



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: September 9, 2021

Record No.: 2020-011473CUA
Project Address: 2075 Mission Street
Zoning: Mission Street Neighborhood Commercial Transit (NCT) Zoning District
40-X and 80-B Height and Bulk District
Mission Alcohol Restrict Special Use District, Mission Street Formula Retail Restaurant Subdistrict
Block/Lot: 3570/048
Project Sponsor: Michelle Luporini
Golden Gate Sign Company
2500 Bisso Lane, Suite 200
Concord, CA 94520
Property Owner: Barak Jolish
San Francisco, CA 94110
Staff Contact: Stephanie Cisneros – (628) 652-7363
stephanie.cisneros@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes restoration of the existing approximately 30 foot tall, by 1.25 foot wide projecting metal sign. The sign sits approximately 10 feet above grade and projects approximately 7 feet from the front face of the existing building. The Project will restore the sign to its historic “U-N-I-O-N” lettering, historically associated with the Union Furniture Company, which operated out of this location from the 1930s until the 1970s.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize and restore a Vintage Sign.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received one letter in support and no letters in opposition to the Project.
- **Historic Preservation Comments:** The project is proposed to a Category A (Historic Resource Present) structure as it is located within the identified-eligible *Mission Miracle Mile at 17th Street* historic district. The project will authorize and restore a vintage sign installed in the 1960s for Union Furniture Company. The restored sign represents and will illustrate the post-1906 Earthquake and Fire retail development and history of this segment of Mission Street.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. The designation and restoration of the Vintage Sign will help to preserve the character of the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: September 9, 2021

Record No.: 2020-011473CUA
Project Address: 2075 MISSION STREET
Zoning: Mission Street Neighborhood Commercial Transit (NCT) Zoning District
40-X and 80-B Height and Bulk District
Mission Alcohol Restrict Special Use District, Mission Street Formula Retail Restaurant Subdistrict
Block/Lot: 3570/048
Project Sponsor: Michelle Luporini
Golden Gate Sign Company
2500 Bisso Lane, Suite 200
Concord, CA 94520
Property Owner: Barak Jolish
San Francisco, CA 94110
Staff Contact: Stephanie Cisneros – (628) 652-7363
stephanie.cisneros@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 608.14 TO DESIGNATE AND RESTORE A VINTAGE SIGN WITHIN A NCT (MISSION NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 40-X AND 80-B HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 21, 2021, Michelle Luporini of Golden Gate Sign Company (hereinafter "Project Sponsor") filed Application No. 2020-011473CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to designate and restore an existing 30-foot-tall projecting sign (hereinafter "Project") at 2075 Mission Street, Block 3570 Lot 048 (hereinafter "Project Site").

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

On September 9, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-011473CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-011473CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-011473CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes restoration of the existing approximately 30 foot tall, by 1.25-foot-wide projecting metal sign. The sign sits approximately 10 feet above grade and projects approximately 7 feet from the front face of the existing building. The Project will restore the sign to its historic “U-N-I-O-N” lettering, historically associated with the Union Furniture Company, which operated out of this location from the 1930s until the 1970s.
3. **Site Description and Present Use.** The Project is located on a 5,248 square foot through-lot that fronts on Mission Street and Capp Street between 16th and 17th streets. The site is developed with a three-story 15,750 square foot building with a ground floor commercial space and upper floors occupied by Arts Activities (the Secret Alley).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission Street Neighborhood Commercial Transit (NCT) Zoning District and in the Mission Area Plan. The immediate context is mixed in character with residential, commercial, and mixed-use uses. The immediate neighborhood includes two-to-five-story mixed-use developments displaying a variety of Victorian, Modern, and vernacular architectural styles, most with later alterations. Other zoning districts in the vicinity of the project site include: RTO-M (Residential Transit Oriented-Mission), P (Public), and UMU (Urban Mixed Use) Zoning Districts.
5. **Public Outreach and Comments.** The Department has received one letter in support of the proposed project and no correspondence in opposition.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Conditional Use Authorization.** Planning Code Section 608.14(a) states that Conditional Use Authorization may be sought to restore and maintain a vintage sign provided that: (a) the vintage sign to be restored, reconstructed or technologically improved depicts a use, person, place, thing, cultural icon or other valued character or characteristics of the City of a City neighborhood that, at the time of the vintage sign authorization, is at least 40 years old; (b) at least 50% of the area of the sign remains legible, (c) the sign does not visually obstruct or significantly impair or detract from, by glare or any other means, a City landmark or public vista; (d) the sign is not larger than the sign that existed prior to the vintage sign authorization and does not appear to be more visually prominent than the sign that existed prior to the vintage sign authorization; and (e) the sign is maintained in good condition, repair and working order.
 - B. **Vintage Signs.** Planning Code Section 608.14(b) requires: (1) the sign proposed for vintage sign authorization is at least 40 years old; and (2) the sign is a cultural artifact that depicts a particular residential, business, cultural, economic, recreational, or other valued resource of the past that

contributes to the visual identity and character of a City neighborhood or the City as a whole.

