

SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 13, 2020

Record No.:	2019-015067CUA	415.558.640
Project Address:	968 VALENCIA STREET	Planning
Zoning:	Valencia Street NCT (Neighborhood Commercial Transit) Zoning District	Information:
	50-X Height and Bulk District	415.558.6377
	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	

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 mixeduse 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.

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

Reception: 415.558.6378

Fax: 09

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- 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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion HEARING DATE: FEBRUARY 13, 2019

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

Reception: 415.558.6378

415.558.6409

Planning Information: **415.558.6377**

Record No.:	2019-015067CUA	410.0
Project Address:	968 VALENCIA STREET	Fax:
Zoning:	Valencia Street NCT (Neighborhood Commercial Transit) Zoning District	415.5
	50-X Height and Bulk District	Plannir
	Mission Alcoholic Beverage Special Use Subdistrict	Inform:
	Fringe Financial Service Restricted Use District	415.5
	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	
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	monica.giacomucci@sfgov.org	

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 HUF 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 Side, 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 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.

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%

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

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 <u>303</u>(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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

- 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>http://sfdpw.org</u>
- 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

HUF - SAN FRANCISCO

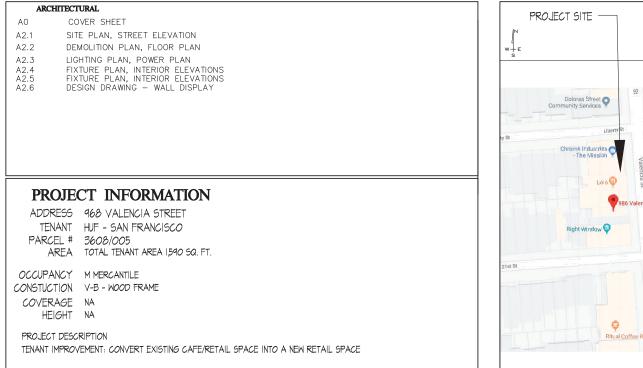
968 VALENCIA STREET

ABBREVIATIONS

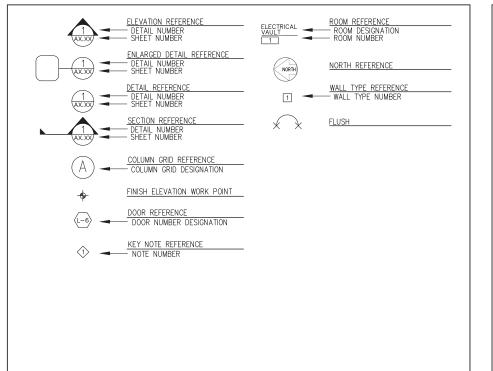
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& Q Q L H H H A.C. AC. AC. AC. ADJ. A.F.F. BDC. BLC. BLK. BLK. BLK. BLK. CAB. CER. CER.	AND ANGLE AT CENTER LINE ROUND PERPENDICULAR NUMBER ALUMINUM AR CONDITIONING ACOUSTICAL ADJUSTABLE ABOVE FINISH FLOOR APPROXIMATE BOARD BULCK BLOCK CABINET CEREMIC	DWR. (e) ELEV. ELA. ELEC. F.H.C. FIN. F.U.OR. F.O.F. F.O.F. F.O.F. F.O.S. FT. FURR. FUT. G.D. G.D. G.F.I. GL. GND.	DRAWER EXISTING ELEVATION EACH ELECTRICAL FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF STUDS FOOT OR FEET FURRING FUTURE GAUGE GARB BAR GARBAGE DISPOSAL GARDAGE DISPOSAL GROUND FAULT INTERRUPTER GLASS GROUND :	PTN. P.G. RAD. REF. REINF. REQM'T. REQM'T. REQM'T. REQM'T. REV. R.O. S.C. SCHED. SHT. SHT. SHE. SQ. STD. STL.	PARTITION PAINT GRADE RADIUS REFERENCE REFRIEGERATOR REINFORCE REQUIRED REQUIRED REQUIRED REUSION ROOM ROOM SOUTH SOLID CORE SCHEDULE SCHEDULE SCHEDULE SECTION SHEET SIMILAR SUDING SPECIFICATION SQUARE STANDARD STEEL	A0 A2.1 A2.2 A2.3 A2.4 A2.5 A2.6
CER. CLG. CLKG. CLKG. CLR. CNTR. COL. CONSTR. CONSTR. CONSTR. CONSTR. CONT. CORR. DBL. DET. D.F. DIA. DIM. DM. DW. DWG.	CERVANC CORNER GUIDE CELING CAULKING CLEAR COUNTER COLUMTER CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTINUOUS CORRIDOR CERTER DOUBLE DEPARTMENT DETAIL DETAIL DETAIL DIMENSION DOWN DOOR DISH WASHER DRAWING	GYP. H.C. HDR. HDR. H.V.A.C. HGT. H.M. H.R. JAN. KIT. LAW. LAW. LAW. LAW. LAW. N.I.C. O.C. P.E.O. PR. PT.	GYPSUM HOLLOW CORE HEADER HARDWARE HEATING, VENTLATION, & AIR CONDITIONING HEIGHT HOLLOW METAL HOUR METAL HOUR METAL LAWINATE LAVATORY LIGHT MAXIMUM METAL MECHANICAL NEW NOT IN CONTRACT ON CENTER POINT	STOR, SUSP. T.O.F. T.O.F. TEL THK. TYP. U.O.N. W/ WD.	STORAGE SUSPENDED TOP OF STEEL TOP OF FINISH TELEPHONE THICK UNLESS OTHERWISE NOTED WITH WOOD	PROJ ADDRES TENAN PARCEL ARE OCCUPANC CONSTUCTIC COVERAC HEIGH PROJECT DI TENANT IMP

SHEET INDEX

AREA MAP



REFERENCE SYMBOLS LEGEND

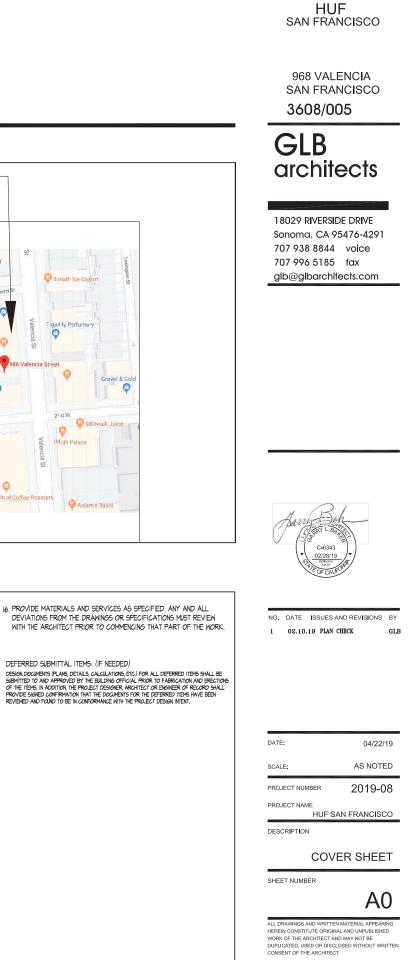


I. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE THE 2016 RESIDENTIAL CODE, 2016 PLIMBING CODE, 2016 ELECTRICAL CODE, 2016 MECHANICAL CODE, 2016 CALIFORNIA PLIMBING CODE, AND 2016 TITLE 24 ENERGY EFFICIENCY STANDARDS, THE 2016 EDITION OF THE CALIFORNIA FIRE CODE, AND OTHER APPLICABLE SECTIONS OF THE CITY OF SAN FRANCISCO MUNICIPAL CODE. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAVINGS 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 CMC PLIMBING 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.
- 4. THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO
- CONSTRUCTION. 5. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
- 6. 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.
- 8. DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.
- 9. 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.

