



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 13, 2020

Record No.: 2019-015067CUA
Project Address: 968 VALENCIA STREET
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
50-X Height and Bulk District
Mission Alcoholic Beverage Special Use Subdistrict
Fringe Financial Service Restricted Use District
Liberty-Hill Landmark District
Block/Lot: 3608/005
Project Sponsor: Keith Murray, HUF Worldwide
429 Boyd Street #4
Los Angeles, CA 90013
Property Owner: Mosser Capital Management, LLC
San Francisco, CA 94104
Staff Contact: Monica Giacomucci – (415) 575-8714
monica.giacomucci@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes establishment of a Formula Retail Use (d.b.a. "HUF") in a vacant retail space located on the west side of Valencia Street between Liberty Street and 21st Street. The establishment would apply to an existing 1,590 square-foot commercial space within a three-story, commercial and residential mixed-use building. HUF is a retailer of skateboarding apparel with 12 locations worldwide. No expansion of the existing tenant space or building envelope is proposed.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, and 762 to allow a Formula Retail, Sales and Service Use at the subject property located within the Valencia Street NCT Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received seven letters in support and one letter in opposition to the Project, including letters of support from the Valencia Corridor Merchants Association (VCMA) and Mission Merchants Association (MMA) neighborhood groups.

- Support of the Project is primarily centered around HUF's founding in San Francisco, with frequent mention of founder and San Francisco native Keith Hufnagel's contributions to the City. Supporters point out the compatibility of HUF's mission and merchandise alongside those of existing merchants in the Mission. Supporters also assert that HUF would fill a vacancy at the core of the neighborhood's commercial corridor and aid in stimulating daytime patronage of stores along Valencia Street.
 - Opposition to the project concerns the incompatibility of Formula Retailers with the character of the Valencia Street corridor.
- **Outreach:** The Sponsor has hosted one meeting within the community, on September 19, 2019. This was a meeting of the Mission Merchants Association open to the general public. At this meeting, the Sponsor gathered 58 signatures from individuals on a petition of support for the proposed Project. The Sponsor has also been in communication with the office of Supervisor Rafael Mandelman about the proposal.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. The Project would allow a business that was founded in San Francisco by a San Francisco native to open its 13th retail store on a commercial corridor which already supports compatible retail uses. 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



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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, and 762 TO ESTABLISH A FORMULA RETAIL, SALES AND SERVICE USE (D.B.A. HUF), LOCATED AT 968 VALENCIA STREET, LOT 005 IN ASSESSOR'S BLOCK 3608, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 7, 2019, Keith Murray of HUF Worldwide (hereinafter "Project Sponsor") filed Application No. 2019-015067CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Establishment (hereinafter "Project") for a Retail Sales and Service Use (d.b.a. "HUF") within an existing 1,590 square-foot vacant retail store at 968 Valencia Street, Block 3608, Lot 005 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On February 13, 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. 2019-015067CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-015067CUA 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. 2019-015067CUA, 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 establishment of a Formula Retail Use (d.b.a. “HUF”) in a vacant retail space located on the west side of Valencia Street between Liberty Street and 21st Street. The establishment would apply to an existing 1,590 square-foot commercial space within a three-story, commercial and residential mixed-use building. HUF is a retailer of skateboarding apparel and streetwear with 12 locations worldwide. No expansion of the existing tenant space or building envelope is proposed. Windows will remain clear and unobstructed, and the applicant will install a new blade sign on the façade.
3. **Site Description and Present Use.** The Project Site is located on one large corner lot (with an area of approximately 6,285 square feet) at the intersection of Valencia Street and Liberty Street. A mixed-use building with six residential units and three commercial units encompasses the entire lot. The Project Site consists of the southernmost commercial space, addressed as 968 Valencia, with approximately 25 feet of frontage. The site was formerly occupied by a retail store (d.b.a. “Benny Gold”) which closed in 2019. This tenant also sold streetwear and had an accessory café use. The commercial space and storefront at 968 Valencia has been identified in the Department’s LGBTQ Historic Context Statement as the former location of Modern Times Bookstore, an LGBTQ collective with several locations in the Mission.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission neighborhood. The immediate context is composed of mixed-use buildings of consistent architectural character, with commercial and residential uses. Commercial spaces are mainly occupied by neighborhood-serving retail sales and service uses, including bookstores, apparel retailers, cafes, restaurants, and grocery stores. The immediate neighborhood includes one- to three-story mixed-use buildings to the north, south, and east, and a dense residential neighborhood primarily composed of two- to three-story multi-family buildings to the west. The property is located inside the eastern boundary of the Liberty-Hill Landmark District, designated under Article 10 of the Planning Code. As a result, it is located on a historically significant and architecturally consistent block face, but the buildings on the opposite (west) side of Valencia Street are less consistent in terms of date of construction and materiality. The subject property is located

one block north and one block west of the Casa De La Raza housing complex. Other zoning districts in the vicinity of the project site include: RH-3 (Residential-House, Three Family), RTO-M (Residential, Transit-Oriented – Mission Neighborhood), and an RM-1 (Residential, Mixed District, Low Density) Zoning District.

5. **Public Outreach and Comments.** The Department has received seven letters in support and one letter in opposition to the Project, including letters of support from the Valencia Corridor Merchants Association (VCMA) and Mission Merchants Association (MMA) neighborhood groups. The Sponsor has also submitted a petition containing 58 signatures from individuals in support of the project. These signatures were gathered at a public meeting of the MMA, where the Sponsor presented the project to the community.

Support of the Project primarily centers around HUF's founding in San Francisco, with frequent mention of founder and San Francisco native Keith Hufnagel's contributions to the City. Supporters point out the compatibility of HUF's mission and merchandise alongside those of existing merchants in the Mission. Supporters also assert that HUF would fill a vacancy at the core of the neighborhood's commercial corridor and aid in stimulating daytime patronage of stores along Valencia Street.

Opposition to the project concerns the incompatibility of Formula Retailers with the character of the Valencia Street corridor.

6. **Planning Code Compliance.** The Commission finds the Project consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A Formula Retail use is defined under Planning Code Section 303.1 as a type of retail sales and/or service activity with 11 or more other retail sales and/or service establishments in operation or with local land use permit entitlements already approved anywhere in the world. In addition to the 11 establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, uniform apparel, standardized signage, and a trademark or servicemark.

Within the Valencia Street NCT Zoning District, Formula Retail uses require Conditional Use Authorization under Planning Code Section 762. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when reviewing any Conditional Use Authorization to establish a Formula Retail use.

The Project would establish a Formula Retail, Sales and Service Use (d.b.a. "HUF," a retailer of skateboarding apparel and streetwear) within an existing commercial space of approximately 1,590 square feet at the Project Site. HUF has a standardized trademark, décor, color scheme, and uniform apparel across its 12 existing stores worldwide, and therefore qualifies as a Formula Retail Use. A

Conditional Use Authorization is required under Planning Code Sections 303, 303.1, and 762 to establish a Formula Retail, Sales and Service Use within the Valencia NCT Zoning District.

- B. **Retail Sales and Service Uses within the Valencia NCT Zoning District.** Section 762 of the Planning Code principally permits Retail Sales and Service Uses up to 2,999 gross square feet and conditionally permits these uses greater than 3,000 gross square feet at the ground floor in the Valencia NCT Zoning District. Likewise, Retail Sales and Service Uses are conditionally permitted at the second story and are not permitted at the third story or above.

The Project would establish a Retail Sales and Service use within an existing 1,590 gross square foot commercial space located at the ground floor of the subject property. The proposal does not include expansion of this existing space.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when either open or folded/rolled, and the gate mechanism shall be recessed within or laid flush with the building facade.

The subject commercial space has approximately 25 feet of frontage on Valencia Street, the entirety of which is proposed for use as a Formula Retail, Sales and Service use. Planning Code Section 145.1 defines active uses as any principal, conditional, or accessory uses that do not require non-transparent walls facing a public street. Therefore, Formula Retail, Sales and Service Uses are considered "active" according to Planning Code Section 145.1. The Project does not include any alterations to the existing commercial storefront aside from a new business sign, and windows will remain clear and unobstructed.

- D. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code. Article 10 of the Planning Code outlines specific requirements for signs on Landmark buildings and within Landmark Districts.

The Project proposes one wall sign under a separate permit. The sign permit will be reviewed for compliance with Article 6 of the Planning Code. Because the subject property is a contributing resource

within the Liberty-Hill Landmark District, a future sign permit will also be reviewed for compliance with Article 10 of the Planning Code.

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

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

The proposed establishment of a Formula Retail, Sales and Service use at the subject property will not significantly impact the mix of goods and services currently available within the Valencia NCT, as apparel retailers are common in this Zoning District. The retailer that previously occupied the subject commercial space, Benny Gold, also offered an array of streetwear apparel and accessories during its 12 years of tenancy. The proposed Project would establish a new tenant offering similar goods to those previously sold in the same commercial space. The proposed skateboarding apparel and streetwear store will contribute to the economic vitality of the neighborhood by occupying a storefront that is currently vacant at the busy core of the Valencia Street commercial corridor. The approximately 1,590 square-foot store is consistent with the scale of existing retailers in the district.

- 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 existing building envelope will remain the same, and the Project will not alter the existing appearance or character of the building or any buildings in the vicinity. No new structures are proposed as part of the Project.

- (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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of the Planning Code;

The Planning Code does not require parking or loading for a 1,590 square-foot commercial store, and no parking or car-share spaces are proposed. The proposed use is neighborhood-serving and will not result in a significant increase in vehicular trips to the Project site, either from within the immediate neighborhood or from the rest of the City or region. Likewise, the Project site is located on a busy, transit-rich stretch of Valencia Street with easy access to multiple MUNI bus lines as well as the 16th and Mission and 24th and Mission BART stations.

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

The proposed use is subject to the standard conditions of approval for Retail Sales and Service as outlined in Exhibit A. As the proposal is to allow a Formula Retail apparel store, noxious or offensive emissions such as noise, glare, dust, and odor are not anticipated.

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

The proposed Retail Sales and Service use does not require any additional tenant improvements to the subject property. The Department shall review all lighting and signs proposed for the new business in accordance with Articles 6 and 10 of the Planning Code.

