



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 30, 2020

Record No.: 2019-021940CUA
Project Address: 545 FRANCISCO STREET
Zoning: North Beach NCD (Neighborhood Commercial District)
North Beach SUD (Special Use District)
Telegraph Hill-North Beach Residential SUD (Special Use District)
40-X Height and Bulk District
Block/Lot: 0051/022
Project Sponsor: Paul Wang, Paul Wang Design
676 Alma Avenue Suite 307
Oakland, CA 94610
Property Owner: Wiggys LLC
2209 Lombard Street
San Francisco, CA 94123
Staff Contact: Will Hughen – (415) 575-8722
will.hughen@sfgov.org

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

Reception:
415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

The project would convert the existing Restaurant use to a Retail Professional Services use (d.b.a. "Brendt Properties") at 545 Francisco Street. The existing tenant space is currently vacant. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 722, Conditional Use Authorization is required to permit the establishment of a retail professional services use in the North Beach Neighborhood Commercial Zoning District.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2019-021940CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated March 4, 2020, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application for findings.
Planning Code §303(c) findings	X			See application for findings.
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as a Class 1 Exemption

Additional Information	
Notification Period	April 10, 2020 - April 30, 2020 (20-day mailing, newspaper, online, and site posted)
Number and nature of public comments received	The sponsor held a pre-application meeting on November 16, 2019, prior to filing the application; there were 5 attendees. To date, staff has received no public correspondence regarding the project.
Timeline from complete application to hearing	58 Days

Generalized Basis for Approval (max. one paragraph)
The Commission finds the Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1 and 303(c) findings submitted as a part of the application. The proposed use and character of a proposed small business in an existing storefront that is not Formula Retail is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Conditional Use approval to establish a Retail Professional Services use would serve the greater community within the North Beach Neighborhood Commercial District as a neighborhood-oriented establishment. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 30, 2020.

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2020

Jonas P. Ionin
Commission Secretary

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.

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.

ATTACHMENTS:

Exhibit A - Conditions of Approval

Exhibit B - Plans

Exhibit C - Environmental Determination

Exhibit D - Land Use Data

Exhibit E - Maps and Context Photos

Exhibit F – Project Application

Exhibit G – Conditional Use Authorization Supplemental Application

Exhibit H – Community Business Priority Processing Program Checklist

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Retail Professional Services use (d.b.a. **Brendt Properties**) located at 545 Francisco Street pursuant to Planning Code Section(s) **303 and 722** within the **North Beach Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **Month 4, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-021940CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 30, 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 **April 30, 2020** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a

Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

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

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

10. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00 a.m. to 2:00 a.m.

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

Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

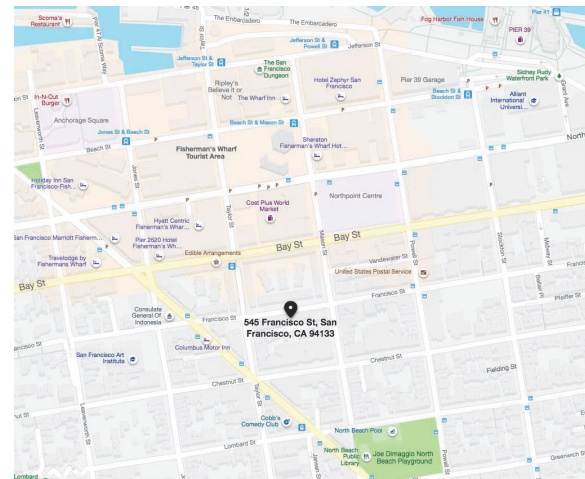
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	Contractor's Estimated Cost	DBI Revised Cost
B) 20% of A) :	\$ 14,000	\$

List the Upgrade Expenditures and their respective construction cost below:

1. UPGRADE EXISTING BATHROOM	\$ 16,800	\$
2.	\$	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
10.	\$	\$
11.	\$	\$
12.	\$	\$

Total Upgrade Expenditures Should be approximately equal to, but not to exceed, Line B	\$ 22,800	\$
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VICINITY MAP



AERIAL MAP



D.A. CHECKLIST (p. 2 of 2): The address of the project is: 545 FRANCISCO STREET

Check all applicable boxes and specify where on the drawings the details are shown:

	Existing Fully Complying	Will be Upgraded to Full Compliance	Equivalent Facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliance request (NCR) must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FLOOR PLAN A2.1
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.2
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here, and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

APPLICABLE CODES:

- 2016 CBC AMENDMENTS AND 2016 SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL
- 2016 ENERGY EFFICIENCY STANDARDS
- 2016 CALIFORNIA MECHANICAL CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

SHEET INDEX

- ARCHITECTURAL
- A0.1 INDEX / NOTES / ADA CHECKLIST / SITE PLAN
 - A1.1 DEMOLITION FLOOR PLAN / EXTERIOR PHOTOS
 - A2.1 FLOOR PLAN AND LIGHTING PLAN
 - A2.2 ENLARGED BATHROOM PLAN AND DETAILS
 - A3.1 EXTERIOR ELEVATIONS
 - A8.1 DETAILS
 - A9/1 TITLE 24
 - A9.2 TITLE 24
 - A9.3 TITLE 24

PROJECT DIRECTORY

DESIGNER: PAUL WANG DESIGN, 676 ALMA AVE #307, OAKLAND CA 94610, (415)420-8740, pwangloop@gmail.com

CONTRACTOR: OARCON, 2180 BRYANT STREET #109, SAN FRANCISCO CA 94110, (415)800-8645, david@oarcon.com

PROJECT INFORMATION

PROJECT ADDRESS: 545 FRANCISCO STREET, SAN FRANCISCO, CA 94133

PROJECT DESCRIPTION: INTERIOR TENANT IMPROVEMENT AND CHANGE OF USE FROM EXISTING RESTAURANT TO NEW RETAIL OFFICE USE (REAL ESTATE OFFICE).

WORK INCLUDES ADA UPGRADE OF EXISTING ENTRY AND RESTROOM, CONSTRUCT NEW PRIVATE OFFICE, BREAK AREA, AND STORAGE CLOSET.

SOFT DEMOLITION WORK UNDER PERMIT# 201906042307. EXTERIOR UPGRADES TO BE UNDER FILED UNDER SEPARATE PERMIT PENDING HISTORICAL RESOURCE EVALUATION.

MECHANICAL, ELECTRICAL, PLUMBING TO BE DESIGN BUILD UNDER DEFERRED PERMIT

BLOCK: 0051
LOT: 022
ZONING: NCD
ALLOWABLE HEIGHT: 40-X

LOT SIZE: 1,210 SQ.FT.

AREA OF WORK: (1,210 SQ FT) INTERIOR ONLY

OCCUPANCY (EXISTING / PROPOSED): GROUP B (RESTAURANT) / GROUP B (OFFICE)

PROPOSED AND EXISTING BUILDING TYPE: TYPE-V-B (NON-SPRINKLERED) / NO CHANGE

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 545 FRANCISCO STREET

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

- The proposed use of the project is OFFICE (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: FIRST FLOOR
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$105,000, which is more than / less than the Accessibility Threshold amount of \$166,157.00 based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through D below carefully and check the most applicable boxes. Check one box only:
 - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist
 - B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
 - C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
 - D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
 - E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: Description of revision:

CBC chapter 2 section 202 Definitions:

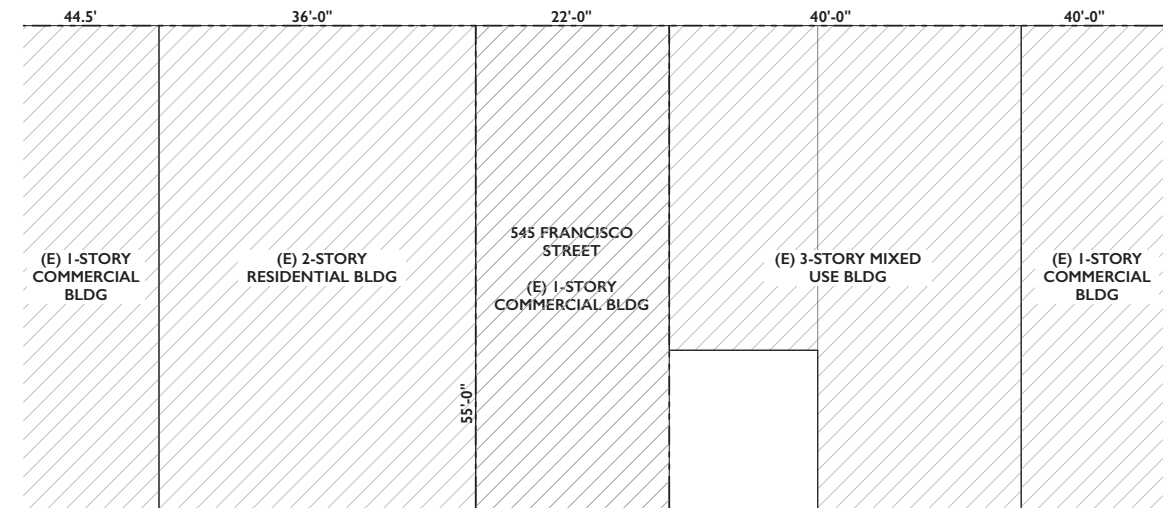
Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical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

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

FRANCISCO STREET



WATER STREET

OVERALL SITE PLAN

SCALE: 1/32"=1'-0"



PAUL WANG
DESIGN

676 ALMA AVE # 307
OAKLAND CA 94610

545 FRANCISCO STREET
INTERIOR TENANT IMPROVEMENT
(EXTERIOR WORK UNDER SEPARATE PERMIT)

BLOCK/LOT: 0051/022

545 FRANCISCO STREET, SAN FRANCISCO, CA

PROJECT

STAMP:



TITLE:

COVER SHEET

REV: PRINTING: DATE:
SOFT DEMO PERMIT 08/03/19
BUILDING PERMIT 08/01/19
PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
DRAWN BY: P.W.
CHECKED BY:
PRINTED:
SHEET:

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FRANCISCO STREET ELEVATION



FRANCISCO STREET VIEW






FRANCISCO STREET VIEW



WATER STREET ELEVATION

WALL LEGEND

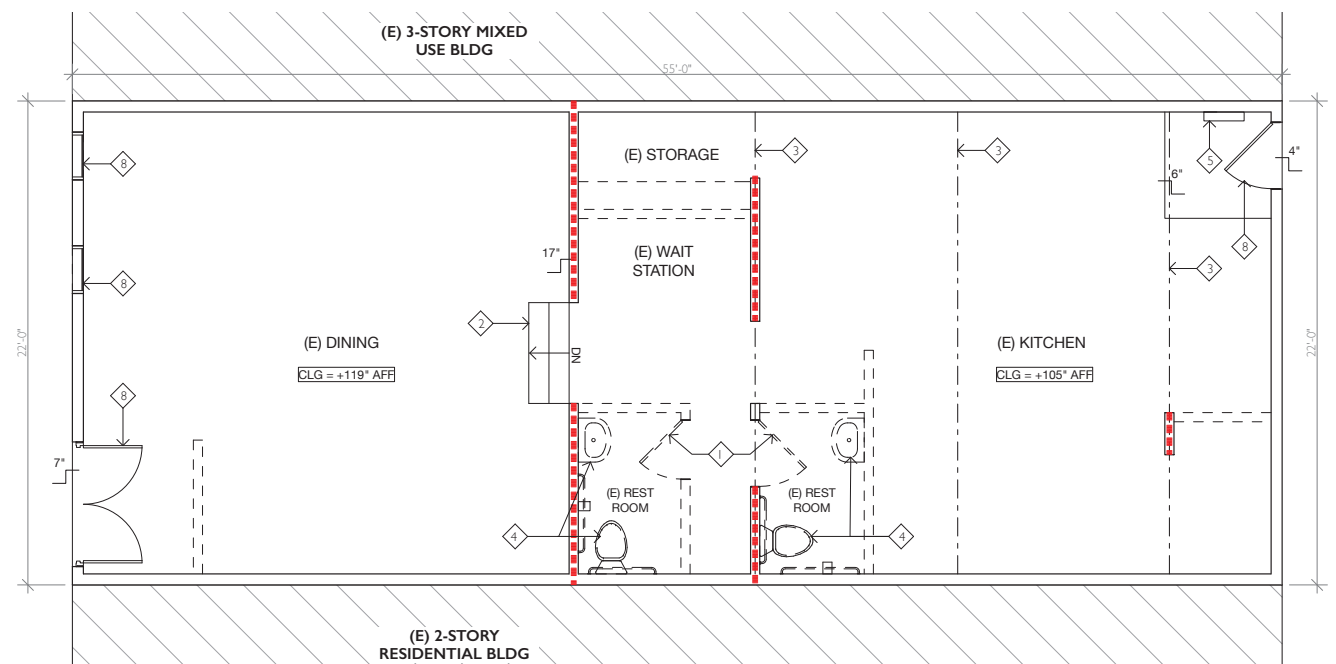
-  EXISTING WALL TO REMAIN
-  POTENTIAL BEARING WALL TO BE DEMOLISHED - REMOVE GYP BD AND INSPECT PRIOR TO REMOVE FRAMING
-  EXISTING WALL TO BE DEMOLISHED