GENERAL NOTES

- IO. 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 FALURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- II. 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.
- 12. 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.
- 13. '--
- 14. 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, 5 ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE INCESSARY PROBES, AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.
- 15. 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 DASIS OF THE CONTRACT.





1 ELEVATION PHOTO



0:/

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

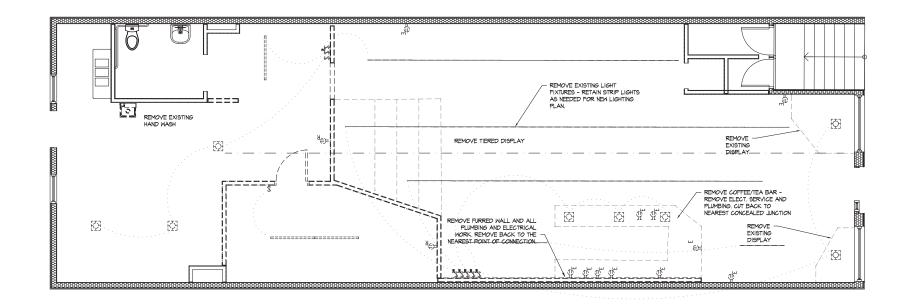
DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME HUF S	AN FRANCISCO
	ОМ РНОТО

SITE PLAN- AREAL

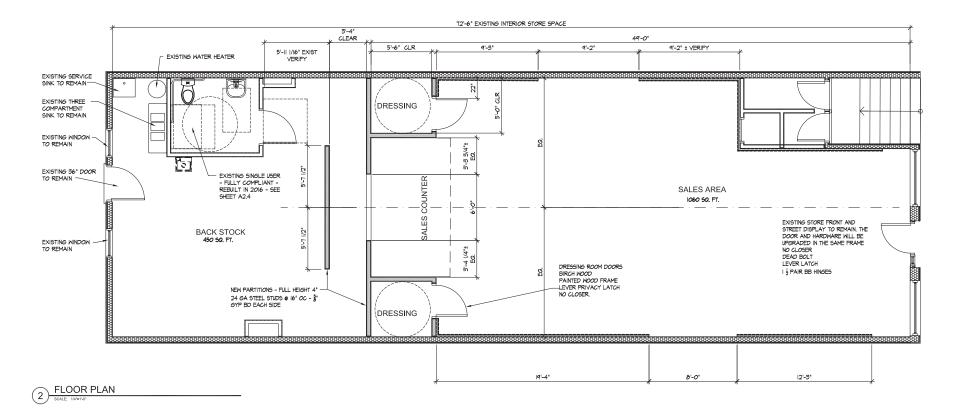
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A2.1

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 DEMOLITION PLAN



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
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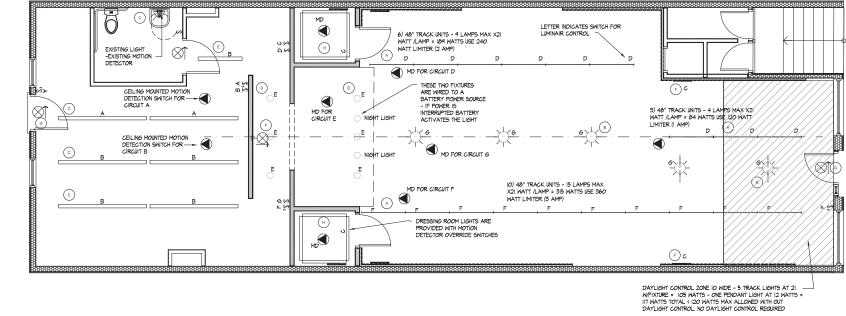
DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME	SAN FRANCISCO
DESCRIPTION	

FLOOR PLAN DEMOLITION PLAN

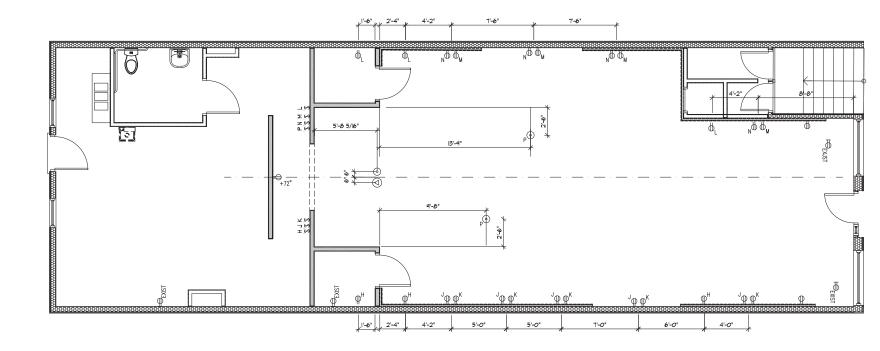
SHEET NUMBER



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2 LIGHTING



1 POWER PLAN

HUF SAN FRANCISCO

LIGHT FIXTURE SCHEDULE						
MARK	TYPE	MANUFACTURER	MODEL AND LAMP			
A	TRACK - RELOCATED	EXISTING	4' TRACK RELOCATED			
В	PENDANT	XX	12W			
С	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				
н	LED TAPE LIGHT	XX	1.2 W/FT X 18' = 21.6 WATT			

968 VALENCIA SAN FRANCISCO

3608/005 GLB architects

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ю.	DATE	ISSUES AND REVISIONS	BY
	05/01,	/19 PLAN CHECK	GLB

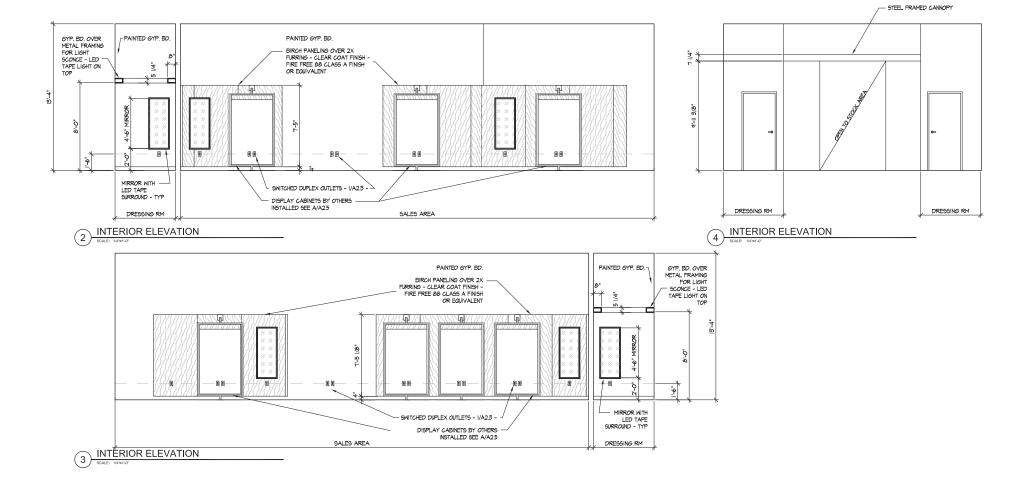
DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME HUF SA	AN FRANCISCO
DESCRIPTION	