- 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 such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the Valencia NCT Zoning District in that the intended use is located at the ground floor, will contribute to a continuous retail frontage on Valencia Street, and will provide a compatible retail service for the immediately surrounding neighborhoods during daytime hours.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when reviewing any Conditional Use Authorization pursuant to Planning Code Section 303.1, including:

- a. The existing concentration of Formula Retail uses within the District.

There are two existing Formula Retail uses out of approximately 47 commercial establishments within 300 feet of the Project Site. One is a Limited Restaurant at 901 Valencia Street (d.b.a. "Mixt"), and the other is a clothing retailer at 914 Valencia Street (d.b.a. "Reformation"). Both were established before they had enough worldwide locations to qualify as Formula Retail, and therefore no Conditional Use Authorization was required. These storefronts translate to approximately 4% of surrounding commercial uses. The existing intensity of Formula Retail uses accounts for approximately 92 linear feet of building frontage, which is approximately 8% of the total building frontage of commercial establishments within a 300-foot radius of the subject property. The addition of a HUUF store at the Project Site would increase the number of Formula Retail uses in this 300-foot radius to three, or approximately 6% of commercial establishments. The percentage of building frontage dedicated to Formula Retail uses within this same radius would

increase to approximately 10%. Approximately half of the buildings within the 300-foot radius are located in the Valencia NCT Zoning District, while the remaining properties are zoned RH-3 and RTO-M. All commercial properties within the radius are located within the Valencia NCT Zoning District.

- b. The availability of other similar retail uses within the District.

Of the 47 commercial businesses surveyed within a 300-foot radius of the Project Site, 34 are Retail Sales and Service uses. Of those 34 retailers, about half are Restaurants, Limited Restaurants, or Personal Service businesses (such as gyms and salons). The remaining commercial retailers are typically specialized, offering a limited range of on-sale products within a category of goods. For instance, the radius includes two grocery stores, a bookstore, an eyeglasses store, a picture framing store, a furniture store, and a stationery store. Although some of the retailers within 300 feet of the Project Site sell apparel, none sell the specialized streetwear-focused skateboarding apparel and equipment offered by HUF. Likewise, existing apparel retailers primarily specialize in women's clothing and accessories, while HUF sells apparel and goods geared toward both men and women. The Project would contribute to the Valencia NCT's characteristically diverse array of retailers offering specialty goods accessible to a wide clientele.

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The Project would minimally alter the existing exterior of the subject building with one indirectly illuminated blade sign at the storefront. The Project Site is located within the Liberty-Hill Landmark District designated under Article 10 of the Planning Code. Department Preservation staff finds that the Project is compatible with the Secretary of the Interior's Standards for Rehabilitation and consistent with the character-defining features of the Landmark District. Any additional work to the exterior of the building in support of the Project would require a Certificate of Appropriateness from the Historic Preservation Commission. As proposed, the project will have no adverse effect on the architectural and aesthetic character of the Liberty-Hill Landmark District or the Valencia Street NCT Zoning District.

- d. The existing retail vacancy rates within the District.

According to the 300-foot radius survey provided by the Project Sponsor, there are currently seven commercial vacancies in the area, including the subject property. This is equivalent to approximately 15% of commercial storefronts within the immediate area. The Project will decrease that percentage to approximately 13%, as HUF will be established within a vacant storefront formerly occupied by Benny Gold.

- e. The existing mix of Citywide-serving retail uses, and neighborhood-serving retail uses within the District.

The Project is located within the Valencia Street NCT Zoning District. Like most areas in the NC Zoning District, the Valencia Street NCT is intended to provide a limited selection of convenience goods at neighborhood-serving businesses for residents of the Mission and Dolores Heights. However, given its close proximity to city- and region-serving transit options, the Valencia NCT is additionally intended to serve a wider area with its diverse array of retailers. Neighborhood-serving retail uses are those uses that serve the daily needs of nearby residents (defined as: Limited Restaurants; specific Retail Sales and Services; Personal Services; Limited Financial Services; and Trade Shops), while Citywide-serving uses are defined as all other land uses. Within the 300-foot radius surrounding the Project Site, 34 of the 40 active commercial tenants (85%) meet the definition of daily needs-serving retailers, with just six businesses (15%) meeting the definition of Citywide-serving. The Project would contribute to this substantial mix of retail uses by providing neighborhood-serving retail within a storefront previously occupied by a similar retailer. The Project would increase the percentage of daily needs-serving retailers in the immediate vicinity of the subject property to 88%.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Table 1. UMU District and Vicinity Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	300 FEET VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%
Business / Professional	118	11%
Financial	0	0%
Limited Restaurant / Restaurant	276	26%
Medical	0	0%
Other Retail	566	42%
Personal Service	57	6%
Vacant	163	15%
Total	1,180	100%

The proposed use is consistent with the existing character of the district, which is primarily comprised of small-scale, neighborhood-serving retail uses. The Project Site is located with a

¹ The Urban Mixed Use Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department staff in 2019 and 2020.

building originally constructed for mixed-use development and maintains that intent today, with large storefront windows for merchandise display at dedicated ground floor commercial spaces. The Project would result in a nominal increase in the percentage of Formula Retail establishments and the overall balance of commercial frontage in the Valencia NCT. Intervention to the existing building is limited to a single new business sign which meets the Performance-Based Design Guidelines, as well as Article 6 of the Planning Code and the Department's guidelines for signs in Article 10 Landmark Districts. Finally, HUF would fill a vacancy left by Benny Gold, a retailer and café which offered a similar range of streetwear apparel to that offered by HUF, restoring a popular specialized retail sector on the Valencia Street commercial corridor.

- a. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of the Planning Code, the contents of an Economic Impact Study prepared pursuant to Section [303](#)(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required.

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

COMMERCE AND INDUSTRY

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 4.1

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

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED-USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

POLICY 1.1.6

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

OBJECTIVE 1.8

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS

POLICY 1.8.2

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The Project would establish a new Formula Retail use within the Valencia Street NCT Zoning District. The proposed retailer, HUF, would occupy a vacant commercial space and provide neighborhood-serving retail at a high-traffic portion of Valencia Street. The proposed Formula Retail establishment is modest in size, and would not disrupt the overall character of the building or the district. The Project would decrease the percentage of vacancies within the immediate area, helping to maintain a continuous, robust, and diverse commercial corridor vital to the Mission neighborhood and contributing to the pool of available employment opportunities in retail sales. Finally, HUF offers streetwear and skateboarding goods at a range of price points, making their merchandise accessible to a variety of customers in the Mission and across the City.

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 will establish a Formula Retail streetwear store in a vacant storefront formerly occupied by a similar streetwear retailer. This new neighborhood-serving retailer will contribute to the balance of available retail sales jobs in the City and will activate a dormant commercial space within the Valencia Street NCT Zoning District.

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

The Project Site is a mixed-use commercial and residential building, and the proposed Formula Retail use will be located within an existing ground floor commercial space. The Project is not anticipated to have any impact on existing residential uses or neighborhood character. The sole exterior alteration proposed as part of the Project is installation of one indirectly illuminated sign which meets the Department's guidelines for signs on historic buildings as well as the provisions of Article 6 of the Planning Code.

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

The Project is not anticipated to have an adverse effect on the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within short walking distance of several MUNI bus lines (including 14-Mission, 49-Van Ness, and 22-Fillmore), and is within walking distance of the BART Stations at 16th and Mission and 24th and Mission Streets. HUF's future customers could easily reach the Project Site via a wealth of transit options or on foot on the dense and walkable Valencia Street commercial corridor.

- 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 propose any commercial office development.

- 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 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 is a contributing building within the Liberty-Hill Landmark District, designated under Article 10 of the Planning Code. The Project is modest in scale, and the establishment of a Formula Retail use within the existing commercial space will have no impact to the architectural character of the building. A new indirectly illuminated blade sign is the only exterior alteration proposed as part of the Project. The sign meets the Department's guidelines for signs on historic buildings as well as the baseline provisions for signs outlined under Article 6 of the Planning Code. Overall, the project will facilitate preservation of the historic building by establishing an active use in a vacant storefront, so that lease revenues may contribute to maintenance of the resource.

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

The Project will not expand the existing building envelope and therefore will not cast shadow onto parks or open space.

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. 2019-0015067CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 10, 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 February 13, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 13, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail use (d.b.a. “HUF”) located at 968 Valencia Street, Lot 005 in Assessor’s Block 3608, pursuant to Planning Code Sections 303, 303.1, and 762 within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Liberty-Hill Landmark District and a 50-X Height and Bulk District; in general conformance with plans, dated February 10, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2019-015067CUA and subject to conditions of approval reviewed and approved by the Commission on February 13, 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 February 13, 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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **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

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

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

OPERATION

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

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

10. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

HUF - SAN FRANCISCO

968 VALENCIA STREET

HUF
SAN FRANCISCO

968 VALENCIA
SAN FRANCISCO
3608/005

GLB
architects

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Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