DEMOLITION PLAN GENERAL NOTES

1. REMOVE ALL FLOOR FINISHES THROUGHOUT - UON
2. NO WORK TO EXISTING WINDOWS, BUILDING EXTERIOR WALLS TYP
3. REMOVE ALL EXISTING LIGHT FIXTURES TYP
4. AT REMOVED PLUMBING FIXTURES - CAP ALL PLUMBING
5. TENANT IMPROVEMENT UNDER SEPARATE PERMIT

DEMOLITION PLAN KEY NOTES

- 1 EXISTING DOORS TO BE DEMOLISHED
- 2 EXISTING STAIR TO REMAIN
- 3 POTENTIAL EXISTING BEAMS TO REMAIN - REMOVE FINISHES AND VERIFY
- 4 EXISTING TOILET AND LAVATORY TO BE REMOVED - CAP PLUMBING
- 5 EXISTING ELECTRICAL SUBPANEL TO REMAIN
- 6 NOT USED
- 7 AT EXISTING COMMERCIAL KITCHEN REMOVE ALL KITCHEN EQUIPMENT, PLUMBING FIXTURES, AND EXHAUST HOOD - CAP ALL PLUMBING AND GAS
- 8 (E) ENTRY DOOR AND WINDOWS TO REMAIN



1 FIRST FLOOR DEMOLITION / EXPLORATORY DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

SOFT DEMOLITION WORK
UNDER PERMIT #
201906042307.

PAUL WANG
DESIGN

676 ALMA AVE # 307
OAKLAND CA 94610

PROJECT
545 FRANCISCO STREET
INTERIOR TENANT IMPROVEMENT
(EXTERIOR WORK UNDER SEPARATE PERMIT)

BLOCK/LOT: 0051/022

545 FRANCISCO STREET, SAN FRANCISCO, CA

STAMP:















TITLE:
EXISTING FLOOR
PLAN

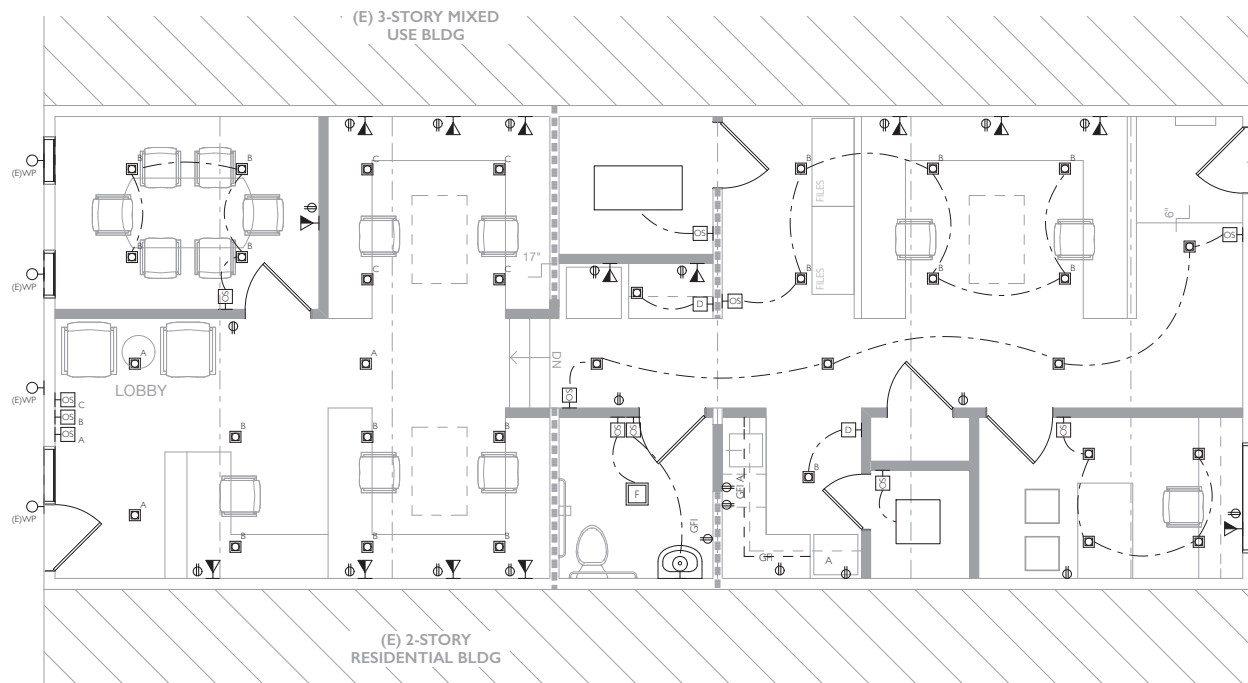
REV: PRINTING: DATE:
SOFT DEMO PERMIT 08/03/19
BUILDING PERMIT 08/01/19
PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
DRAWN BY: P.W.
CHECKED BY:
PRINTED:
SHEET:

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REFLECTED CEILING AND LIGHTING LEGEND

-  RECESSED LED HIGH EFFICACY DOWNLIGHT (2700K / 7.6 W)
-  2X2 SURFACE MOUNTED LED LENSED FIXTURE (20W)
-  2X4 SURFACE MOUNTED LED LENSED FIXTURE (32W)
-  LED STRIP (4.4W / FT)
-  (E) EXTERIOR FIXTURE TO BE REPLACED - 24W WALL MOUNTED GOOSENECK FIXTURE
-  NEW DUPLEX ELECTRICAL OUTLET
-  GFI OUTLET
-  EXHAUST FAN
-  OCCUPANCY SWITCH
-  DIMMING SWITCH
-  TIMER / SOLAR CELL SWITCH
-  TELE / DATA LINE



2 PROPOSED LIGHTING / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  POTENTIAL BEARING WALL TO BE DEMOLISHED - REMOVE GYP BD AND INSPECT PRIOR TO REMOVE FRAMING
-  EXISTING WALL TO BE DEMOLISHED

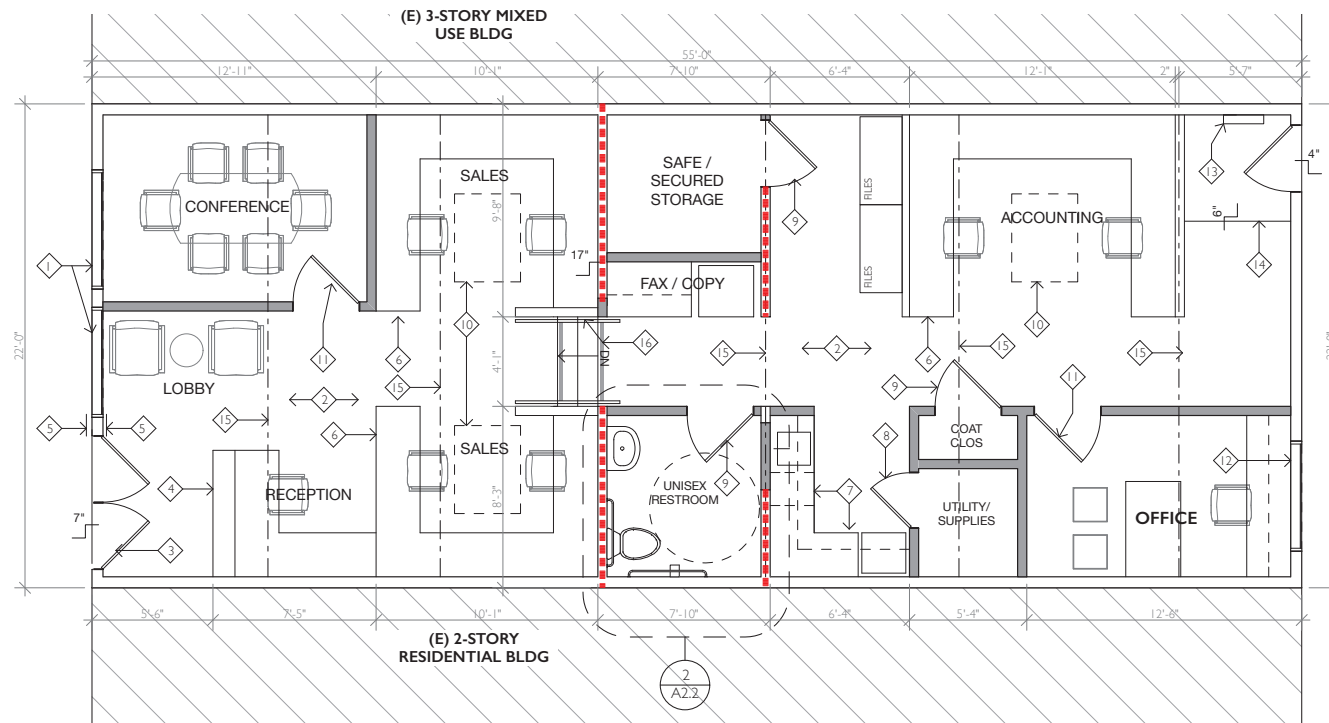
PROPOSED FLOOR PLAN GENERAL NOTES

1. SOFT DEMOLITION UNDER SEPARATE PERMIT
2. EXTERIOR WORK UNDER SEPARATE PERMIT PENING HISTORICAL RESOURCE EVALUATION
3. MEP TO BE DESIGN BUILD UNDER SEPARATE PERMIT

PROPOSED FLOOR PLAN KEY NOTES

- 1 NEW STOREFRONT WINDOWS - UNDER SEPARATE PERMIT
- 2 (N) FLOATING ENGINEERED WOOD FLOOR THROUGHOUT
- 3 RECEPTION DESK BY OWNER
- 4 (N) POWER ACTUATOR FOR POWER ASSISTED DOOR
- 5 WORK STATIONS BY OWNER
- 6 EMPLOYEE BREAK AREA - COUNTER TO BE AT 34" AFF W/ SINK, 18" ADA COMPLIANT DISHWASHER, AND COUNTER DEPTH REFRIGERATOR.
- 7 (N) 2'-6" X 7'-0" DOOR W/ LEVER TYPE HARDWARE
- 8 (N) 3'-0" X 7'-0" DOOR W/ LEVER TYPE HARDWARE
- 9 (N) 36" X 48" INSULATED SKYLIGHT MAX U FACTOR 0.58
- 10 (N) 3'-0" X 7'-0" GLAZED WOOD DOOR W/ CLEAR TEMPERED GLAZING AND LEVER TYPE HARDWARE
- 11 (N) 5'-0" X 3'-6" SLIDER WINDOW MAX U FACTOR .058 - UNDER SEPARATE PERMIT
- 12 ELECTRICAL SUB PANEL TO REMAIN

