



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: AUGUST 27, 2020

*Record No.:* 2019-017421CUA  
*Project Address:* 227 Church Street  
*Zoning:* Upper Market Neighborhood Commercial Transit (NCT) Zoning District  
40-XHeight and Bulk District  
*Block/Lot:* 3544/062  
*Project Sponsor:* Eric Jacobs, Gary Bell & Associates  
201 Noe Street  
San Francisco, CA 94114  
*Property Owner:* Parhelion-II LLC  
Larkspur, CA 94939  
*Staff Contact:* Stephanie Cisneros – (628) 652-7363  
[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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### PROJECT DESCRIPTION

The Project includes a change of use from a bookstore to a 5,135 square foot principally permitted gym use (yoga studio). The project will also include an interior and façade remodel as well as a new basement level and a minor vertical addition for a new mezzanine level.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2 and 303 to allow a principally permitted use 3,000 square feet or above within the NCT Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received 8 letters in support of the Project, including one from the Duboce Triangle Neighborhood Association and one from the Sharon Street Neighborhood Association. The Department has received no letters in opposition to the Project.
  - **Outreach:** The Sponsor has hosted one meeting within the community, on June 15, 2020.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:

- The project has evolved with a more restorative approach with regard to the interior and exterior changes to allow the historic resource's character-defining features to be exposed and incorporated into the design.

## **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 Market and Octavia Area Plan and the Objectives and Policies of the General Plan. The Project will result in a new, independently owned small business, the use of which is principally permitted, to take over a commercial space that has been vacated. 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  
Exhibit F - Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2 AND 303 TO ALLOW A PRINCIPALLY PERMITTED USE 3,000 SQUARE FEET OR GREATER LOCATED AT 227 CHURCH STREET, LOTS 062, IN ASSESSOR'S BLOCK 3544, WITHIN THE NCT (UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On March 30, 2020, Eric Jacobs of Gary Bell & Associates (hereinafter "Project Sponsor") filed Application No. 2019-017421CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a proposed principally permitted 3,000 square feet or greater (hereinafter "Project") at 227 Church Street, Block 3544 Lots 062 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Planning Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On August 27, 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. 2019-017421CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-017421CUA is located at 49 South Van Ness, Suite 1400, 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. 2019-017421CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes a change of use from a bookstore to a principally permitted gym use (yoga studio) amounting to approximately 5,135 square feet. The project also includes an interior remodel, the addition of new basement and mezzanine levels, and façade alterations.
3. **Site Description and Present Use.** The Project is located on Church Street near the corner of Market Street on a 3,125 square foot lot with approximately 25 feet of street frontage along Church. The Project Site contains a one-story 1907 commercial building most recently occupied by a bookstore (Aardvarks Books), which vacated in 2019. The building is an historic resource, as a contributing property to the identified-eligible San Francisco Neighborhood Movie Theater Multiple Property historic district. The subject property was originally constructed in 1907 as a theater/nickelodeon and is one of 5 buildings that were constructed as theaters/nickelodeons in San Francisco during 1907 to 1910.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NCT Zoning District in the Market & Octavia Area Plan. The immediate context is comprised of commercial and mixed-uses. The immediate neighborhood includes one-story commercial buildings and two- to three-story mixed-use buildings, including three-story mixed-use buildings to the north and south, and a three-story mixed-use building with multiple commercial spaces directly across the street. Other zoning districts in the vicinity of the project site include: RTO (Residential Transit Oriented) and NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning Districts.
5. **Public Outreach and Comments.** The Department has received correspondence from 8 people in support of the proposed project and no correspondence in opposition. The Project Sponsor conducted an outreach meeting to the community on June 15, 2020.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size.** Pursuant to Planning Code Sections 121.2 and 764, non-residential uses are principally permitted up to 2,999 square feet; a Conditional Use Authorization is required for uses 3,000 square feet or greater.

*The Project proposes to add a new basement level and mezzanine level to accommodate office and storage space for the proposed principally permitted gym use (yoga studio), which would amount to 5,135 square feet; therefore, a Conditional Use Authorization is required.*

- B. **Outdoor Activity.** Planning Code Section 710.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*No outdoor activity is proposed on-site.*

- C. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

*The Project Sponsor is not proposing hours of operation from 11p.m. to 2 a.m.*

- D. **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 both open and folded or rolled as well as 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 Church Street with approximately 19 feet devoted to the gym use (yoga studio) entrance or window space. The windows are clear and unobstructed. The Project proposes changes to the commercial façade, which will be generally restored to its historic design and exhibit historic features.*

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

*The size of the proposed use is in keeping with other storefronts on the block face. The proposed independently-owned yoga studio will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain generally the same, with a small vertical addition to accommodate a new mezzanine level that will not be visible from the public-right-of-way. The building will undergo exterior alterations, mostly restorative in nature, and will not alter the character of the project vicinity.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for a 5,135 square-foot gym use (yoga studio). The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- (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 outlined in Exhibit A.*

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

*The proposed principally permitted gym use (yoga studio) does require any additional tenant improvements, which have been vetted by the Department. The Department shall review all lighting and signs proposed for the new business in accordance with 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. In general, the proposed principally permitted gym use (yoga studio) would broaden the selection of exercise options by allowing a yoga studio on the premises. The addition of a yoga studio will not disrupt the balance of commercial uses in the area, and will not displace establishments that provide services. The Project will not adversely affect the cited policies of the Commerce and Industry Element, or other Elements of the General Plan.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is consistent with the stated purposes of the Upper Market NCT in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours. The Project is proposed to expand a vacant storefront and, therefore, would not displace retail storefronts that could provide for convenience goods and services.*

8. **Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Project is located in an area that consists of larger or similar sized general and/or specialized gym uses and will provide a specific yoga use not otherwise found in the district.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The Project will offer a new principally permitted gym use (yoga studio) that will serve the neighborhood by offering a varied exercise studio option. The nature of a yoga studio requires a larger size than the previously existing bookstore in order to offer enough space for classes.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The Project proposes facade alterations that are restorative in nature and are intended to incorporate historic elements that have been removed or are otherwise covered up, which is in keeping with the architecture of the immediate context.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

#### 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.

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The new business is not proposing an outdoor activity area or extended hours of operation and will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.*

#### OBJECTIVE 2:

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

#### Policy 2.1:

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

*The Project will attract a new commercial activity and will enhance the diverse economic base of the City.*

#### OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.



*No commercial tenant would be displaced, as the project is proposed for a vacant storefront. Additionally, the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

#### **Guidelines for All Uses**

- Existing businesses, especially neighborhood-serving retail stores and services, should be retained wherever feasible and in conformity with the Planning Code.
- New uses should be consistent with the purpose of the district in which they are located as stated in the Planning Code.
- In small-scale districts with limited amounts of commercial space, priority should be given to retail stores and services which primarily serve the needs of nearby residents. Larger-scale districts may include some larger or more specialized uses which serve a broader citywide or regional clientele in addition to convenience oriented businesses. However, no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents. The appropriate size of an individual use may vary depending on the type of merchandise or service offered and the volume or intensity of customer activity it generates.
- The use should contribute to the variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours.
- Establishments operating in the late night or early morning hours should provide goods and services which are necessary or desirable to the community at those hours. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- If locating at the ground story, the use should contribute to an active retail frontage. In districts with continuous active retail frontage, individual uses which do not serve the general public during regular business hours, such as churches, are encouraged to share ground story space with more active uses. This guideline may not apply in those districts or parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in some areas, it may be appropriate to allow conversion of non-commercial ground story space in order to accommodate commercial growth in the

district, if such growth would not create unmanageable parking, noise or other unwanted impacts.

- The use should fully utilize available floor area. Uses which require a limited amount of ground story frontage, such as limited financial services and hotel lobbies, should provide access to remaining space for use by other establishments.
- The use should not significantly increase traffic congestion or parking problems. The use should be evaluated for its traffic and parking impacts, especially on surrounding residential areas. Significant adverse impacts should be sufficiently mitigated or the use should not be permitted (See Auto-Oriented Facilities guidelines and Policy 8 of this Objective for more specific guidelines on parking).

*No commercial tenant would be displaced and the project would activate a vacant storefront with a gym use that is compatible with the Neighborhood Commercial Transit District. In order for a neighborhood commercial district to remain viable and serve the needs of the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. The Project would broaden the selection of exercise or gym uses in the neighborhood by offering a specified selection of classes. The Project will maintain an active ground floor and street frontage, accessible by residents and businesses in the neighborhood and will utilize the available floor area. The Project is located in a high-transit corrido, increasing accessibility to the neighborhood.*

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*The Project is desirable because it will contribute to the viability of an existing restaurant use that is locally-owned and has operated. The restaurant use is currently permitted to serve beer and wine in association with meals. The requested authorization would broaden the selection of drinks served within the existing restaurant by allowing the sale of distilled spirits on the premises. The Project would not physically expand the existing restaurant. The Project is desirable and compatible with the neighborhood, and will contribute to the vitality of the District.*

**MARKET AND OCTAVIA AREA PLAN**

**BUILDING WITH A SENSE OF PLACE**

**Objectives and Policies**

**OBJECTIVE 3.2:**

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

**Policy 3.2.1**

Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

**Policy 3.2.2**

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

**Policy 3.2.7**

Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported.

*The Project is a change of use from a bookstore to a principally permitted gym use (yoga studio) that will result in a use size 3,000 square feet or greater. The Project proposes restoration of the historic building to remove non-original features and materials to accommodate an adaptive reuse of a historic building.*

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 currently consists of a vacant storefront. The Project proposes a new neighborhood-serving use (yoga studio), which will enhance the nearby retail uses by providing a new specific gym use, which will be accessible to residents and other businesses in the area.*

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

*The project site does possess any existing housing. The Project would provide a new principally permitted gym use (yoga studio). The Project is expressive in design, as the front façade will be altered in a restorative manner to expose historic features, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project would not have any impacts 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 site is on Church Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. The subject property is within ¼ mile of several MUNI lines (14, 7, 22, J F, KT, L, and M).*

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site contains an identified historic resource; a contributor to the identified-eligible San Francisco Neighborhood Movie Theater Multiple Property historic district. The Project will undertake a restorative effort of interior and exterior character-defining features to accommodate an adaptive reuse and preservation of the historic building.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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. 2019-017421CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 24, 2020, 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 August 27, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 27, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a principally permitted 5,135 square foot gym use (yoga studio) located at 227 Church Street, Assessor's Block 3544, Lot 062 pursuant to Planning Code Section(s) 303 and 121.2 within the NCT (Upper Market Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **June 24, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-017421CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 27, 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 **August 27, 2020** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

7. **Market Octavia Community Improvements Fund.** The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

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

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



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

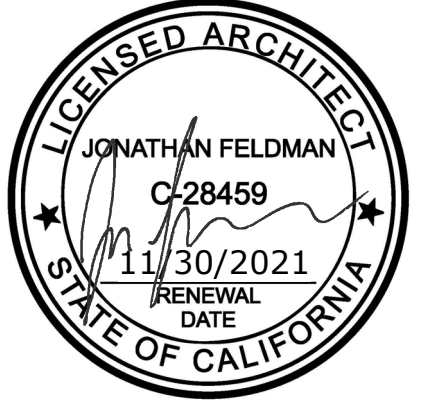
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# PARHELION SAN FRANCISCO, CA

## FELDMAN ARCHITECTURE

1648 Pacific Avenue, Suite B  
San Francisco, California 94109  
415 252 1441  
www.feldmanarch.com



DISCLAIMER: DRAWINGS ARE ELECTRONICALLY SIGNED WITH A DIGITAL SIGNATURE

PROJECT NAME  
**PARHELION**

PROJECT ADDRESS  
**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
3544 / 062

CLIENT  
PARHELION LLC

FA JOB NO.  
19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

HISTORY  

DESC.	DATE
△ BUILDING PERMIT APPLICATION- FACADE CONDITIONAL USE APPLICATION	09.06.19

TITLE  
**COVER SHEET**

**A0.00**  
SHEET

### PROJECT DIRECTORY

#### OWNER

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PHONE: +1 (415)466 3985  
FAX:  
CONTACT: MEGHAN RILEY  
E-MAIL: MEGHAN@OPTASCAPITAL.COM

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#### STRUCTURE

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E-MAIL: PAUL.LITTLER@HOLMESSTRUCTURES.COM

#### FIRE SAFETY

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#### PERMIT CONSULTANT

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#### HISTORIC CONSULTANT

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FAX:  
CONTACT: CAITLIN HIMBA  
E-MAIL: CAITLIN@LEFTCOASTARCHITECTURALHISTORY.COM

#### ENVIRONMENTAL CONSULTANT

AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
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FAX: +1 (925) 746-6099  
CONTACT: JEREMY SMITH  
E-MAIL: JASMITH@AEICONULTANTS.COM

### SHEET INDEX

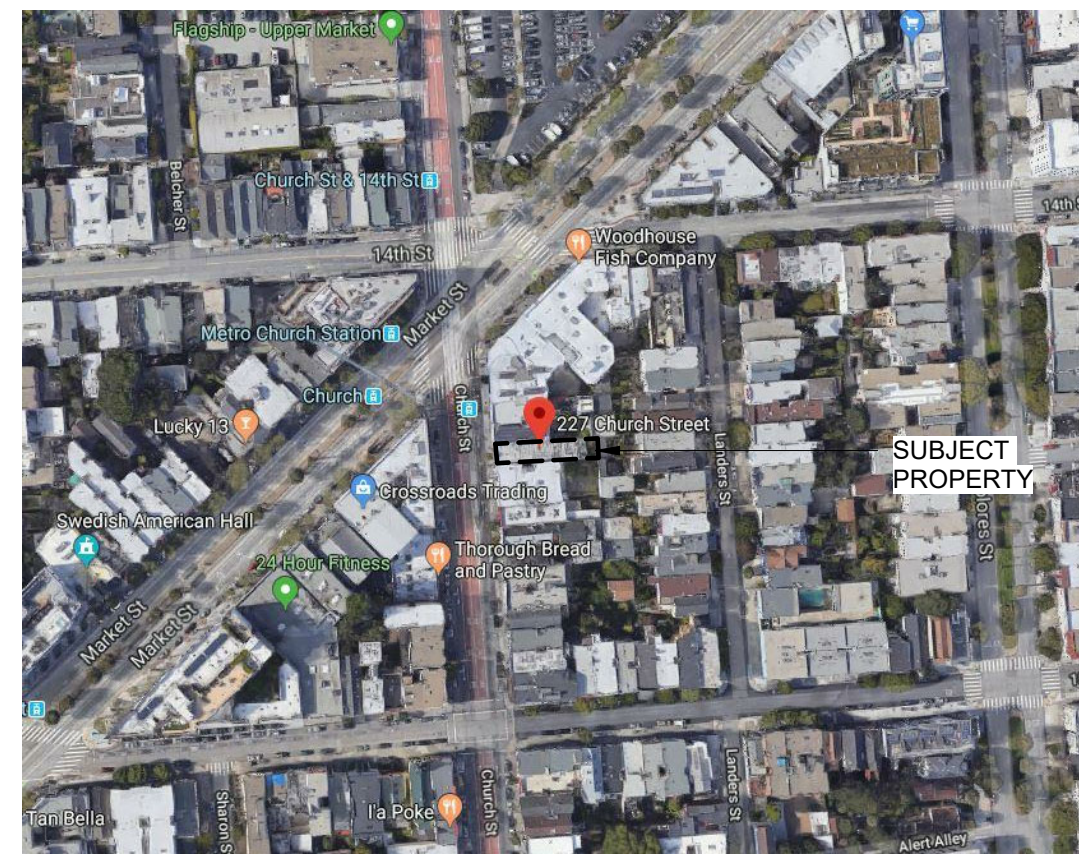
#### GENERAL

A0.00 COVER SHEET  
A0.01 PROJECT INFO  
A0.02 GROSS FLOOR AREA CALCULATIONS

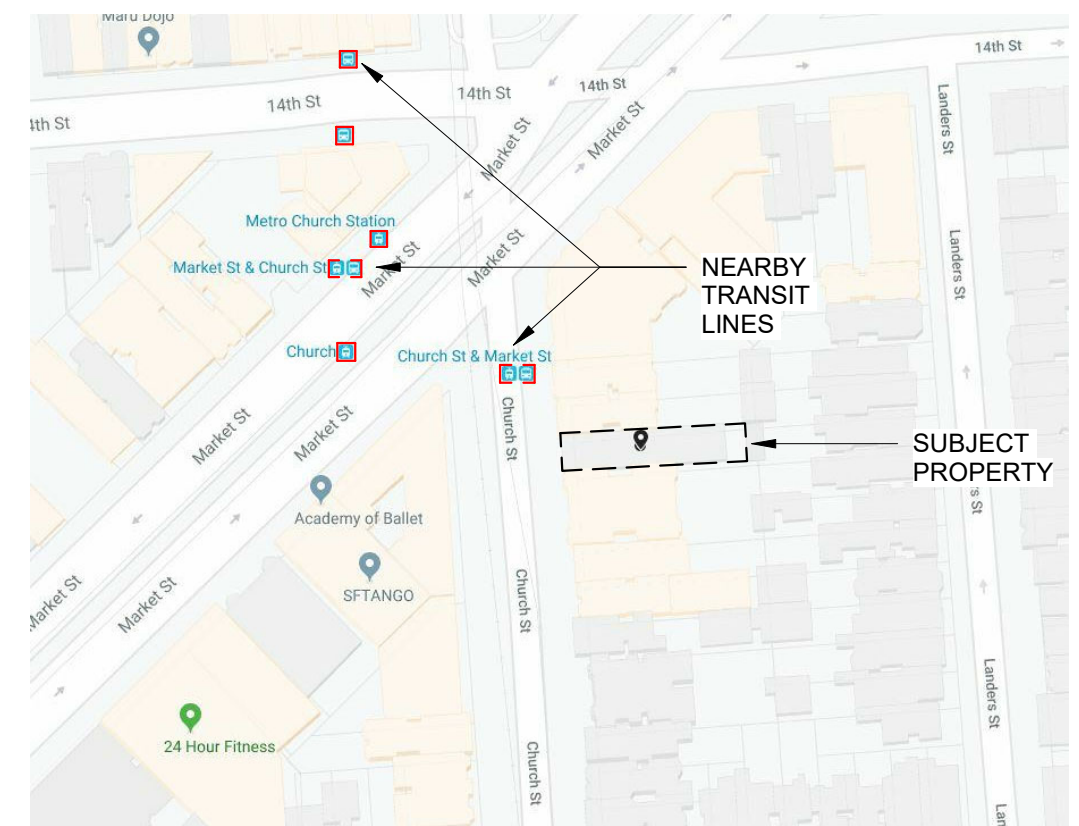
#### ARCHITECTURAL

A1.10 PROPOSED SITE PLAN  
A2.00 DEMO FLOOR PLAN - LEVEL 01  
A2.20 FLOOR PLAN - BASEMENT  
A2.21 FLOOR PLAN - LEVEL 01  
A2.22 FLOOR PLAN - MEZZANINE  
A2.24 ROOF PLAN  
A3.00 DEMO WEST & EAST ELEVATIONS  
A3.01 DEMO NORTH ELEVATION  
A3.02 DEMO SOUTH ELEVATION  
A3.03 PROPOSED WEST & EAST ELEVATIONS  
A3.04 PROPOSED NORTH ELEVATION  
A3.05 PROPOSED SOUTH ELEVATION  
A4.00 LONGITUDINAL SECTION - RECEPTION & YOGA STUDIO  
A4.01 LONGITUDINAL SECTION - EXIT PASSAGEWAY & YOGA STUDIO  
A4.02 TRANSVERSE SECTIONS AT RETAIL & LOUNGE  
A4.03 TRANSVERSE SECTION AT YOGA STUDIO