LIGHTING PLAN P0WER PLAN

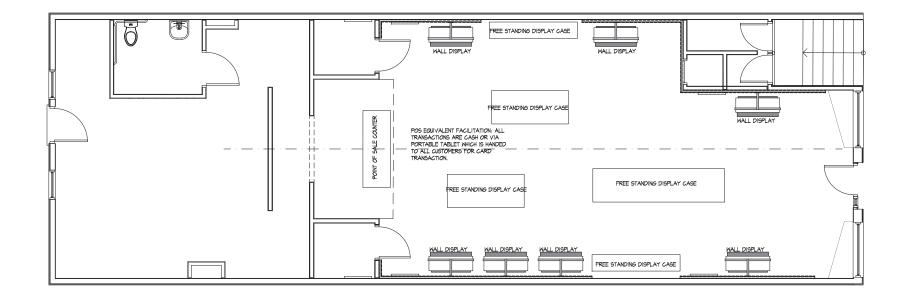
SHEET NUMBER

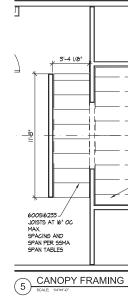
A2.3

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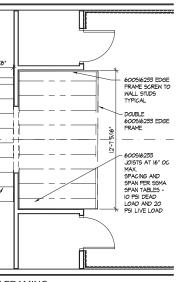


1 CASEWORK LAYOUT





HUF SAN FRANCISCO



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3608/005 GLB architects

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

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

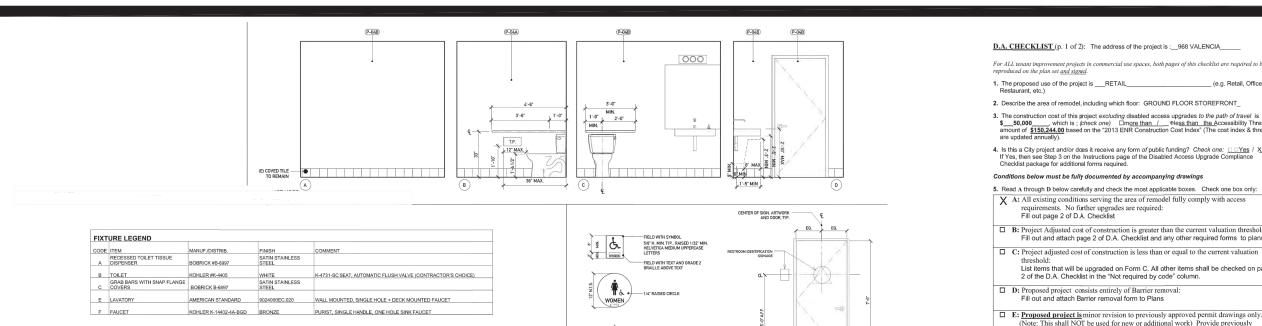
DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME HUF S	AN FRANCISCO
DESCRIPTION INTERIOR EL	

STORE FITTINGS

SHEET NUMBER

A2.4

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



MEN MEN

12" N.T.S.

6 N.T.S.

RESTROM DOOR SIGNAGE

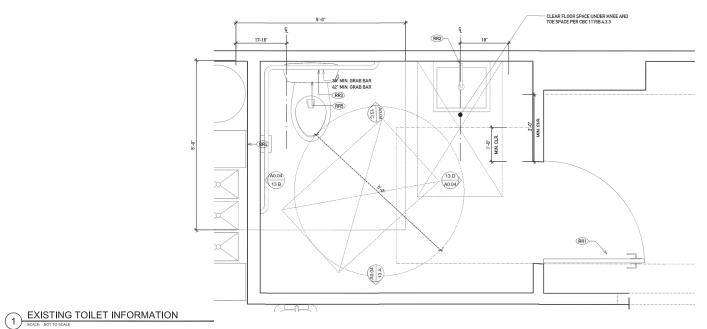
BOTTOM 18" OF DOOR SMOOTH (BOTH SIDES)

- (RR1) DOOR HARDWARE IS OPERABLE WITH A SINGLE EFFORT
- AND DOES NOT REQUIRE GRIPPING. ADA LEVER FAUCET. NO GRASPING IS REQUIRED TO OPERATE. (RR2)
- OPERATE. GRAB BARS ARE 1-1/4" IN DIAMETER WITH A SPACE OF 1-1/2" TO THE WALL. GC TO VERIFY THAT GRAB BARS WILL SUPPORT A 250 L.B. POINT LOAD. (RR3)
- REA TOILET PAPER DISPENSERS ARE NOT CONTROLLED DELIVERY. RR5
- FLUSH IS OPERABLE WITH A ONE-HANDED SINGLE MOVEMENT NOT REQUIRING TIGHT GRIPPING OR TWIST AND REQUIRING A MAXIMUM OF 5 LBS. OF PRESSURE. FLUSH ACTIVATOR ON WIDE SIDE.

CBC 2013 CHAPTER 11. 11B - 603.2.3 OVERLAP. Required clear floor spaces. clearance at fixtures, and turning space shall be permitted to overlap.
11B - 603.2.3 DOOR SWING. Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closed compartment.

A door in any potsition, may encrouch into the turning space by 12 inches (305mm) ma

NOTES: 1. (E) ADA RESTROOM TO RE A RESTROOM TO REAMIN. ALL FIXTURES TO BE REPLACED IN (E) LOCATION: ED CLEARANCES TO BE SITE VERIFIED PRIOR TO CONSTRUCTION.



A One accessible

Check all app

of revision:

A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	×
B.An accessible route to the area of remodel including:	
Parking/access aisles and curb ramps	
Curb ramps and walks	
Corridors, hallways, floors	
Ramps elevators, lifts	
C. At least one accessible restroom for each sex or a single unisex restroom_serving the area of remodel.	
 D. Accessible public pay phone. 	
E. Accessible drinking fountains.	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	

See the requiremen for additional forms listed below

D.A. CHECKLIST (p. 1 of 2): The address of the project is : __968 VALENCIA___

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

(e.g. Retail, Office,

2. Describe the area of remodel, including which floor: GROUND FLOOR STOREFRONT_

The construction cost of this project excluding disabled access upgrades to the path of travel is \$_50,000 _____, which is ; (*check one*) <u>Dimore than</u> /____%legs than the Accessibility Threshold amount of <u>\$150,244.00</u> based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).

Is this a City project and/or does it receive any form of public funding? Check one: <u>VXNNe</u> If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

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

Intershold will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checkist in the "Not required by code" column.