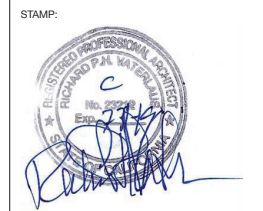
- 13 ELECTRICAL SUB PANEL TO REMAIN
- 14 ELEVATION CHANGE TO REMAIN
- 15 EXISTING BEAM TO REMAIN - NO WORK TO EXISTING FRAMING
- 16 EXISTING STAIR TO REMAIN - INSTALL NEW HANDRAIL BOTH SIDES - SEE DTL XX-XX



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

WATER STREET

PAUL WANG DESIGN
 545 FRANCISCO STREET
 INTERIOR TENANT IMPROVEMENT
 (EXTERIOR WORK UNDER SEPARATE PERMIT)
 676 ALMA AVE # 307
 OAKLAND CA 94610
 BLOCK/LOT: 0051/022
 545 FRANCISCO STREET, SAN FRANCISCO, CA

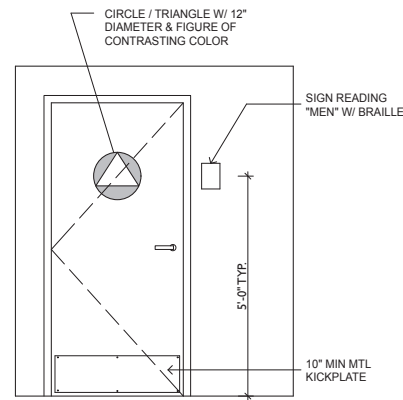
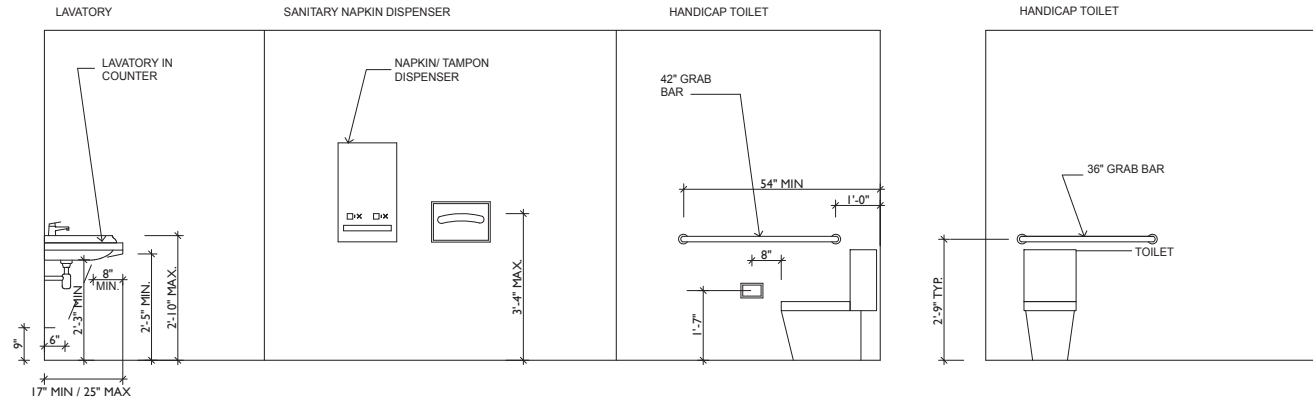


TITLE:
FLOOR PLAN AND LIGHTING PLAN

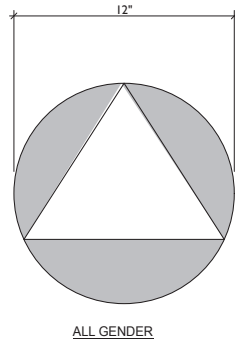
REV: PRINTING: DATE:
 SOFT DEMO PERMIT 08/03/19
 BUILDING PERMIT 08/01/19
 PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
 DRAWN BY: P.W.
 CHECKED BY:
 PRINTED:
 SHEET:

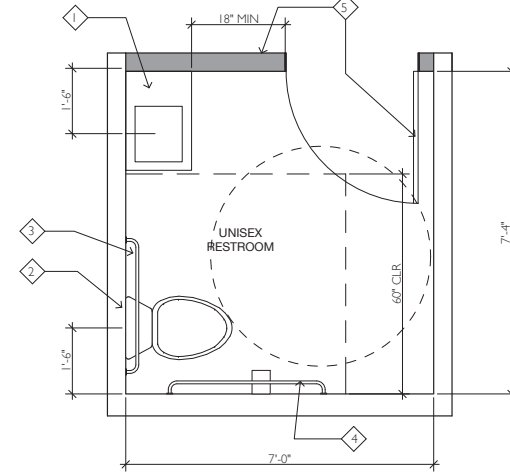
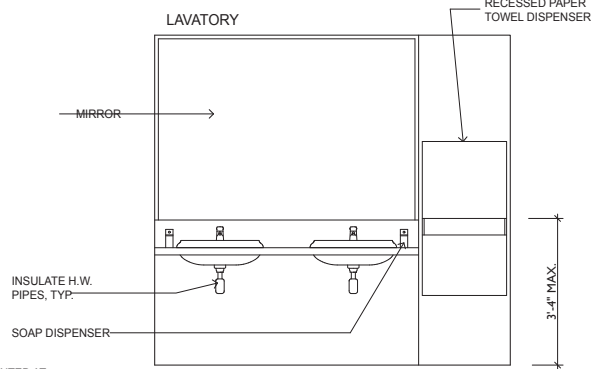
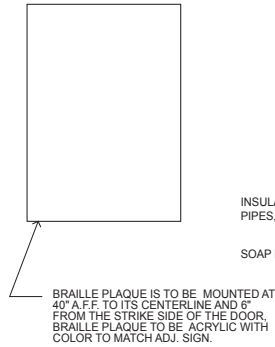
A2.1



NOTE: ALL SIGNAGE SHALL COMPLY WITH SECTION 1117B.5 OF THE 2010 CALIFORNIA BUILDING CODE AS APPLICABLE



1. ACRYLIC SIGNS 1/4" THICK TYP. COLOR TO BE SELECTED & CONTRAST DOOR COLOR
2. PLAQUES SHALL BE CEMENTED TO TOILET ROOM DOORS (U.O.N.) @ 60" FROM FINISH FLOOR TO CENTER OF PLAQUE



ENLARGED RESTROOM PLAN KEY NOTES

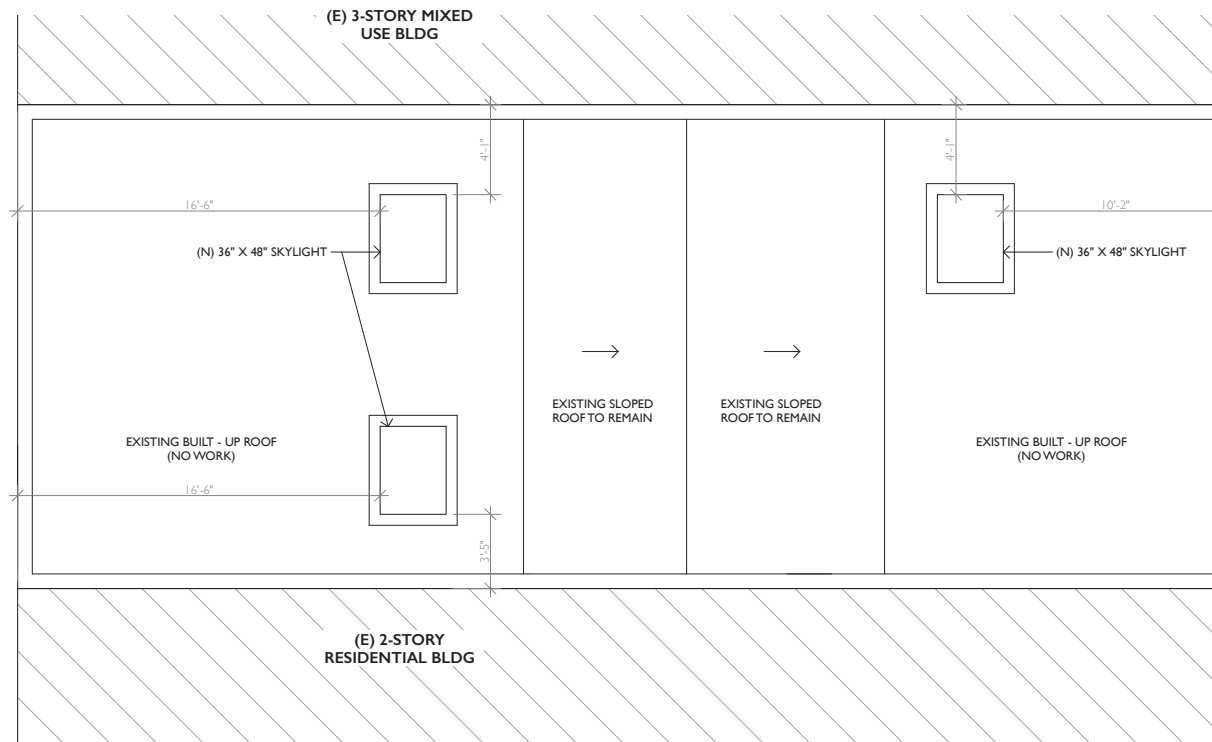
- 1 NEW WALL HUNG LAVATORY
- 2 NEW WATER CLOSET
- 3 NEW 36" GRAB BAR AT +34" AFF
- 4 NEW 42" GRAB BAR AT +34" AFF
- 5 PROVIDE ACCESSIBLE SIGNAGE - SEE 3/

2 ENLARGED BATHROOM PLAN
SCALE: 1/2" = 1'-0"

3 ACCESSIBLE BATHROOM DETAILS
SCALE: 1/2" = 1'-0"

FRANCISCO STREET

SIDEWALK



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

WATER STREET

PAUL WANG
DESIGN

676 ALMA AVE # 307
OAKLAND CA 94610

PROJECT
**545 FRANCISCO STREET
INTERIOR TENANT IMPROVEMENT
(EXTERIOR WORK UNDER SEPARATE PERMIT)**

545 FRANCISCO STREET, SAN FRANCISCO, CA
BLOCK/LOT: 0051/022

STAMP:

