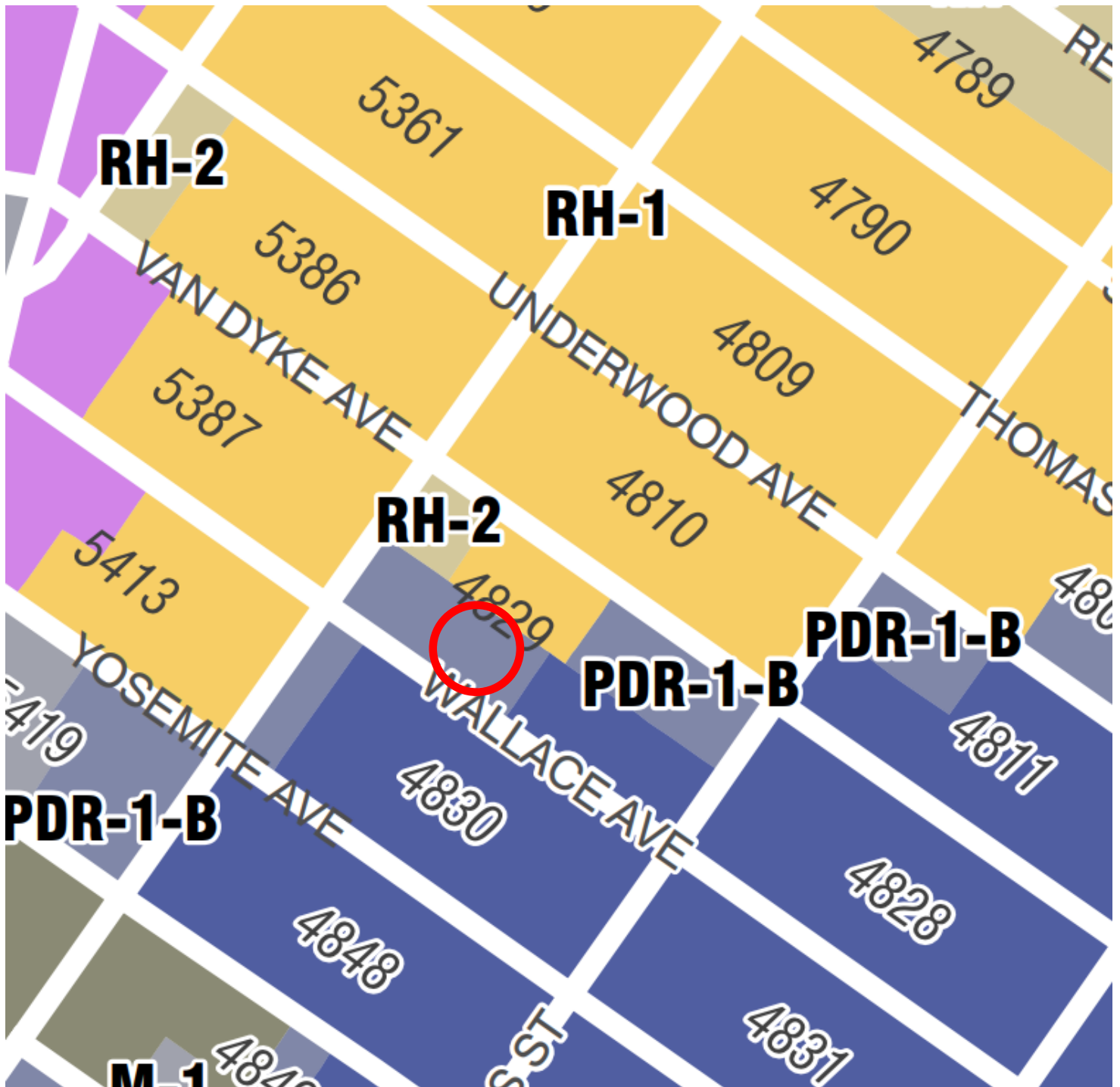


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2019-006042CUA  
**1560 Wallace Avenue**  
Block 4829 Lot 026

# Zoning Map



Conditional Use Authorization  
Case Number 2019-006042CUA  
1560 Wallace Avenue  
Block 4829 Lot 026



# Height and Bulk Map



Conditional Use Authorization  
Case Number 2019-006042CUA  
**1560 Wallace Avenue**  
Block 4829 Lot 026