VICINITY MAPS



AERIAL PHOTO



NEIGHBORHOOD PLAN

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS

	NORTH ARROW
	KEYNOTE
	SLOPE (DOWN, UON)
	SLOPE DESIGNATION
	DIMENSION
	ALIGN FINISH SURFACES
	CENTERLINE
	PROPERTY LINE
	PARTITION TAG
	MATERIAL TAG
	WINDOW TAG
	DOOR TAG
	CEILING TAG

REFERENCE SYMBOLS

	BUILDING SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	DETAIL CALLOUT
	DETAIL REFERENCE
	SPOT ELEVATION
	REVISION MARK
	LEVEL
	GRID LINE

ABBREVIATIONS

<b>A</b>	AB. ANCHOR BOLT	<b>J</b>	J-BOX JUNCTION BOX
ABV. ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT. JOINT	
A.ESS. AIR CONDITIONING		JST. JOIST	
A.C. ACUOST. AREA DRAIN		<b>K</b>	K.D. KILN DRIED
ADJ. ADJUSTABLE		KIT. KITCHEN	
A.F.F. ABOVE FINISHED FLOOR		<b>L</b>	L. LONG LENGTH
AGGR. AGGREGATE		LAM. LAMINATE	
ALT. ALTERNATE		LAV. LAVATORY	
ALUM. ALUMINUM		LB. POUND	
ANOD. ANODIZED		LP. LOW POINT	
AP. ACCESS PANEL		LT. LIGHT	
APPROX. APPROXIMATE		LTG. LIGHTING	
<b>B</b>	ARCH. ARCHITECTURAL	<b>M</b>	MACH. MACHINE
BD. BOARD		MAT. MATERIAL	
BLDG. BUILDING		MAX. MAXIMUM	
BLK. BLOCK		MECH. MECHANICAL	
BLK'G. BLOCKING		MEMB. MEMBRANE	
BLW. BELOW		MEZZ. MEZZANINE	
BM. BEAM		MFR. MANUFACTURER	
BOT. BOTTOM		MD. MIDDLE	
BRKT. BRACKET		MIN. MINIMUM/MINUTE	
BTWN. BETWEEN		MIRR. MIRROR	
B.U.R. BUILT UP ROOFING		MISC. MISCELLANEOUS	
<b>C</b>	C/C. CENTER TO CENTER	M.P. METAL PANEL	
C.B. CATCH BASIN		M.S. MOTION SENSOR	
CEM. CEMENT		MTD. MOUNTED	
C.J. CONTROL JOINT		MTG. MOUNTING	
CLG. CEILING		MTL. METAL	
CLKG. CAULKING		MUL. MULLION	
CLR. CLEAR		MW. MICROWAVE	
COL. COLUMN		<b>N</b>	(N) NEW
COMB. COMBINATION		N. NORTH	
CONC. CONCRETE		N.I.C. NOT IN CONTRACT	
CONN. CONNECTION		NO. NUMBER	
CONSTR. CONSTRUCTION		NOM. NOMINAL	
CONT. CONTINUOUS		N.T.S. NOT TO SCALE	
CONTR. CONTRACTOR		<b>O</b>	OJ. OVER
CPT. CARPET		CA. ON CENTER	
C.T. CERAMIC TILE		O.D. OUTSIDE DIMENSION	
CTR. CENTER		OH. OVERHEAD	
CWY. COLD WATER		OPG. OPENING	
<b>D</b>	DBL. DOUBLE	OPP. OPPOSITE	
DEG. DEGREE		PERF. PERFORATED	
DEMO. DEMOITION		PERP. PERPENDICULAR	
DET/DTL. DETAIL		P.L. PROPERTY LINE	
DIAG. DIAGONAL		P.LAM. PLASTIC LAMINATE	
DIA. DIAMETER		PLAS. PLASTER	
DIM. DIMENSION		PLYWD. PLYWOOD	
DN. DOWN		PNT. PAINT	
DR. DOWNSPOUT		PTD. PAINTED	
DS. DISHWASHER		PR. PAIR	
DWG. DRAWING		PT. POINT/PRESSURE TREATED	
DWR. DRAWER		PWR. POWER	
<b>E</b>	(E) EXISTING	<b>Q</b>	QTY. QUANTITY
EA. EACH		<b>R</b>	(R) REMODELED
E.B. EXPANSION BOLT		RAD. RADIUS	
E.J. EXPANSION JOINT		RCP. REFLECTED CEILING PLAN	
EL. ELEVATION		R.D. ROOF DRAIN	
EL.C. ELECTRICAL		RECEP. RECEPTACLE	
ELEV. ELEVATOR		RECT. RECTANGULAR	
EMER. EMERGENCY		REF. REFERENCE	
ENCL. ENCLOSURE		REFR. REFRIGERATOR	
ENGR. ENGINEER		REINF. REINFORCED	
E.P.B. ELECTRICAL PANEL BOARD		REQ'D. REQUIRED	
EQ. EXPANSION/EXPOSED		RESIL. RESILIENT	
EXT. EXTERIOR		RETG. RETAINING	
<b>F</b>	F.A. FUTURE	REV. REVISION	
F.A. FIRE ALARM		RM. ROOM	
FABR. FABRICATE		RND. ROUND	
F.A.R. FLOOR AREA RATIO		R.O. ROUGH OPENING	
F.B. FLAT BAR		RWL. RAINWATER LEADER	
F.D. FLOOR DRAIN		S. SOUTH	
F.D.C. FIRE DEPARTMENT CONNECTION		S.C. SOLID CORE	
FEN/INFND. FOUNDATION		S.C.D. SEE CIVIL DRAWINGS	
F.E. FIRE EXTINGUISHER		SCHED. SCHEDULE	
F.E.C. FIRE EXTINGUISHER CABINET		SCR. SCREEN	
F.F. FINISH FLOOR		SCWD. SOLID CORE WOOD DOOR	
F.F.E. FINISH FLOOR ELEVATION		SECT. SECTION	
F.G. FINISH GRADE		S.F. SQUARE FOOT	
F.H. FULL HEIGHT		SHT. SHEET	
F.H.M.S. FLAT HEAD MACHINE SCREW		SHTHG. SHEATHING	
F.H.W.S. FLAT HEAD WOOD SCREW		SHWR. SHOWER	
FIN. FINISH		SIM. SIMILAR	
FIXT. FIXTURE		SKYLT. SKYLIGHT	
FL. FLOW LINE		S.L.D. SEE LANDSCAPE DRAWINGS	
FLASH. FLASHING		S.M.D. SEE MECHANICAL DRAWINGS	
FLR. FLOOR		SMS. SHEET METAL SCREW	
FLUOR. FLUORESCENT		S.M.W.P. SHEET MEMBRANE WATERPROOFING	
F.O. FINISHED OPENING		SPEC. SPECIFICATION	
F.O.B. FACE OF BRICK		S.R. SUPPLY REGISTER	
F.O.C. FACE OF CONCRETE		SQ. SQUARE	
F.O.F. FACE OF FINISH		S.S. STAINLESS STEEL	
F.O.M. FACE OF MASONRY		S.S.D. SEE STRUCTURAL DRAWINGS	
F.O.S. FACE OF STUD		STD. STANDARD	
FRPF. FIREPROOFING		STL. STEEL	
FT. FOOT OR FEET		STOR. STORAGE	
FTG. FOOTING		STRUC. STRUCTURAL	
FURR. FURRING		SUR. SURFACE	
<b>G</b>	GA. GAUGE	SUSP. SUSPENDED	
GALV. GALVANIZED		SVC. SERVICE	
G.B. GRAB BAR		SVY. SURVEY	
G.C. GENERAL CONTRACTOR		SYM. SYMMETRICAL	
G.D. GARBAGE DISPOSAL		T. TREAD	
GEN. GENERAL		T&B. TOP AND BOTTOM	
GFCI. GROUND FAULT CIRCUIT INTERRUPTED		T&G. TONGUE AND GROOVE	
GL. GLASS		T.B. TOWEL BAR	
GLAZ. GLAZED		T.C. TRASH CAN	
GLB. GLUE LAM BEAM		T.D. TRENCH DRAIN	
GND. GROUND		TEMP. TEMPERED	
GR. GRADE		TER. TERRAZZO	
GSM. GALVANIZED SHEET METAL		TG. TEMPERED GLAZING	
GYP. GYPSUM		THK. THICK	
GYP BD. GYPSUM BOARD		THRESH. THRESHOLD	
<b>H</b>	H.B. HOSE BIB	T.O.C. TOP OF CONCRETE	
H.C. HANDICAPPED		T.O.P. TOP OF PAVEMENT	
H.C. HOLLOW CORE		TOPO. TOPOGRAPHY	
HCWD. HOLLOW CORE WOOD DOOR		T.O.S. TOP OF STEEL	
HDWD. HARDWOOD		T.O.W. TOP OF WALL	
HDWR. HARDWARE		TPO. THERMOPLASTIC OLEFIN	
H.M. HOLLOW METAL		TYP. TYPICAL	
HORIZ. HORIZONTAL		<b>U</b>	UNF. UNFINISHED
HP. HIGH POINT		UNLESS OTHERWISE NOTED	
HR. HOUR		<b>V</b>	VCT. VINYL COMPOSITION TILE
HT. HEIGHT		VER. VERTICAL	
HVAC. HEATING VENTILATION AIR CONDITIONING		VERT. VERTICAL	
<b>I</b>	HW. HOT WATER	VG. VERTICAL GRAIN	
I.D. INSIDE DIAMETER		V.I.F. VERIFY IN FIELD	
IN. INCH		W. WESTWIDE/WIDTH	
INCAD. INCANDESCENT		W. WITH	
INSUL. INSULATION		WC. WATER CLOSET	
INT. INTERIOR		WD. WOOD	
		W.H. WATER HEATER	
		WN. WINDOW	
		W/O. WITHOUT	
		WP. WATERPROOFING	
		WR. WATER RESISTANT	
		WT. WEIGHT	
		W.V. WOOD VENEER	

GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2019 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
  - IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
  - THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
  - ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
  - WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
  - WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
  - DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
  - PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
  - ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
  - VERIFY CLEARANCES FOR FLUES, VENTS, CHAGES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
  - PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2019 CBC 717 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
    - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MIN. 10 FOOT INTERVALS.
    - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
    - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
    - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
  - PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2019 CBC 717.3.4 & CRC R302.12, DRAFT-STOPPING SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
    - SUSPENDED CEILING UNDER FLOOR FRAMING
    - OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
  - PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
  - ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
  - ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2019 CALGREEN TABLES 4.504.1-4.504.3.
  - STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
- 2019 CALIFORNIA RESIDENTIAL CODE
  - 2019 CALIFORNIA BUILDING CODE
  - 2019 CALIFORNIA MECHANICAL CODE
  - 2019 CALIFORNIA ELECTRICAL CODE
  - 2019 CALIFORNIA PLUMBING CODE
  - 2019 CALIFORNIA ENERGY CODE (TITLE-24)
  - 2019 CALIFORNIA FIRE CODE
  - 2019 CALIFORNIA GREEN BUILDING CODE
  - ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

**WORK DESCRIPTION:** EXISTING BUILDING TO BE CONVERTED INTO A YOGA STUDIO, WITH FRONT FAÇADE RESTORATION, REAR FAÇADE UPGRADE, VERTICAL EXPANSION VIA EXCAVATION AND ADDITION OF BASEMENT, VERTICAL ADDITION OF A SECOND STORY ( INSCRIBED WITHIN THE EXISTING BUILDING ENVELOPE WITH A VERTICAL PROTRUSION OF 3 FEET ABOVE THE EXISTING ROOF LINE).

APN: 3544/062  
**EXISTING USE:** M  
**PROPOSED USE:** YOGA STUDIO (GYM)  
**OCCUPANCY GROUP:** A-3  
**CONSTRUCTION TYPE:** V-B  
**ZONING DISTRICT:** NCT - UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT

**FLOOD ZONE:** 100 - YEAR STORM FLOOD ZONE  
**LOMA:** N/A

**PARKING DISTRICT:** N/A  
**HISTORIC STATUS:** A- HISTORIC RESOURCE PRESENT

**SQUARE FOOTAGE:**

	EXISTING	ADDITION / REMOVAL	PROPOSED
LEVEL 1:	2,763 SF	0	2,763 SF
MEZZANINE:	0	+ 847 SF	847 SF
BASEMENT:	0	+ 1,525 SF	1,525 SF
<b>TOTAL:</b>	<b>2,763 SF</b>	<b>+ 2,372 SF</b>	<b>5,135 SF</b>

**SETBACKS:**  
**REAR:** 25% OF LOT DEPTH, BUT NOT LESS THAN 15 FT  
**FRONT:** 0 FT  
**SIDE:** 0 FT

**BUILDING HEIGHT:**  
**PERMITTED:** 40'-0"  
**PROPOSED:** 23'-2"  
**PERMITTED # OF STORIES:** 4  
**PROPOSED # OF STORIES:** 1 (WITH MEZZANINE) + BASEMENT

**LOT SIZE:**  
**NET LOT SIZE:** 3,125 SF  
**PERMITTED MAX FLOOR AREA:** 9,375 SF  
**PROPOSED FLOOR AREA:** 5,135 SF  
**MAX LOT COVERAGE:**  
**PROPOSED LOT COVERAGE:** NO INCREASE IN LOT COVERAGE

SPECIAL INSPECTIONS

**GEOTECHNICAL OBSERVATIONS & TESTING:**  
 THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTIONS, INCLUDING FOUNDATION EXCAVATIONS, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND THE INSTALLATION SURFACE DRAINAGE CONTROL SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS DATED 02-06-14. MURRAY ENGINEERS SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

**STRUCTURAL OBSERVATIONS:**  
 REFER TO STRUCTURAL DRAWINGS, SHEET S0.1

**SPECIAL INSPECTIONS:**  
 THE FOLLOWING WORK REQUIRE SPECIAL INSPECTION PER CBC SECTION 1701:

- STRUCTURAL STEEL/WELDING
- SHEAR WALL NAILING
- REINFORCED CONCRETE
- DRILLED PIERS

**ROOF:**  
 FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

SHOP DRAWING SUBMITTALS

SEE PROJECT MANUAL FOR ADDITIONAL SUBMITTALS.

- 

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND BUILDING OFFICIAL.

- COMMERCIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE TO NFPA 13D & STATE & LOCAL REQUIREMENTS.