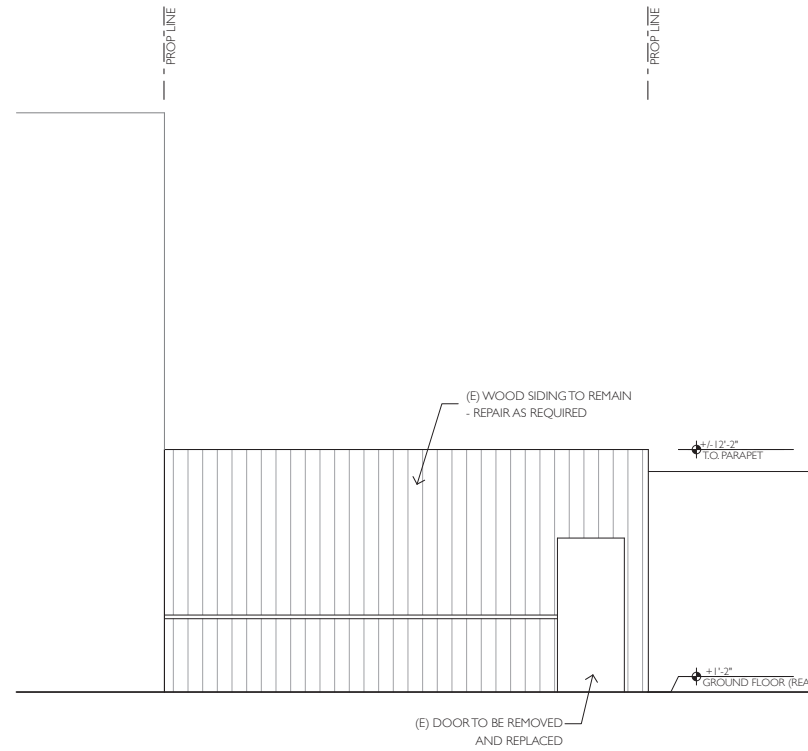


TITLE:
**ENLARGED
BATHROOM PLAN
AND DETAILS /
ROOF PLAN**

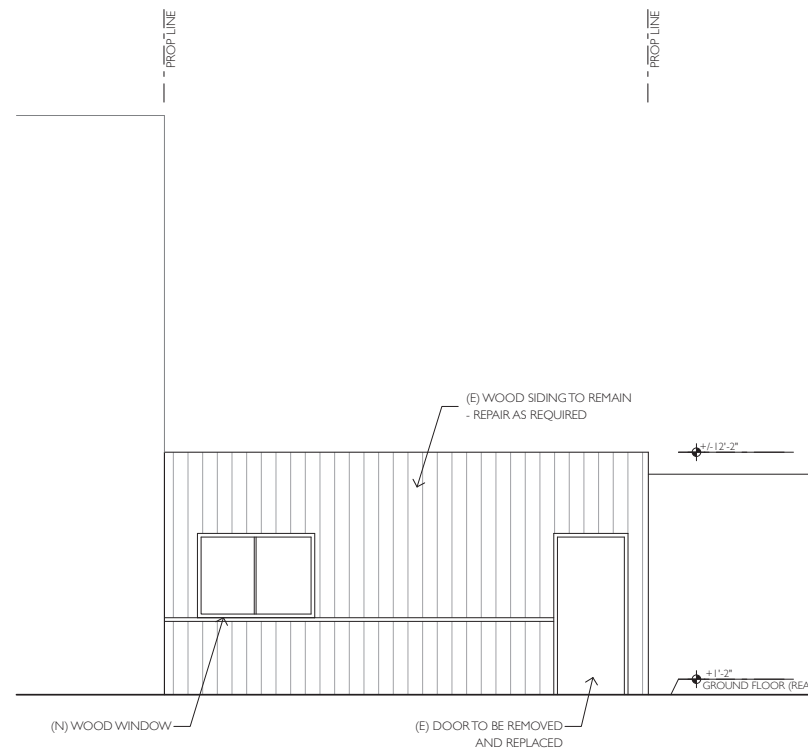
REV: PRINTING: DATE:
SOFT DEMO PERMIT 08/03/19
BUILDING PERMIT 08/01/19
PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
DRAWN BY: P.W.
CHECKED BY:
PRINTED:
SHEET:

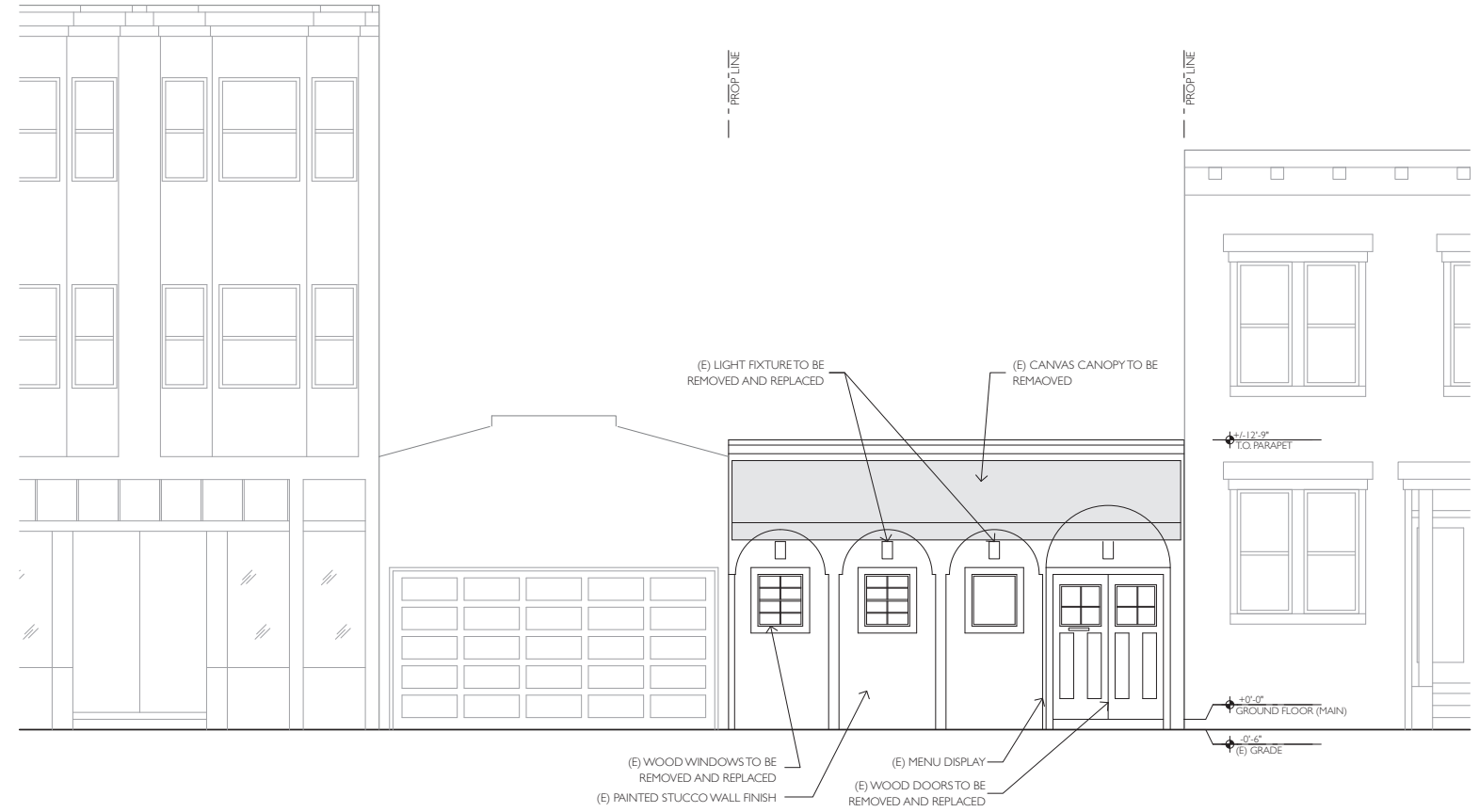
A2.2



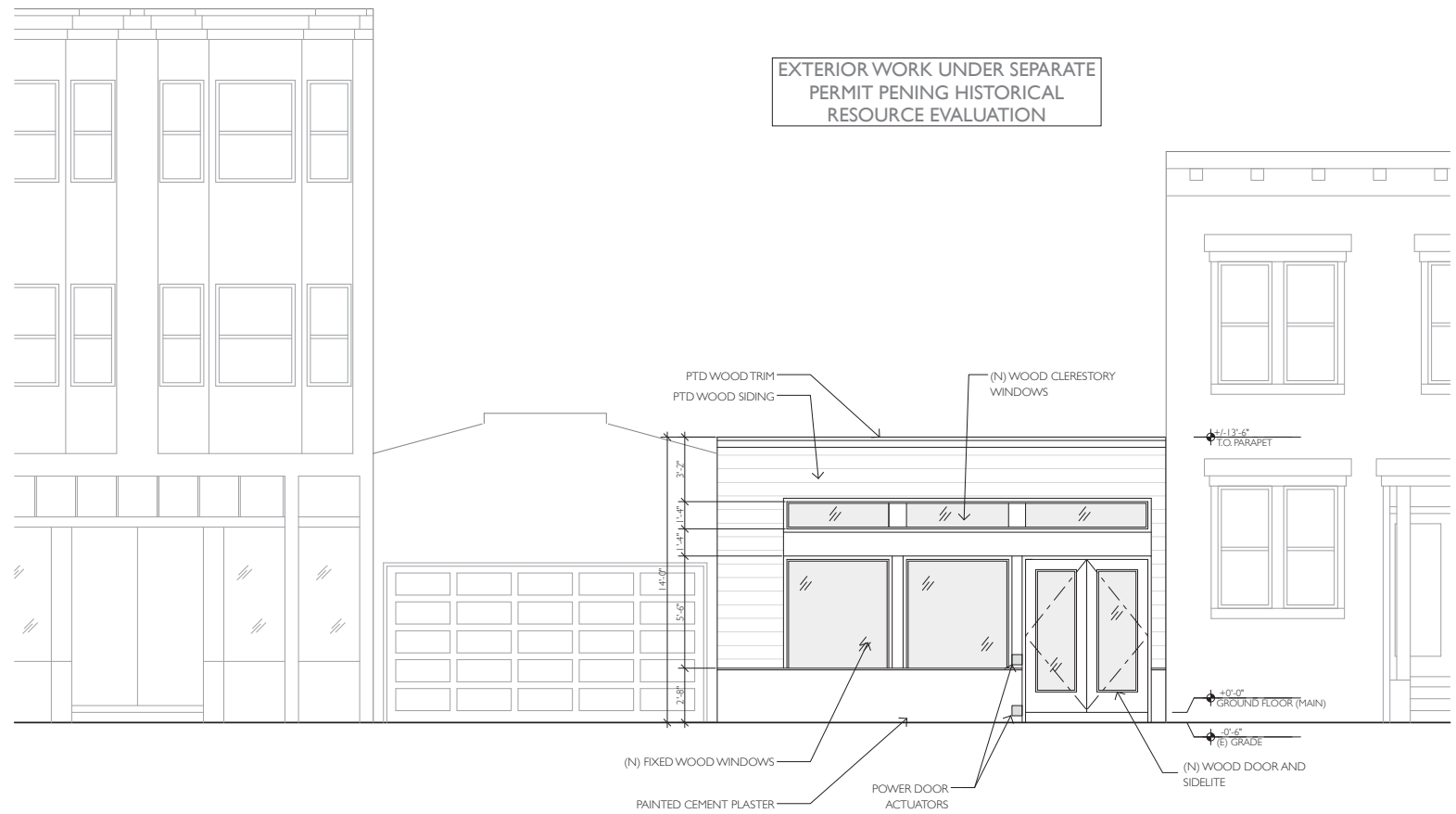
4 EXISTING WATER ST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WATER ST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING FRANCISCO ST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRANCISCO ST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR WORK UNDER SEPARATE PERMIT PENING HISTORICAL RESOURCE EVALUATION

STAMP:



TITLE:
EXTERIOR ELEVATIONS

REV	PRINTING	DATE
---	SOFT DEMO PERMIT	08/03/19
---	BUILDING PERMIT	08/01/19
---	PLANNING REVISION	03/04/20

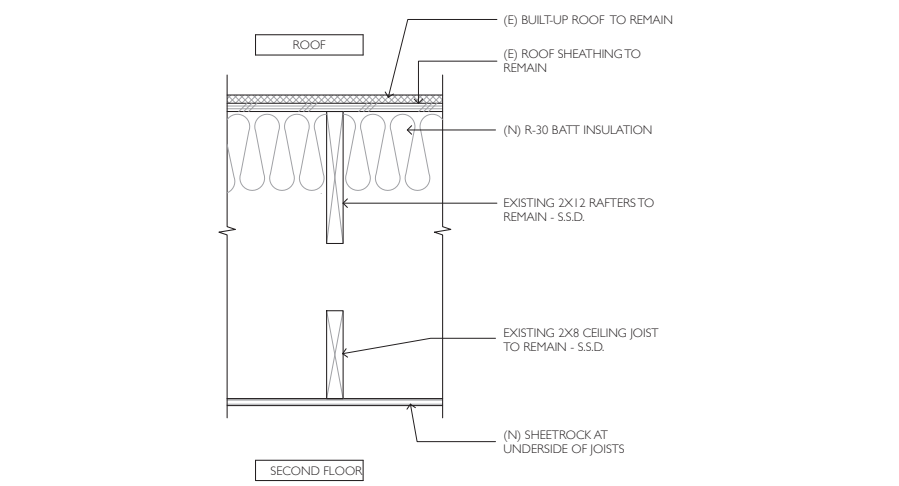
JOB NO: FRANCISCO
DRAWN BY: P.W.
CHECKED BY:
PRINTED:
SHEET:

A3.1

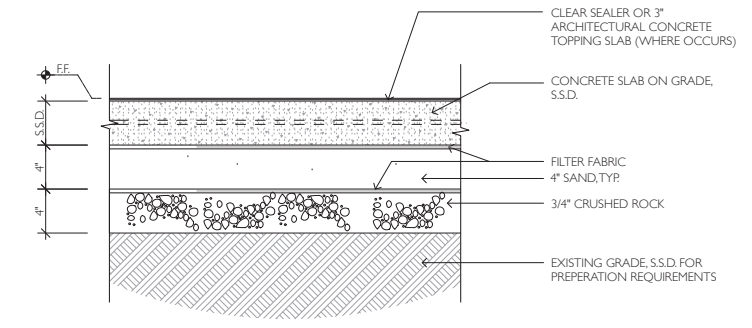


REV.	PRINTING	DATE:
---	SOFT DEMO PERMIT	08/03/19
---	BUILDING PERMIT	08/01/19
---	PLANNING REVISION	03/04/20

JOB NO:	FRANCISCO
DRAWN BY:	P.W.
CHECKED BY:	
PRINTED:	
SHEET:	

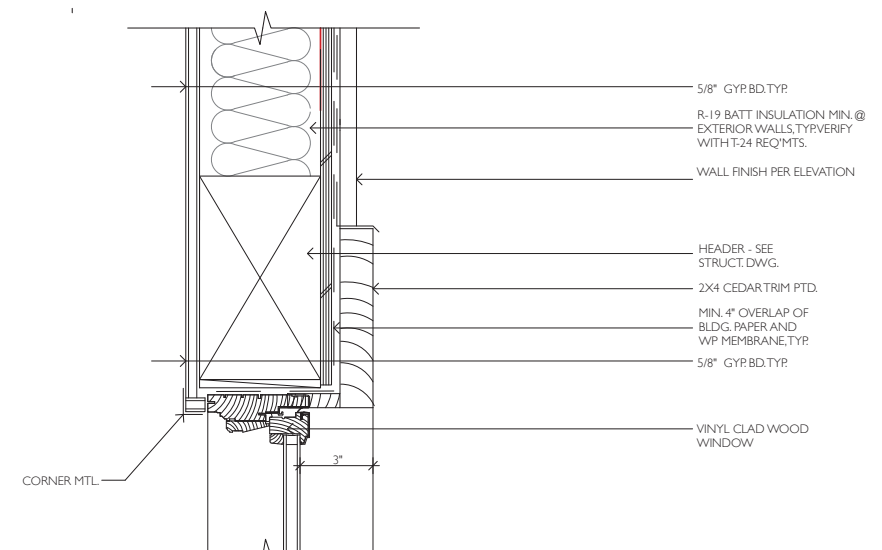


3 EXISTING ROOF ASSEMBLY
SCALE: 0 1/2" = 1'-0"
0 1/2 in. 1 ft. 2 ft. 4 ft.

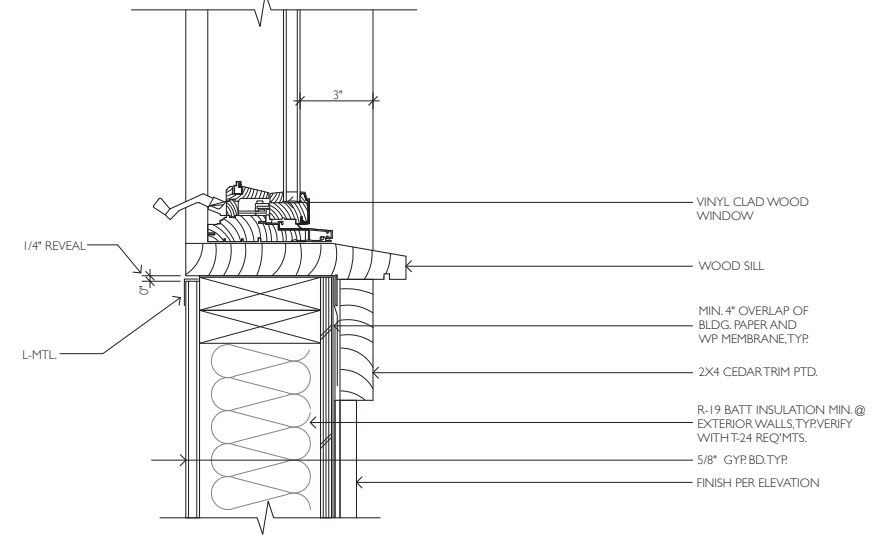


2 CONCRETE SLAB ON GRADE
SCALE: 0 1/2" = 1'-0"
0 1/2 in. 1 ft. 2 ft. 4 ft.

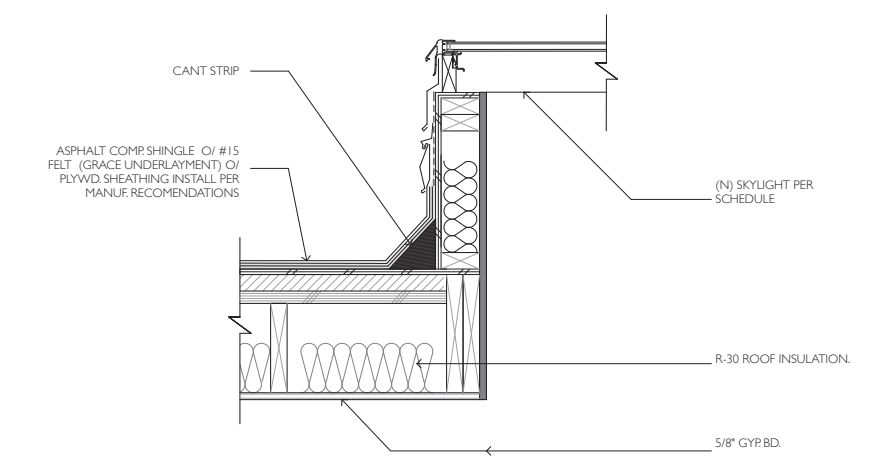
NOTE: SCORE JOINTS MAX. 10'-0" O.C. EXPANSION JOINTS AT SEPARATE POURS



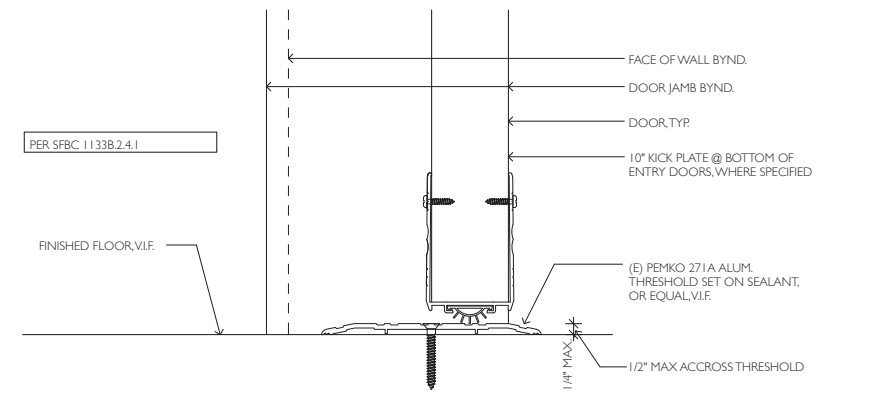
6 TYPICAL WINDOW DETAIL - HEAD
SCALE: 0 3" = 1'-0"
0 3 in. 6 in. 1 ft. 2 ft.



5 TYPICAL WINDOW DETAIL - SILL
SCALE: 0 3" = 1'-0"
0 3 in. 6 in. 1 ft. 2 ft.



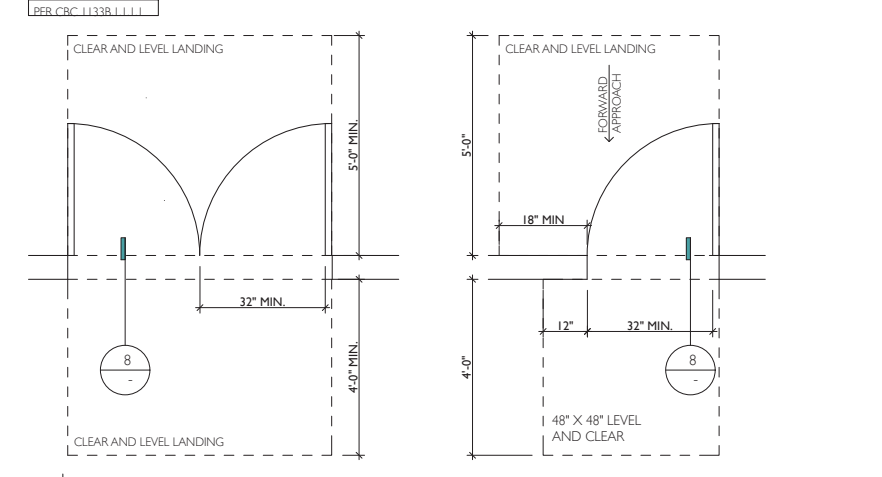
9 SKYLIGHT DETAIL
SCALE: 0 1 1/2" = 1'-0"
0 1/2 in. 1 ft. 2 ft. 4 ft.



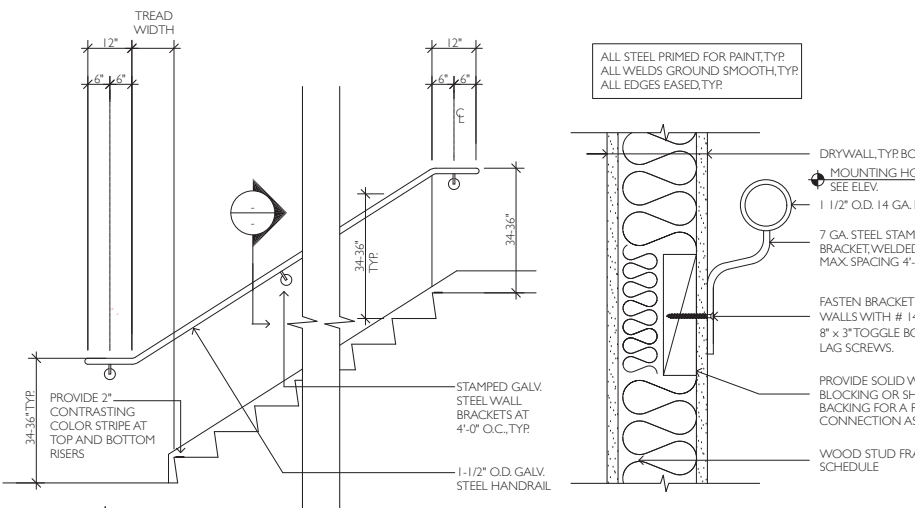
8 TYP. FLOOR DETAILS - DOOR THRESHOLD
SCALE: 0 6" = 1'-0"
0 1 in. 2 in. 4 in. 8 in.