ABBREVIATIONS

&	AND	DWR.	DRAWER	PTN.	PARTITION
∠	ANGLE	(e)	EXISTING	P.G.	PAINT GRADE
⊙	AT	ELEV.	ELEVATION	RAD.	RADIUS
○	CENTER LINE	EA.	EACH	REF.	REFERENCE
⊥	ROUND	ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
1	PERPENDICULAR	F.E.C.	FIRE EXTINGUISHER CABINET	REINF.	REINFORCE
#	NUMBER	F.H.C.	FIRE HOSE CABINET	REQ.	REQUIRED
ALUM.	ALUMINUM	FIN.	FINISH	REQMT.	REQUIREMENT
A.C.	AIR CONDITIONING	FLR.	FLOOR	REV.	REVISION
ACOUS.	ACOUSTICAL	FLUOR.	FLUORESCENT	RM.	ROOM
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	S.	SOUTH
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUDS	S.C.	SOLID CORE
BD.	BOARD	FT.	FOOT OR FEET	SCHED.	SCHEDULE
BLDG.	BUILDING	FURR.	FURRING	SECT.	SECTION
BLK.	BLOCK	FUT.	FUTURE	SHT.	SHEET
BLKG.	BLOCKING	GA.	GAUGE	SIM.	SIMILAR
BRKT.	BRACKET	G.B.	GRAB BAR	SL.	SLIDING
B.U.	BUILT-UP	G.D.	GARBAGE DISPOSAL	SPEC.	SPECIFICATION
CAB.	CABINET	G.F.I.	GROUND FAULT INTERRUPTER	SQ.	SQUARE
CEM.	CEMENT	GL.	GLASS	STD.	STANDARD
CER.	CERAMIC	GND.	GROUND	STL.	STEEL
C.G.	CORNER GUIDE	GYP.	GYPSPUM	STOR.	STORAGE
CLG.	CEILING	H.C.	HOLLOW CORE	SUSP.	SUSPENDED
CLKG.	CAULKING	HDR.	HEADER	T.O.S.	TOP OF STEEL
CLO.	CLOSET	HDWR.	HARDWARE	T.O.F.	TOP OF FINISH
CLR.	CLEAR	H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING	TEL.	TELEPHONE
CNTR.	COUNTER	HGT.	HEIGHT	THK.	THICK
COL.	COLUMN	H.M.	HOLLOW METAL	TP.	TYPICAL
CONC.	CONCRETE	HR.	HOUR	U.O.N.	UNLESS OTHERWISE NOTED
CONN.	CONNECTION	JAN.	JANITOR	W/	WITH
CONSTR.	CONSTRUCTION	KIT.	KITCHEN	WD.	WOOD
CONT.	CONTINUOUS	LAM.	LAMINATE		
CORR.	CORRIDOR	LAV.	LAVATORY		
CTR.	CENTER	LT.	LIGHT		
DBL.	DOUBLE	MAX.	MAXIMUM		
DEPT.	DEPARTMENT	MTL.	METAL		
DET.	DETAIL	MECH.	MECHANICAL		
D.F.	DRINKING FOUNTAIN	(N)	NOT IN CONTRACT		
DIA.	DIAMETER	N.I.C.	ON CENTER		
DIM.	DIMENSION	O.C.	PROVIDED BY OWNER		
DN.	DOWN	P.B.O.	INSTALLED BY CONTRACTOR		
DR.	DOOR	PR.	PAIR		
D.W.	DISH WASHER	PT.	POINT		
DWG.	DRAWING				

SHEET INDEX

ARCHITECTURAL

A0	COVER SHEET
A2.1	SITE PLAN, STREET ELEVATION
A2.2	DEMOLITION PLAN, FLOOR PLAN
A2.3	LIGHTING PLAN, POWER PLAN
A2.4	FIXTURE PLAN, INTERIOR ELEVATIONS
A2.5	FIXTURE PLAN, INTERIOR ELEVATIONS
A2.6	DESIGN DRAWING – WALL DISPLAY

PROJECT INFORMATION

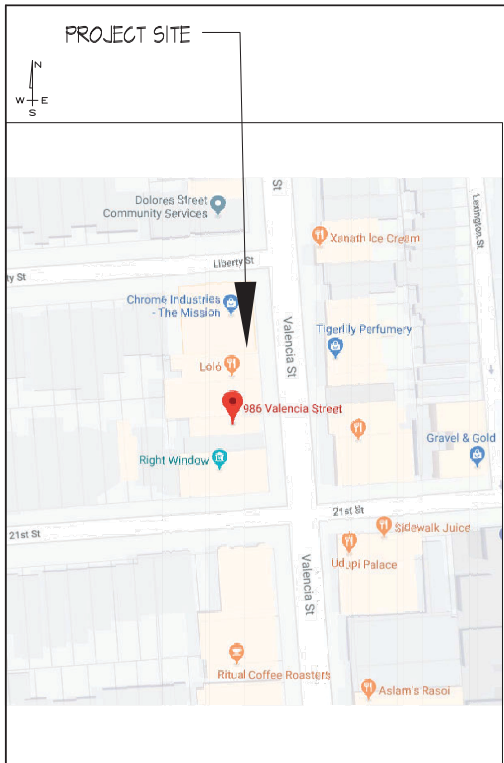
ADDRESS 968 VALENCIA STREET
TENANT HUF - SAN FRANCISCO
PARCEL # 3608/005
AREA TOTAL TENANT AREA 1590 SQ. FT.

OCCUPANCY M MERCANTILE
CONSTRUCTION V-B - WOOD FRAME
COVERAGE NA
HEIGHT NA

PROJECT DESCRIPTION

TENANT IMPROVEMENT: CONVERT EXISTING CAFE/RETAIL SPACE INTO A NEW RETAIL SPACE

AREA MAP



REFERENCE SYMBOLS LEGEND

	ELEVATION REFERENCE DETAIL NUMBER SHEET NUMBER		ROOM REFERENCE ROOM DESIGNATION ROOM NUMBER
	ENLARGED DETAIL REFERENCE DETAIL NUMBER SHEET NUMBER		NORTH REFERENCE
	DETAIL REFERENCE DETAIL NUMBER SHEET NUMBER		WALL TYPE REFERENCE WALL TYPE NUMBER
	SECTION REFERENCE DETAIL NUMBER SHEET NUMBER		FLUSH
	COLUMN GRID REFERENCE COLUMN GRID DESIGNATION		
	FINISH ELEVATION WORK POINT		
	DOOR REFERENCE DOOR NUMBER DESIGNATION		
	KEY NOTE REFERENCE NOTE NUMBER		

GENERAL NOTES

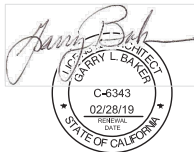
- ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2016 RESIDENTIAL CODE, 2016 PLUMBING CODE, 2016 ELECTRICAL CODE, 2016 MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, AND 2016 TITLE 24 ENERGY EFFICIENCY STANDARDS, THE 2016 EDITION OF THE CALIFORNIA FIRE CODE, AND OTHER APPLICABLE SECTIONS OF THE CITY OF SAN FRANCISCO MUNICIPAL CODE. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONSTRUCTION IS TO FOLLOW THE REQUIREMENTS ADDRESSED IN THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- MECHANICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CMG PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CPC; ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND
- VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED FOR A COMPLETELY FINISHED PROJECT.
- INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICBO REPORTS. FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
- DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

- NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
- THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL PER THE CALIFORNIA BUILDING CODE.
- THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY & PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF THE UTILITY LINES, CONDUITS, PIPING, ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES, AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.
- CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT.

- PROVIDE MATERIALS AND SERVICES AS SPECIFIED. ANY AND ALL DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS MUST REVIEW WITH THE ARCHITECT PRIOR TO COMMENCING THAT PART OF THE WORK.

DEFERRED SUBMITTAL ITEMS: (IF NEEDED)

DESIGN DOCUMENTS (PLANS, DETAILS, CALCULATIONS, ETC.) FOR ALL DEFERRED ITEMS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO FABRICATION AND ERECTIONS OF THE ITEMS. IN ADDITION, THE PROJECT DESIGNER, ARCHITECT OR ENGINEER OF RECORD SHALL PROVIDE SIGNED CONFIRMATION THAT THE DOCUMENTS FOR THE DEFERRED ITEMS HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE PROJECT DESIGN INTENT.



NO.	DATE	ISSUES AND REVISIONS	BY
1	02.10.19	PLAN CHECK	GLB

DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME HUF SAN FRANCISCO

DESCRIPTION

COVER SHEET

SHEET NUMBER

A0

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



1 ELEVATION PHOTO
SCALE: NO SCALE



1 AREAL PHOTO - SITE PLAN
SCALE: NO SCALE

PROJECT NAME

HUF
SAN FRANCISCO

968 VALENCIA
SAN FRANCISCO

3608/005

GLB
architects

18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

FORM3 DESIGN
4191 I STREET
PETALUMA, CA 94952



NO.	DATE	ISSUES AND REVISIONS	BY
1	05/01/19	PLAN CHECK	GLB

DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME
HUF SAN FRANCISCO

DESCRIPTION
ELEVATION PHOTO
SITE PLAN- AREAL

SHEET NUMBER

A2.1

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SAN FRANCISCO

968 VALENCIA
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NO.	DATE	ISSUES AND REVISIONS	BY
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DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