The Project proposes to restore the existing projecting sign to its original 1960s lettering and appearance, including the existing “sputnik” feature at the top, at the subject property as part of the Conditional Use Authorization. The Project site is located within the identified-eligible Mission Miracle Mile Historic District, significant for its association with the reconstruction, growth, and development of the American retail economy on Mission Street, which became the largest and most important shopping destination in San Francisco during the first half of the 20th century, outside of Union Square. The district is also significant for its collection of commercial and mixed use building types that exhibit designs and styles representative of the early and mid-20th century. The Project site historically contained the Union Furniture Company, which operated out of the commercial space from the 1930s until the 1970s. The business maintained a projecting marquee sign during its early years at this location, but replaced it with the existing sign 1961, when the business updated its storefront in keeping with modern storefront design changes¹. The sign was altered sometime before 1974, based on photo documentation, after Union Furniture Company moved out of this location and has undergone subsequent alterations to the color and business name in keeping with later businesses that have operated out of the commercial space. While the building is not considered a contributing building to the historic district or an individually significant historic resource, the projecting sign represents the development of retail history along Mission Street and is indicative of the historic fabric and development of the neighborhood. The sign in its current form maintains its general historic form and materials and does not visually obstruct or significantly impair or distract from a City landmark of public vista. The existing sign will be restored to its historic “U-N-I-O-N” lettering both as a representation of the historic Union Furniture Company and as a nod to the new business that will be occupying the commercial space (dba. Union Station). The restoration is based on original construction documents and on examination of the existing conditions to determine appropriate colors and design. This cultural artifact contributes to the visual identity and character of the neighborhood by linking the community to another time in the neighborhood’s history. Planning Code Section 303 findings are provided below.

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

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

The restoration and maintenance of the vintage sign is desirable and compatible with the neighborhood and offers the community an opportunity to recollect and/or commemorate a different time in the neighborhood’s past.

¹ The Department of Parks and Recreation (DPR) form 532L for the *Mission Miracle Mile at 17th Street Historic District* outlines that “an overlay to this streetscape are the modernizations to some storefronts, facades, signs, and sidewalks that occurred between the 1920s and approximately 1960” can be included in the features and elements identified as significant to sites within the district.
https://sfplanninggis.org/docs/CalRegDistricts/Mission_Miracle_Mile_at_17th_Street_Historic_District_Record.pdf

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

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

The height and bulk of the existing building will remain the same and approving the vintage sign will not alter the existing structure

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

Traffic will not be affected by the proposed vintage sign.

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

The vintage sign will have none of the above effects on the neighborhood.

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

The vintage sign has no impact on landscaping, screening, open space, parking and loading and service areas. It is appropriate for this projecting sign to be restored in-kind at this location because it has existed at the same building face since 1961.

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed vintage sign will conform with the stated purpose of the Neighborhood Commercial Transit district within which it is located.

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

Allowing this vintage sign to be restored and maintained contributes to the visual character of this neighborhood. The proposed vintage sign will help promote the preservation of features within this neighborhood that provide continuity with past development.

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

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

The proposed vintage sign will not have an impact on neighborhood serving retail uses and will not impact opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed vintage sign will contribute to preserving the neighborhood character while having no impact to cultural and economic diversity of this neighborhood. The proposed vintage sign will not impact existing housing.

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

The City's affordable housing supply is not affected by this proposal.

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

The vintage sign will not create new traffic in the neighborhood.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed vintage sign will not displace any service or industry establishment or adversely affect industrial or service sector uses or related employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

The Project, which is located on a property within an identified historic district, will contribute to the preservation of the historic district.

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

The proposed vintage sign has no impact on open spaces.

- 10.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-011473CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 4, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 9, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow designation and restoration of a vintage sign located at 2075 Mission Street, Assessor's Block 3570, Lot 048 pursuant to Planning Code Section(s) **303 and 608.14** within the NCT District and a **40-X and 80-B** Height and Bulk District; in general conformance with plans, dated **November 4, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-011473CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 9, 2021** 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 **September 9, 2021** 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

A signage program is required for larger projects. Smaller scale projects do not necessitate a signage program. A sign permit and compliance with Article 6 of the Planning Code will be required.