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PROJECT NAME  
**PARHELION**

PROJECT ADDRESS  
**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
 3544 / 062

CLIENT  
 PARHELION LLC

FA JOB NO.  
 19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

HISTORY

Δ	DESC.	DATE
	BUILDING PERMIT APPLICATION- FACADE	09.06.19
	CONDITIONAL USE APPLICATION	

TITLE  
**PROJECT INFO**



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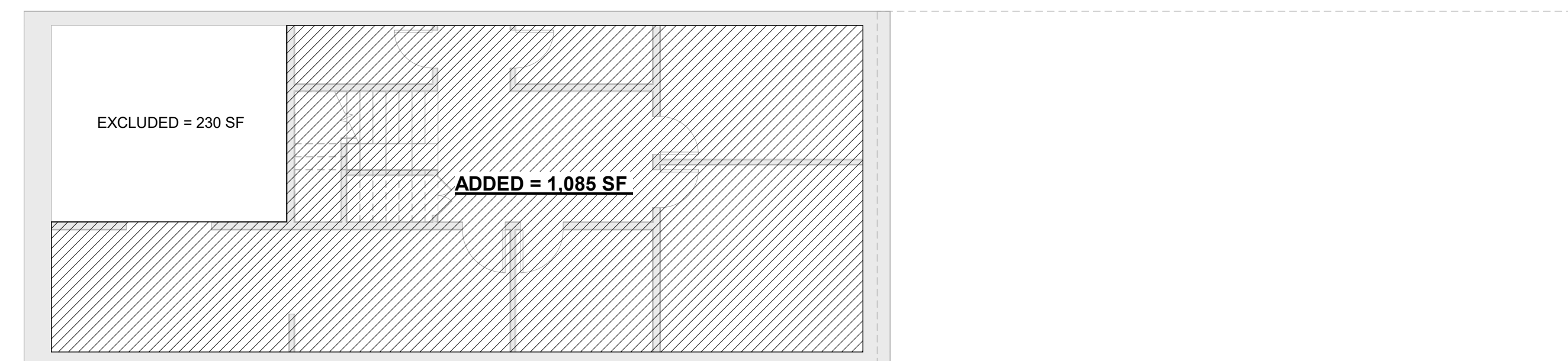
DATE  
**06.24.2020**

HISTORY  

DESC.	DATE
CONDITIONAL USE APPLICATION	

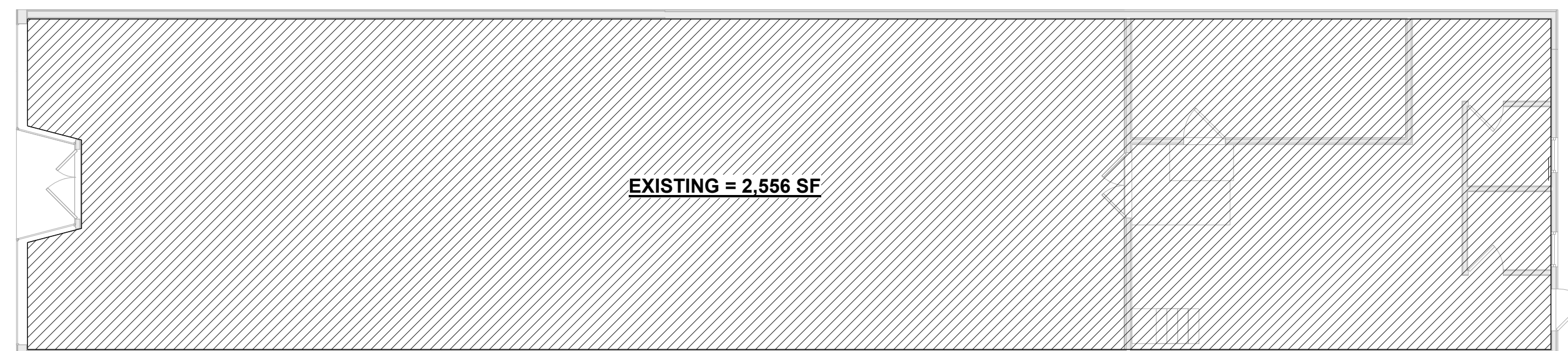
TITLE  
**GROSS FLOOR AREA CALCULATIONS**

**A0.02**  
SHEET

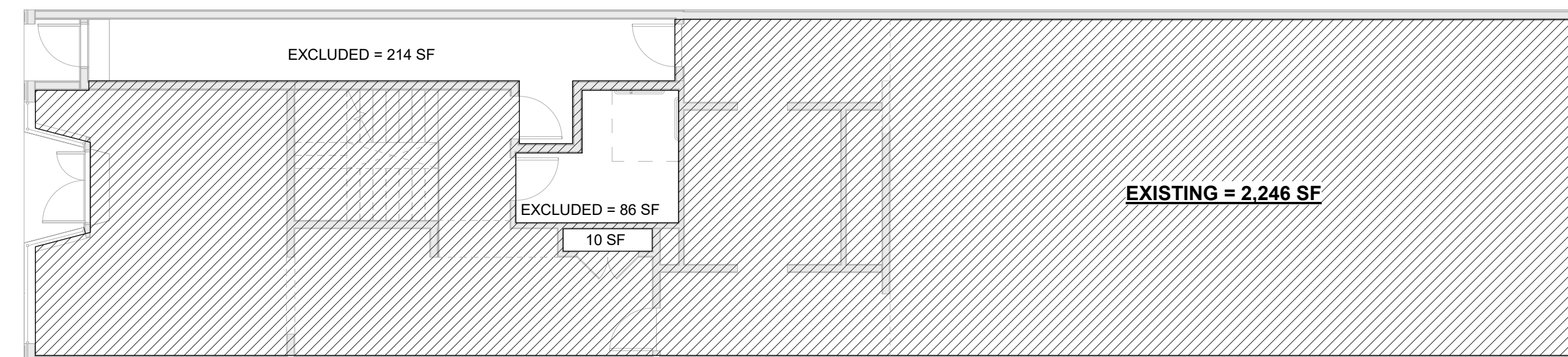


PROPOSED LEVEL 01 GROSS FLOOR AREA = 1,315 SF - 230 SF = 1,085 SF

**2** PROPOSED AREA PLAN - BASEMENT  
1/8" = 1'-0"



**1** EXISTING AREA PLAN - LEVEL 01  
1/8" = 1'-0"

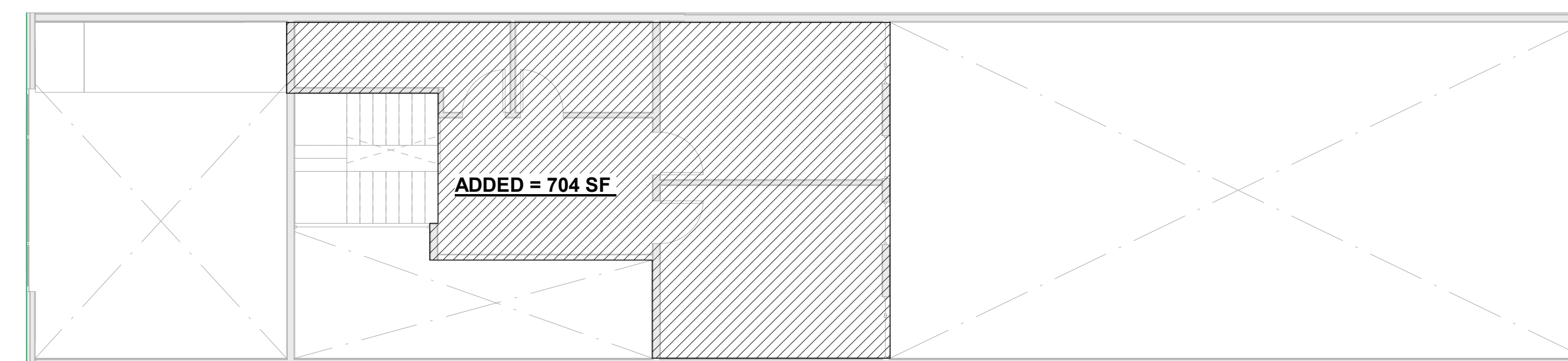


PROPOSED LEVEL 01 GROSS FLOOR AREA = 2,556 SF - 86 SF - 214 SF - 10 SF = 2,246 SF

**3** PROPOSED AREA PLAN - LEVEL 01  
1/8" = 1'-0"

**LEGEND**

- EXISTING BUILDING - 2,763 SF
- PROPOSED GROSS BUILDING ADDITION :
  - 1,250 SF (BASEMENT)
  - 847 SF (MEZZANINE)
- GROSS FLOOR AREA CALCULATION - 4,860 SF



PERMITTED MEZZANINE GROSS FLOOR AREA = 2,246 SF / 3 = 749 SF  
PROPOSED MEZZANINE GROSS FLOOR AREA = 704 SF

**4** PROPOSED AREA PLAN - MEZZANINE  
1/8" = 1'-0"



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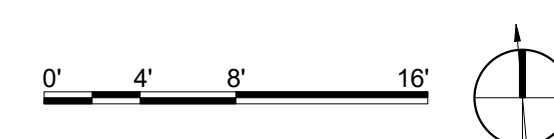
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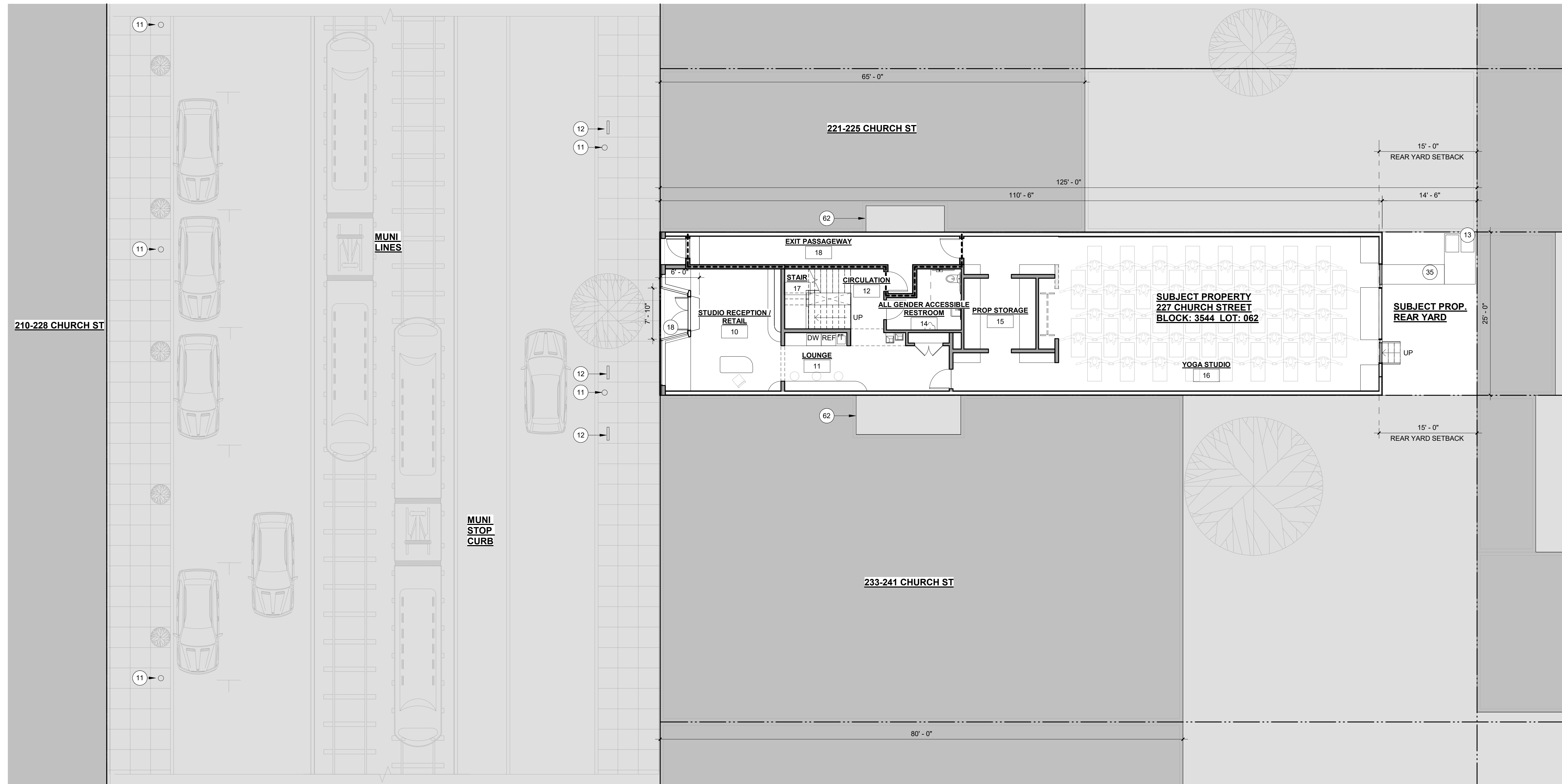
HISTORY

DATE	DESC.
09.06.19	BUILDING PERMIT APPLICATION - FACADE CONDITIONAL USE APPLICATION



TITLE  
**PROPOSED SITE PLAN**

**A1.10**  
SHEET



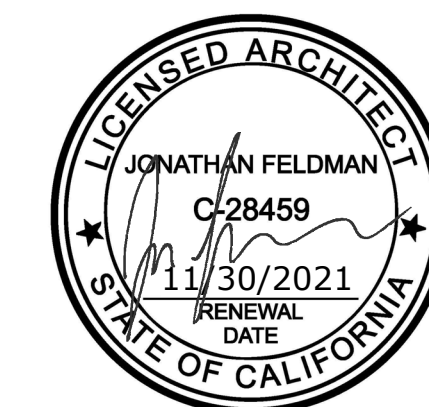
**1 PROPOSED SITE PLAN - LEVEL 01**  
1/8" = 1'-0"

**LEGEND**

-----	PROPERTY LINE		(E) TREE TO REMAIN
-----	SETBACK LINE		(E) TREE TO BE REMOVED
---	(E) GRADE		REMOVE (E) AREA
---	(N) GRADE		
-X-	(E) FENCE		
-SS-	(E) SEPTIC LEACH FIELDS		

**KEYNOTE LEGEND**

11	(E) UTILITY POLE
12	(E) BIKE RACK
13	EXTERIOR GARBAGE STORAGE
18	ACCESSIBLE RAMP W/ RUNNING SLOPE MAX 8.33%; MAX 6FT IN LENGTH
35	RAMP FOR GARBAGE REMOVAL
62	(E) LIGHT WELL OF NEIGHBORING BUILDING



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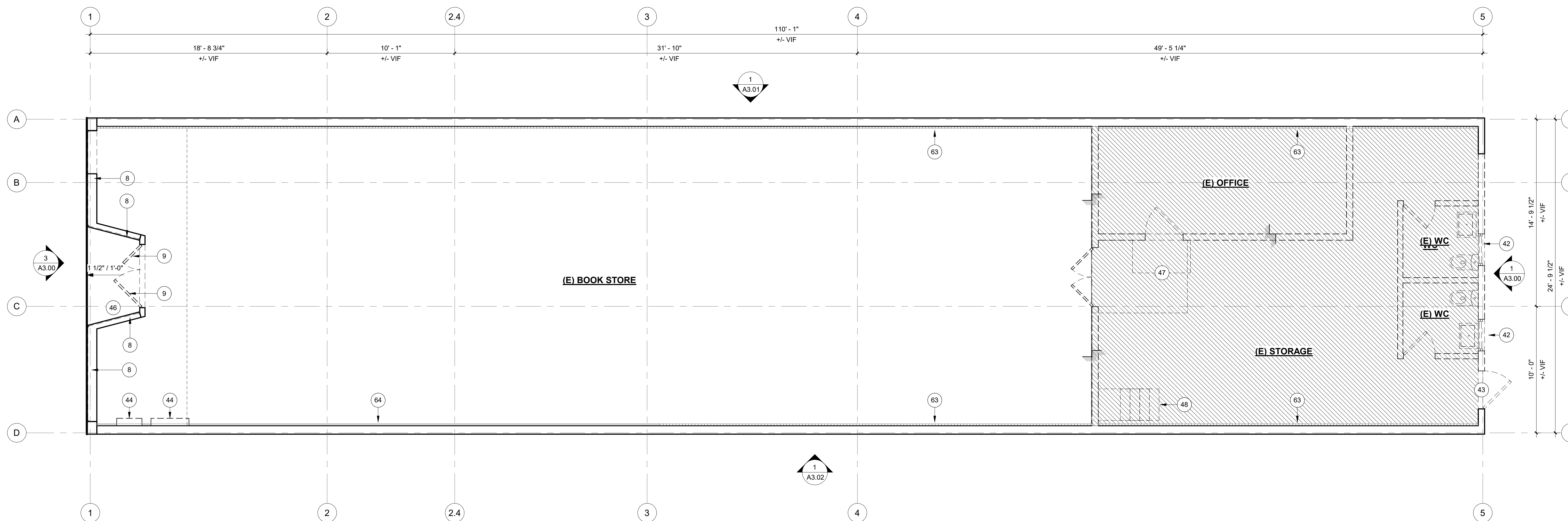
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 Δ DESC. DATE  
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**1 DEMO FLOOR PLAN - LEVEL 01**  
1/4" = 1'-0"

**LEGEND**

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- REMOVE (E) DOOR AND FRAME, TYP
- AREA OF (E) FLOOR TO BE RAISED
- AREA OF WAINSCOTING TO BE REPLACED
- AREA OF WAINSCOTING TO BE REMOVED

**KEYNOTE LEGEND**

- 8 (E) ALUMINUM FRAMED WINDOW SYSTEM TO BE REMOVED
- 9 (E) ALUMINUM FRAMED ENTRY DOOR W/ TRANSITION TO BE REMOVED
- 42 (E) WD WINDOW TO BE REMOVED
- 43 (E) WD DOOR TO BE REMOVED
- 44 REMOVE (E) EQUIPMENT
- 46 (E) WHEELCHAIR RAMP +/-12% SLOPE TO BE REMOVED
- 47 (E) RAMP AND LANDING TO BE REMOVED
- 48 (E) STEPS TO CRAWL SPACE TO BE REMOVED
- 63 REMOVE (E) WD WAINSCOTING
- 64 REPLACE (E) WAINSCOTING WITH NEW PER PROPOSED

**DEMO PLAN GENERAL NOTES**

1. DEMOLITION:
  - A. FOUNDATION: REFER TO STRUCTURAL DRAWINGS FOR DEMOLITION SCOPE AS REQUIRED FOR (N) WORK.
  - B. FRAMING: REFER TO STRUCTURAL DRAWINGS FOR ADD'L DEMOLITION SCOPE AS REQ'D FOR INSERTION OF (N) WORK.
  - C. FLOORING: REMOVE (E) WOOD, (E) 1 1/2" CONCRETE TOPPING SLAB, (E) TILE, AND/OR VINYL FLOORING THROUGHOUT.
  - D. CABINETS: REMOVE ALL CABINETS, COUNTERTOPS, BATH ACCESSORIES, BACKSPASHES, AND MIRRORS AT KITCHEN AND BATHROOMS.
  - E. PLUMBING: REMOVE FIXTURES AND EQUIPMENT AS REQUIRED FOR (N) WORK.
  - F. ELECTRICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
  - G. MECHANICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
  - H. EXTERIOR: REMOVE (E) WOOD WINDOWS, DOORS, SIDING; SEE EXISTING ELEVATIONS.
  - I. APPLIANCES: REMOVE ALL (E) EQUIPMENT.
2. PROTECT (E) TO REMAIN CONSTRUCTION THROUGHOUT DEMOLITION AND CONSTRUCTION. RESTORE SURFACES TO ORIGINAL CONDITION WHICH HAVE BEEN DISTURBED BY DEMOLITION AND ARE INDICATED TO REMAIN. PATCH TO MATCH SIMILAR ADJACENT FINISHES. DAMAGED SURFACES WHICH WILL BE VISIBLE IN THE FINISHED WORK. DOORS INDICATED FOR REMOVAL SHALL HAVE FRAMES, ADJ. JAMBS, HARDWARE, ETC. REMOVED, FINISHES PATCHED, AND REPAIRED.