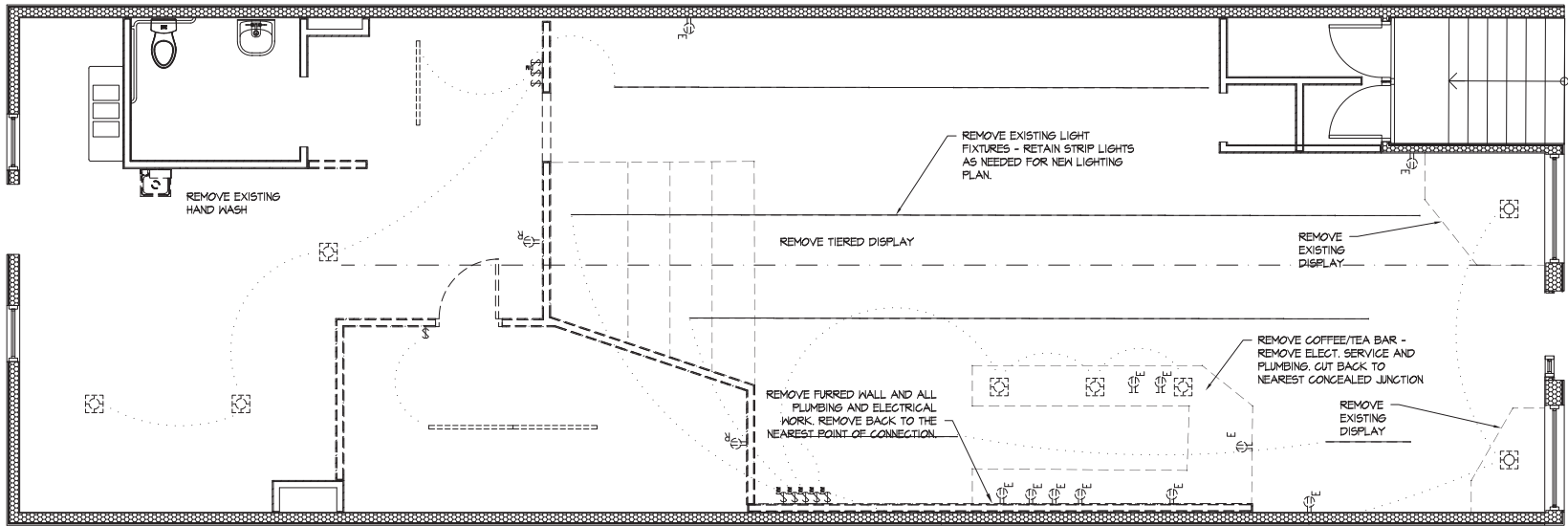
PROJECT NAME
HUF SAN FRANCISCO

DESCRIPTION
FLOOR PLAN
DEMOLITION PLAN

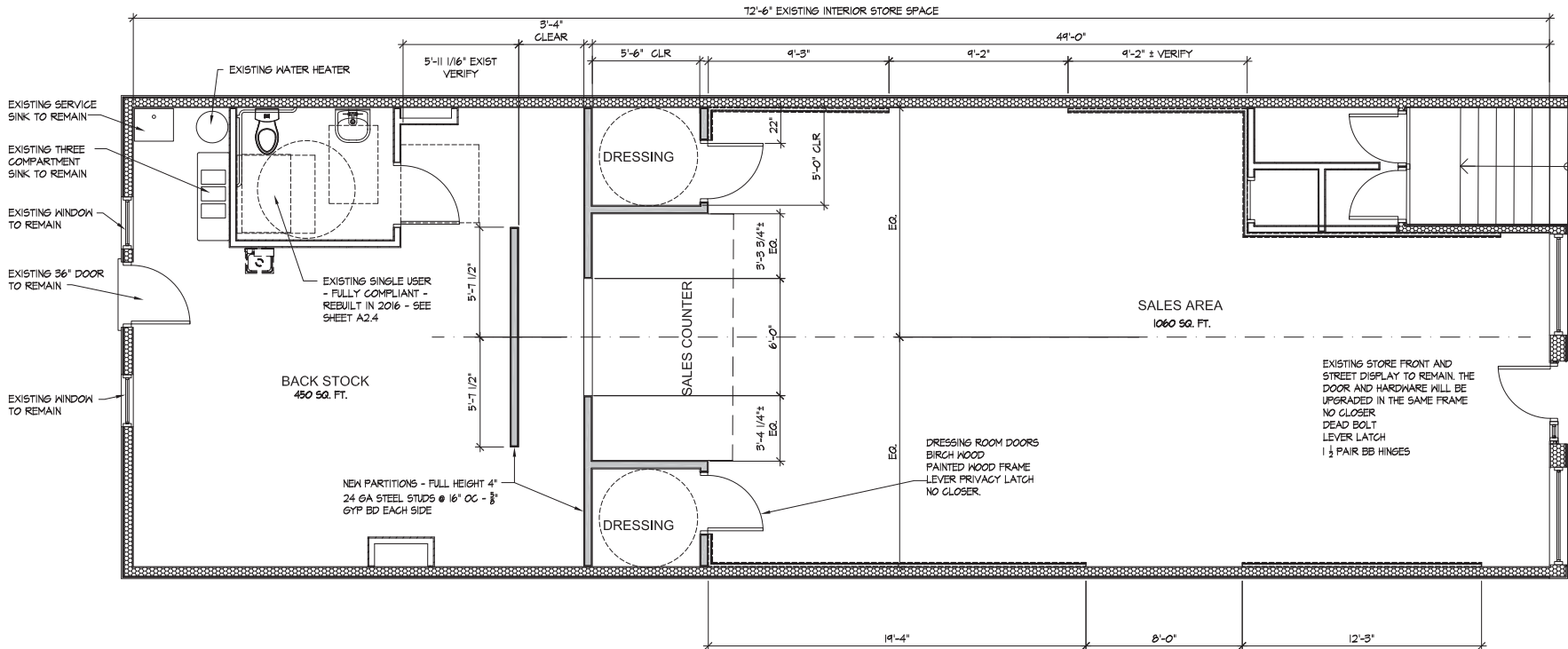
SHEET NUMBER

A2.2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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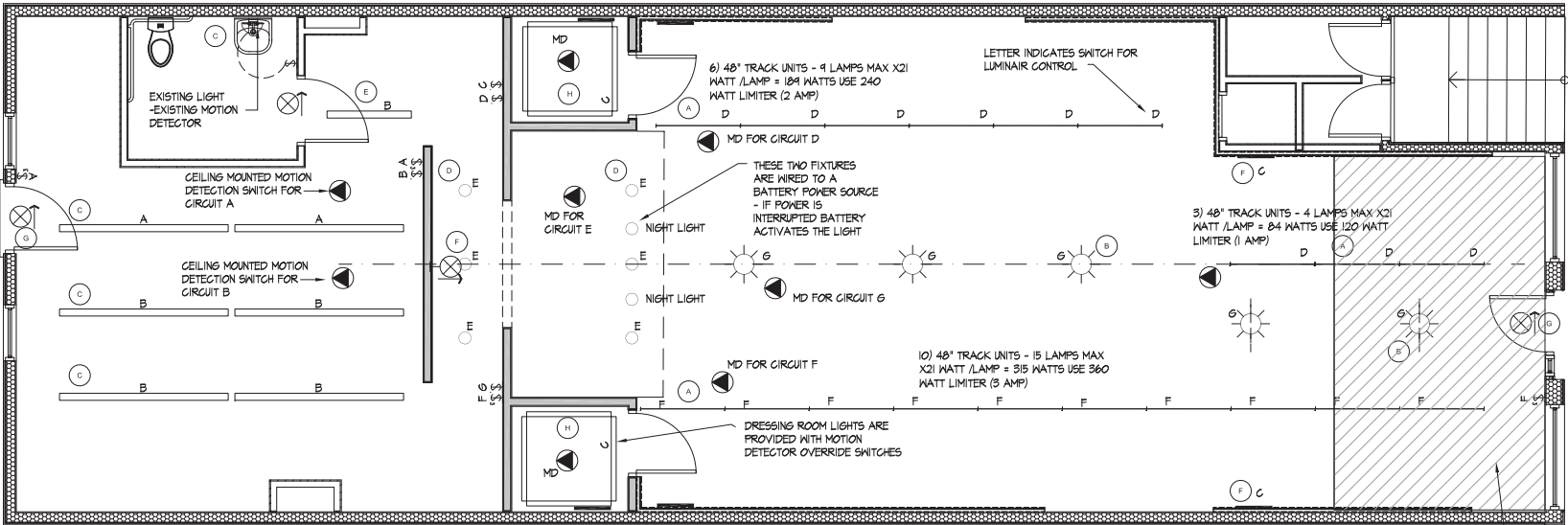
1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

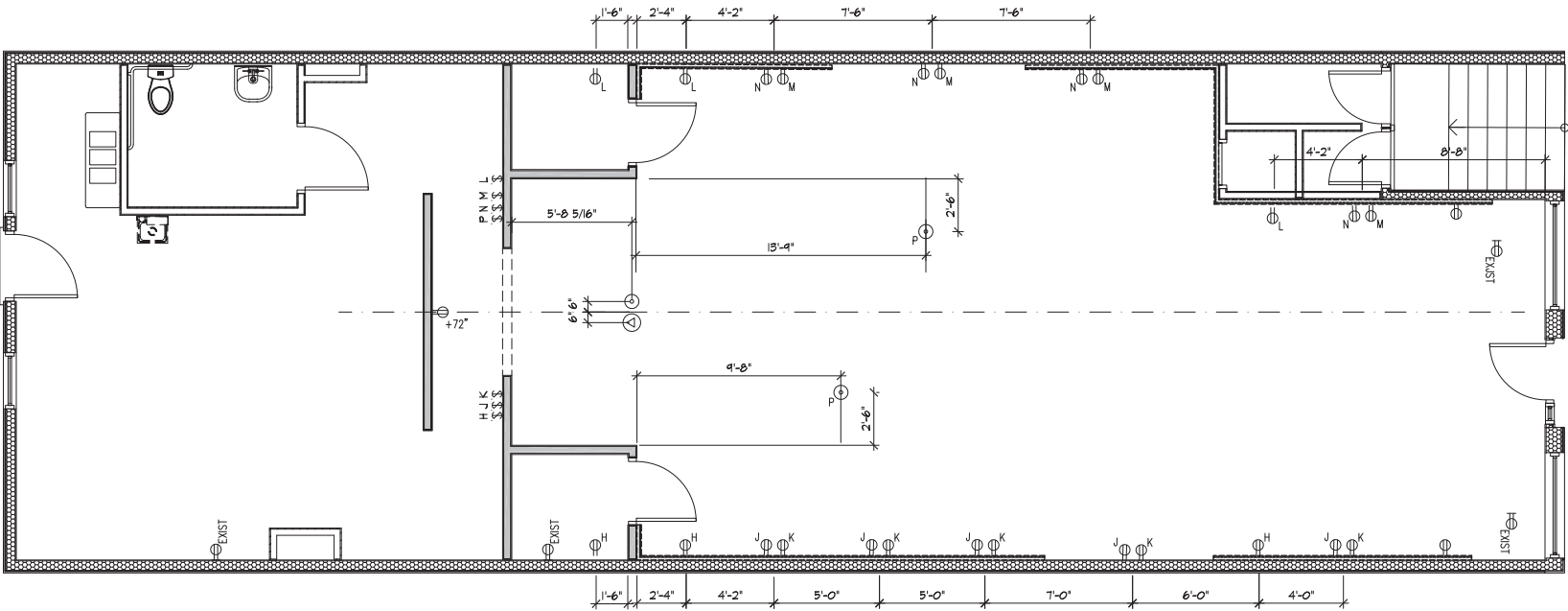
0' / 1" =

2 LIGHTING
SCALE: 1/8"=1'-0"



DAYLIGHT CONTROL ZONE 10 WIDE - 5 TRACK LIGHTS AT 21 W/FIXTURE = 105 WATTS - ONE PENDANT LIGHT AT 12 WATTS = 117 WATTS TOTAL < 120 WATTS MAX ALLOWED WITH OUT DAYLIGHT CONTROL. NO DAYLIGHT CONTROL REQUIRED