Fill out and attach Barrier removal form to Plans

 E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall <u>NOT</u> be used for new or additional work) Provide previously approved permit application here: ________. Descrip Descriptio

CBC chapter 2 section 202 Definitions:

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

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard
would make the specific work of the project affected by the building standard infeasible, based on an
overall evaluation of the following factors:
1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and is availability to persons with disabilities

6

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC. **D.A. CHECKLIST** (p. 2 of 2): The address of the project is :

icable boxes and specify where on the drawings the details are shown: Image: specify where in the specific where i	cable boxes and specify where on the drawings the details are shown.												
A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast and analysis A contrast an	icable bo	xes and s	pecify wh	ere on th	e drawing	s the deta							
Image: state stat		Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request URH Must be ratified by AAC	include detail no. & drawing sheet (<u>do not</u> <u>leave this part blank</u> !). Also clarification comments can be written						
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2. 3. 4. 5. 6. 7.					X								
	2.	3.	4.	5.	6.	7.							

No additional forms required
 No additional forms required
 No additional forms required
 Si Fill out Request for Approval of Equivalent Facilitation form for each item checked anti attach to plans
 Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans
 Fovide details from a set of City approved reference drawing, provide its permit application number
 here:_______ and list reference drawing number bn plans.

HUF SAN FRANCISCO

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FORM3 DESIGN 4191 I STREET PETALUMA, CA 94952



NO.	DATE	ISSUES AND REVISIONS	BY
1	09/27	/18 PLAN CHECK	GLB

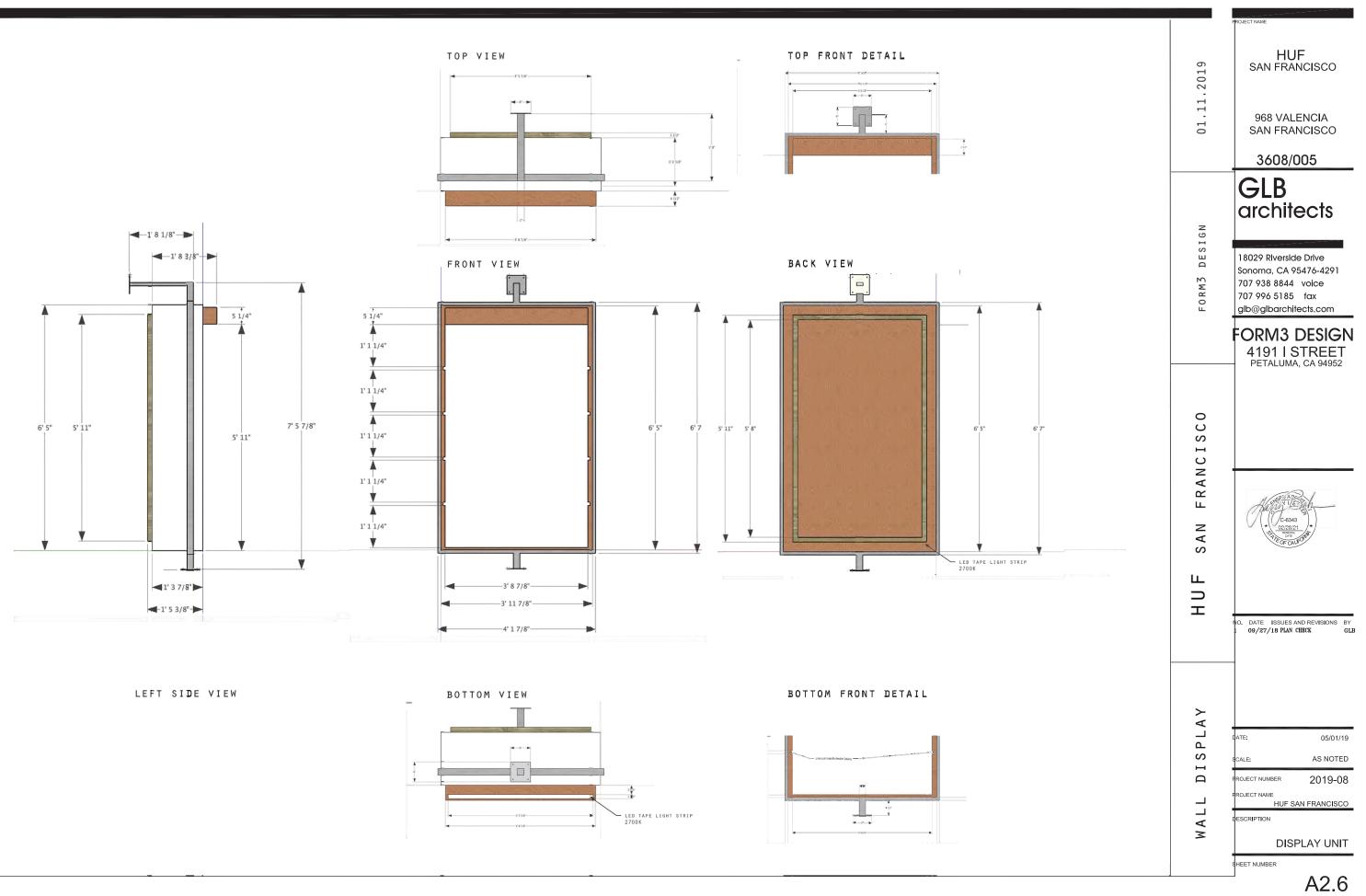
DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME HUF S	AN FRANCISCO

D,A, CHECKLIST **EXISTING TOILET**

SHEET NUMBER



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



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

					Rat	ted Power R	edu	ction Complia	nce (See Table	S for Details)		Not	Applica	ble
												OMPLIES with E		
Unconditioned:					=		5				=			
Conditioned:	-	1,547.4			=	1,547.4	2	1,361.2			=	1,361.2		OMPLIES
<u>§140.6(b)1</u> ,	(See Table I)	(See Table I)	(+) (See Table K)	(See Table L)				(See Table F)	(-) (See Table J)	(-) (See Table R)		Adjustments		
unconditioned spaces must not be combined for compliance per	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Footnotes §140.6(c)2G	Tailored §140.6(c)3 (+)		Total Allowed (Watts)	2	Total Designed (Watts)	Portable Lighting §140.6(a)	PAF Control Credits §140.6(a)2	16	Total Actual (Watts) *Includes	05	Mustbe≥09 §140.6
conditioned and	01	02	03	04		05	4	06	07	08		09	-	10
Liahtina in			ng Power per		atts)			1000 Contractor		er per §140.6(a) (and the second se	Com	liance Result
Table Instructions	: If any cell on	this table says	s "DOES NOT C	OMPLY" or "C	OM	PLIES with E	ксер	otional Conditi	ons" refer to T	able D. for guid	dar	nce.		
C. COMPLIANCE	RESULTS		6											
			Total Area of	Work (ft ²)				1,507				0		
Altered Light	ing System													
✓ New Lighting	System					Area Cat	ego	ory	1,507	A	rea	Category		0
		ts of (check all	that apply):			Calculation		10112 C	Area (ft ²)			tion Method		Area (ft ²)
		01				02			03			04		05
<u>140.6</u> or <u>§141.0(</u> alculation metho	<u>b)2</u> for alterat d, please oper	ions. WARNIN	IG: Changing ti	he Calculation		thod in this	tabi				ily i		ed to cl	nange the
able Instructions		iahtina system	s that are with	in the scope	of th	e permit api	lice	tion and are d	emonstratina	compliance usi	ina	the prescriptiv	e path c	utlined in
Parking Gar	•	Hign-Rise	Residential	Relocat	able			Other (write	in):		_		_	
Office		✓ Retail		✓ Wareho				Hotel/Motel	S	chool		Supp	ort Are	as
		roject (select a	all that apply):					# of Stories (H					1	
02 Climate Zone				2				Total Condition			_		0	
01 Project Locat	2			an Francisco		-	04			(6.2)			507	le le
			_		_		_	paterrep	areu.		_			5/1/20.
Project Name: Project Address:	HUF San Francia	cisco					_	Report Pa Date Prep						Page 1 of 5/7/20
This document is u			ance with requ	irements in <u>§</u>	110.	9 <u>, §130.0</u> , §	30.			r indoor lightin	g s	copes using the	prescr	
CERTIFICATE OF C														NRCC-LTI