TITLE  
**DEMO FLOOR PLAN - LEVEL 01**

**A2.00**  
SHEET



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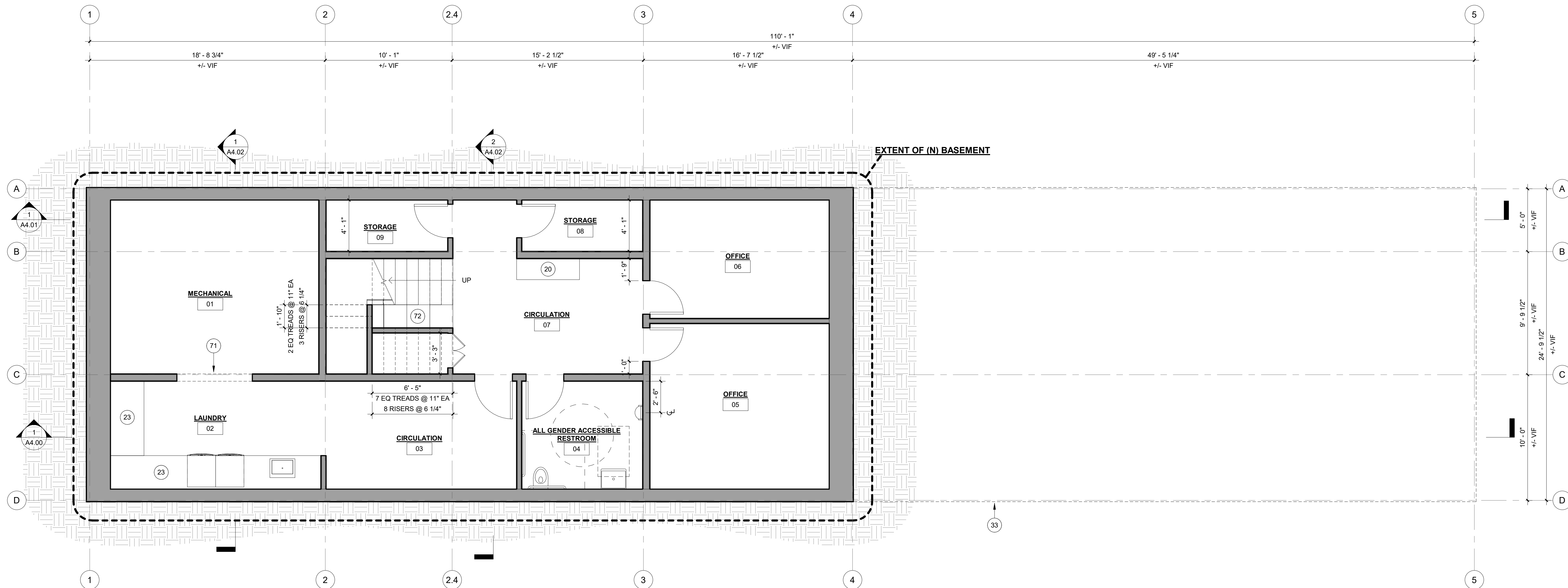
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**1 FLOOR PLAN - BASEMENT**  
1/4" = 1'-0"

**LEGEND**

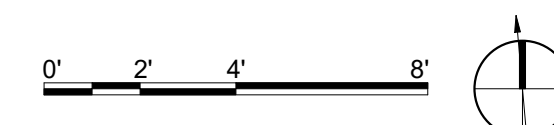
- NEW WALL
- EXISTING WALL
- 1-HOUR RATED WALL
- AREA OF RAISED FLOOR

**KEYNOTE LEGEND**

- 20 STORAGE CASEWORK
- 23 BUILT IN CASEWORK
- 33 LEVEL 01 ABOVE
- 71 CASED OPENING
- 72 BUILT IN SEATING STEPS

**FLOOR PLAN GENERAL NOTES**

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1010.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.4.5
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.5
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.2.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2. BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION CALGREEN 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
14. STAIR TREADS AND RISERS SHALL COMPLY WITH CBC SECTION 1011.5. STAIR RISER HEIGHTS SHALL BE 7" MAX. AND 4" MIN.; RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE PROJECTIONS OF ADJACENT TREADS



TITLE  
**FLOOR PLAN - BASEMENT**

**A2.20**  
SHEET



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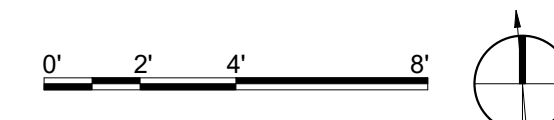
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FA JOB NO.  
19-005

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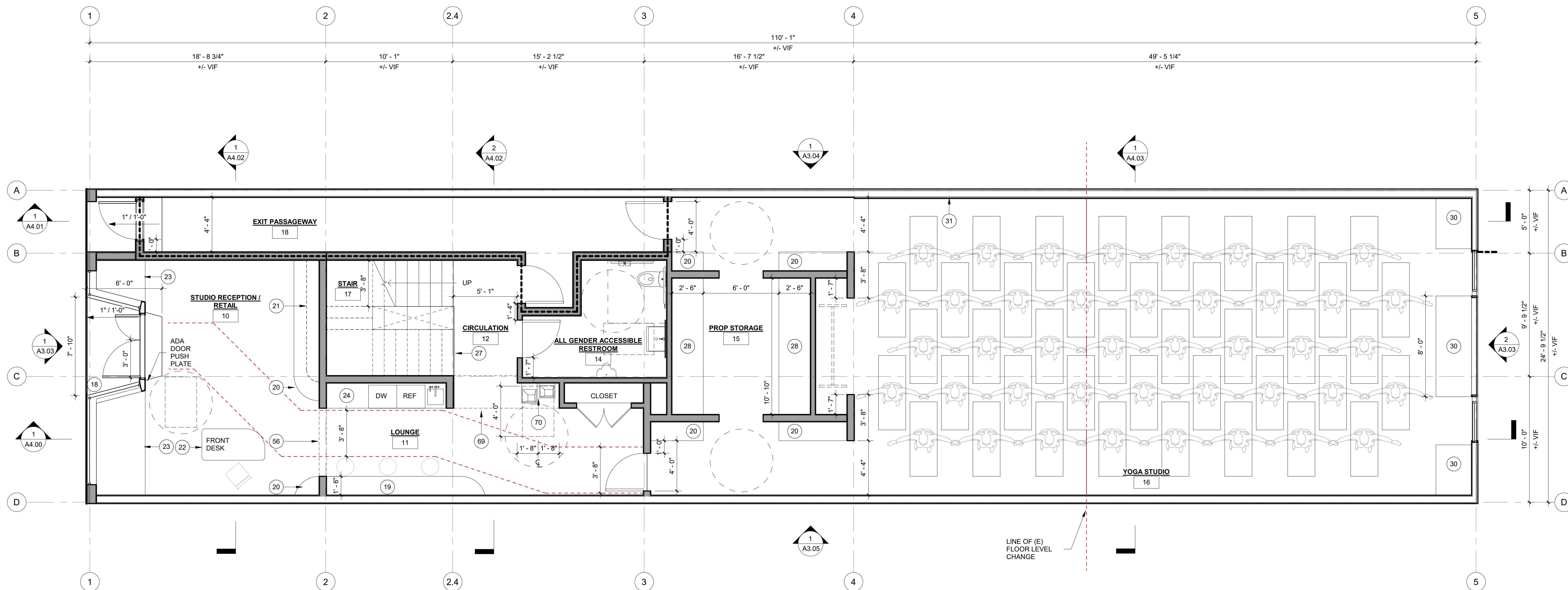
DATE  
**06.24.2020**

HISTORY  
 Δ DESC. DATE  
 BUILDING PERMIT APPLICATION - FACADE CONDITIONAL USE APPLICATION 09.06.19



TITLE  
**FLOOR PLAN - LEVEL 01**

**A2.21**  
SHEET



**1 FLOOR PLAN - LEVEL 01**  
1/4" = 1'-0"

**LEGEND**

- NEW WALL
- EXISTING WALL
- 1-HOUR RATED WALL
- AREA OF RAISED FLOOR

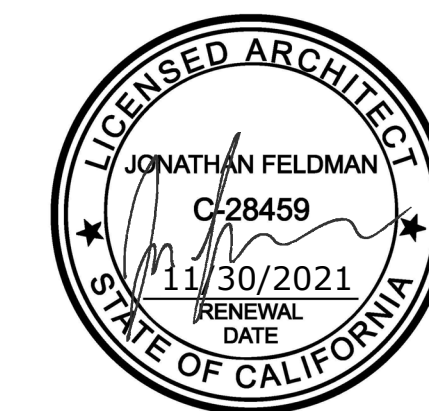
**KEYNOTE LEGEND**

- 18 ACCESSIBLE RAMP W/ RUNNING SLOPE MAX 8.33%; MAX 6FT IN LENGTH
- 19 SEATING & SHOE STORAGE CASEWORK
- 20 STORAGE CASEWORK
- 21 DISPLAY SHELVES ABOVE
- 22 RECEPTION DESK
- 23 BUILT IN CASEWORK
- 24 KITCHENETTE
- 27 MOVABLE SCREEN
- 28 FULL HEIGHT BUILT IN CASEWORK FOR PROP STORAGE
- 30 SEATING AND TEACHER PEDESTAL
- 31 WD. PANEL WITH WALL ROPES
- 56 ARCHED WALL OPENING ABOVE
- 69 SOFFIT ABOVE
- 70 DRINKING FOUNTAIN

**FLOOR PLAN GENERAL NOTES**

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1010.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 75" AT OUTWARD SWINGING PER CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.4.5
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7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.2.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
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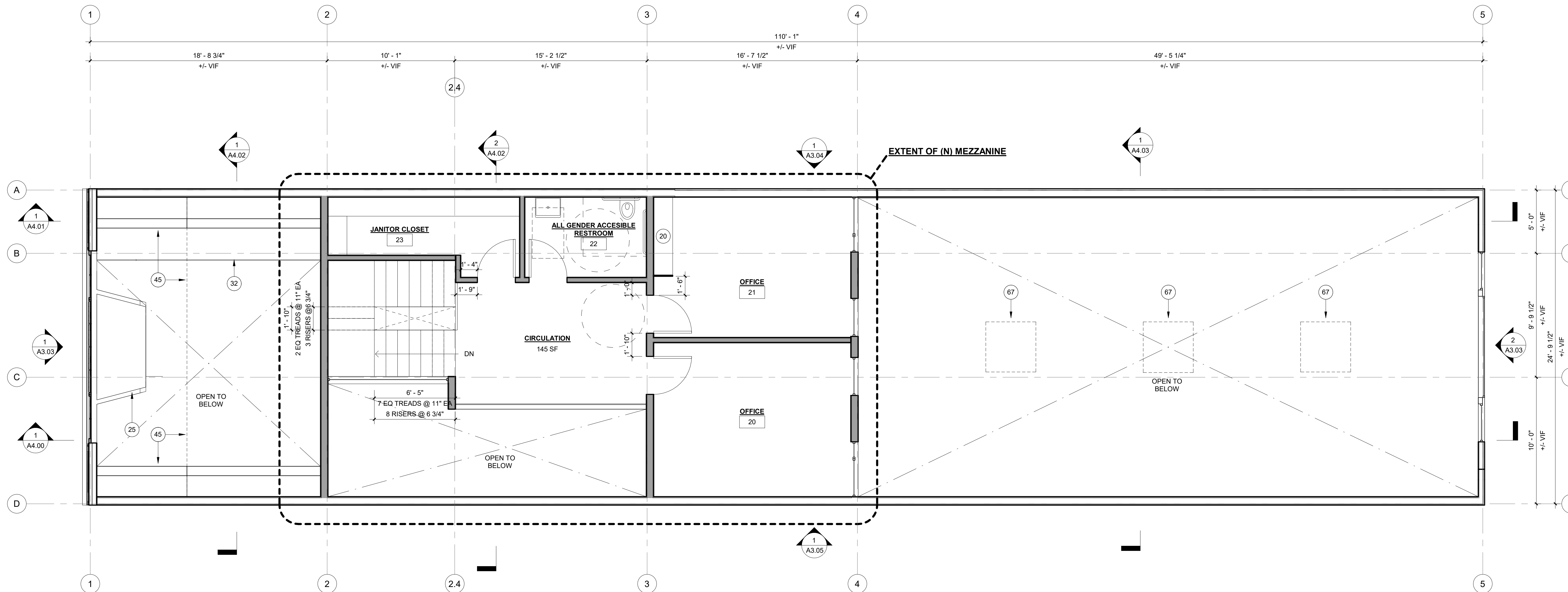
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**1 FLOOR PLAN - MEZZANINE**  
1/4" = 1'-0"

**LEGEND**

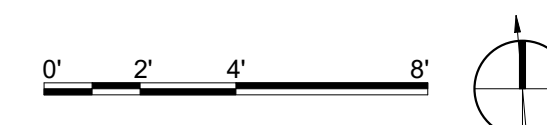
- NEW WALL
- EXISTING WALL
- 1-HOUR RATED WALL
- AREA OF RAISED FLOOR

**KEYNOTE LEGEND**

- 20 STORAGE CASEWORK
- 25 RECESSED (E) ENTRY BELOW
- 32 EXIT PASSAGEWAY BELOW
- 45 EXTENT OF (E) COVED CEILING ABOVE. COVED CEILING TO BE SALVAGED & RESTORED AS NEEDED PER PROPOSED DESIGN
- 67 SKYLIGHT ABOVE

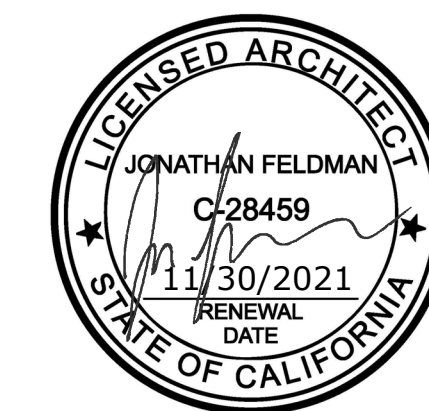
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TITLE  
**FLOOR PLAN - MEZZANINE**

**A2.22**  
SHEET



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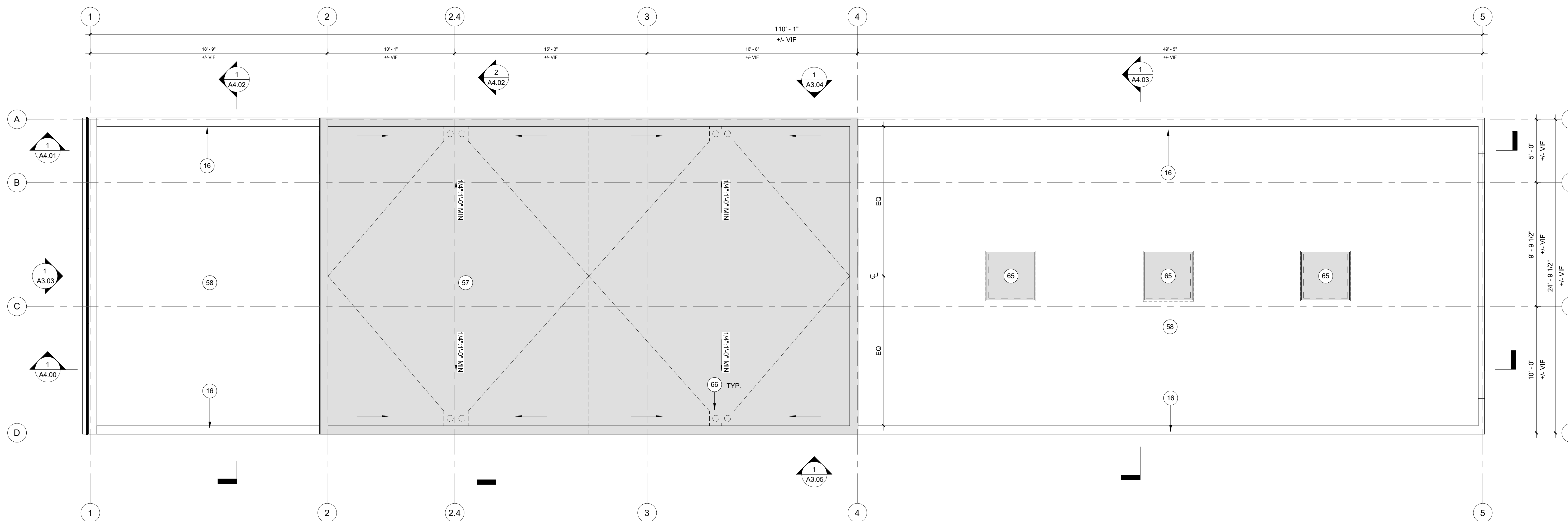
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HISTORY  
 △ DESC. DATE  
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 CONDITIONAL USE APPLICATION