Monitoring - After Entitlement

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

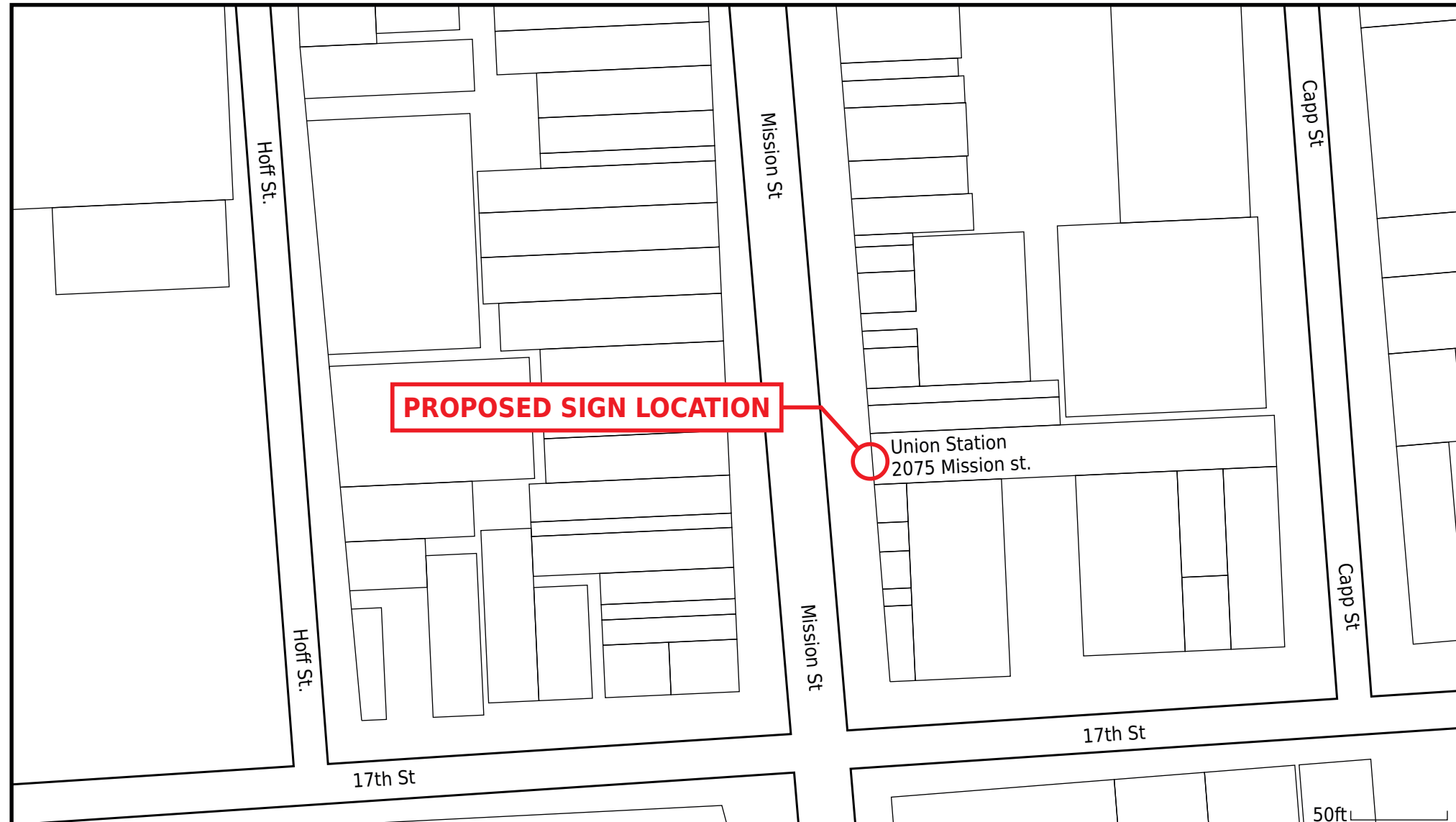
Operation

- 10. 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 628.652.7463, www.sfplanning.org

UNION STATION

2075 Mission St | San Francisco, CA 94109



Scope of Work

Refurbish, repaint existing D/F projecting blade sign. Install halo lit channel letters on existing D/F projecting blade sign.

Refurbish, repaint existing D/F internally illuminated cabinet sign at base of blade sign. Install acrylic push thru copy.

Remove existing internally illuminated wall sign above building entrance. Patch and paint surface.

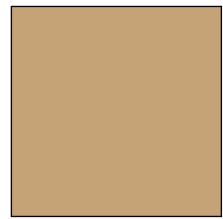
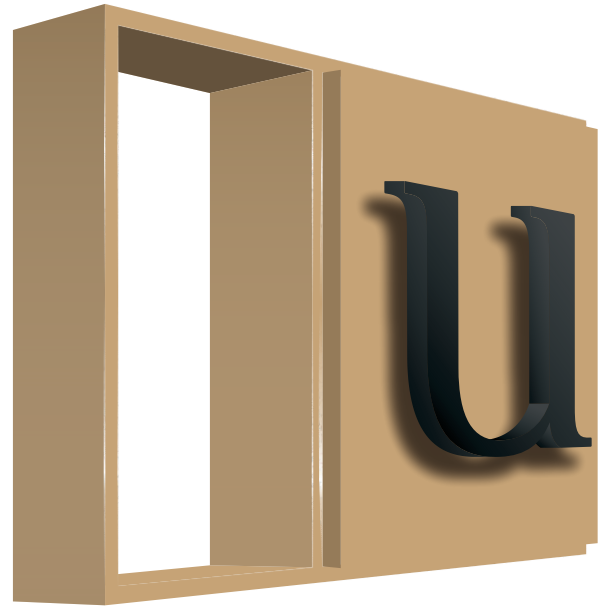
Table of Contents:

SHT 1.....	Cover Sheet/table of contents/site plan
SHT 2.....	Building elevation / sign location details
SHT 3.....	Day / night rendering
SHT 4.....	Channel letter install details
SHT 5.....	Push-thru copy details
SHT 6.....	Existing signage to removed or refurbished
SHT 7-11.....	Title 24

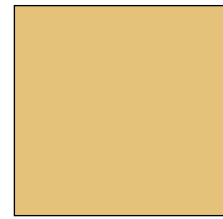
GOLDEN GATE SIGN
Company, Inc.