1 POWER PLAN
SCALE: 1/8"=1'-0"



LIGHT FIXTURE SCHEDULE			
MARK	TYPE	MANUFACTURER	MODEL AND LAMP
A	TRACK - RELOCATED	EXISTING	4' TRACK RELOCATED
B	PENDANT	XX	12W
C	SUSPEND. LED	XX	8' 40W
D	RECESSED. LED	XX	6W
E	SUSPEND. LED	XX	4' 20 W
F	EMERGENCY	EXISTING	RELOCATE
G	EXIT LIGHT	EXISTING	-
H	LED TAPE LIGHT	XX	1.2 W/FT X 18' = 21.6 WATT

HUF
SAN FRANCISCO

968 VALENCIA
SAN FRANCISCO

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PETALUMA, CA 94952



NO. DATE ISSUES AND REVISIONS BY
1 05/01/19 PLAN CHECK GLB

DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME
HUF SAN FRANCISCO

DESCRIPTION
LIGHTING PLAN
POWER PLAN

SHEET NUMBER

A2.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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HUF
SAN FRANCISCO

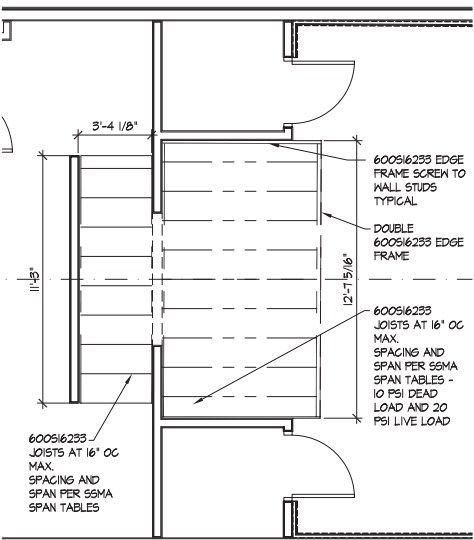
968 VALENCIA
SAN FRANCISCO

3608/005

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architects

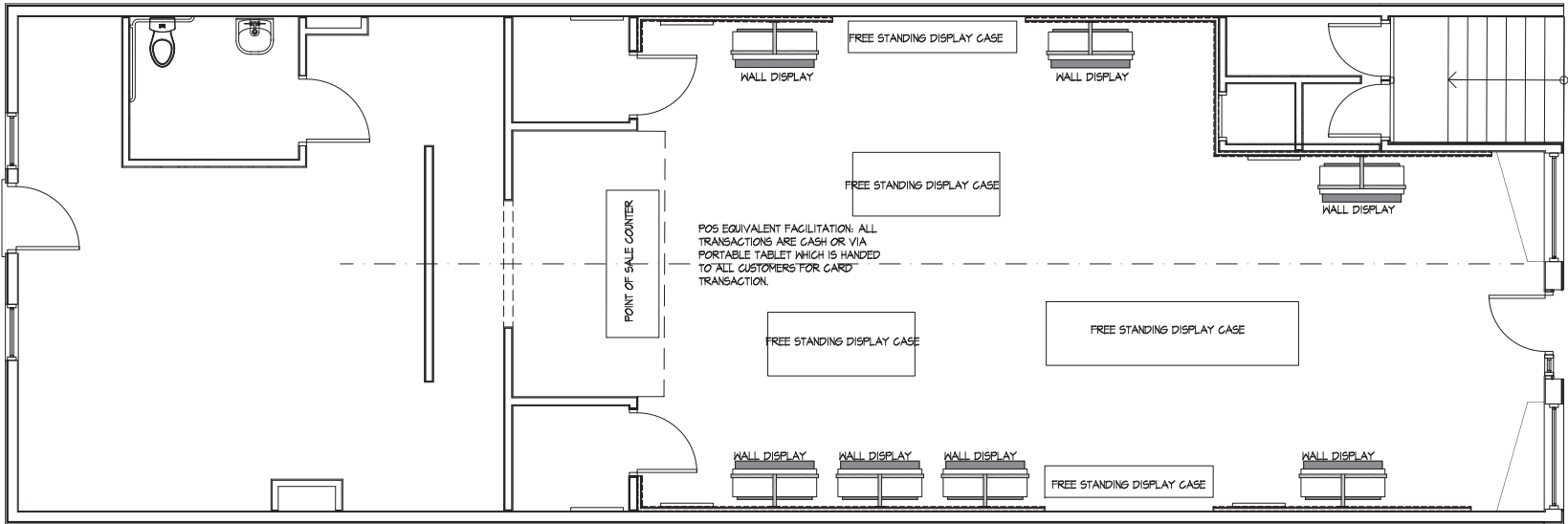
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PETALUMA, CA 94952



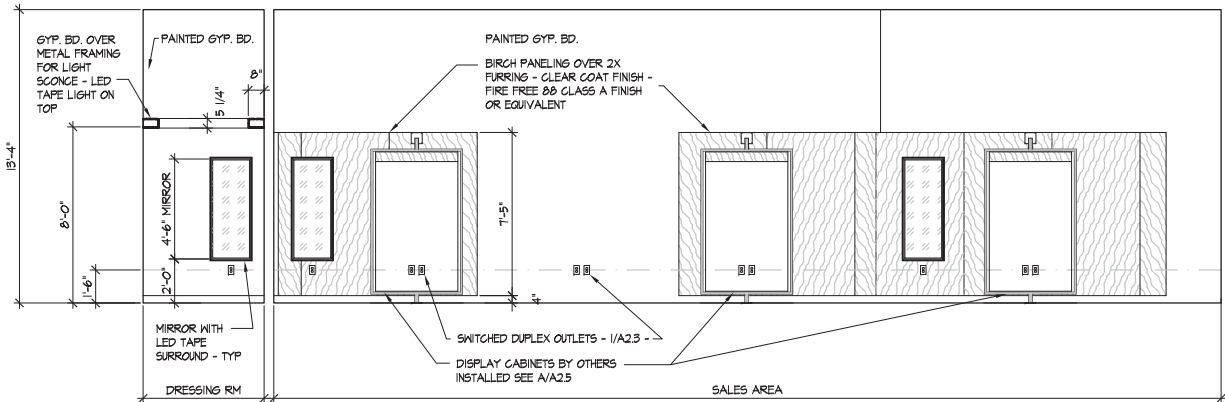
5 CANOPY FRAMING

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



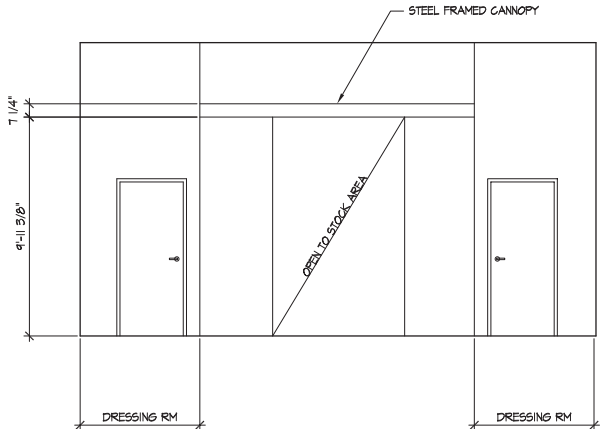
1 CASEWORK LAYOUT

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



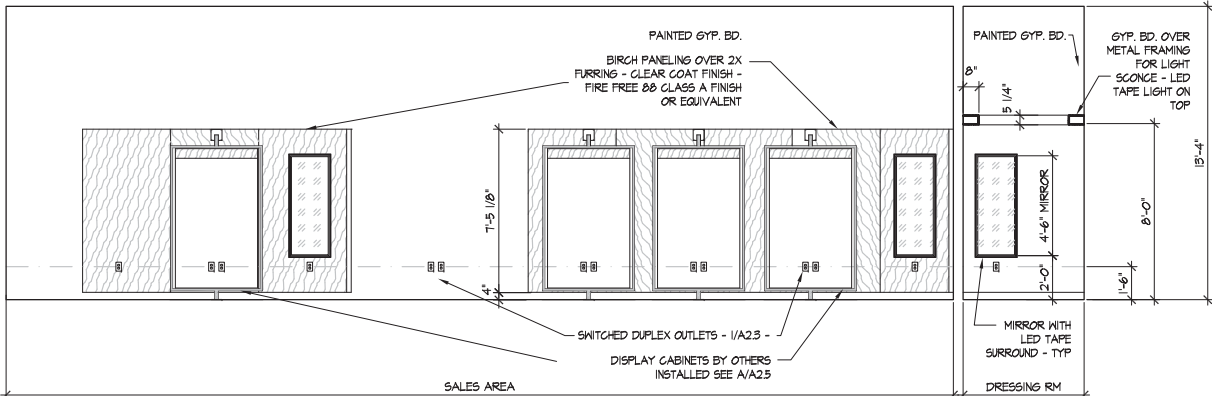
2 INTERIOR ELEVATION

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



4 INTERIOR ELEVATION

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



3 INTERIOR ELEVATION

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



NO.	DATE	ISSUES AND REVISIONS	BY
1	05/01/19	PLAN CHECK	GLB

DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME HUF SAN FRANCISCO

DESCRIPTION
INTERIOR ELEVATIONS
STORE FITTINGS

SHEET NUMBER

A2.4

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STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 7/18)

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.1, §140.6, and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.

Project Name: HUF San Francisco

Report Page: Page 1 of 7

Project Address: 968 Valencia

Date Prepared: 5/7/2019

A. GENERAL INFORMATION

01 Project Location (city)

San Francisco

04 Total Conditioned Floor Area (ft²)

1,507

02 Climate Zone

2

05 Total Unconditioned Floor Area (ft²)

0

03 Occupancy Types Within Project (select all that apply):

06 # of Stories (Habitable Above Grade)

1

☐ Office

☒ Retail

☒ Warehouse

☐ Hotel/Motel

☐ School

☐ Support Areas

☐ Parking Garage

☐ High-Rise Residential

☐ Relocatable

Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

Conditioned Spaces

Unconditioned Spaces

01

02

03

04

05

My Project Consists of (check all that apply):

Calculation Method

Area (ft²)

Calculation Method

Area (ft²)

☒ New Lighting System

Area Category

1,507

Area Category

0

☐ Altered Lighting System

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Allowed Lighting Power per §140.6(b) (Watts)

Actual Lighting Power per §140.6(a) (Watts)

Compliance Results

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).