**1 ROOF PLAN - T.O. POP - UP**  
1/4" = 1'-0"

**LEGEND**

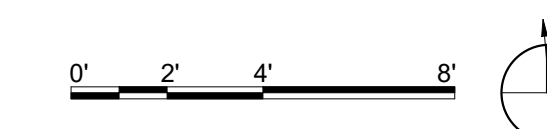
- ROOF DRAIN
- DIRECTION OF SLOPE
- AREA OF ADDITION

**KEYNOTE LEGEND**

- 16 (E) PARAPET
- 57 SINGLE PLY EPDM ROOF, TYP. ROOF SLOPES VARY; PROVIDE MIN 1/4" : 1'-0" SLOPE TO DRAIN
- 58 (E) ROOF
- 65 SKYLIGHT
- 66 ROOF DRAIN W/ OVERFLOW

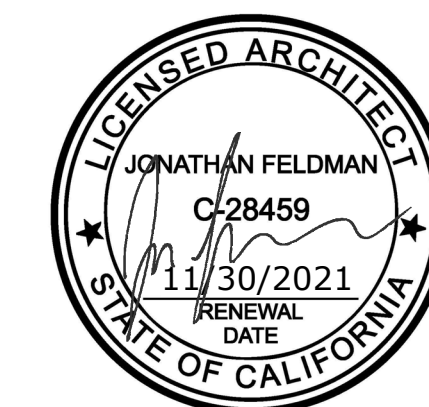
**ROOF PLAN GENERAL NOTES**

1. REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS
2. ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
3. ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
4. PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
5. THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O.REPORT PRESENT AT INSPECTIONS.
6. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
7. PROVIDE CLEANOUTS AS REQUIRED.
8. PROVIDE BASKET DEBRIS SCREENS AT ROOF DRAINS.
9. FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
10. SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
11. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
12. ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - A. ROOF OVER CONDITIONED SPACES: (3" THK (R-19) SPRAY APPLIED FOAM-IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
  - B. ROOF OVER UNCONDITIONED SPACES: NO INSULATION, TYP.
  - C. PARAPETS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.
  - D. FREE-STANDING WALLS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.



TITLE  
**ROOF PLAN**

**A2.24**  
SHEET



DISCLAIMER: DRAWINGS ARE ELECTRONICALLY SIGNED WITH A DIGITAL SIGNATURE

**LEGEND**

- VERTICAL WD SIDING
- GLASS
- WOOD PANEL
- 4" x 4" CERAMIC TILE
- AREA TO BE DEMOLISHED
- HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 5 (E) PAINTED HORIZONTAL WOOD LAP SIDING TO BE REMOVED, EXPOSE (E) ARCHED MULTI-LITE WD WINDOW
- 6 (E) PAINTED CORNICE TRIM TO BE REMOVED
- 7 (E) PAINTED WD SIGNAGE W/ NEON LETTERING TO BE REMOVED
- 8 (E) ALUMINUM FRAMED WINDOW SYSTEM TO BE REMOVED
- 9 (E) ALUMINUM FRAMED ENTRY DOOR W/ TRANSITION TO BE REMOVED
- 10 REMOVE (E) 4"x4" GLAZED TILES
- 42 (E) WD WINDOW TO BE REMOVED
- 43 (E) WD DOOR TO BE REMOVED
- 61 WD SIDING

**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

PROJECT NAME  
**PARHELION**

PROJECT ADDRESS  
**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
3544 / 062

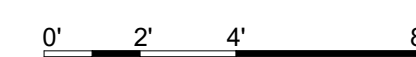
CLIENT  
PARHELION LLC

FA JOB NO.  
19-005

ISSUE  
**CUA SET**

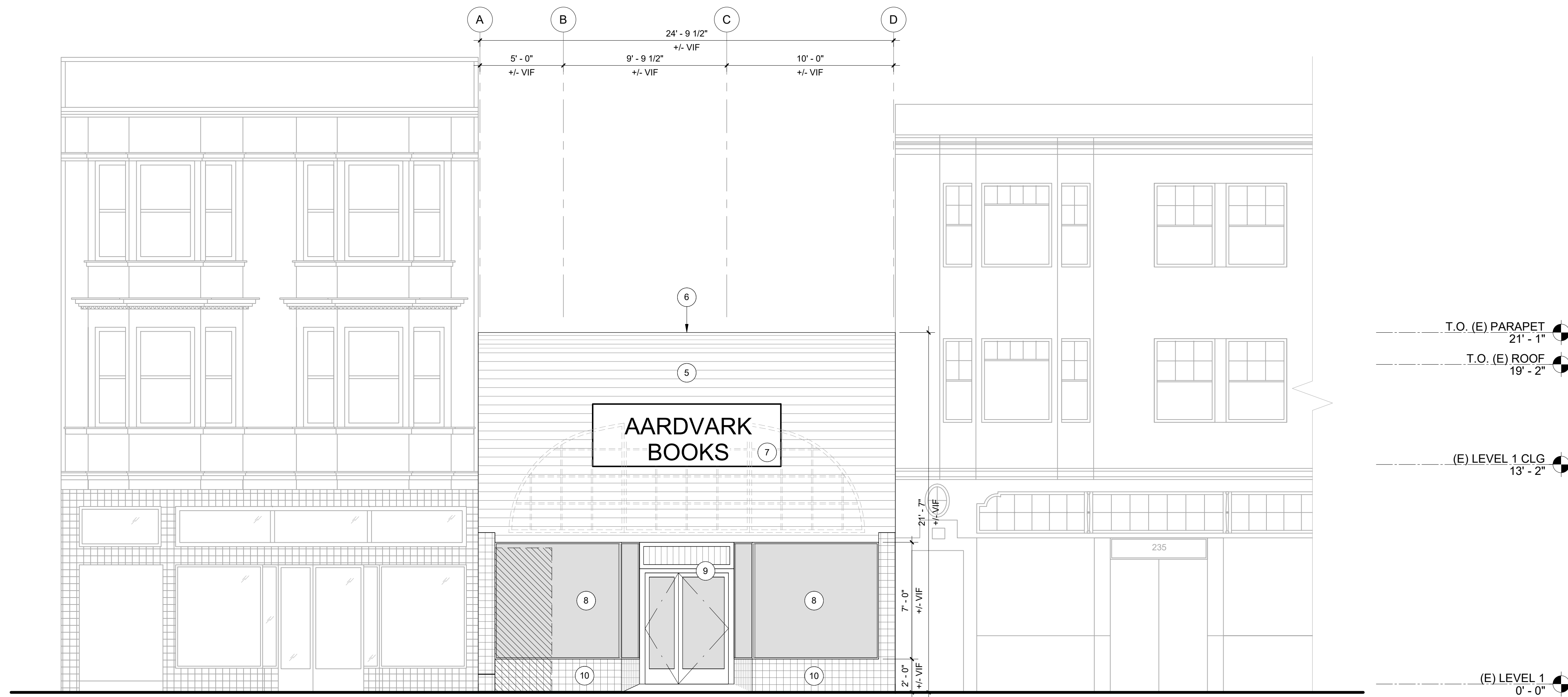
DATE  
**06.24.2020**

HISTORY  
 Δ DESC. DATE  
 BUILDING PERMIT APPLICATION - FACADE 09.06.19  
 CONDITIONAL USE APPLICATION

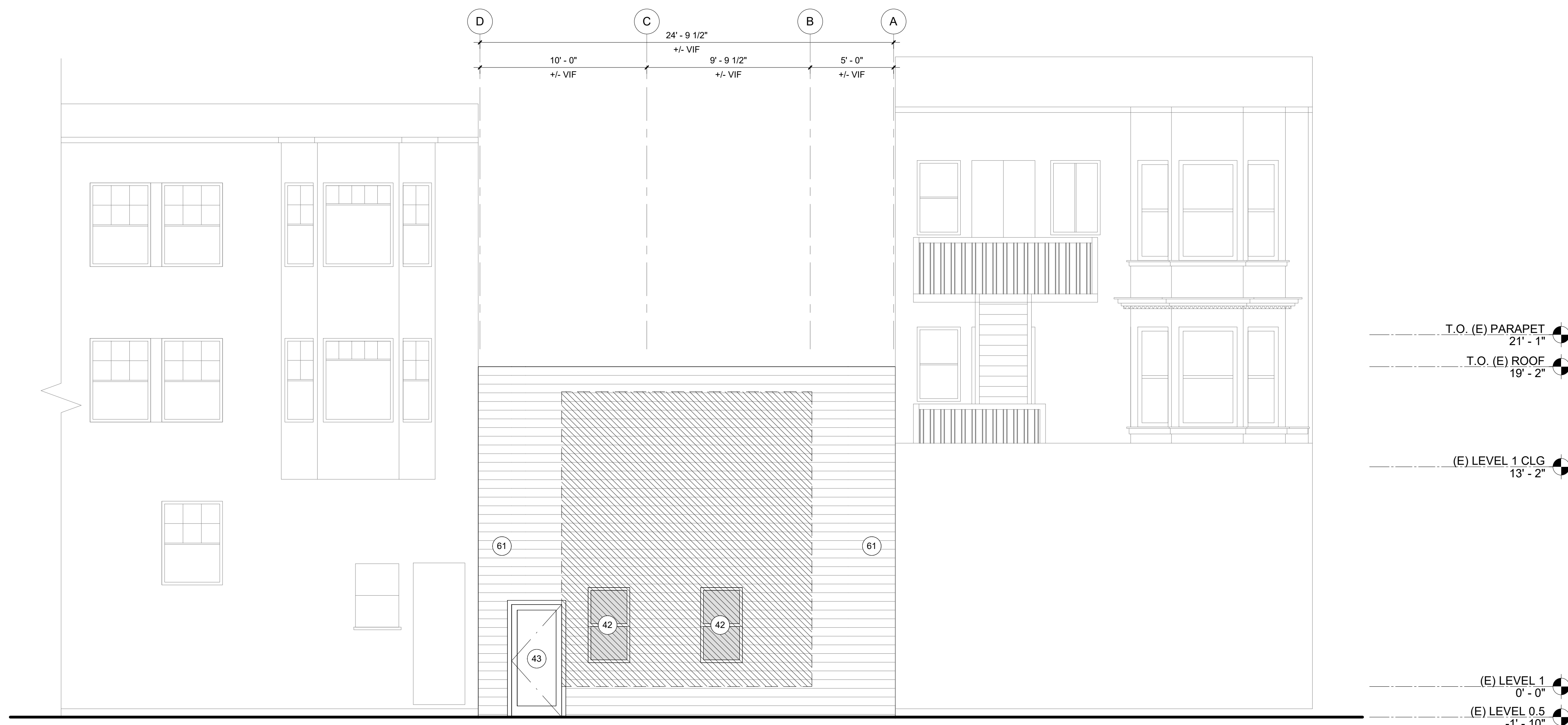


TITLE  
**DEMO WEST & EAST ELEVATIONS**

**A3.00**  
SHEET



**3 DEMO WEST ELEVATION**  
1/4" = 1'-0"



**1 DEMO EAST ELEVATION**  
1/4" = 1'-0"



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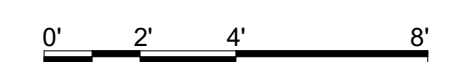
FA JOB NO.  
19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

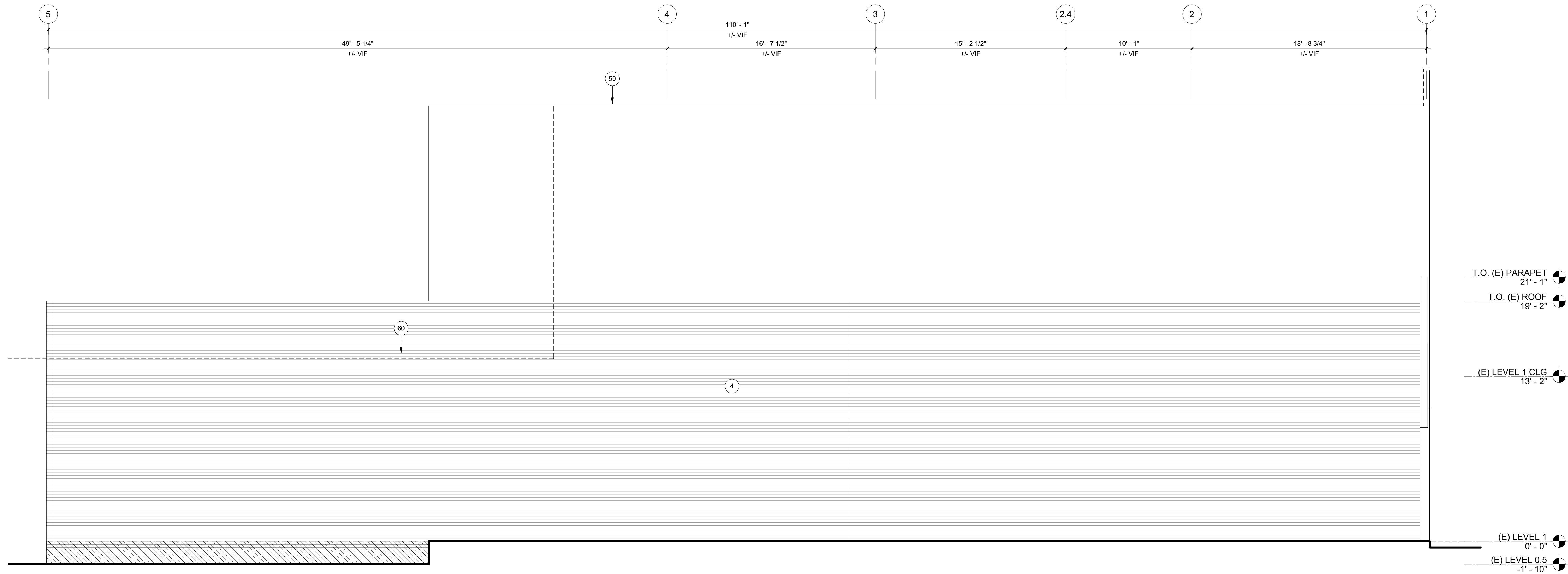
HISTORY  

DATE	DESC.
	CONDITIONAL USE APPLICATION





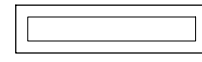
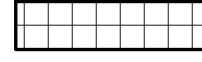
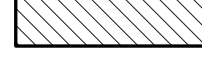
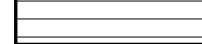
TITLE  
**DEMO NORTH ELEVATION**

**A3.01**  
SHEET



**1 DEMO NORTH ELEVATION**  
1/4" = 1'-0"

**LEGEND**

-  VERTICAL WD SIDING
-  GLASS
-  WOOD PANEL
-  4" x 4" CERAMIC TILE
-  AREA TO BE DEMOLISHED
-  HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 4 (E) WD SIDING TO REMAIN
- 59 LINE OF NEIGHBORING (E) BUILDING BEYOND
- 60 LINE OF NEIGHBORING (E) BUILDING IN FRONT

**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.



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**PARHELION**

PROJECT ADDRESS  
**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
3544 / 062