PROVIDE MINIMUM 10" KICK PLATE AT BOTTOM OF DOOR.
- MAXIMUM OPENING FORCE AT DOOR TO BE NO MORE THAN 5 LBS.

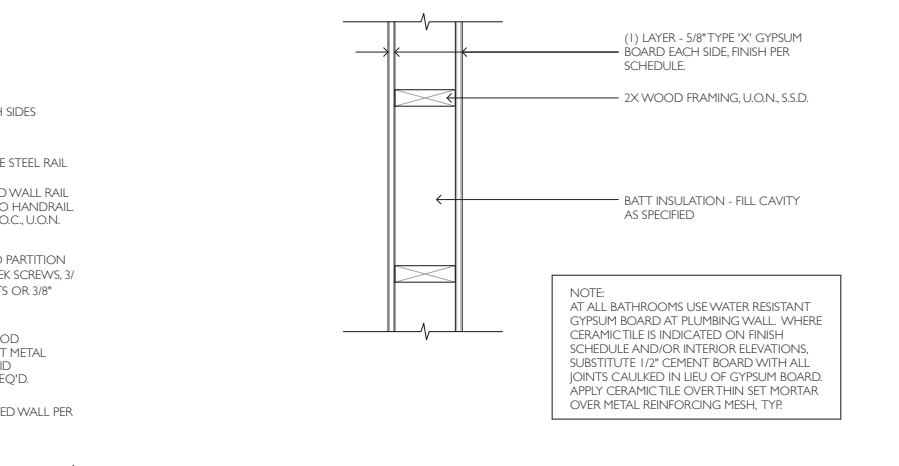
NOTE:
EXIT DOOR CLEARANCES PER SECTION 1133B.2.4.2. THE MANEUVERING CLEARANCE AT DOORS SHALL BE 60" IN THE DIRECTION OF TRAVEL AND 48" IN THE LENGTH OPPOSITE THE DIRECTION OF TRAVEL.
VERIFY ALL EXISTING ENTRY DOORS ALONG PATH OF TRAVEL COMPLY WITH 1133B.TYP.



7 ACCESSIBLE DOOR CLEARANCES
SCALE: 0 1/2" = 1'-0"
0 1/2 FT. 1 FT. 2 FT.



4 STAIRS & HANDRAIL
SCALE: 0 3" = 1'-0"
0 3 in. 6 in. 1 ft. 2 ft.



1 TYPICAL INTERIOR PARTITION
SCALE: 0 1 1/2" = 1'-0"
0 1/2 in. 1 ft. 2 ft. 4 ft.

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 (CEC-NRCC-ENV-01-E) (Revised 01/19)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 NRCC-ENV-01-E
 Envelope Component Approach
 (Page 4 of 4)

Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT / 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Igor Pichko
 Documentation Author Signature: *I. Pichko*
 Signature Date: 8/19/2019

Company: Energy Consult LLC / www.title24ez.com /
 Address: 411 N. Harbor Blvd. Ste. 205
 City/State/Zip: San Pedro, CA 90731
 Phone: (424) 247-7658
 CEA #R16-14-20025

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: _____ Responsible Designer Signature: _____
 Date Signed: _____ License: _____
 Address: _____ Phone: _____
 City/State/Zip: _____

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 (CEC-NRCC-ENV-01-E) (Revised 01/19)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 NRCC-ENV-01-E
 Envelope Component Approach
 (Page 2 of 4)

Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT / 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

D. ENVELOPE DETAILS – MASS

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Mass Type	Density (lb/ft ³)	Mass Thickness (inches)	Furring Strip Thickness (inches)	Interior Insulation R-value	Exterior Insulation R-value	Appendix JA4 Reference	Proposed	Required	Field Inspection Comments

E. ROOFING PRODUCTS (COOL ROOF)

01	02	03	04	05	06	07	08	09	10	11
Mass Roof 25 sq/ft or Greater	Roof Pitch	CRCR Product ID Number	Product Type	Aged Solar Reflectance	Thermal Emittance	SRI ² (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (optional)	Comments
<input type="checkbox"/>				<input type="checkbox"/>						
<input type="checkbox"/>				<input type="checkbox"/>						
<input type="checkbox"/>				<input type="checkbox"/>						

An aged solar reflectance less than 0.63 is allowed provided the maximum roof / ceiling U-factor in TABLE 140.3 is not exceeded

High-rise residential buildings and Hotels and Motels with low-sloped roofs in Climate Zones 1 through 8, 12 and 16 are exempted from aged Solar Reflectance and thermal emittance requirements.

High-rise residential buildings and Hotels/Motels with steep-sloped roofs in Climate Zones 1 and 16 are exempt from aged Solar Reflectance and thermal emittance requirements.

The roof area covered by building integrated photovoltaic panels and building integrated solar thermal panels are exempt from aged Solar Reflectance and thermal emittance requirements

To apply Liquid Field Applied Coatings, the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §110.8(i)(4). Select the applicable coating:

Aluminum-Pigmented Asphalt Roof Coating Cement-Based Roof Coating Other _____

NOTES:
 1. Check the box if the aged solar reflectance was not available in the Cool Roof Rating Council's Rated Product Directory. Then use the equation in Section 110.8(i)(2) where the Initial Reflectance value from the same directory and use the equation $(0.2 + 8(p_{max} - 0.2))$ to obtain a calculated aged solar reflectance value. Where p is the Initial Solar Reflectance and B is either set to 0.65 for Field-Applied Coatings or it is set to 0.70 for all other roofing products other than Field-Applied Coating.
 2. Calculate the SRI Value by using the SRI Calculator Worksheet at (http://energy.ca.gov/title24/2016standards/documents/solar_reflectance/) and enter the resulting value in the SRI column above and attach a copy of the SRI-Worksheet (NRCC-ENV-03-E) to the to this compliance document.

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 (CEC-NRCC-ENV-01-E) (Revised 01/19)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 NRCC-ENV-01-E
 Envelope Component Approach
 (Page 3 of 4)

Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT / 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

F. AIR BARRIER

01	02	03	04	05
Name	Air Barrier Material Type	Air Barrier Assembly Type	Whole Building Air Leakage Testing	Comments

G. FENESTRATION PROPOSED AREAS AND EFFICIENCIES

01	02	03	04	05	06	07	08	09	10	11	12
Tag/ID	Fenestration Type	Surface Area	Orientation N, S, W, E or Roof	# of Panes	Max U-Factor	Max (R) SHGC	Min VT	Label	Overhang	Condition Status	Comments
1	Double Low-E alt	18	N	2	0.58	0.41	0.42	NFRC	No	Altered	
2	Glazed Door Low-E alt	21	N	2	0.58	0.41	0.17	NFRC	No	Altered	
3	Double Low-E new	18	S	2	0.36	0.25	0.42	NFRC	No	New	
4	Skylight new	36	Roof	2	0.58	0.25	0.49	NFRC	No	New	

H. ENVELOPE MANDATORY MEASURES

Indicate location on building plans of Mandatory Envelope Measures Note Block: ENV-MM _____

INSTRUCTIONS TO APPLICANT ENVELOPE COMPLIANCE & WORKSHEETS (check box if worksheet are included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, please refer to the Energy Commission website.

NRCC-ENV-01-E Certificate of Compliance. Required on plans for all submittals.
 NRCC-ENV-04-E Use when minimum skylight requirements for large enclosed spaces are required in climate zones 2 through 15. Optional on plans.

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 (CEC-NRCC-ENV-01-E) (Revised 01/19)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 NRCC-ENV-01-E
 Envelope Component Approach
 (Page 1 of 4)

Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT / 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

A. GENERAL INFORMATION

01 Project Location:	545 Francisco St	06 Compliance Method:	<input checked="" type="checkbox"/> Component <input type="checkbox"/> Unconditioned (file Affidavit)
02 CA City and Zip Code:	San Francisco, 94133	07 Building Front Orientation (deg or cardinal):	350 deg <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration
03 Climate Zone:	3	08 Phase of Construction:	<input checked="" type="checkbox"/> Nonresidential <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Hotel/Motel Guest Room
04 Total Conditioned Floor Area:	1,210	09 Building Occupancy:	<input type="checkbox"/> Schools (Public School) <input type="checkbox"/> Relocatable Public School Bldg. <input checked="" type="checkbox"/> Conditioned Spaces <input type="checkbox"/> Unconditioned Spaces <input type="checkbox"/> Skylight Area for Large Enclosed Space > 5000 ft ² (if checked include the NRCC-ENV-04-E with submittal)
05 Building Type:			

B. ENVELOPE DETAILS – FRAMED

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Assembly Type	Frame Material	Frame Depth	Frame Spacing	Cavity R-value	Continuous Insulation R-value	Appendix JA4 Reference	Proposed	Required	Field Inspection Comments
1	Wall	Wood	2x4 @ 16		13	0.0	4.3.1-A3	0.102	0.110	R-13 Wall Alt
2	Wall	Wood	2x4 @ 16		13	0.0	4.3.1-A3	0.102	0.110	R-13 Wall Alt
3	Wall	Wood	2x4 @ 16		13	0.0	4.3.1-A3	0.102	0.110	R-13 Wall Alt

C. ENVELOPE DETAILS – NON-FRAMED

01	02	03	04	05	06	07	08	09	10
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Interior or Core Insulation R-value	Continuous Insulation R-value	Appendix JA4 Reference	Proposed	Required	Field Inspection Comments
1	Door	Wood, 1-3/4 in.		0	0.0	4.5.1-A4	0.500	0.500	Wood Door

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 (CEC-NRCC-ENV-01-E) (Revised 01/19)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 NRCC-ENV-01-E
 Envelope Component Approach
 (Page 1 of 4)

Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT / 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

A. GENERAL INFORMATION

01 Project Location:	545 Francisco St	06 Compliance Method:	<input checked="" type="checkbox"/> Component <input type="checkbox"/> Unconditioned (file Affidavit)
02 CA City and Zip Code:	San Francisco, 94133	07 Building Front Orientation (deg or cardinal):	350 deg <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration
03 Climate Zone:	3	08 Phase of Construction:	<input checked="" type="checkbox"/> Nonresidential <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Hotel/Motel Guest Room
04 Total Conditioned Floor Area:	1,210	09 Building Occupancy:	<input type="checkbox"/> Schools (Public School) <input type="checkbox"/> Relocatable Public School Bldg. <input checked="" type="checkbox"/> Conditioned Spaces <input type="checkbox"/> Unconditioned Spaces <input type="checkbox"/> Skylight Area for Large Enclosed Space > 5000 ft ² (if checked include the NRCC-ENV-04-E with submittal)
05 Building Type:			

B. ENVELOPE DETAILS – FRAMED

01	02	03	04	05	06	07	08	09	10	11
Tag/ID	Assembly Type	Frame Material	Frame Depth	Frame Spacing	Cavity R-value	Continuous Insulation R-value	Appendix JA4 Reference	Proposed	Required	Field Inspection Comments
4	Wall	Wood	2x4 @ 16		13	0.0	4.3.1-A3	0.102	0.110	R-13 Wall Alt
5	Roof	Wood	2x4 @ 24		30	0.0	4.2.1-A20	0.031	0.082	R-30 Roof Attic Alt

C. ENVELOPE DETAILS – NON-FRAMED

01	02	03	04	05	06	07	08	09	10
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Interior or Core Insulation R-value	Continuous Insulation R-value	Appendix JA4 Reference	Proposed	Required	Field Inspection Comments

PAUL WANG
 DESIGN

676 ALMA AVE # 307
 OAKLAND CA 94610

BLOCK/LOT: 0051/022

545 FRANCISCO STREET, SAN FRANCISCO, CA

PROJECT
 545 FRANCISCO STREET
 INTERIOR TENANT IMPROVEMENT
 (EXTERIOR WORK UNDER SEPARATE PERMIT)

STAMP:



TITLE:
 TITLE 24

REV: PRINTING: DATE:
 ___ SOFT DEMO PERMIT 08/03/19
 ___ BUILDING PERMIT 08/01/19
 ___ PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
 DRAWN BY: P.W.
 CHECKED BY:
 PRINTED:
 SHEET:

A9.1

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 3 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

*NOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.