CERTIFICATE OF C												CADIFORNIA ENG	ERGY COMMISSION	
													NRCC-LTI-	
			ance with requ	irements in <u>s</u>	110	<u>.9, §130.0, §</u> :	130.			r indoor lightin	g s	copes using the	e prescriptive path.	
Project Name: Project Address:	HUF San Fran	LISCO	_					Report Pag Date Prepa			_		Page 1 of 5/7/201	
roject Address.	500 Valencia		_					Date rrep	ireu.		-		5/1/201	
A. GENERAL INF	ORMATION		1						L. C. S. C.				2	
01 Project Loca	tion (city)			San Francisco	•		04	Total Conditio	ned Floor Are	a (ft ²)		1,	507	
02 Climate Zon	C			2			05	Total Uncondi	tioned Floor A	rea (ft ²)			0	
		Project (select a	all that apply):				06	# of Stories (H	abitable Abov	e Grade)			1	
Office		✓ Retail		✓ Wareh				Hotel/Motel		chool		Supp	oort Areas	
Parking Ga	rage	High-Rise	Residential	Relocat	able	2		Other (write	in):					
B. PROJECT SCC	PF	-									-		6	
		liahtina system	s that are with	in the scone	oft	he nermit an	olica	tion and are d	emonstrating	compliance usi	na	the prescription	e path outlined in	
													ed to change the	
alculation metho						caloo in ans	cubh	e win result in	in deletion of	uutu previous	y	nput. If you ne	cu to enange the	
	Sco	pe of Work				Co	ndi	tioned Spaces			1	Unconditioned	Spaces	
		01				02	1		03			04	05	
My I	Project Consist	ts of (check all	that apply):			Calculation	Me	thod	Area (ft ²)	Calci	ulat	tion Method	Area (ft ²)	
✓ New Lighting	s System				Area C			ry	1,507	A	rea	a Category 0		
							-							
Altered Light	ing System													
			Total Area of	Work (ft ²)				1,507				0		
C. COMPLIANCE	RESULTS										-		<u></u>	
Table Instructions		this table say	S "DOES NOT C	OMPLY" or "	CON	IPLIES with E	xcet	tional Conditio	ons" refer to T	able D. for quic	lan	CP.		
		Allowed Lighti					T			er per §140.6(a			Compliance Result	
Lighting in	01	02	03	04	T	05		06	07	08	1	09	10	
conditioned and			Area		-				Adjust	tments				
unconditioned spaces must not	Complete	Area	Category	Tailored				Total	Portable	PAF Control		Total Actual		
be combined for	Building	Category	Footnotes	§140.6(c)3	-	Total Allowed	2	Designed	Lighting	Credits	÷	(Watts)	05 Must be≥09	
compliance per	§140.6(c)1	§140.6(c)2	§140.6(c)2G	(+)		(Watts)		(Watts)	§140.6(a)	§140.6(a)2	1	*Includes	<u>§140.6</u>	
§140.6(b)1.			(+)			(matcs)			(-)	(-)		Adjustments		
	(See Table I)		(See Table K)	(See Table L)			(See Table F)	(See Table J)	(See Table R)				
Conditioned:		1,547.4			-	1,547.4	2	1,361.2			=	1,361.2	COMPLIES	
Unconditioned:			1		=	1	≥				=	1.0		
											cc		exceptional Condition	
					Ra	ated Power R	edu	ction Complia	nce (See Table	s for Details)		Not /	Applicable	

NRCC-LTI-E (Created 7 CERTIFICATE OF C											-	CALIFORNIA EN	ENGT COMMIS	NRCC-I
This document is		nstrate compli	ance with reau	irements in §	110.9	9. \$130.0. \$	130.	1. §140.6. and	\$141.0(b)2 fo	r indoor liahtir	na s	copes using the	e prescriptiv	
	HUF San Fran							Report Pa		2				Page 1
Project Address:	968 Valencia							Date Prep	ared:					5/7/2
					_		_				_			_
A. GENERAL INF										<i>u</i> .2			507	
01 Project Loca				San Francisco 2			0 / her	Total Conditio	Cheffer of Cheffer Contract			1,	507	
02 Climate Zon				2				Total Uncond					-	
03 Occupancy 1			all that apply):				06	# of Stories (H	ALL MARKEN MALL AND	Alternative Sector Sector 10		_	1	
Office		✓ Retail		✓ Wareho				Hotel/Motel		chool		Supp	ort Areas	
Parking Ga	rage	High-Rise	Residential	Relocat	able			Other (write	in):					
B. PROJECT SCC	PE													
Table Instructions	Include any I	iahtina system	s that are with	in the scone	of the	e nermit ani	olica	tion and are d	emonstrating	compliance us	ino	the prescriptiv	e nath outli	ned in
§140.6 or §141.0														
calculation metho						and an and		c minicourt m	ine derettorr o	uutu premou	.,			e une
		pe of Work				Co	ndi	tioned Spaces				Unconditioned	Spaces	
		01				02	5		03		-	04		05
My I	Project Consist	ts of (check all	that apply):			Calculation	Me	thod	Area (ft ²)	Calc	ula	tion Method	A	rea (ft ²
✓ New Lighting	s System					Area Cat	ego	ry	1,507	A	rea	Category		0
					_		-				_			
Altered Light	ing System													
		I												
			Total Area of	Work (ft ²)				1,507				0		
C. COMPLIANCE	DECIMITE				_		_			-	-			
Table Instructions		this table and	NOOTS NOT	OM01 VII as "/	-014	DUICC with C		tional Conditi	ns" sofes to T	abla D. far avi	dar			
ruble instructions		Allowed Lighti					xcep			er per §140.6			Compliar	ne Dee
Lighting in	01	02	03	04	atts	05		06	07	08	al	09		10
conditioned and	10	02		04	4 1	05	-	06		tments		0.9	-	LU
	Complete	Area	Area Category	Tailored				Total	Portable	PAF Control		Total Actual		
unconditioned	Building	Category	Footnotes	§140.6(c)3	1.1	Total	Z	Designed	Lighting	Credits	-	(Watts)	05 Mu	
unconditioned spaces must not	§140.6(c)1	§140.6(c)2	§140.6(c)2G	(+)	1	Allowed		(Watts)	§140.6(a)	§140.6(a)2	1	*Includes		40.6
unconditioned spaces must not be combined for		3140.0(0)2	(+)	16		(Watts)		(words)	(-)	(-)		Adjustments	AT	40.0
unconditioned spaces must not be combined for compliance per	Constraint of the	(See Table I)	(See Table K)	(See Table I				(See Table F)		(See Table R)		ridjustificities		
unconditioned spaces must not be combined for	(See Table I)		(occ rubic ii)	Toco Labie C	-	1,547.4	2	1.361.2	(000 10000)	(occ rubic ii)	=	1.361.2	CON	IPLIES
unconditioned spaces must not be combined for compliance per <u>§140.6(b)1</u> .	(See Table I)	face cance of				2,547.4	2	4,504.2	-		-	AJUGAIL		
unconditioned spaces must not be combined for compliance per <u>\$140.6(b)1</u> . Conditioned:	(See Table I)	1,547.4	-	-	1 = 1									
unconditioned spaces must not be combined for compliance per <u>§140.6(b)1</u> .	(See Table I)	face cance of	1		=			trols Complia	nce (See Table	H for Details	0	OMPLIES with F	vcentional	Condit
unconditioned spaces must not be combined for compliance per <u>\$140.6(b)1</u> . Conditioned:	(See Table I)	face cance of			= Rat		Con	trols Complia ction Complia			-	OMPLIES with B	xceptional Applicable	Condit