Designed and Drawn by:

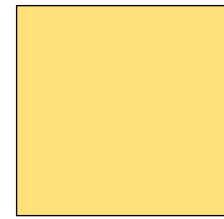




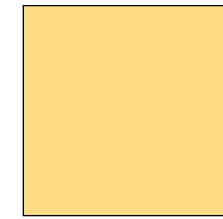
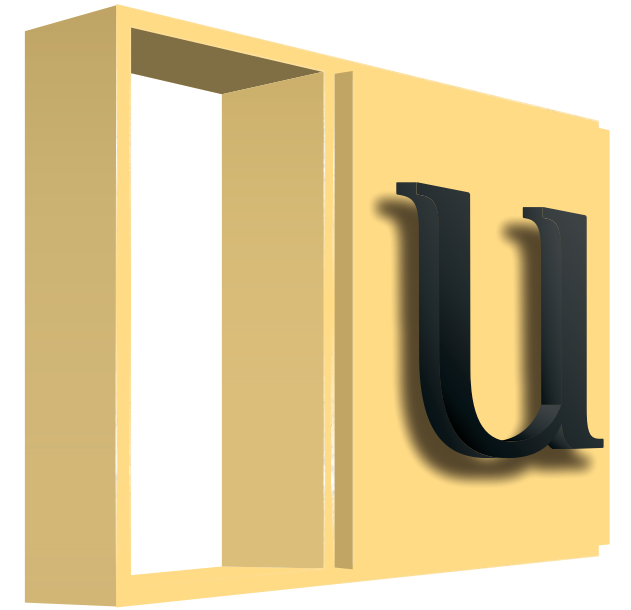
Forty-Niner Gold Met. (Mp20509)



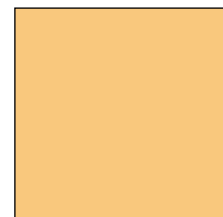
Amherst Gold (Mp8932)



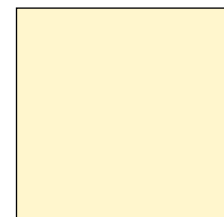
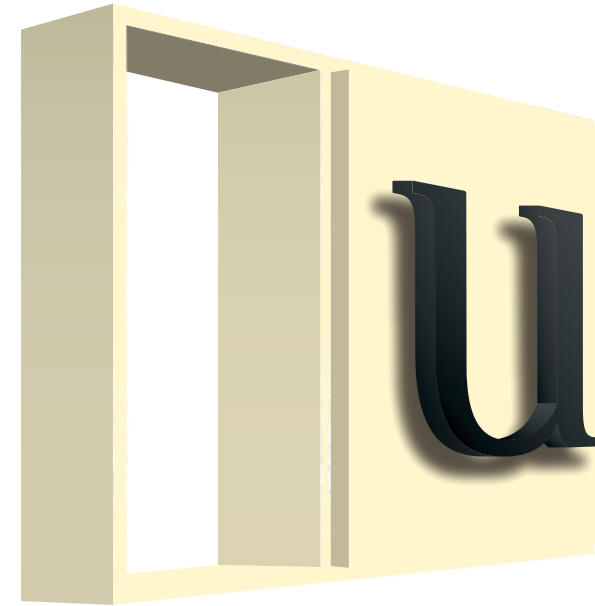
Miners Gold (Mp1414)



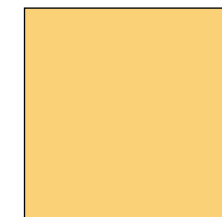
Potentilla Gold (Mp11466)



Toasty Gold (Mp5322)