01

02

03

04

05

06

07

08

09

10

Complete Building

Area Category

Footnotes

Tailored

§140.6(c)(1)

§140.6(c)(2)

§140.6(c)(2G)

(+)

=

Total Allowed (Watts)

≥

Total Designed (Watts)

Portable Lighting

Footnotes

PAF Control

§140.6(a)

§140.6(a)(2)

(-)

=

Total Actual (Watts)

*Includes Adjustments

05 Must be ≥ 09

§140.6

Conditioned:

(See Table I)

1,547.4

≥

1,361.2

≥

1,361.2

COMPLIES

Unconditioned:

Controls Compliance (See Table H for Details)

COMPLIES with Exceptional Conditions

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 7/18)

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.1, §140.6, and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.

Project Name: HUF San Francisco

Report Page: Page 1 of 7

Project Address: 968 Valencia

Date Prepared: 5/7/2019

A. GENERAL INFORMATION

01 Project Location (city)

San Francisco

04 Total Conditioned Floor Area (ft²)

1,507

02 Climate Zone

2

05 Total Unconditioned Floor Area (ft²)

0

03 Occupancy Types Within Project (select all that apply):

06 # of Stories (Habitable Above Grade)

1

☐ Office

☒ Retail

☒ Warehouse

☐ Hotel/Motel

☐ School

☐ Support Areas

☐ Parking Garage

☐ High-Rise Residential

☐ Relocatable

Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

Conditioned Spaces

Unconditioned Spaces

01

02

03

04

05

My Project Consists of (check all that apply):

Calculation Method

Area (ft²)

Calculation Method

Area (ft²)

☒ New Lighting System

Area Category

1,507

Area Category

0

☐ Altered Lighting System

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Allowed Lighting Power per §140.6(b) (Watts)

Actual Lighting Power per §140.6(a) (Watts)

Compliance Results

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).

01

02

03

04

05

06

07

08

09

10

Complete Building

Area Category

Footnotes

Tailored

§140.6(c)(1)

§140.6(c)(2)

§140.6(c)(2G)

(+)

=

Total Allowed (Watts)

≥

Total Designed (Watts)

Portable Lighting

Footnotes

PAF Control

§140.6(a)

§140.6(a)(2)

(-)

=

Total Actual (Watts)

*Includes Adjustments

05 Must be ≥ 09

§140.6

Conditioned:

(See Table I)

1,547.4

≥

1,361.2

≥

1,361.2

COMPLIES

Unconditioned:

Controls Compliance (See Table H for Details)

COMPLIES with Exceptional Conditions

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

STATE OF CALIFORNIA

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☒ Warehouse

☐ Hotel/Motel

☐ School

☐ Support Areas

☐ Parking Garage

☐ High-Rise Residential

☐ Relocatable

Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

Conditioned Spaces

Unconditioned Spaces

01

02

03

04

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Area Category

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Area Category

0

☐ Altered Lighting System

C. COMPLIANCE RESULTS

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Allowed Lighting Power per §140.6(b) (Watts)

Actual Lighting Power per §140.6(a) (Watts)

Compliance Results

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).

01

02

03

04

05

06

07

08

09

10

Complete Building

Area Category

Footnotes

Tailored

§140.6(c)(1)

§140.6(c)(2)

§140.6(c)(2G)

(+)

=

Total Allowed (Watts)

≥

Total Designed (Watts)

Portable Lighting

Footnotes

PAF Control

§140.6(a)

§140.6(a)(2)

(-)

=

Total Actual (Watts)

*Includes Adjustments

05 Must be ≥ 09

§140.6

Conditioned:

(See Table I)

1,547.4

≥

1,361.2

≥

1,361.2

COMPLIES

Unconditioned:

Controls Compliance (See Table H for Details)

COMPLIES with Exceptional Conditions

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

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Report Page: Page 1 of 7

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☐ Hotel/Motel

☐ School

☐ Support Areas

☐ Parking Garage

☐ High-Rise Residential

☐ Relocatable

Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

Conditioned Spaces

Unconditioned Spaces

01

02

03

04

05

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Area Category

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Area Category

0

☐ Altered Lighting System

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Allowed Lighting Power per §140.6(b) (Watts)

Actual Lighting Power per §140.6(a) (Watts)

Compliance Results

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).

01

02

03

04

05

06

07

08

09

10

Complete Building

Area Category

Footnotes

Tailored

§140.6(c)(1)

§140.6(c)(2)

§140.6(c)(2G)

(+)

=

Total Allowed (Watts)

≥

Total Designed (Watts)

Portable Lighting

Footnotes

PAF Control

§140.6(a)

§140.6(a)(2)

(-)

=

Total Actual (Watts)

*Includes Adjustments

05 Must be ≥ 09

§140.6

Conditioned:

(See Table I)

1,547.4

≥

1,361.2

≥

1,361.2

COMPLIES

Unconditioned:

Controls Compliance (See Table H for Details)

COMPLIES with Exceptional Conditions

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 7/18)

CERTIFICATE OF COMPLIANCE

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Project Name: HUF San Francisco

Report Page: Page 1 of 7

Project Address: 968 Valencia

Date Prepared: 5/7/2019

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☐ School

☐ Support Areas

☐ Parking Garage

☐ High-Rise Residential

☐ Relocatable

Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

Conditioned Spaces

Unconditioned Spaces

01

02

03

04

05

My Project Consists of (check all that apply):

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Area (ft²)

Calculation Method

Area (ft²)

☒ New Lighting System

Area Category

1,507

Area Category

0

☐ Altered Lighting System

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Allowed Lighting Power per §140.6(b) (Watts)

Actual Lighting Power per §140.6(a) (Watts)

Compliance Results

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).

01

02

03

04

05

06

07

08

09

10

Complete Building

Area Category

Footnotes

Tailored

§140.6(c)(1)

§140.6(c)(2)

§140.6(c)(2G)

(+)

=

Total Allowed (Watts)

≥

Total Designed (Watts)

Portable Lighting

Footnotes

PAF Control

§140.6(a)

§140.6(a)(2)

(-)

=

Total Actual (Watts)

*Includes Adjustments

05 Must be ≥ 09

§140.6

Conditioned:

(See Table I)

1,547.4

≥

1,361.2

≥

1,361.2

COMPLIES

Unconditioned:

Controls Compliance (See Table H for Details)

COMPLIES with Exceptional Conditions

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 7/18)

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.1, §140.6, and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.

Project Name: HUF San Francisco

Report Page: Page 6 of 7

Project Address: 968 Valencia

Date Prepared: 5/7/2019

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and can be found online at <http://www.energy.ca.gov/2015publications/CEC-400-2015-033/appendices/forms/NRCL>

YES

NO

Form/Title

Field Inspector

Pass

Fail

☒

☐

NRCL-LTI-01-E - Must be submitted for all buildings

☐

☐

☒

☐

NRCL-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.

☐

☐

☒

☐

NRCL-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.

☐

☐

☐

☒

NRCL-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.

☐

☐

☐

☒

NRCL-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.

☐

☐

☐

☒

NRCL-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.

☐

☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/outsp/providers.html>

YES

NO

Form/Title

Field Inspector

Pass

Fail

☒

☐

NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.

☐

☐

☐

☒

NRCA-LTI-03-A - Must be submitted for automatic daylight controls.

☐

☐

☐

☒

NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.

☐

☐

☐

☒

NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).

☐

☐

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 7/18)

CERTIFICATE OF COMPLIANCE

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Project Name: HUF San Francisco

Report Page: Page 7 of 7

Project Address: 968 Valencia

Date Prepared: 5/7/2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name: Sean Plikuhn

Documentation Author Signature: Sean Plikuhn

Company: SOLDATA Energy Consulting

Signature Date: 5/7/2019

Address: 2227 Capricorn Way, Suite 202

CEA/ HERS Certification Identification (if applicable):

City/State/Zip: Santa Rosa, CA 95407

Phone: 707-545-4440

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permits issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Garry Baker

Responsible Designer Signature:

Company: GLB Architects

Date Signed:

Address: 18029 Riverside Drive

License:

City/State/Zip: Sonoma, CA 95476

Phone: (707) 938-8844

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

PROJECT NAME

HUF
SAN FRANCISCO

968 VALENCIA
SAN FRANCISCO

GLB
architects

16881 Schiller Court
Sonoma, CA 95476-3449
707 938 8844 voice
707996 5185 fax
glb@creative1.com

FORM3 DESIGN
4191 I STREET
PETALUMA, CA 94952

NO. DATE ISSUES AND REVISIONS BY
1 05.07.19 PLAN CHECK GLB

DATE: 04/22/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME HUF SAN FRANCISCO