G. TRACK LIGHTING
 This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
 Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Area Description	Complete Building or Area Category Primary Function Area	Building Level Controls								Field Inspector	
		01		02		03		Pass	Fail		
		Mandatory Demand Response §130.1(e)	Shut-off Controls §130.1(c)								
Not Required < 10,000 SF		See Area Level Controls									

Area Level Controls

04	05	06	07	08	09	10	11	12	Pass	Fail	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1				
CONFERENCE	Convention, Conf., Meeting	Manual ON/OFF	Exempt *	Occ Sensor	Exempt *	Exempt *					
SALES	Office (<= 250 square feet)	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
RECEPTION	Main Entry Lobby	Manual ON/OFF	Exempt *	Occ Sensor	Exempt *	Exempt *					
SAFE / SECURED STORAGE	Commercial and Industrial Storage	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
FAX / COPY	Corridor, Restrm, Stair, Support	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
UNISEX RESTROOM	Corridor, Restrm, Stair, Support	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
ACCOUNTING	Office (<= 250 square feet)	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
UTILITY/SUPPLIES	Commercial and Industrial Storage	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
Office (UTILITY)	Office (<= 250 square feet)	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					
OFFICE	Office (<= 250 square feet)	Manual ON/OFF	Exempt *	Occ Sensor	Exempt *	Exempt *					
Corridor	Corridor, Restrm, Stair, Support	Manual ON/OFF	Exempt *	Occ Sensor	N/A	N/A					

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 in §130.1(d)2.
 CONFERENCE EX: Automatic Daylight - < 120W; Multi-Level Control - < 0.5 W/sf

Table Continued

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 4 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

04	05	06	07	08	09	10	11	12	Pass	Fail
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1			
RECEPTION OFFICE	EX: Automatic Daylight - < 120W; Multi-Level Control - < 0.5 W/sf EX: Automatic Daylight - < 120W; Multi-Level Control - < 100 sf									
SALES	EX: Multi-Level Control - < 0.5 W/sf									
SAFE / SECURED STORAGE	EX: Multi-Level Control - < 100 sf									
FAX / COPY	EX: Multi-Level Control - < 100 sf									
UNISEX RESTROOM	EX: Multi-Level Control - < 100 sf									
ACCOUNTING	EX: Multi-Level Control - < 0.5 W/sf									
UTILITY/SUPPLIES	EX: Multi-Level Control - < 100 sf									
Office (UTILITY)	EX: Multi-Level Control - < 100 sf									
Corridor	EX: Multi-Level Control - < 0.5 W/sf									

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
 Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Area Description	Complete Building or Area Category Primary Function Area	03		04		05		06	
		Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Footnotes	PAF	Portable Ltg		
CONFERENCE	Convention, Conf., Meeting	1.2	106	127.2					
SALES	Office (<= 250 square feet)	1	166	166					
RECEPTION	Main Entry Lobby	0.95	145	137.75					
SAFE / SECURED STORAGE	Commercial and Industrial Storage	0.6	43	25.8					
FAX / COPY	Corridor, Restrm, Stair, Support	0.6	17	10.2					
UNISEX RESTROOM	Corridor, Restrm, Stair, Support	0.6	51	30.6					
ACCOUNTING	Office (<= 250 square feet)	1	169	169					
UTILITY/SUPPLIES	Commercial and Industrial Storage	0.6	22	13.2					

Table Continued

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 1 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

A. GENERAL INFORMATION

01	02	03	04	05	06
Project Location (city)	San Francisco	Total Conditioned Floor Area (ft ²)	1,210	Total Unconditioned Floor Area (ft ²)	0
Climate Zone	3	# of Stories (Habitable Above Grade)	1	Occupancy Types Within Project (select all that apply):	
<input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> School <input checked="" type="checkbox"/> Support Areas <input type="checkbox"/> Parking Garage <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Relocatable <input checked="" type="checkbox"/> Other (write in):					

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

Scope of Work		Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05	06
My Project Consists of (check all that apply):		Calculation Method	Area (ft ²)	Calculation Method	Area (ft ²)
<input type="checkbox"/> New Lighting System <input checked="" type="checkbox"/> Altered Lighting System		Area Category	1,210	Area Category	0
Total Area of Work (ft ²)		1,210		0	

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.	Allowed Lighting Power per §140.6(b) (Watts)					Actual Lighting Power per §140.6(a) (Watts)			Compliance Results	
	01	02	03	04	05	Total Designed (Watts)	Adjustments			Total Actual (Watts) *Includes Adjustments
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Footnotes §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	Total Allowed (Watts)		Portable Lighting §140.6(a) (-)	PAF Control Credits §140.6(a)2 (-)		
(See Table I)	(See Table J)	(See Table K)	(See Table L)	=	1,027.55	≥	370.8	=	370.8	05 Must be ≥ 09 §140.6
Conditioned:	1,027.55			≥	1,027.55	≥	370.8	=	370.8	COMPLIES
Unconditioned:				≥		≥		=		COMPLIES with Exceptional Conditions
Controls Compliance (See Table H for Details)					COMPLIES with Exceptional Conditions					
Rated Power Reduction Compliance (See Table S for Details)					Not Applicable					

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 2 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

D. EXCEPTIONAL CONDITIONS
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table H. Indoor Lighting Controls Permit Applicant Notes:
 CONFERENCE: EX: Automatic Daylight - < 120W; Multi-Level Control - < 0.5 W/sf
 RECEPTION: EX: Automatic Daylight - < 120W; Multi-Level Control - < 0.5 W/sf
 OFFICE: EX: Automatic Daylight - < 120W; Multi-Level Control - < 100 sf
 SALES: EX: Multi-Level Control - < 0.5 W/sf
 SAFE / SECURED STORAGE: EX: Multi-Level Control - < 100 sf
 FAX / COPY: EX: Multi-Level Control - < 100 sf
 UNISEX RESTROOM: EX: Multi-Level Control - < 100 sf
 ACCOUNTING: EX: Multi-Level Control - < 0.5 W/sf
 UTILITY/SUPPLIES: EX: Multi-Level Control - < 100 sf
 Office (UTILITY): EX: Multi-Level Control - < 100 sf
 Corridor: EX: Multi-Level Control - < 0.5 W/sf

E. ADDITIONAL REMARKS
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE
 Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Name or Item Tag	02 Complete Luminaire Description	03 Specialized Luminaire Types		04 Watts per luminaire ¹	05 How Wattage is determined	06 Total number luminaires	07 Exempt per §140.6(a)3	08 Design Watts	09 Field Inspector	
		Track	Portable						Pass	Fail
L 2x2	L 2x2	<input type="checkbox"/>	<input type="checkbox"/>	20	Mfr. Spec ^c	1	<input type="checkbox"/>	20	<input type="checkbox"/>	<input type="checkbox"/>
L Recess	L Recess	<input type="checkbox"/>	<input type="checkbox"/>	7.6	Mfr. Spec ^c	33	<input type="checkbox"/>	250.8	<input type="checkbox"/>	<input type="checkbox"/>
L Strip	L Strip	<input type="checkbox"/>	<input type="checkbox"/>	44	Mfr. Spec ^c	1	<input type="checkbox"/>	44	<input type="checkbox"/>	<input type="checkbox"/>
L Wall	L Wall	<input type="checkbox"/>	<input type="checkbox"/>	24	Mfr. Spec ^c	1	<input type="checkbox"/>	24	<input type="checkbox"/>	<input type="checkbox"/>
L2x4	L2x4	<input type="checkbox"/>	<input type="checkbox"/>	32	Mfr. Spec ^c	1	<input type="checkbox"/>	32	<input type="checkbox"/>	<input type="checkbox"/>
Total Designed Watts CONDITIONED SPACES:								370.8		

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards July 2018

PAUL WANG
 DESIGN

545 FRANCISCO STREET
 INTERIOR TENANT IMPROVEMENT
 (EXTERIOR WORK UNDER SEPARATE PERMIT)



TITLE: TITLE 24

REV: PRINTING: DATE:
 SOFT DEMO PERMIT 08/03/19
 BUILDING PERMIT 08/01/19
 PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
 DRAWN BY: P.W.
 CHECKED BY:
 PRINTED:
 SHEET:

A9.2

676 ALMA AVE # 307
 OAKLAND CA 94610

BLOCK/LOT: 0051/022

545 FRANCISCO STREET, SAN FRANCISCO, CA

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 7 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

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

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards> July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 8 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name: Igor Pichko Documentation Author Signature: *I. Pichko*
 Company: Energy Consult LLC / www.title24ez.com / Signature Date: 8/19/2019
 Address: 411 N. Harbor Blvd. Ste. 205 CEA/ HERS Certification Identification (if applicable): CEA #R16-14-20025
 City/State/Zip: San Pedro, CA 90731 Phone: (424) 247-7658

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: _____ Responsible Designer Signature: _____
 Company: _____ Date Signed: _____
 Address: _____ License: _____
 City/State/Zip: _____ Phone: _____

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards> July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 5 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

01	02	03	04	05	06		
					Additional Allowances / Adjustments	Footnotes	PAF
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)			
Office (UTILITY)	Office (<= 250 square feet)	1	46	46	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE	Office (<= 250 square feet)	1	87	87	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corridor	Corridor, Restrm, Stair, Support	0.6	358	214.8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL:				1,210	1,027.55	See Tables J, K, R for detail	

J. POWER ADJUSTMENT: PORTABLE LIGHTING IN OFFICES
 This Section Does Not Apply

K. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD FOOTNOTES
 This Section Does Not Apply

L. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
 This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED SPECIAL FUNCTION AREAS
 This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
 This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
 This Section Does Not Apply

P. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS
 This Section Does Not Apply

Q. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
 This Section Does Not Apply

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards> July 2018

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Project Name: 545 FRANCISCO STREET TENANT IMPROVEMENT Report Page: Page 6 of 8
 Project Address: 545 Francisco St, San Francisco, CA 94133 Date Prepared: 8/19/2019

R. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (PAF)
 This Section Does Not Apply

S. RATED POWER REDUCTION COMPLIANCE BY SPACE
 This Section Does Not Apply

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

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards> July 2018

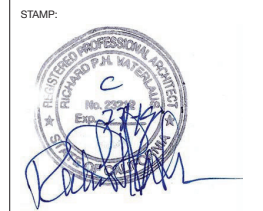
PAUL WANG
DESIGN

676 ALMA AVE # 307
OAKLAND CA 94610

PROJECT
 545 FRANCISCO STREET
 INTERIOR TENANT IMPROVEMENT
 (EXTERIOR WORK UNDER SEPARATE PERMIT)

BLOCK/LOT: 0051/022

545 FRANCISCO STREET, SAN FRANCISCO, CA



TITLE:
TITLE 24

REV: PRINTING: DATE:
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 ___ PLANNING REVISION 03/04/20