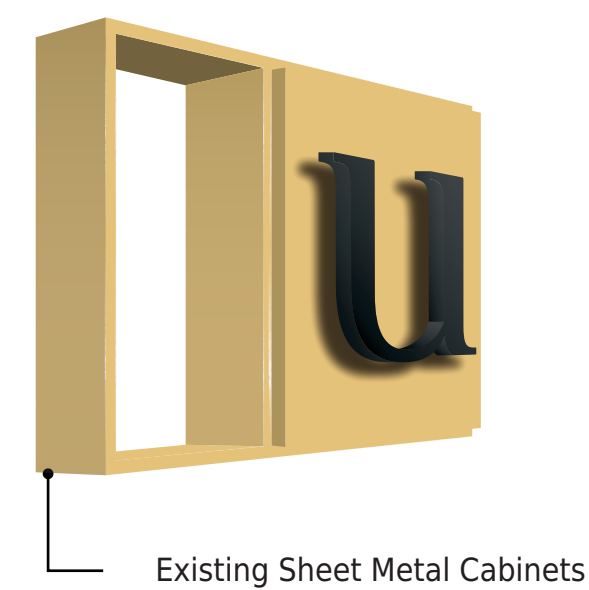
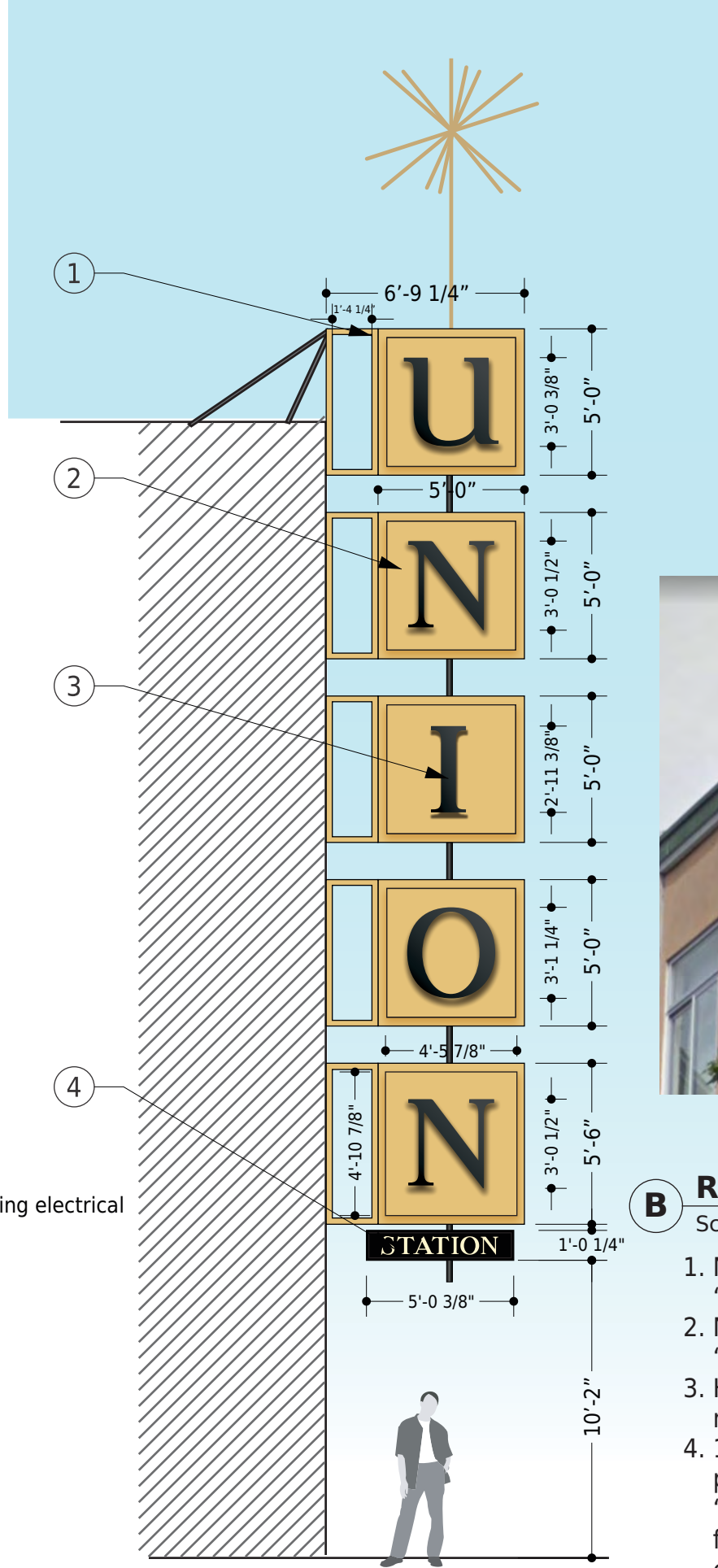
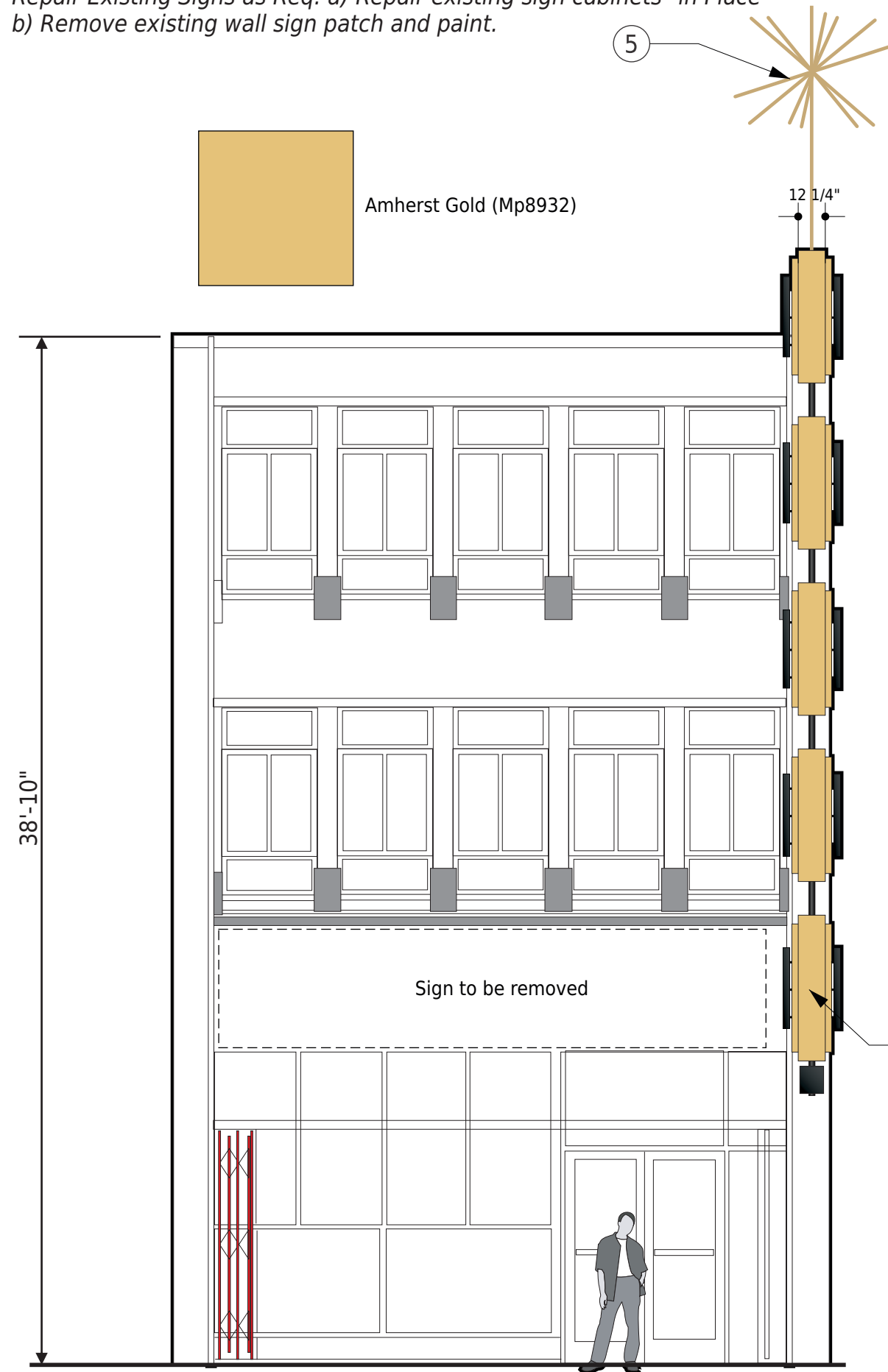