CLIENT  
PARHELION LLC

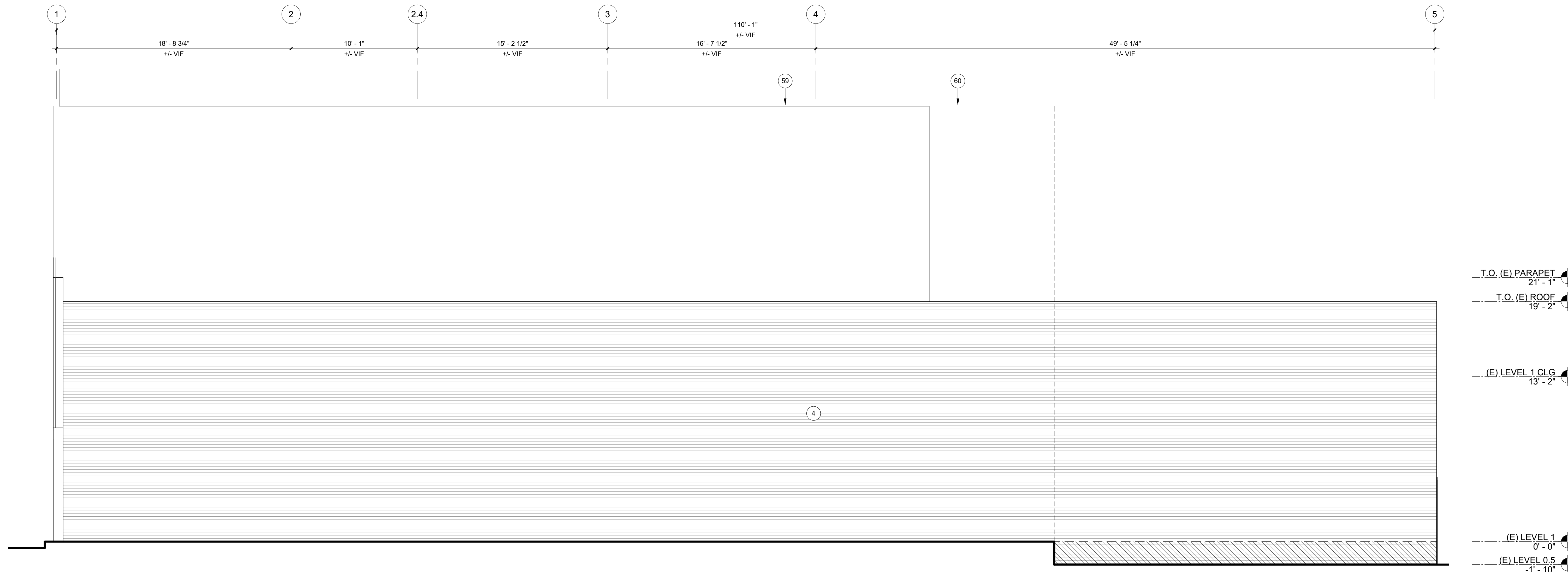
FA JOB NO.  
19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

HISTORY  

DESC.	DATE
CONDITIONAL USE APPLICATION	



T.O. (E) PARAPET  
21' - 1"

T.O. (E) ROOF  
19' - 2"

(E) LEVEL 1 CLG  
13' - 2"

(E) LEVEL 1  
0' - 0"

(E) LEVEL 0.5  
-1' - 10"

**1 DEMO SOUTH ELEVATION**  
1/4" = 1'-0"

**LEGEND**

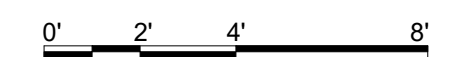
- VERTICAL WD SIDING
- GLASS
- WOOD PANEL
- 4" x 4" CERAMIC TILE
- AREA TO BE DEMOLISHED
- HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 4 (E) WD SIDING TO REMAIN
- 59 LINE OF NEIGHBORING (E) BUILDING BEYOND
- 60 LINE OF NEIGHBORING (E) BUILDING IN FRONT

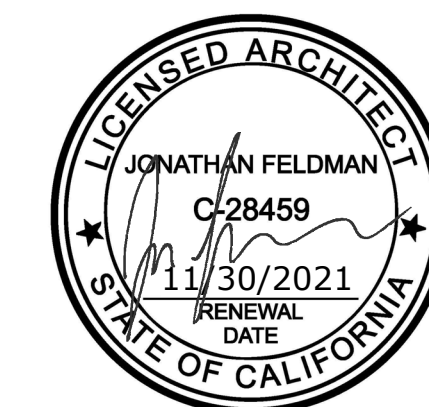
**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.



TITLE  
**DEMO SOUTH ELEVATION**

**A3.02**  
SHEET



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**LEGEND**

- VERTICAL WD SIDING
- GLASS
- WOOD PANEL
- 4" x 4" CERAMIC TILE
- AREA TO BE DEMOLISHED
- HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 1 ALUMINUM FRAMED GLASS STOREFRONT SYSTEM
- 2 ALUMINUM FRAMED GLASS ENTRANCE SYSTEM W/ TRANSOM
- 3 WD CLAD EXIT DOOR W/ WD. CLAD TRANSOM
- 8 (E) ALUMINUM FRAMED WINDOW SYSTEM TO BE REMOVED
- 36 (E) WD FRAMED MULTI-LITE ARCHED WINDOW W/ MUNTINS
- 37 PTD CORNICE AT TOP PARAPET
- 38 PTD WD PANELING
- 40 ALUMINUM FRAMED CLERESTORY
- 41 STL BEAM W/ CLADDING
- 42 (E) WD WINDOW TO BE REMOVED
- 61 WD SIDING

**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

PROJECT NAME  
**PARHELION**

PROJECT ADDRESS  
**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
3544 / 062

CLIENT  
PARHELION LLC

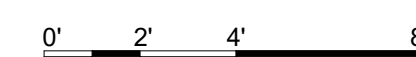
FA JOB NO.  
19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

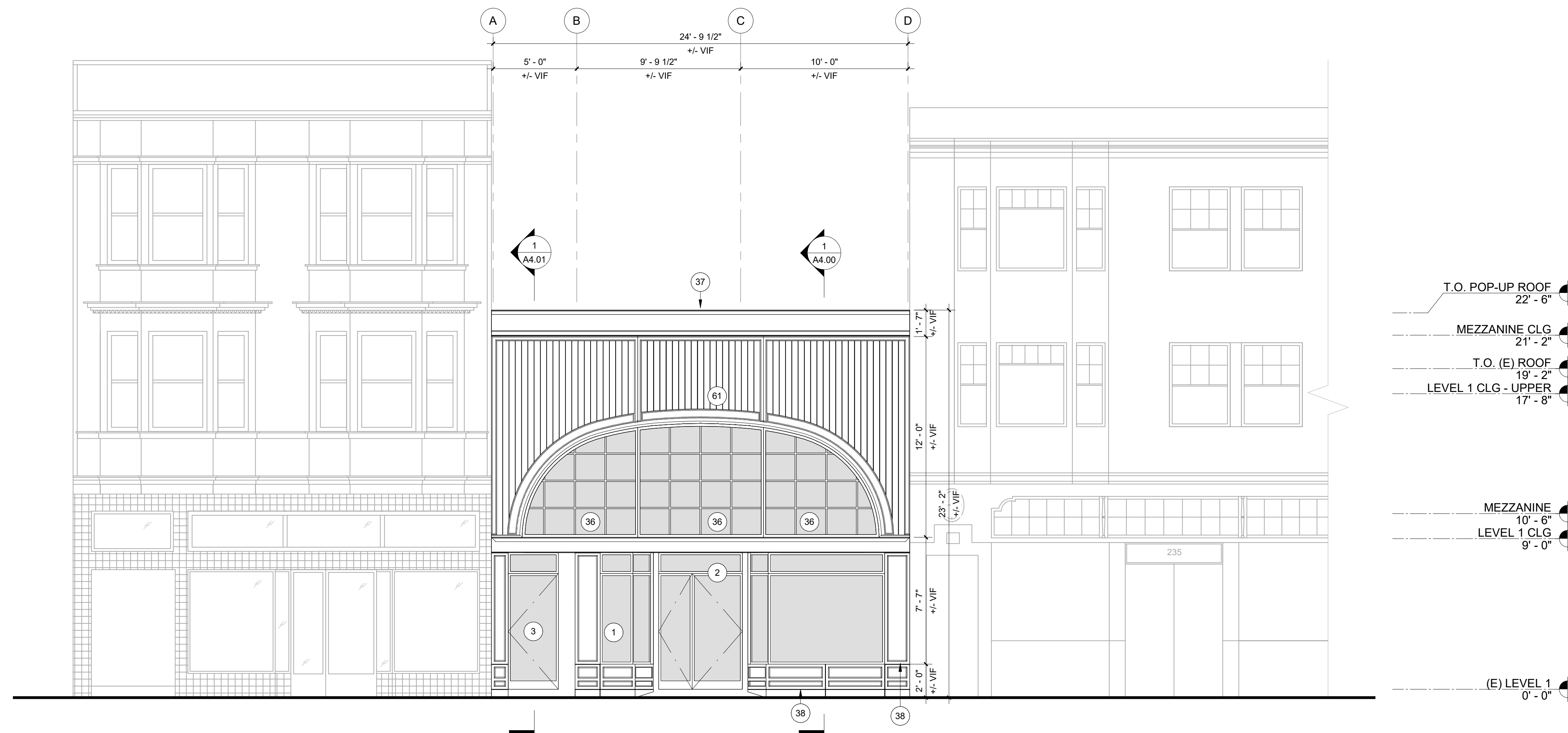
HISTORY

Δ	DESC.	DATE
	BUILDING PERMIT APPLICATION - FACADE	09.06.19
	CONDITIONAL USE APPLICATION	

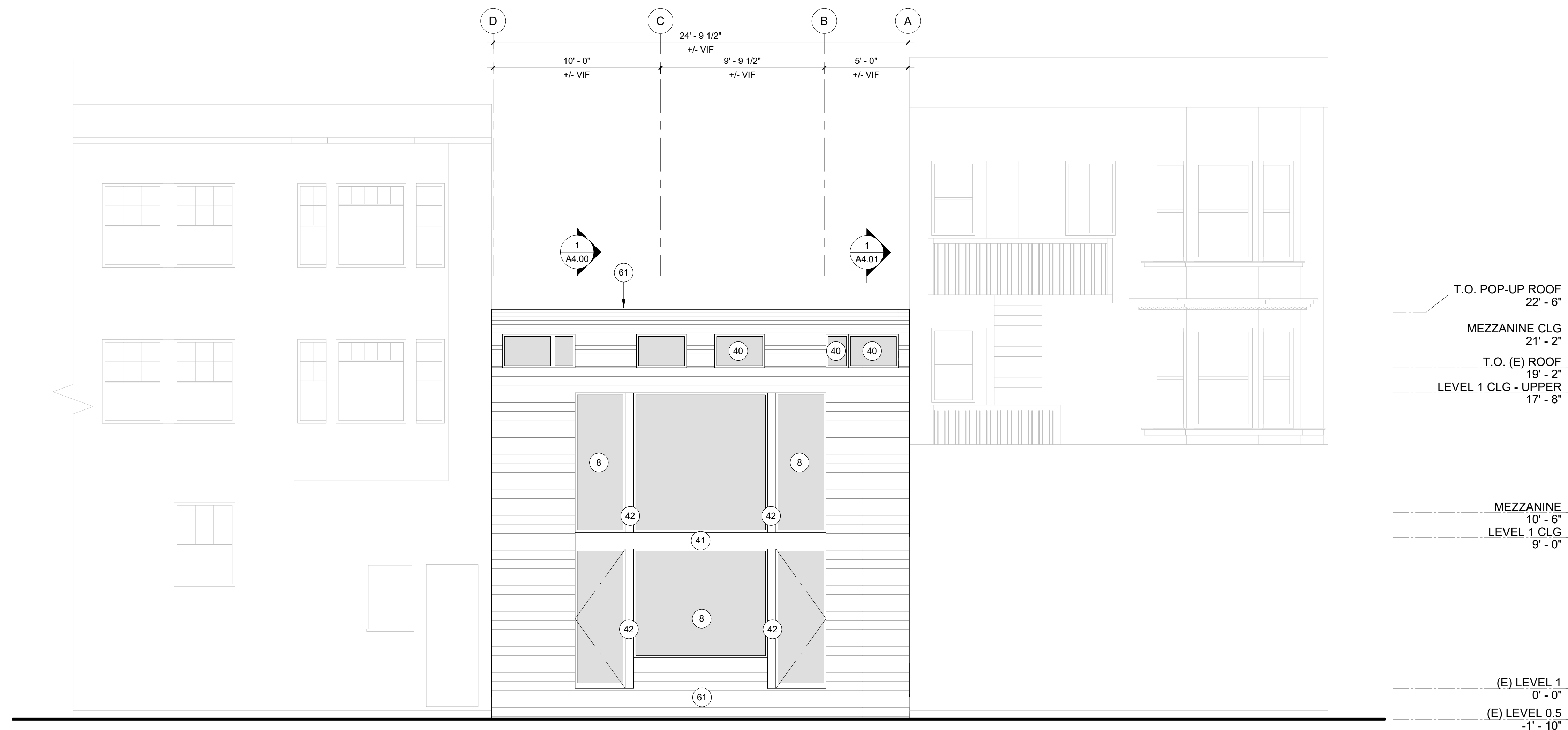


TITLE  
**PROPOSED WEST & EAST ELEVATIONS**

**A3.03**  
SHEET



**1** PROPOSED WEST ELEVATION  
1/4" = 1'-0"



**2** PROPOSED EAST ELEVATION  
1/4" = 1'-0"



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**PARHELION**

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**227 CHURCH ST, SAN FRANCISCO, CA 94114**

APN #  
3544 / 062

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PARHELION LLC

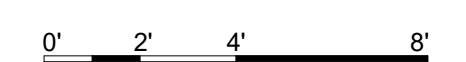
FA JOB NO.  
19-005

ISSUE  
**CUA SET**

DATE  
**06.24.2020**

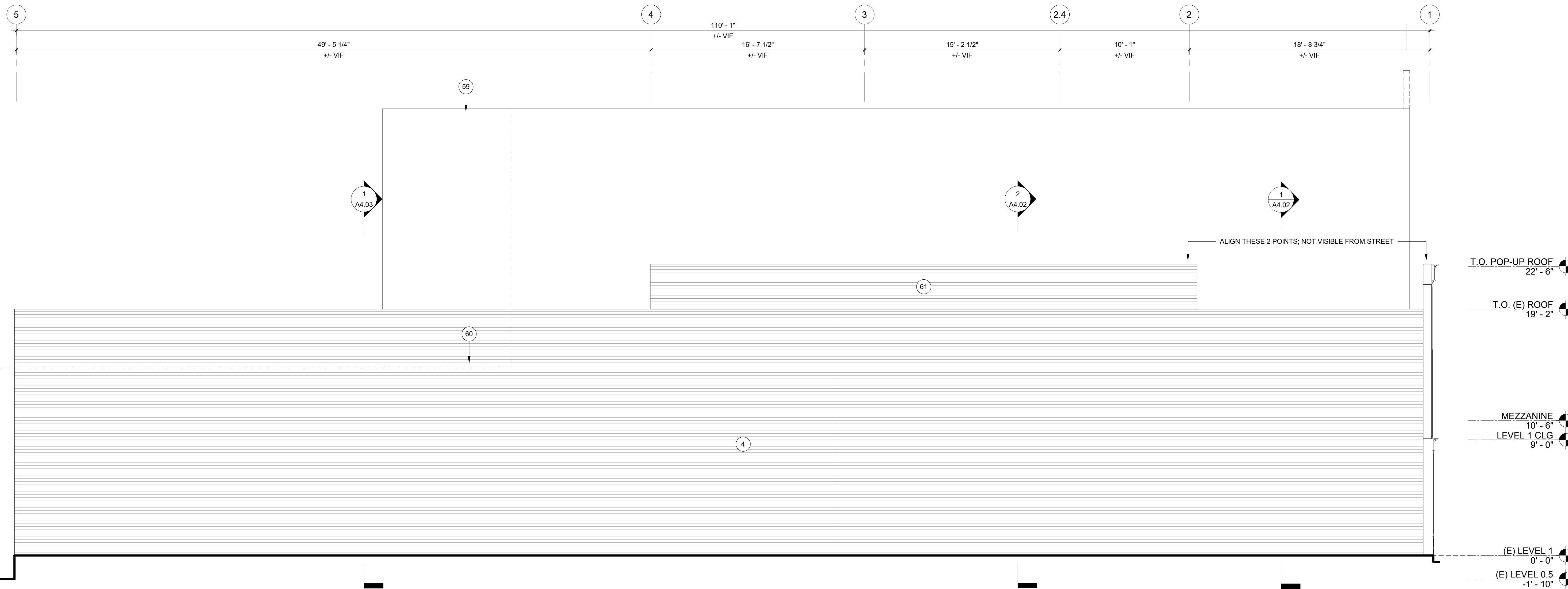
HISTORY  

DESC.	DATE
CONDITIONAL USE APPLICATION	



TITLE  
**PROPOSED NORTH ELEVATION**

**A3.04**  
SHEET



**1 PROPOSED NORTH ELEVATION**  
1/4" = 1'-0"

**LEGEND**

- VERTICAL WD SIDING
- GLASS
- WOOD PANEL
- 4" x 4" CERAMIC TILE
- AREA TO BE DEMOLISHED
- HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 4 (E) WD SIDING TO REMAIN
- 59 LINE OF NEIGHBORING (E) BUILDING BEYOND
- 60 LINE OF NEIGHBORING (E) BUILDING IN FRONT
- 61 WD SIDING

**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.



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APN #  
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CLIENT  
PARHELION LLC

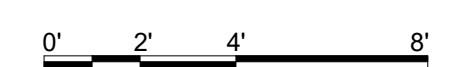
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DATE  
**06.24.2020**