DESCRIPTION LIGHTING
T-24

SHEET NUMBER

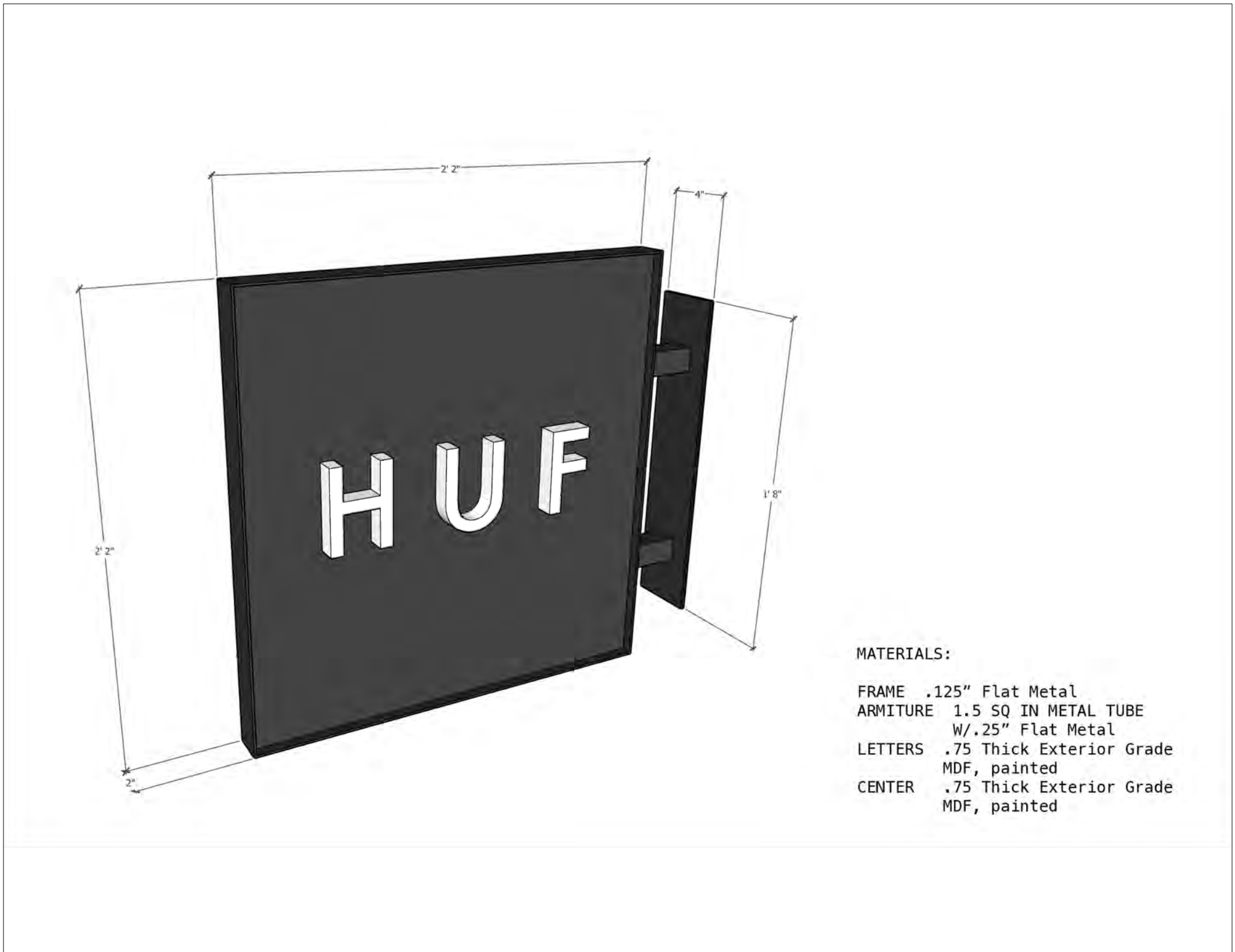
T24-1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



1 STREET ELEVATION

SCALE: NOT TO SCALE



2 PROPOSED BLADE SIGN

SCALE: NOT TO SCALE



3 STORE FRONT VIEW

SCALE: NOT TO SCALE

PROJECT NAME

HUF
SAN FRANCISCO

968 VALENCIA
SAN FRANCISCO

3608/005

GLB
architects

18029 Riverside Drive
Sonoma, CA 95476-4291
707 938 8844 voice
707 996 5185 fax
glb@glbarchitects.com

FORM3 DESIGN
4191 I STREET
PETALUMA, CA 94952



NO.	DATE	ISSUES AND REVISIONS	BY
1	09/27/18	PLAN CHECK	GLB
2	10/22/19	PLANNING REVIEW	GLB

DATE: 05/01/19

SCALE: AS NOTED

PROJECT NUMBER 2019-08

PROJECT NAME
HUF SAN FRANCISCO

DESCRIPTION
BLADE SIGN DETAILS
STREET ELEVATION

SHEET NUMBER

A4.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
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CONSENT OF THE ARCHITECT



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
968 VALENCIA ST		3608005
Case No.		Permit No.
2019-015067PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization to establish a new formula retail clothing store in an existing coffee shop.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <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 > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Monica Giacomucci	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to *Property Information Map*)

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Change of use from Retail Sales and Service to Retail Sales and Service - Formula Retail. No expansion of retail floor area, no exterior alterations to subject building other than signage to be submitted under separate permit.	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Monica Giacomucci 01/16/2020
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)
968 VALENCIA ST		3608/005
Case No.	Previous Building Permit No.	New Building Permit No.
2019-015067PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
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: 968 VALENCIA ST
RECORD NO.: 2019-015067CUA

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

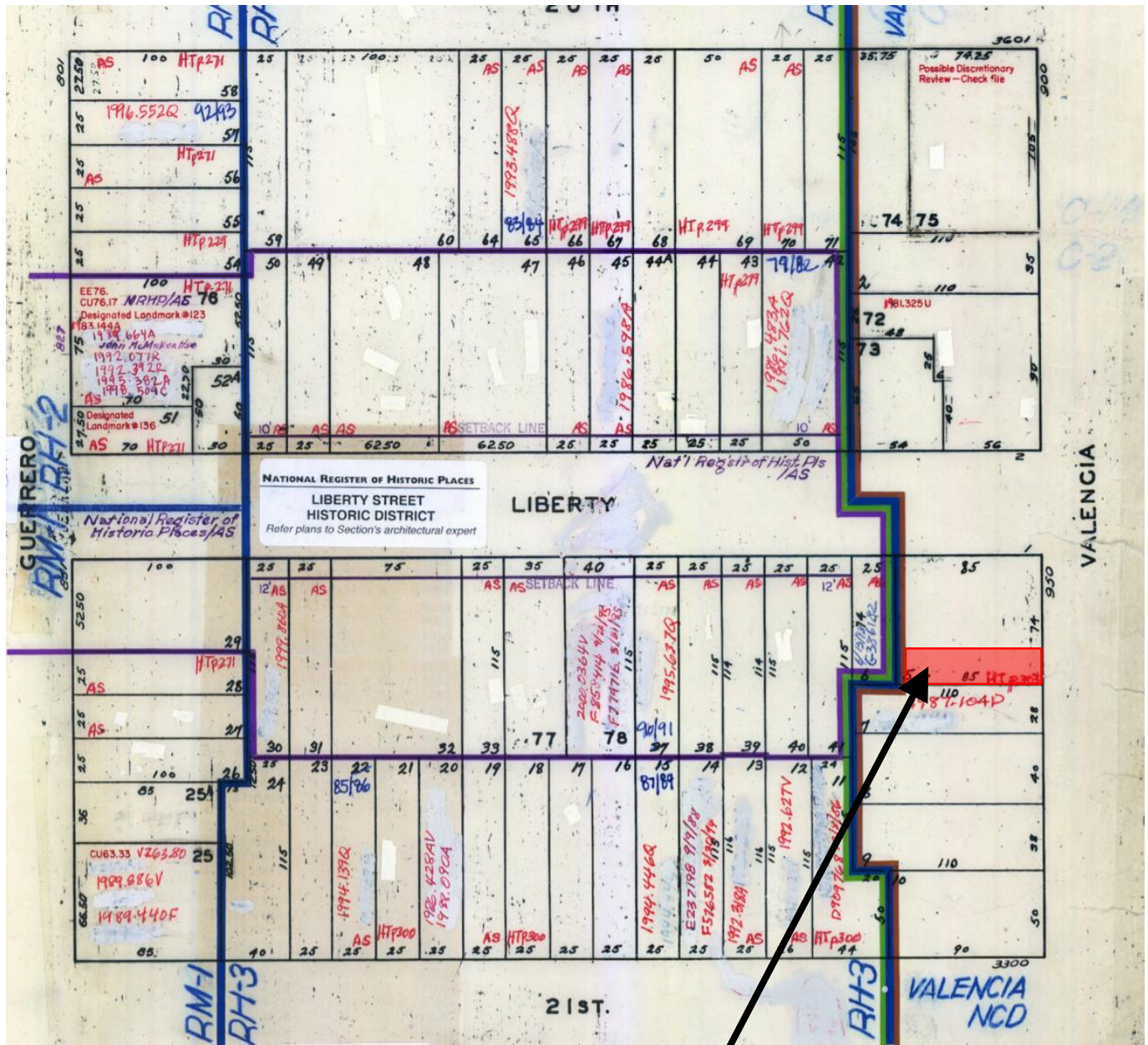
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	10,365	0	0
Retail/Commercial GSF	6,285	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Formula Retail in existing Commercial Unit)	0	1,590	1,590
TOTAL GSF	16,650	1,590	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	6	0	6
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0