Whisper Gold (Mp1351)



Glint O Gold (Mp1424)

Repair Existing Signs as Req. a) Repair existing sign cabinets "in Place"
 b) Remove existing wall sign patch and paint.



B Repair/Reface D/F Blade Sign

Scale: 3/16" = 1'-0"

1. New Metal "L" Retainers - Mathews Np20509 "49er Gold Metallic"
2. New .125" aluminum faces - Mathews Np20509 "49er Gold Metallic"
3. Halo lit channel letters 3" returns - paint matte black
4. 1/2" clear acrylic push-thru copy with painted vinyl Mathews Np20509 "49er Gold Metallic". New .125" aluminum faces and cabinet paint matt black copy is 7-1/2" x 48"
5. Repair/refurbish - Paint Mathews Np20509 "49er Gold Metallic"

Repair all Sheet Metal - Cut away all Rust and Replace Pieces as Needed. Repaint Cabinet after repairs. Illuminate w/ New LED Internal Illumination & 60w/ Power Supplies @120v

GOLDEN GATE SIGN
 Company, Inc.
 2500 Bisso Lane, Suite 200
 Concord, CA 94520
 925.771.6300 Phone
 CA License #665363

ID: 201034-03

Date: 9/24/2020
 Sales: A. Bartizal
 Designer: N. Ford

Rev.#: Date: 11/4/20

Revision Notes:
 1. color variations
 2.
 3.
 4.

- Interior Exterior
- Single Faced Double Faced
-
- Illuminated
- Non-Illuminated
- Lighting Type:
 Lamps L.E.D.
 Neon Other

2075 Mission Street
 San Francisco,
 94110

Customer Approval:

Signature

MM/DD/YYYY

2020 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.

This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.



Sheet No.