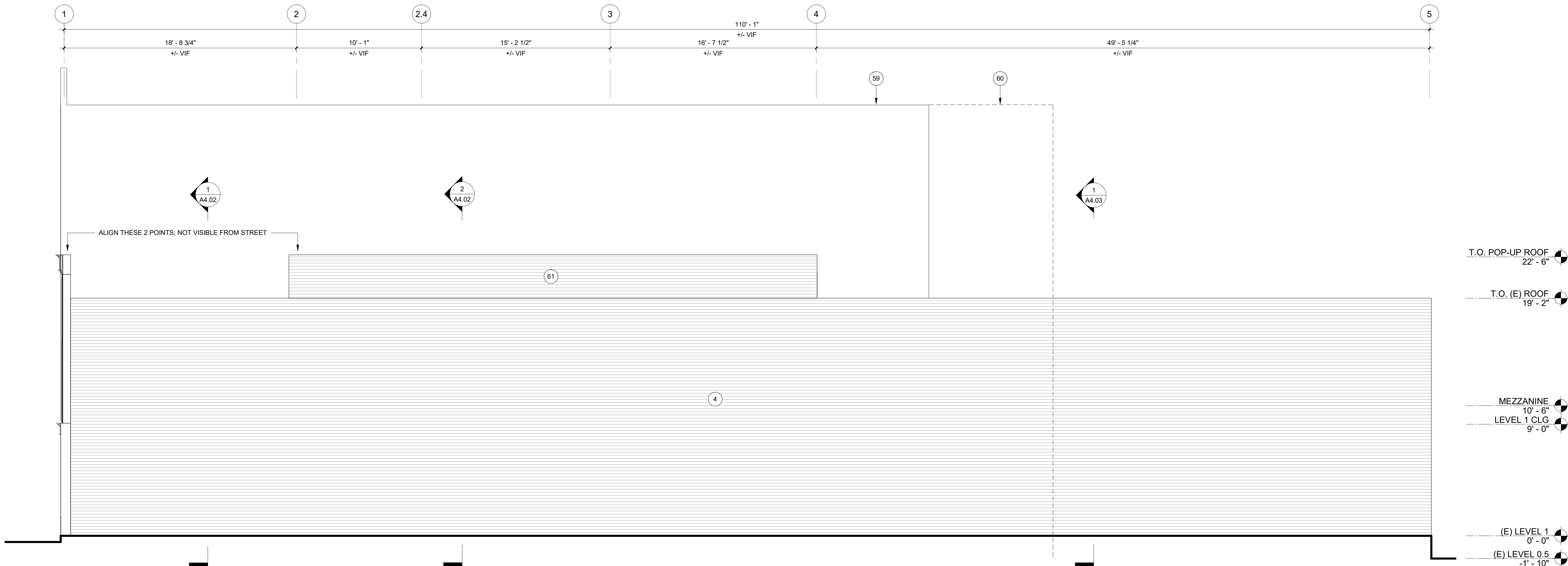
HISTORY  

DESC.	DATE
CONDITIONAL USE APPLICATION	



TITLE  
**PROPOSED SOUTH ELEVATION**

**A3.05**  
SHEET



**1 PROPOSED SOUTH ELEVATION**  
1/4" = 1'-0"

**LEGEND**

- VERTICAL WD SIDING
- GLASS
- WOOD PANEL
- 4" x 4" CERAMIC TILE
- AREA TO BE DEMOLISHED
- HORIZONTAL WOOD LAP SIDING

**KEYNOTE LEGEND**

- 4 (E) WD SIDING TO REMAIN
- 59 LINE OF NEIGHBORING (E) BUILDING BEYOND
- 60 LINE OF NEIGHBORING (E) BUILDING IN FRONT
- 61 WD SIDING

**ELEVATION GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.





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PARHELION LLC

FA JOB NO.  
19-005

ISSUE  
**CUA SET**

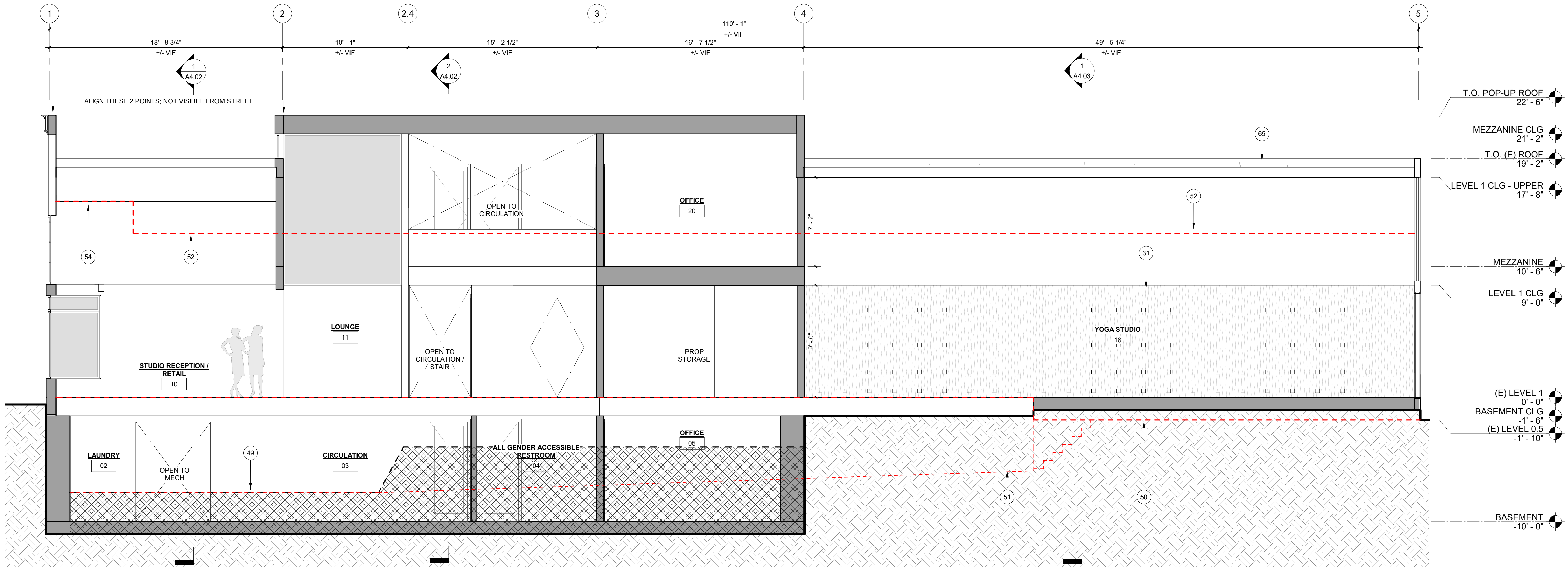
DATE  
**06.24.2020**

HISTORY  
 △ DESC. DATE  
 BUILDING PERMIT APPLICATION - FACADE 09.06.19  
 CONDITIONAL USE APPLICATION

0' 2' 4' 8'

TITLE  
**LONGITUDINAL SECTION - RECEPTION & YOGA STUDIO**

**A4.00**  
SHEET



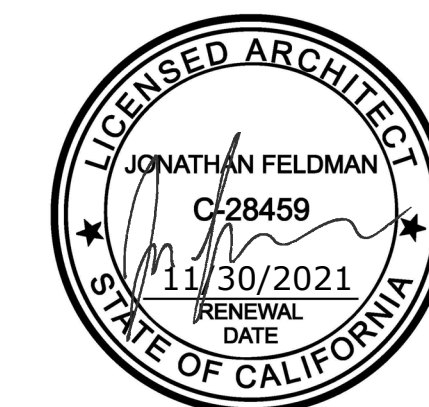
**1** LONGITUDINAL SECTION AT RECEPTION - YOGA STUDIO  
1/4" = 1'-0"

**LEGEND**

- (E) FRAMING
- (N) NEW FRAMING, SSD
- GRADE CUT
- LINE OF (E) FINISHED FLOOR AND CEILING
- LINE OF (E) CRAWL SPACE ENTRY

**KEYNOTE LEGEND**

- 31 WD. PANEL WITH WALL ROPES
- 49 LINE OF (E) GRADE TO BE REMOVED
- 50 LINE OF (E) FINISHED FLOOR
- 51 LINE OF (E) DEPRESSED CRAWL SPACE FLOOR
- 52 LINE OF (E) FINISHED CEILING
- 54 LINE OF (E) FINISHED CEILING STEP
- 65 SKYLIGHT



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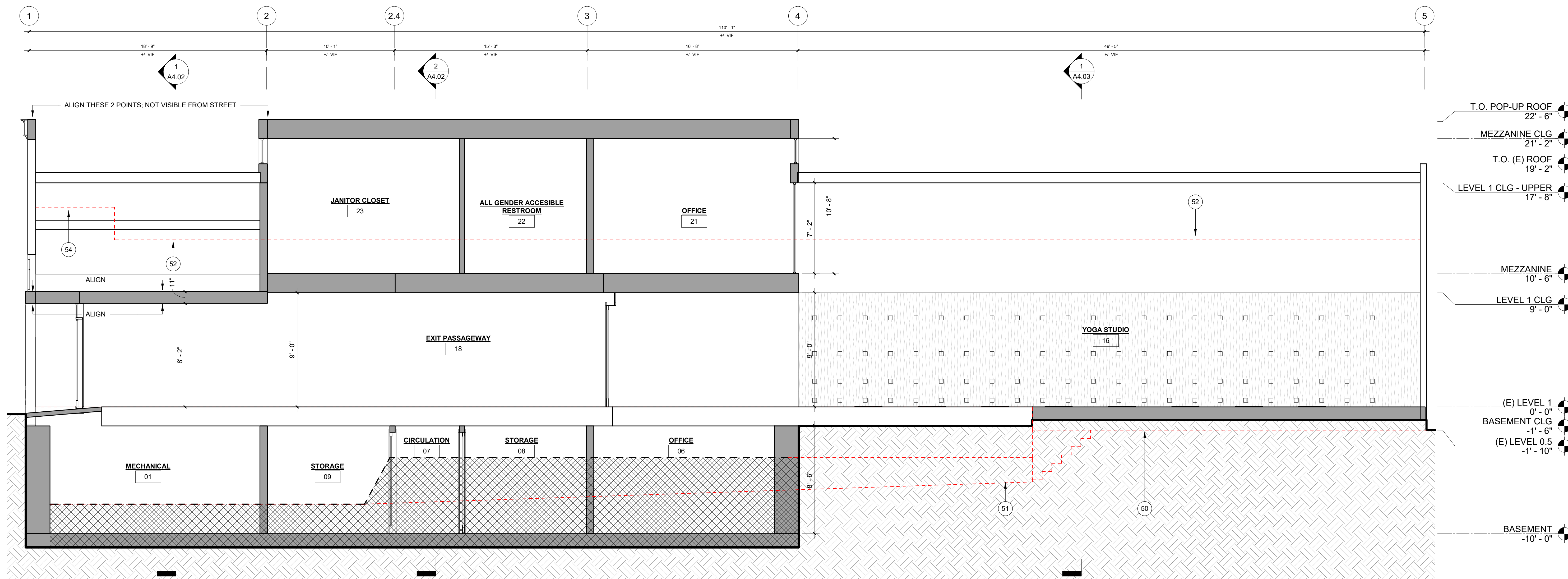
HISTORY  

DESC.	DATE
CONDITIONAL USE APPLICATION	

0' 2' 4' 8'

TITLE  
**LONGITUDINAL SECTION - EXIT PASSAGEWAY & YOGA STUDIO**

**A4.01**  
SHEET



**1** LONGITUDINAL SECTION AT EXIT PASSAGEWAY  
1/4" = 1'-0"

**LEGEND**

- (E) FRAMING
- (N) NEW FRAMING, SSD
- GRADE CUT
- LINE OF (E) FINISHED FLOOR AND CEILING
- - - LINE OF (E) CRAWL SPACE ENTRY

**KEYNOTE LEGEND**

- 50 LINE OF (E) FINISHED FLOOR
- 51 LINE OF (E) DEPRESSED CRAWL SPACE FLOOR
- 52 LINE OF (E) FINISHED CEILING
- 54 LINE OF (E) FINISHED CEILING STEP





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19-005

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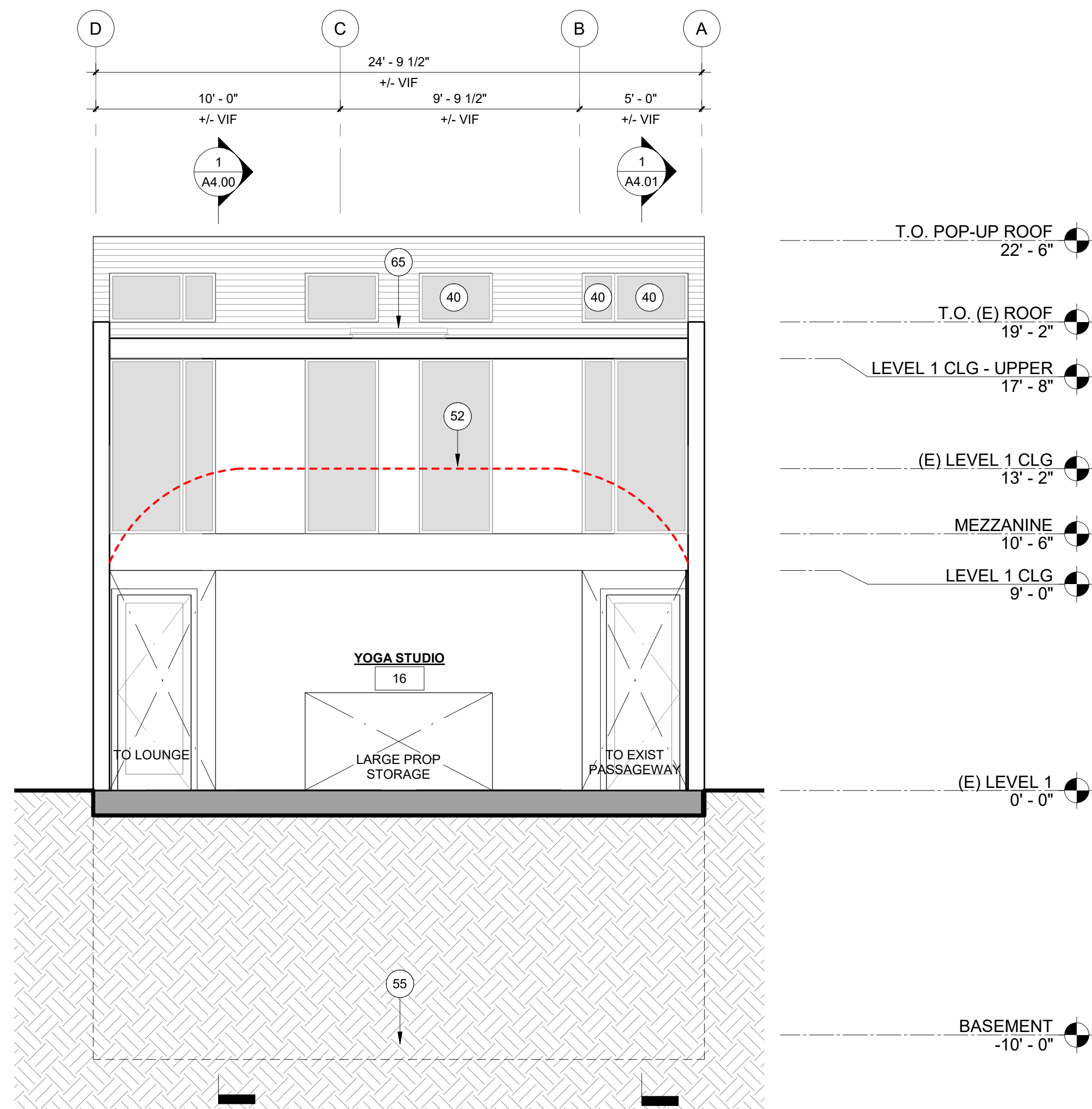
DATE  
**06.24.2020**

HISTORY	DESC.	DATE
△	CONDITIONAL USE APPLICATION	

0' 2' 4' 8'

TITLE  
**TRANSVERSE SECTION AT YOGA STUDIO**

**A4.03**  
SHEET



**1** TRANSVERSE SECTION AT YOGA STUDIO  
1/4" = 1'-0"

**LEGEND**

- (E) FRAMING
- (N) NEW FRAMING, SSD
- GRADE CUT
- LINE OF (E) FINISHED FLOOR AND CEILING
- - - LINE OF (E) CRAWL SPACE ENTRY

**KEYNOTE LEGEND**

- 40 ALUMINUM FRAMED CLERESTORY
- 52 LINE OF (E) FINISHED CEILING
- 55 LINE OF BASEMENT BEYOND
- 65 SKYLIGHT



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
227 CHURCH ST		3544062
<b>Case No.</b>		<b>Permit No.</b>
2019-017421ENV		201909232411
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project proposes a change of use from an existing book store to a new yoga studio. The project includes façade alterations, including a new storefront. The project would add a basement level which would result in 300 cubic yards of soil disturbance with a maximum excavation depth of approximately 7 feet.</p>		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archaeologists cleared the project with no effects on 5/15/20.</p> <p>The project sponsor has enrolled in the Maher Program with the department of public health (SMED #1957).</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input checked="" type="checkbox"/> Reclassify to Category A <span style="margin-left: 200px;"><input type="checkbox"/> Reclassify to Category C</span> a. Per HRER or PTR dated 06/11/2020 <span style="margin-left: 100px;">(attach HRER or PTR)</span> b. Other (specify): Refer to HRER sined on 6/11/2020 for more information about historic status and project appropriateness
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Stephanie Cisneros 06/12/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



## 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.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Record No.:* 2019-017421ENV  
*Project Address:* 227 CHURCH ST  
*Zoning:* NCT Upper Market Neighborhood Commercial Transit Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3544/062  
*Staff Contact:* Stephanie Cisneros - 415-575-9186  
Stephanie.Cisneros@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

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227 Church Street, Google Maps ca. 2009

The subject property at 227 Church Street contains a one-story commercial building originally constructed as a theater/nickelodeon ca. 1907. Originally the popular Electric Theater, the property was previously identified as a historic resource through the *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement* prepared by the Office of the Legislative Analyst (April 27, 2006). The property's historic resource status was later confirmed through the Department's *Market & Octavia Historic Resources Survey* (adopted 2009) as a contributor to the discontinuous San Francisco Neighborhood Movie Theater Multiple Property Historic District, documented on a Department of Parks and Recreation Primary Record 523A Form (DPR 523A Form). The Project Sponsor submitted as part of the Project Application a *Historical Research Memorandum (HRM)* prepared by Left Coast Architectural History (dated August 21, 2019). The HRM confirmed the historic status of the subject property as described in the DPR 523A Form and identified character-defining

features of both the historic district and the subject building. The submitted HRM confirmed the historic resource status of the subject property and the Department concurs with these findings.