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This document is			ante with requ	irements in <u>§1</u>	110.	9 <u>, §130.0</u> , §1	30.			r indoor lightir	ng s	copes using the	
	HUF San Fran	cisco						Report Pag					Page 1 of
Project Address:	968 Valencia							Date Prepa	ared:				5/7/201
A. GENERAL INF	ORMATION												2
01 Project Loca	tion (city)			San Francisco			04	Total Conditio	oned Floor Are	a (ft ²)	_	1,5	07
02 Climate Zon	e			2			05	Total Uncondi	itioned Floor A	Area (ft ²)	_	C)
03 Occupancy 1	ypes Within F	Project (select	all that apply):				06	# of Stories (H	labitable Abov	ve Grade)	_	1	L
Office		✓ Retail		✓ Wareho				Hotel/Motel		School		Suppo	ort Areas
Parking Ga	rage	High-Rise	Residential	Relocata	able			Other (write	in):				
B. PROJECT SCC	PE						-						
Table Instructions													
<u>§140.6</u> or <u>§141.0</u>					Me	thod in this	tabl	e will result in	the deletion o	f data previou	sly i	input. If you nee	d to change the
		n a new form a	or use "Save As	<i>a</i> .									
calculation metho													
calculation metho		pe of Work						tioned Spaces			_	Unconditioned	
	Sco	pe of Work 01		_		02			03			04	05
My I	Sco Project Consis	pe of Work	that apply):		-	02 Calculation	Me	thod	03 Area (ft ²)		ula	04 ition Method	05 Area (ft ²)
	Sco Project Consis	pe of Work 01	that apply):			02	Me	thod	03		ula	04	05
My I	Sco Project Consis g System	pe of Work 01	that apply):			02 Calculation	Me	thod	03 Area (ft ²)		ula	04 ition Method	05 Area (ft ²)
My I	Sco Project Consis g System	pe of Work 01	that apply):			02 Calculation	Me	thod	03 Area (ft ²)		ula	04 ition Method	05 Area (ft ²)
My I	Sco Project Consis g System	pe of Work 01		Work (ft ²)		02 Calculation	Me	thod	03 Area (ft ²)		ula	04 ition Method	05 Area (ft ²)
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My I Mew Lighting Altered Light C. COMPLIANCE Table Instructions Lighting in conditioned and unconditioned spaces must not	Sco Project Consis 3 System ing System E RESULTS :: If any cell or 01 Complete	ppe of Work 01 ts of (check all htis table say Allowed Light 02 Area	Total Area of s "DOES NOT C ing Power per 03 Area Category	OMPLY" or "C §140.6(b) (Wa 04 Tailored		02 Calculation Area Cat PLIES with EP 05 Total	Me	thod ry 1,507 tional Condition Actual 06 Total	03 Area (ft ²) 1,507 0ns" refer to 7 I Lighting Pow 07 Adjus Portable	able D. for gui rer per §140.6/ 08 tments PAF Control	dor	04 tition Method a Category 0 cce. (Watts) 09 Total Actual	05 Area (ft ²) 0
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My I My Lighting Altered Light C. COMPLIANCE C. COMPLIANCE C. COMPLIANCE C. COMPLIANCE C. COMPLIANCE I ghting in conditioned and unconditioned and be combined for	Sco Project Consis g System ing System ERESULTS :: If any cell or 01 Complete Building	pe of Work 01 ts of (check all this table say Allowed Light 02 Area Category \$140.6(c)2	Total Area of s "DOES NOT C ing Power per 03 Area Category Footnotes \$140.6(c)26	OMPLY" or "C §140.6(b) (W: 04 Tailored §140.6(c)3 (+)		02 Calculation Area Cat PLIES with EP 05 Total Allowed	Me	thod ry 1,507 tional Condition Actual 06 Total Designed	03 Area (ft ²) 1,507 	able D. for gui rer per §140.6/ 08 tments PAF Control Credits §140.6/a)2	dar a)	04 tion Method o Category 0 0 0 0 0 0 0 0 0 0 0 0 1 0 0 1 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1	05 Area (ft ²) 0 Compliance Result 10 05 Must be ≥ 09
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My I New Lighting Altered Lighting Altered Lighting C. COMPLIANCE Table Instructions Lighting in conditioned and unconditioned for compliance per Sid0.6DJ. Conditioned:	Sco Project Consise 5 ystem ing System RESULTS :: If any cell on 01 01 Complete Building 5140.6(c)1	pe of Work 01 ts of (check all this table say Allowed Light 02 Area Category \$140.6(c)2 (See Table 1)	Total Area of s "DOES NOT C ing Power per 03 Area Category Footnotes \$140.6(c)25 (+)	OMPLY" or "C §140.6(b) (W: 04 Tailored §140.6(c)3 (+)	atts)	02 Calculation Area Cat PLIES with EP 05 Total Allowed (Watts) 1,547.4	Me ego ≥ ≥	thod ry 1,507 tional Candititi Actual 06 Total Designed (Watts) (See Table F) 1,361.2	03 Area (ft ²) 1,507 I Lighting Power 07 Utiphting Power 97 Utiphting 5140.6(a) (-) (See Table J)	able D. for guil able D. for guil er per §140.6(08 tments PAF Control Credits \$140.6(a); (-) (See Table R)	dar a) (04 tion Method 1 Category 0 0 0 0 0 0 0 0 0 0 0 0 0	05 Area (ft ²) 0 Compliance Result 10 05 Must be 209 §140.6