2.0

ID: 201034-03

Date: 9/24/2020
Sales: A. Bartizal
Designer: N. Ford

Rev.#: Date: 11/4/20

Revision Notes:
1. color variations

2.
3.
4.

Interior Exterior
 Single Faced Double Faced

Illuminated
 Non-Illuminated
Lighting Type:
 Lamps L.E.D.
 Neon Other

2075 Mission Street
San Francisco,
94110

Customer Approval:

Signature

MM/DD/YYYY

2020 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.

This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.

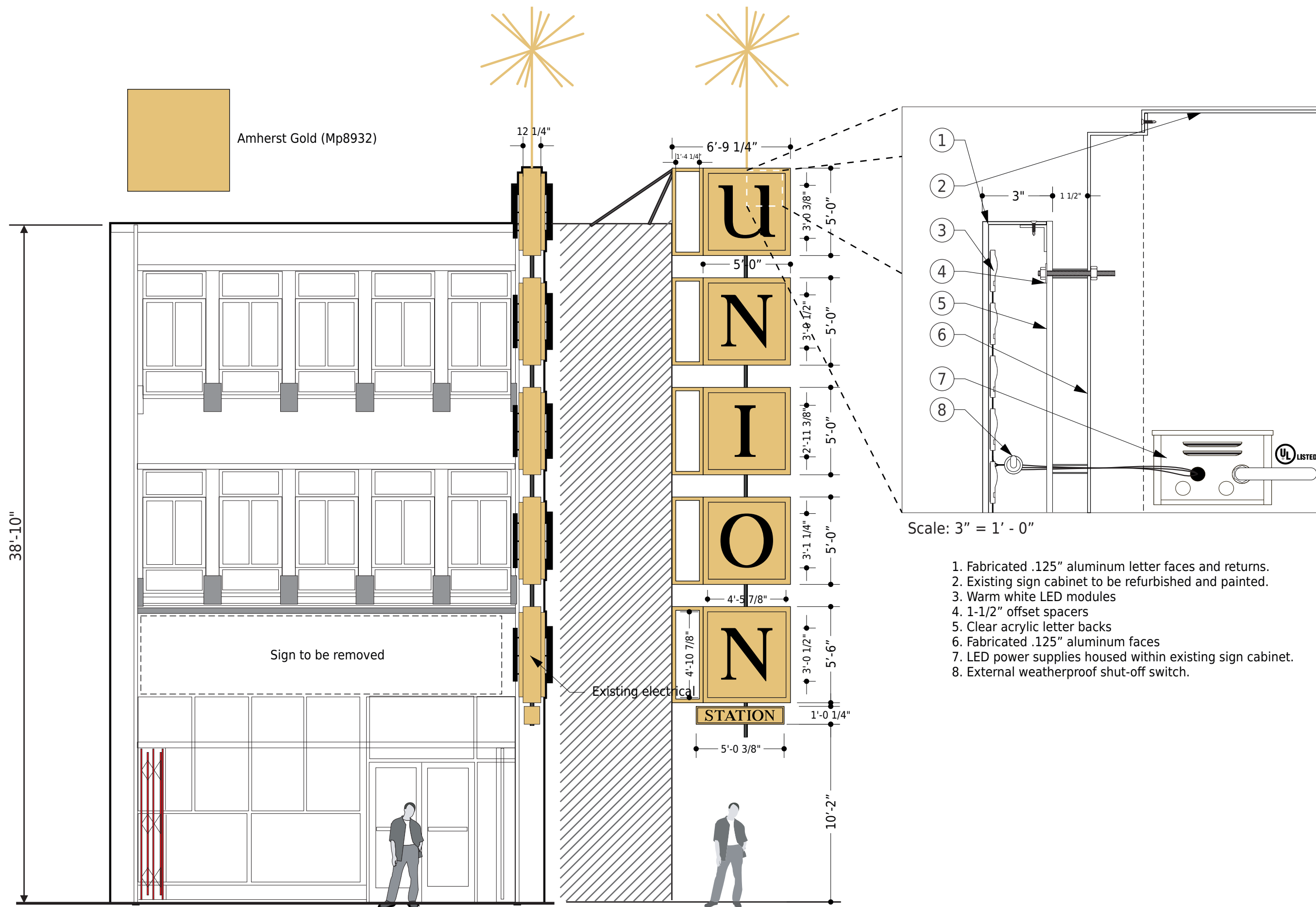


All Signs to be
Title 24
Compliant



Sheet No.

3.0



Scale: 3" = 1' - 0"

1. Fabricated .125" aluminum letter faces and returns.
2. Existing sign cabinet to be refurbished and painted.
3. Warm white LED modules
4. 1-1/2" offset spacers
5. Clear acrylic letter backs
6. Fabricated .125" aluminum faces
7. LED power supplies housed within existing sign cabinet.
8. External weatherproof shut-off switch.

ID: 201034-03

Date: 9/24/2020
Sales: A. Bartizal
Designer: N. Ford

Rev.#: Date: 11/4/20

Revision Notes:
1. color variations

2.
3.
4.