The subject building has undergone alterations since its ca. 1907 construction to accommodate the various uses that have occupied the space since it was a theater, which include changes to the exterior cladding of the storefront and replacement of the storefront windows. These changes have been allocated to the primary façade fronting Church Street, and the interior space to accommodate the changing use(s) over time. Most recently, the building was occupied by Aardvarks Books. While much of the interior and exterior of the building has changed and many of the original theater features have been removed, the building still generally conveys its significance as a contributor to the theater historic district. The proposed project intends to restore some of its original nickelodeon-associated features.

Information presented in the HRM further concludes that the historic district consists of four nickelodeons in the city, none dating earlier than 1910. These nickelodeons are: the 4-Star Theater (2200 Clement Street), the Clay Theater (2261 Fillmore Street), the Roxie Theater (3117 16<sup>th</sup> Street), and the Vogue Theater (3290 Sacramento). At least two have known and/or notable architects and all have been altered. Based on information in the HRM, the subject building at 227 Church Street is identified as a contributor to the historic district and as one of the earliest, if not the earliest contributor.

The submitted HRM provided additional information regarding character-defining features of the identified-eligible historic district and the subject property. They are as follows:

**Character-Defining Features of the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District**

- *Exterior*
  - Simplicity of form and expediency of construction
  - Single-story rectangular frame
  - Stone or brick structure with gabled or boomtown roof
  - Recessed entryway with projecting ticket booth
  - Prominent façade (often decorated pre-cast metal) with stylistic treatments
  - Lighting that outlined the structure or highlighted the façade
  - Location in commercial area and abutting adjacent structures
- *Interior*
  - Functional, level floor and singular spaces
  - Projection booth above the entryway
  - Screen affixed to the wall at the opposite end
  - Occasionally a shallow stage protruding beneath the screen
  - Occasionally balconies on either side of the projection booth or simple opera boxes on the side walls near the screen
  - No fixed seating
  - Seating capacity of 200 or fewer

**Character-Defining Features of 227 Church Street**

- *Exterior*
  - Simple boxy form
  - Single-story rectangular frame
  - Wood structure with flat parapeted roof
  - Recessed entry (ticket booth no longer remains)

- Location in commercial area and constructed to the lot lines
- Arched, multi-light steel framed window above the storefront (currently covered)
- Interior
  - Single large space with level floor, not including rear addition which was added post-theater
  - Coved ceiling with pressed tin decorative ceiling panels (date unknown)
  - Wood wainscoting

**PART II: PROJECT EVALUATION**

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Proposed Project:     Demolition / New Construction     Alteration

Per Drawings Dated: 5/19/2020

**PROJECT DESCRIPTION**

The project includes a change of use of the existing building from a bookstore to a yoga studio. As part of the change of use the project proposes to remove non-original materials and restore portions of the historic building’s primary façade facing Church Street based on documentation such as historical photos and permit history. Specifically, the project proposes the following exterior changes:

- Removal of the existing non-historic horizontal wood lap siding above the storefront to expose and restoration of the existing multi-light steel framed arched window. New vertical wood siding is proposed for the façade around the arched window
- Removal of non-historic painted cornice trim and replacement with a new painted cornice
- Replacement of existing aluminum entry door system with new aluminum entry door system with transom
- In-kind replacement of the existing aluminum framed storefront window system
- Removal of existing non-historic glazed tiles at the bulkhead and replacement with new painted wood paneling
- Insertion of a new wood-clad exit door with transom at the left side

The project also proposed to salvage, restore and reuse the existing coved ceiling with pressed tin coverings and to replace in-kind the existing wood wainscoting at the interior

**DISTRICT COMPATIBILITY ANALYSIS**

<p><b>The proposed project’s conformance with the District’s Character-Defining Features:</b></p> <p>The proposed project includes removal of non-historic materials and a generally restorative approach of the primary façade based on documentation such as historical photos and permits. The proposed project appears to be generally compatible with the character-defining features of the non-contiguous historic district as it will restore historic features that have been covered or removed since the building’s original 1907 construction.</p> <p><i>See Cumulative Impacts Analysis comments for additional information.</i></p>
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**PROJECT DETERMINATION**

Based on the Historic Resource Evaluation above, the project’s scope of work:

**Will** cause a significant adverse impact to the **individual historic resource** as proposed.





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 227 CHURCH ST  
RECORD NO.: 2019-017421CUA

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

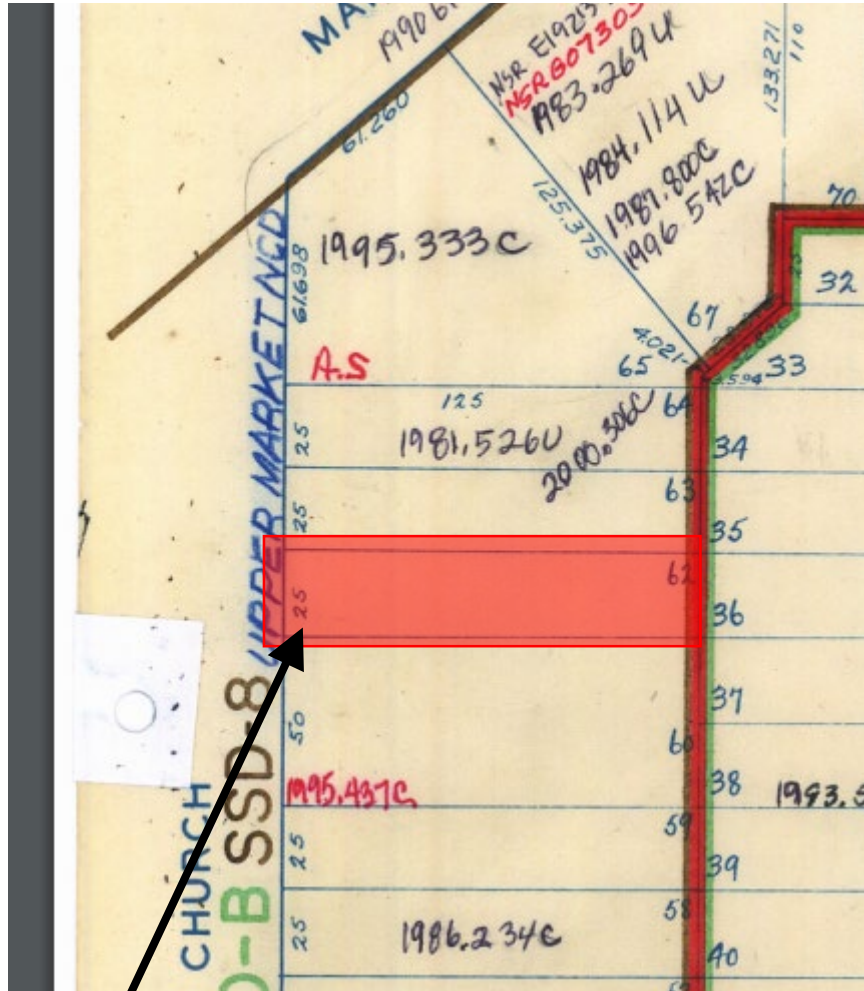
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**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	2763	2372	5135
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ( )	N/A	N/A	N/A
<b>TOTAL GSF</b>	<b>2763</b>	<b>2372</b>	<b>5135</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	Basement & mezzanine	1 with basement & mezzanine
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ( )	N/A	N/A	N/A

# Parcel Map



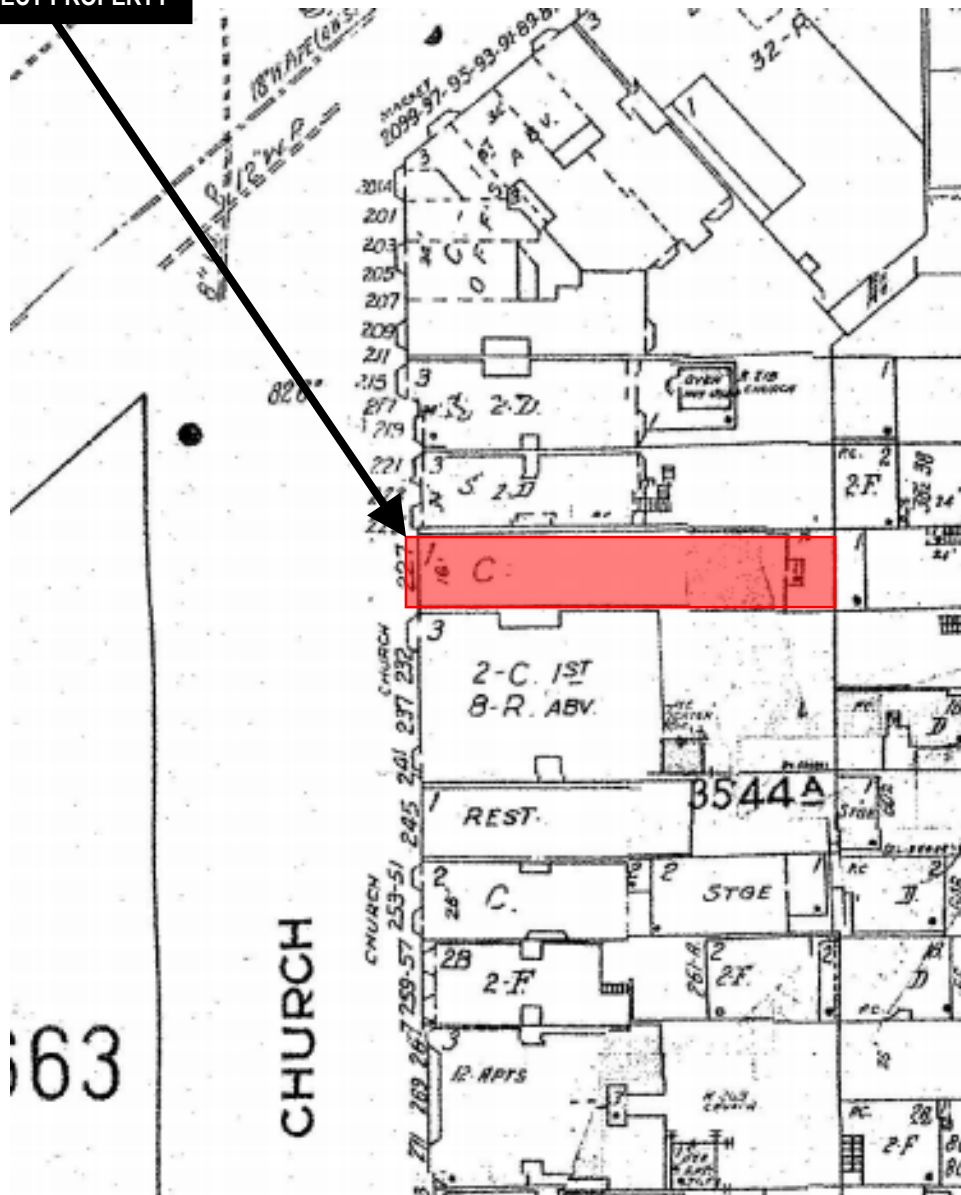
**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2019-017421CUA  
227 Church Street

# Sanborn Map\*

SUBJECT PROPERTY



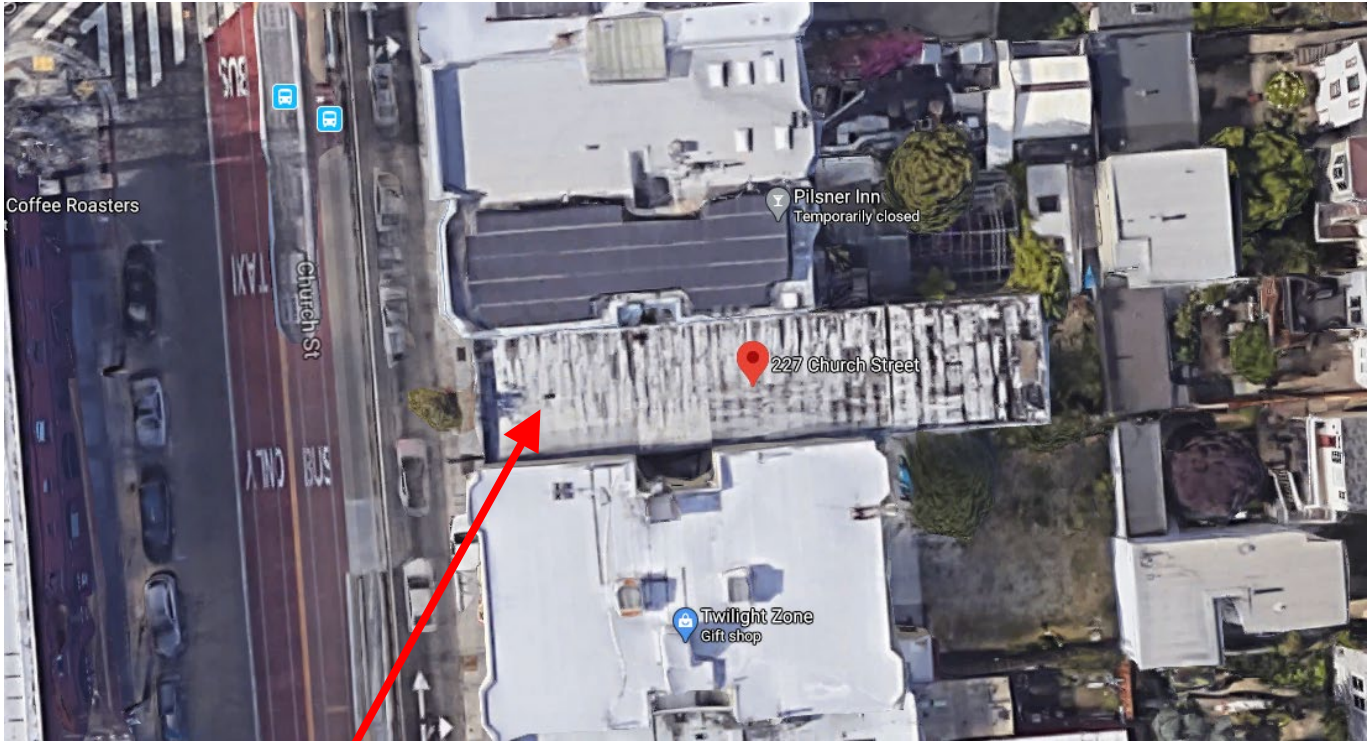
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2019-017421CUA  
227 Church Street



# Aerial Photo – View 1



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2019-017421CUA  
227 Church Street

# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2019-017421CUA  
227 Church Street

# Site Photo



Conditional Use Authorization Hearing  
Case Number 2019-017421CUA  
227 Church Street

July 28, 2020

To: San Francisco Planning Department – Stephanie Cisneros

From: Crystal Goldman & Athena Pappas

Dear Stephanie,

We'd like to tell you more about our project at 227 Church Street. We hope to open a small, inclusive yoga studio, owned and operated by women. We've worked hard with an amazing creative team to restore and re-energize a lovely historic building in the heart of a neighborhood we love. We believe yoga is a lifelong practice offering healing and health benefits, both mental and physical, for practitioners of all ages and levels of experience.

We seek to offer something we, as practitioners, sorely miss: a small, intentional yoga studio with experienced teachers offering traditional yoga classes. With rising rents and increased cost living in San Francisco, the high turnover of small studios leaves mainly large, sales-driven, yoga chains or gyms with fitness-based yoga offered on the side. Teachers dedicated to the practice of yoga work grueling hours rushing to opposite sides of the city trying to serve their communities, practice their passion, and still make ends meet in one of the most expensive cities in the world. We believe teachers are the heart of the studio, and plan to offer something different: a living wage, reliable benefits, and class programs allowing them to establish their communities in one place if they wish. We will provide an increasingly rare opportunity for teachers to focus on what they really love: bringing wellness to the community through their teaching.

In doing so, we can also offer practitioners something different. As more small yoga studios close, it's difficult to find an intimate, wellness focused yoga studio that doesn't piggyback on fitness. Instead of another fitness class (like Core Power or Boot Camp) or a sales-driven large class environment, we can offer a variety of traditional Hatha based styles of yoga and support practices of wellness, which so many students have come to love.

There is always a need for health and wellness in fast paced, urban areas like San Francisco. As we establish our business, we hope to share these benefits with underserved areas by hosting classes or sending teachers into the community. We believe people are social beings who can help each other. Post-pandemic, we hope to provide a calm, safe, thoughtful space in which all can benefit from the wellness practices of yoga.

In addition to yoga classes, our small boutique in the reception area will offer eco friendly products supporting yoga and practice, such as yoga books, blocks, bolsters, mats and practice materials, as well as small unique gift items, such as teas, textiles and greeting cards.

Sincerely,

Crystal Goldman (owner)

A handwritten signature in cursive script that reads "Crystal Goldman".

Athena Pappas (director)