This docum		OMPLIANCE used to demo	onstrate compli	ance with reau	irements in §	110.9	9 <u>, §13</u> 0.0, §	130
Project Nam	ne: I	HUF San Fran	ncisco					
Project Add	ress: S	968 Valencia						
		ORMATION	1	Ti),e				
01 Project 02 Climat					San Francisco 2			04
			Project (select	all that apply):				06
Office	e		✓ Retail		✓ Wareho			
	ng Gar		High-Kise	Residential	Relocation	aple		-
<u>§140.6</u> or <u>§</u> :	ctions: 141.0(l	Include any <u>)2</u> for altera d, please ope	lighting system ations. WARNII on a new form o ope of Work	VG: Changing t	he Calculatior	of the	thod in this	plic tak
			01				0	_
🖌 New Li			sts of (check all	that apply):			Calculation Area Ca	
Altered	d Lighti	ng System						_
				Total Area of	Work (ft ²)			
C. COMPLI	ANCE	RESULTS						
			n this table say					xce
Lighting		01	Allowed Light	ing Power per	§140.6(b) (W 04	atts)	05	-
conditioned unconditio	and			Area		11		1
spaces mus	t not	Complete Building	Area Category	Category Footnotes	Tailored §140.6(c)3	-	Total	1
be combine compliance §140.6(b	e per	§140.6(c)1	§140.6(c)2	\$140.6(c)2G (+)	(+)		Allowed (Watts)	1
Condition	-	(See Table I	(See Table I) 1,547.4	(See Table K)	(See Table L)		1,547.4	1
Unconditio						=		1
STATE OF CALI	FORNIA		dards - 2016 No	nresidential Com	pliance: http://		ed Power I	Red
STATE OF CALI Indoor L	FORNIA ighti eated 7/	ng	idards - 2016 Noi	nresidential Com	pliance: http:/,			Red
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Project Name: HUF San Franci	ico	Report Page:		Page 7 of 1
Project Address: 968 Valencia		Date Prepared:		5/7/201
DOCUMENTATION AUTHOR'S	S DECLARATION STATEMENT			2
Documentation Author Name:	Sean Plikuhn	Documentation Author Signature: Sean	Plikuhn	Digitally signed by Saan Pilitahn Date: 2010.05.07 13.57:09 -07'00'
Company:	SOLDATA Energy Consulting	Signature Date:	5/7/2019	
Address:	2227 Capricorn Way, Suite 202	CEA/ HERS Certification Identification (i	f applicable):	
City/State/Zip:	Santa Rosa, CA 95407	Phone:	707-545-4440	
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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

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968 VALENCIA SAN FRANCISCO

GLB architects

16881 Schiller Court Sonoma, CA 95476-3449 707 938 8844 volce 707996 5185 fax glb@creatlve1.com

FORM3 DESIGN 4191 I STREET PETALUMA, CA 94952



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

DATE:	04/22/19
SCALE:	AS NOTED
PROJECT NUMBER	2019-08
PROJECT NAME	F SAN FRANCISCO
DESCRIPTION	LIGHTING

LIGHTING T-24

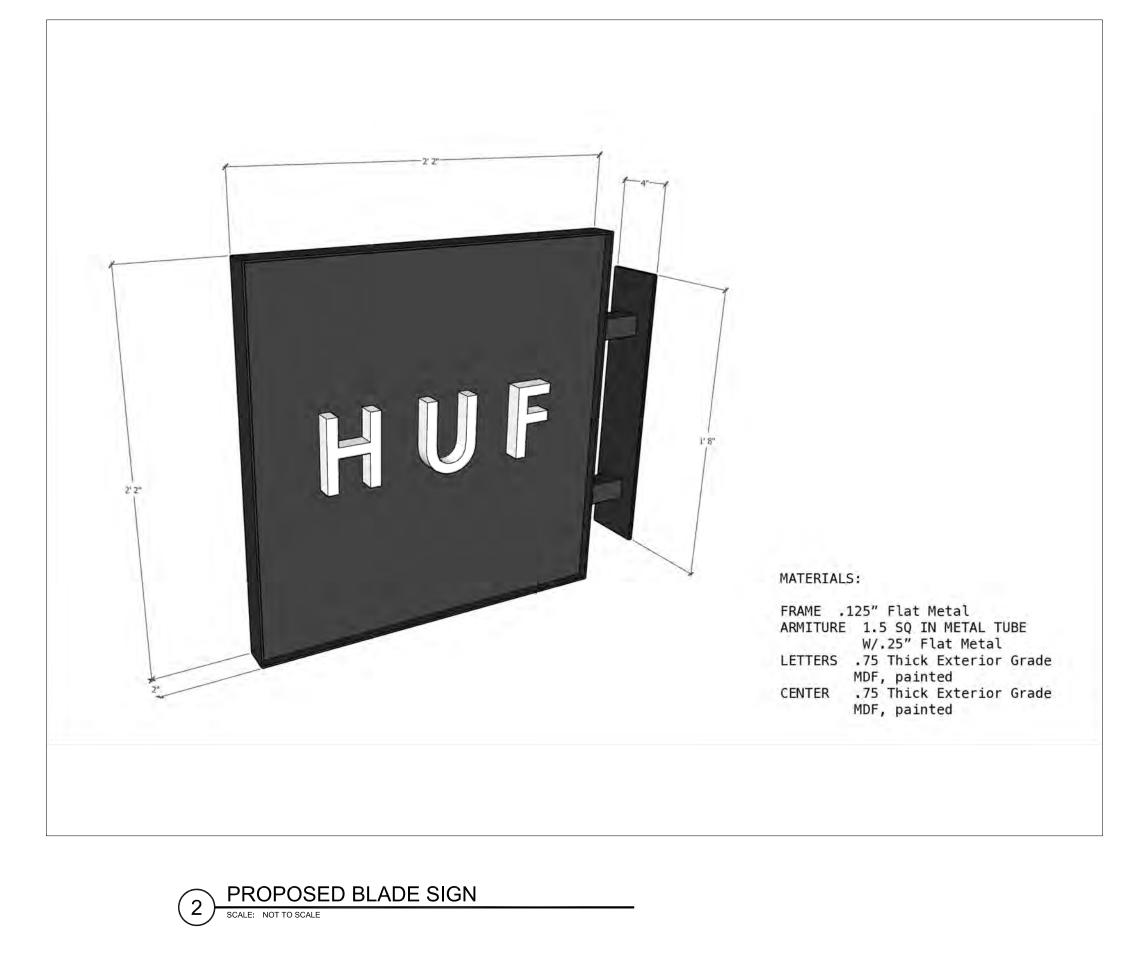
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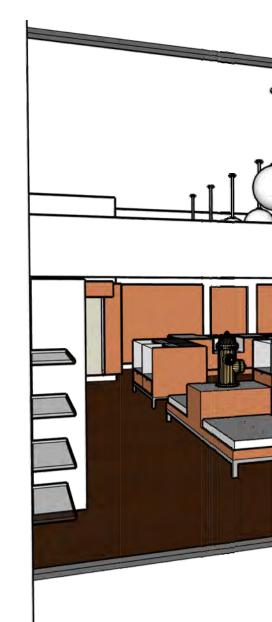
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1 STREET ELEVATION SCALE: NOT TO SCALE





3 STORE FRONT VIEW



HUF SAN FRANCISCO

PROJECT NAME

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

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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	SAN FRANCISCO			
DESCRIPTION BLADE SIGN DETAILS STREET ELEVATION				

SHEET NUMBER



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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		
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction
	Planning Department approval. ization to establish a new formula retail clothing st	ore 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).			
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.		
	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.		
	 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 		
	Class		

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

	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.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?
	if 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).
	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?
	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 (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
	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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.
	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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	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.
	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.
Com	ments and Planner Signature (optional): Monica Giacomucci

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

10 0					
PROP	PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)				
	Category A: Known Historical Resource. GO TO STEP 5.				
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.				
	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.					
	1. Change of use and new construction. Tenant improvements not included.				
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.				
	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.				
	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.				
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.				
	 Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 				
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning</i> Administrator Bulletin No. 3: Dormer Windows.				
	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: I	Note: Project Planner must check box below before proceeding.				
	Project is not listed. GO TO STEP 5.				
	Project does not conform to the scopes of work. GO TO STEP 5.				
	Project involves four or more work descriptions. GO TO STEP 5.				
	Project involves less than four work descriptions. GO TO STEP 6.				