JOB NO: FRANCISCO
 DRAWN BY: P.W.
 CHECKED BY:
 PRINTED:
 SHEET:

A9.3



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
545 FRANCISCO ST		0051022
Case No.		Permit No.
2019-021940PRJ		201910043575
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Change of Use from existing Restaurant to Retail Professional Service Use (Real Estate Brokerage). Limited ext. changes proposed including window replacements and alterations to existing facade.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Subject property was originally constructed as a garage and was later significantly altered. The Proposal conforms with SOIS (proportions, materials, and dimensions), is compatible with existing character of building	
Preservation Planner Signature: Natalia Kwiatkowska	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: William Hughen 04/08/2020
<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

Land Use Information

PROJECT ADDRESS: 545 Francisco Street
RECORD NO.: 2019-021940CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	1,210	1,210	0
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	1,210	0	1,210
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

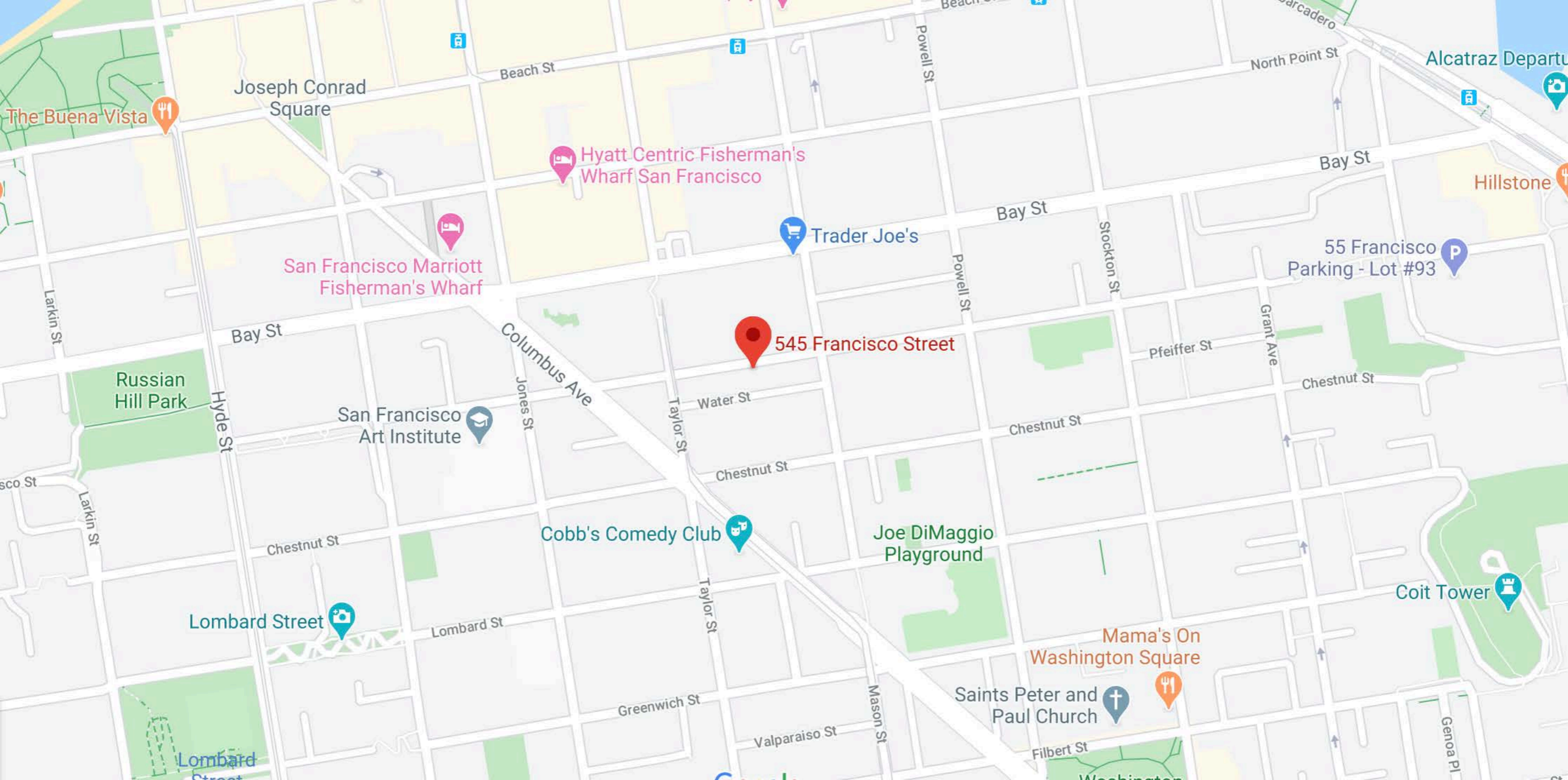
*This Land Use Table includes only information related to the conversion of limited restaurant use to full restaurant use (d.b.a Quicky Burgers). This table does not include information about the entire building.



FOR SALE
THRU

545





Joseph Conrad Square

The Buena Vista

Beach St

Hyatt Centric Fisherman's Wharf San Francisco

San Francisco Marriott Fisherman's Wharf

Trader Joe's

Bay St

Bay St

55 Francisco Parking - Lot #93

545 Francisco Street

Russian Hill Park

San Francisco Art Institute

Columbus Ave

Water St

Chestnut St

Pfeiffer St

Chestnut St

Cobb's Comedy Club

Joe DiMaggio Playground

Coit Tower

Lombard Street

Lombard St

Mama's On Washington Square

Saints Peter and Paul Church

Greenwich St

Valparaiso St

Filbert St

Lombard Street

Genoa Pl



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the [Planning Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application and any required supplemental applications online at sfplanning.org, or to submit in person, you may schedule an intake appointment by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
- An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- Current or historic photograph(s) of the property.
- All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 545 Francisco Street

Block/Lot(s): 0051 / 022

Property Owner's Information

Name: Wiggys LLC

Address: 2209 LOMBARD STREET
SAN FRANCISCO CA 94123

Email Address: saw1972@yahoo.com

Telephone: (415)630-0156

Applicant Information

Same as above

Name: Paul Wang

Company/Organization: Paul Wang Design

Address: 676 Alma Ave 307, Oakland CA 94610

Email Address: pwangloop@gmail.com

Telephone: 415-420-8740

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: Paul Wang

Email: pwangloop@gmail.com

Phone: (415)420-8740

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Application No(s): 2019.1004.3575 (EXTERIOR IMPROVEMENTS), 2019.0604.2387 (EXPLORATORY DEMO)

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

INTERIOR TENANT IMPROVEMENT AND CHANGE OF USE FROM EXISTING RESTAURANT TO NEW RETAIL PROFESSIONAL SERVICE USE (REAL ESTATE BROKERAGE)

WORK INCLUDES ADA UPGRADE OF EXISTING ENTRY AND RESTROOM. CONSTRUCT NEW PRIVATE OFFICE, BREAK AREA, AND STORAGE CLOSET.

SOFT DEMOLITION WORK UNDER PERMIT# 201906042307. EXTERIOR UPGRADES TO UNDER SEPARATE PERMIT PENDING HISTORICAL RESOURCE EVALUATION .

MECHANICAL, ELECTRICAL, PLUMBING TO BE DESIGN BUILD UNDER DEFERRED PERMIT.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other TENANT IMPROVEMENT

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Estimated Construction Cost: \$70,000

PROJECT AND LAND USE TABLES

		Existing		Proposed	
General Land Use	Parking GSF	0	+	0	+
	Residential GSF	0	+	0	+
	Retail/Commercial GSF	1,210		1,210	
	Office GSF	0	+	0	+
	Industrial-PDR	0	+	0	+
	Medical GSF	0	+	0	+
	Visitor GSF	0	+	0	+
	CIE (Cultural, Institutional, Educational)	0	+	0	+
	Useable Open Space GSF	0	+	0	+
	Public Open Space GSF	0	+	0	+

Project Features	Dwelling Units - Affordable	NA			
	Dwelling Units - Market Rate	NA			
	Dwelling Units - Total	NA			
	Hotel Rooms	NA			
	Number of Building(s)	1		1	+
	Number of Stories	1	+	1	+
	Parking Spaces	0	+	0	+
	Loading Spaces	0	+	0	+
	Bicycle Spaces	0	+	0	+
	Car Share Spaces	0	+	0	+
	Other: _____				


Land Use - Residential	Studio Units	NA			
	One Bedroom Units	NA			
	Two Bedroom Units	NA			
	Three Bedroom (or +) Units	NA			
	Group Housing - Rooms	NA			
	Group Housing - Beds	NA			
	SRO Units	NA			
	Micro Units	NA			
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	NA			


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Paul Wang

Name (Printed)

11/18/19

Date

Architect

(415)420-8740

pwangloop@gmail.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 545 FRANCISCO STREET

Block/Lot(s): 0051 / 022

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

PER SAN FRANCISCO PLANNING CODE SEC 722 - CONDITIONAL USE PERMIT TO ALLOW FOR CHANGE OF USE FROM RESTAURANT TO RETAIL PROFESSIONAL SERVICE USE (REAL ESTATE BROKERAGE) WITHIN A NCD ZONING DISTRICT.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The project site is located in a primarily Residential neighborhood. The proposed use (Real Estate Brokerage) is a less intensive use than the previous use of a restaurant. There is no proposed increase in the building area or height.

We believe the proposed project is desirable and compatible with the character of the neighborhood and community.

At the Pre-Application neighborhood outreach meeting, the project received positive support for the change of use to the proposed Real Estate Brokerage as a welcomed business to the neighborhood.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. 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;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The proposed use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity.

- a. There is no change to the size and shape of the building.
- b. The proposed use is a less intensive use than the previous use of a Restaurant with less vehicular traffic.
- c. The proposed use from Restaurant to Real Estate Brokerage will significantly reduce noise and odor.
- d. The project sponsor is proposing improvement of the existing building exterior including removal of an old and dated awning + addition of architectural details to improve the appearance of the building.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

Per San Francisco Planning code Section 722 - Retail Professional Service use is allowed via conditional use and will not adversely affect the general plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

The proposed project is not a hotel or motel. Not Applicable.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Paul Wang

Name (Printed)

11/20/2019

Date

Architect

(415)420-8740

pwangloop@gmail.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

Checklist for Eligibility

The Community Business Priority Processing Program (“CB3P”) was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission’s Small Business Priority Processing Pilot Program (“SB4P”).

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission’s consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion (“PS&M”) rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
Phone: (415) 558-6377
Email: pic@sfgov.org

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

- Projects subject to 311 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 545 FRANCISCO STREET

Record Number and/or Building Permit Number: 2019-1002-3255

Name of Business (if known): BRENDT PROPERTIES

Project Description

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

CONDITIONAL USE PERMIT FOR CHANGE OF USE FROM RESTAURANT TO RETAIL PROFESSIONAL SERVICE USE (REAL ESTATE BROKERAGE)

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

Confirm Compliance with Each Criterion by Checking the Boxes Below		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> • Massage Establishment • Tobacco Paraphernalia Establishment • Adult Entertainment Establishment • Cannabis Uses • Fringe Financial Service • Drive-up Facility • Wireless Telecommunications Site ("WTS") • Outdoor Activity Area • Bar • Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues) • Off-Street parking in excess of that allowed on an as-of-right basis • Office closed to the public located on the ground story

APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

PAUL WANG

Name (Printed)

11/18/19

(415)420-8740

pwangloop@gmail.com

Date

Phone Number

Email Address

For Department Use Only

Check One:

ENROLLED

By: _____

Date: _____

NOT ENROLLED
STATE REASON: _____

By: _____

Date: _____