Parcel Map

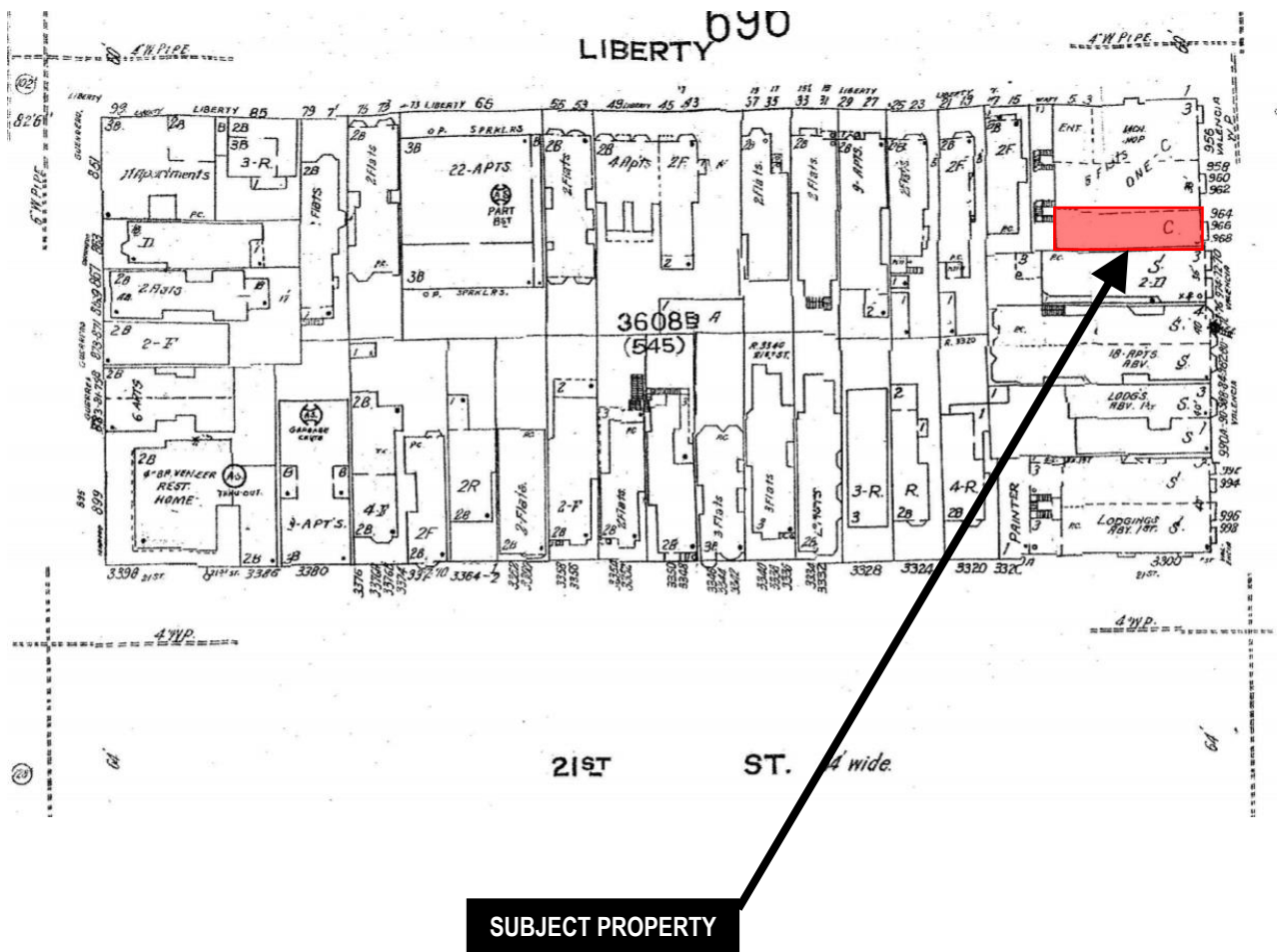


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-015067CUA
 Formula Retail - HUF
 968 Valencia Street

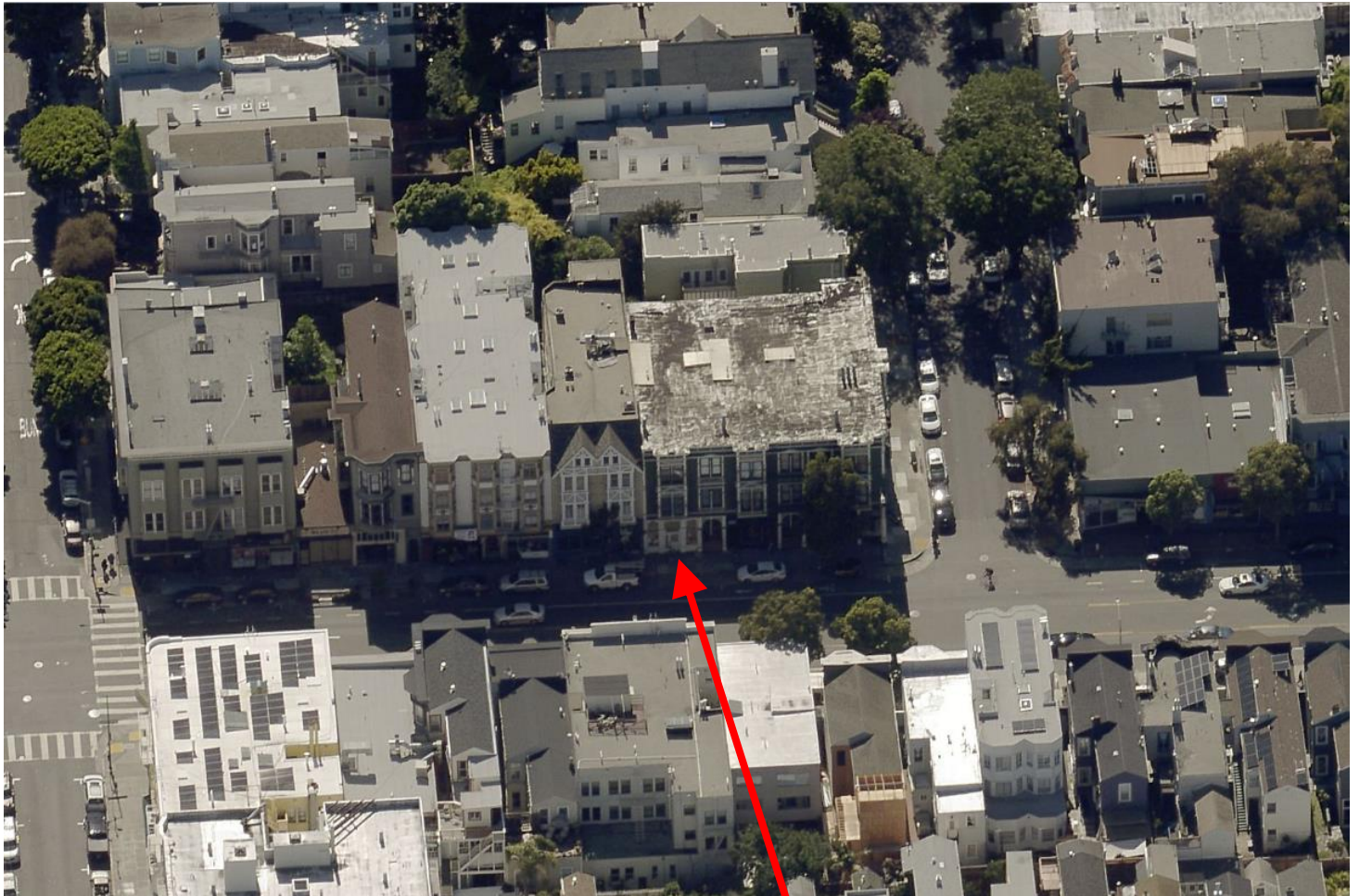
Sanborn Map*



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



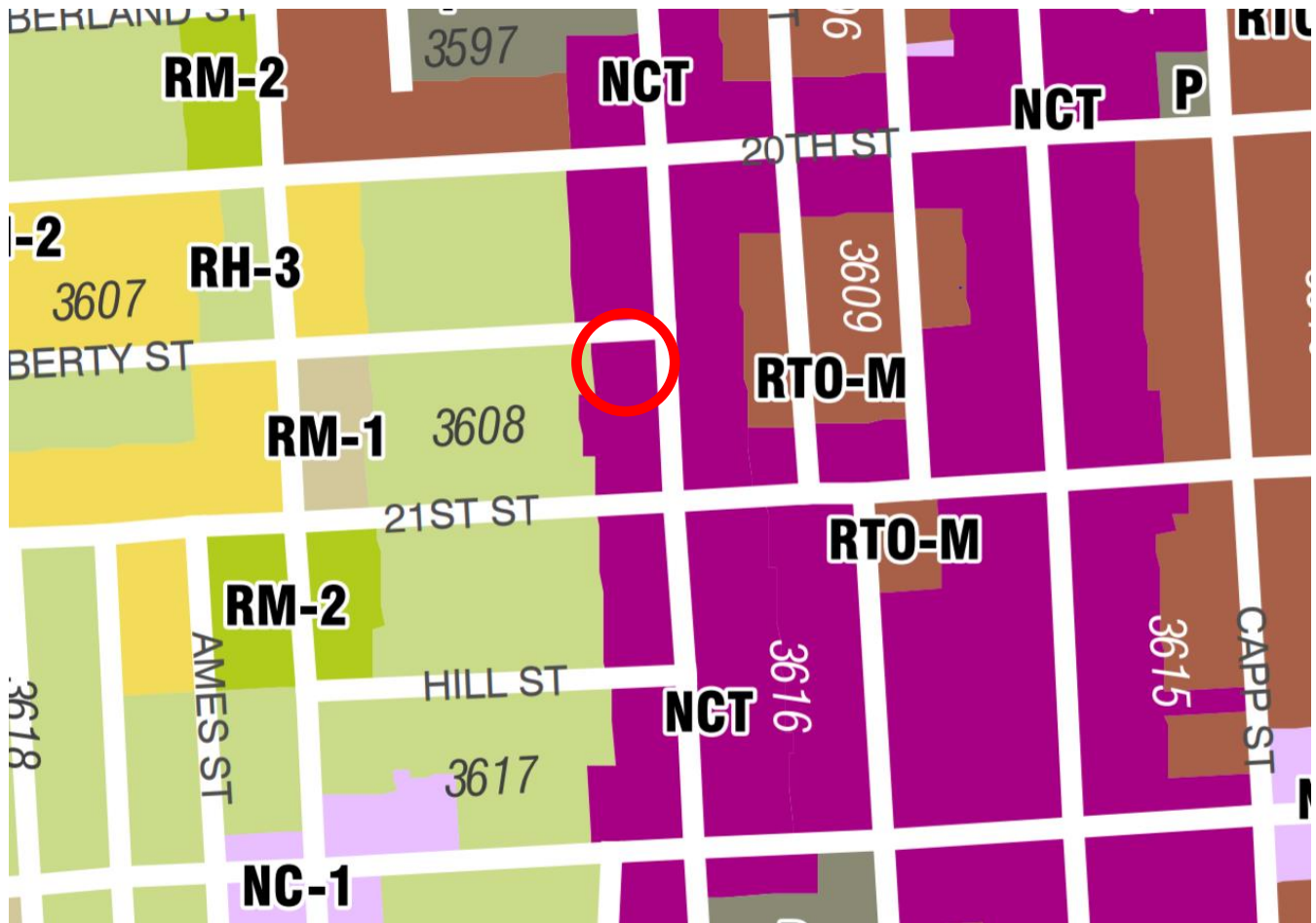
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2019-015067CUA
Formula Retail - HUF
968 Valencia Street

Site Photo



Conditional Use Authorization
Case Number 2019-015067CUA
Formula Retail - HUF
968 Valencia Street