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Chec	Check all that apply to the project.				
	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.				
	2. Interior alterations to publicly accessible spaces.				
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.				
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.				
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.				
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.				

	7. Addition(s), including mechanical equipment that and meet the Secretary of the Interior's Standards for	
	8. Other work consistent with the Secretary of the I Properties (specify or add comments):	nterior Standards for the Treatment of Historic
	9. Other work that would not materially impair a hist (<i>Requires approval by Senior Preservation Planner/</i>	
	 10. Reclassification of property status. (Requires a Planner/Preservation Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): 	approval by Senior Preservation
	Note: If ANY box in STEP 5 above is checl	ted, a Preservation Planner MUST sign below.
	Project can proceed with categorical exemption re Preservation Planner and can proceed with categorie	
Chang	ents (optional): e of use from Retail Sales and Service to Retail Sales rea, no exterior alterations to subject building other tha	•
Preser	vation Planner Signature: Monica Giacomuc	ci
-	P 6: CATEGORICAL EXEMPTION DETERM BE COMPLETED BY PROJECT PLANNER	NATION
	No further environmental review is required. The p There are no unusual circumstances that would re	

Project Approval Action:	Signature:
Planning Commission Hearing	Monica Giacomucci
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/16/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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 fror	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

Result in expansion of the building envelope, as defined in the P			
	Result in expansion of the building envelope, as defined in the Planning Code;		
Result in the change of use that would require public notice under Sections 311 or 312;	er Planning Code		
Result in demolition as defined under Planning Code Section 31	7 or 19005(f)?		
Is any information being presented that was not known and coul at the time of the original determination, that shows the originally 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

	The proposed modification would not result in any of the above changes.					
approva website with Ch	f 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 vebsite and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance vith Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 lays 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

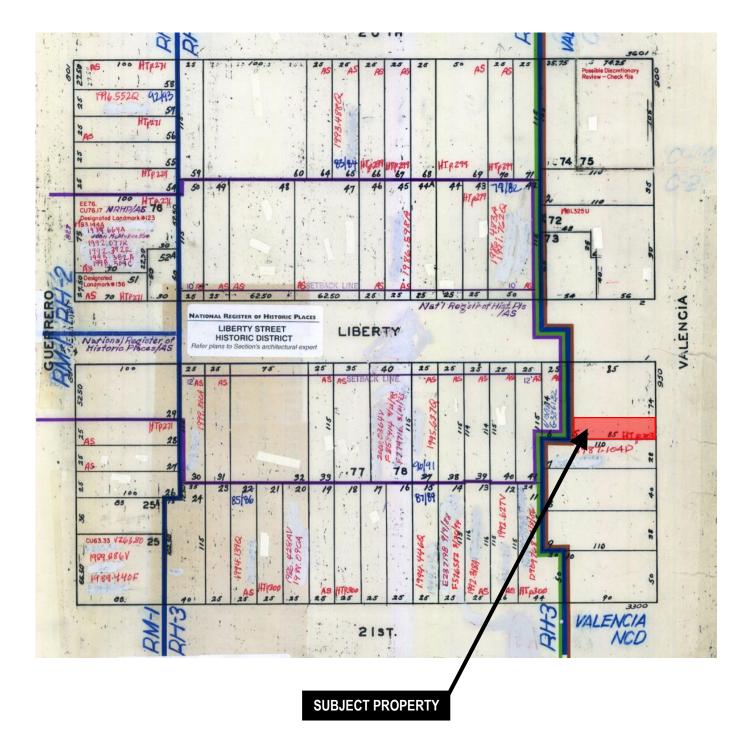
	EXISTING	PROPOSED	NET NEW			
GROSS SQUARE FOOTAGE (GSF)						
Parking GSF	0	0	0			
Residential GSF	10,365	0	0			
Retail/Commercial GSF	6,285	0	0			
Office GSF	0	0	0			
Industrial/PDR GSF Production, Distribution, & Repair	0	0	0			
Medical GSF	0	0	0			
Visitor GSF	0	0	0			
CIE GSF	0	0	0			
Usable Open 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			

EXHIBIT D

Fax: 415.558.6409

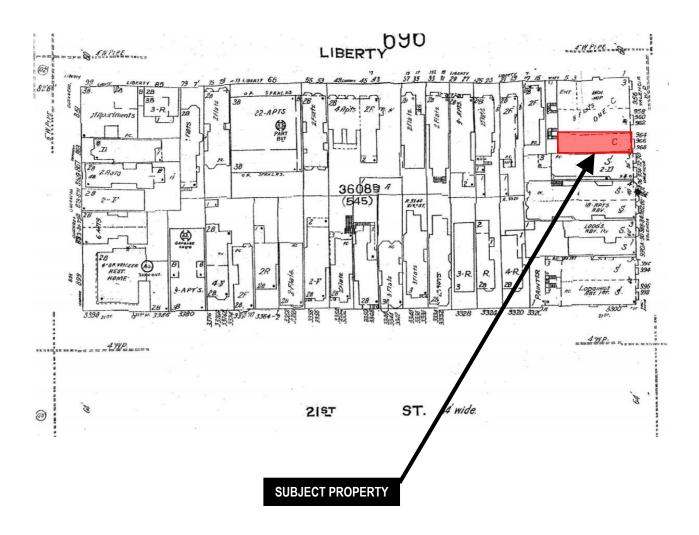
Planning Information: 415.558.6377

Parcel Map



 $\mathbf{\mathbf{b}}$

Sanborn Map*



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



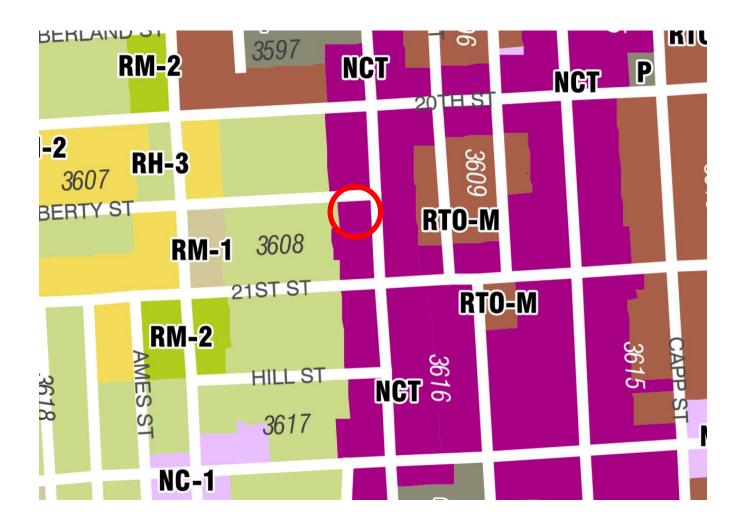
Aerial Photo







Zoning Map





Site Photo