Interior Exterior
 Single Faced Double Faced

Illuminated
 Non-Illuminated
Lighting Type:
 Lamps L.E.D.
 Neon Other

2075 Mission Street
San Francisco,
94110

Customer Approval:

Signature

MM/DD/YYYY

2020 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.

This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.

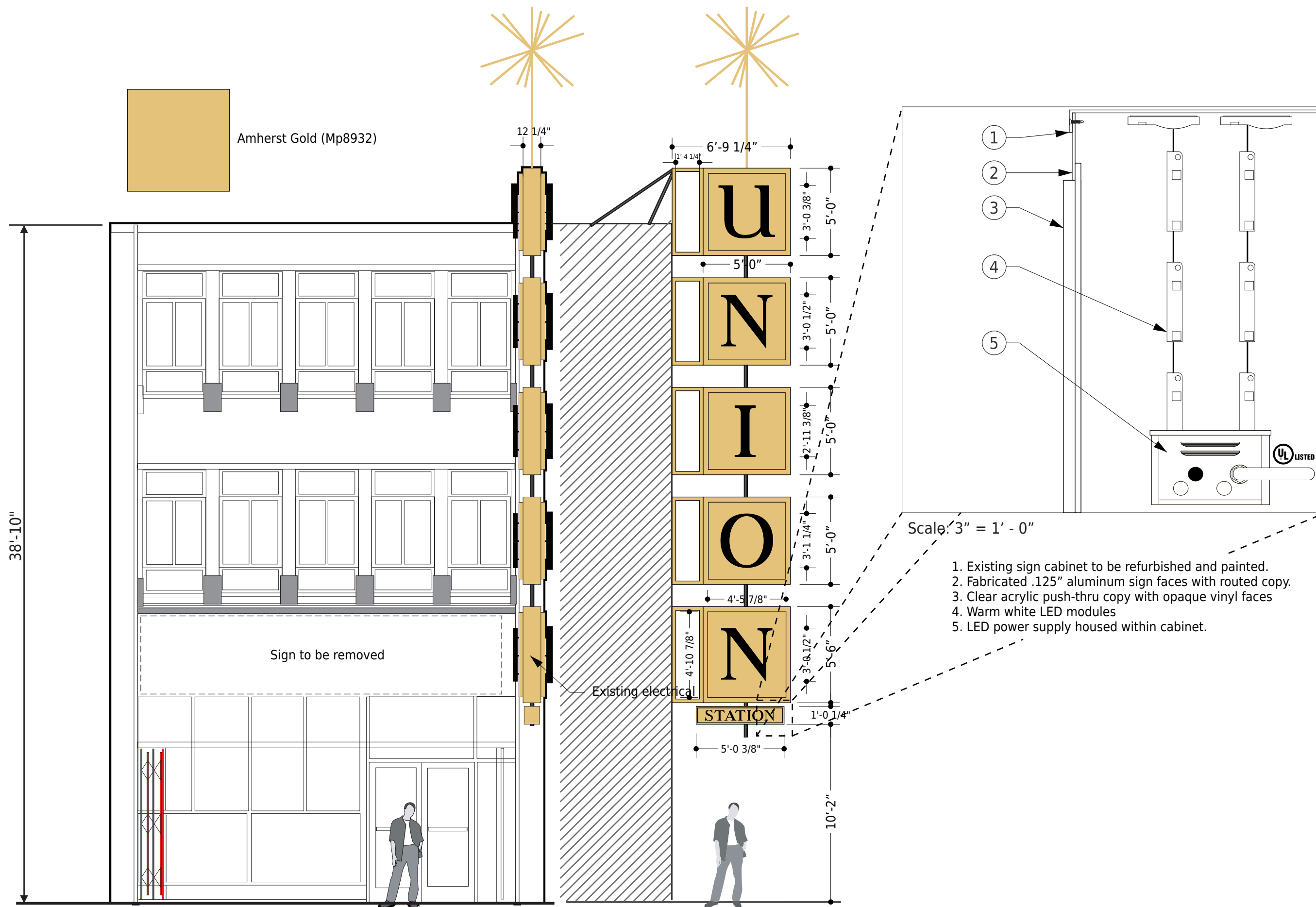


All Signs to be Title 24 Compliant



Sheet No.

4.0





Amherst Gold (Mp8932)



B Mockup and Simulated Illumination
Scale: NTS



2500 Bisso Lane, Suite 200
Concord, CA 94520
925.771.6300 Phone
CA License #665363

ID: 201034-03

Date: 9/24/2020

Sales: A. Bartizal

Designer: N. Ford

Rev.#: Date: 11/4/20

Revision Notes:
1. color variations

2. _____

3. _____

4. _____

Interior Exterior

Single Faced Double Faced

Illuminated

Non-Illuminated

Lighting Type:

Lamps L.E.D.

Neon Other

2075 Mission Street
San Francisco,
94110

Customer Approval:

Signature _____

MM/DD/YYYY _____

2020 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.

This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.

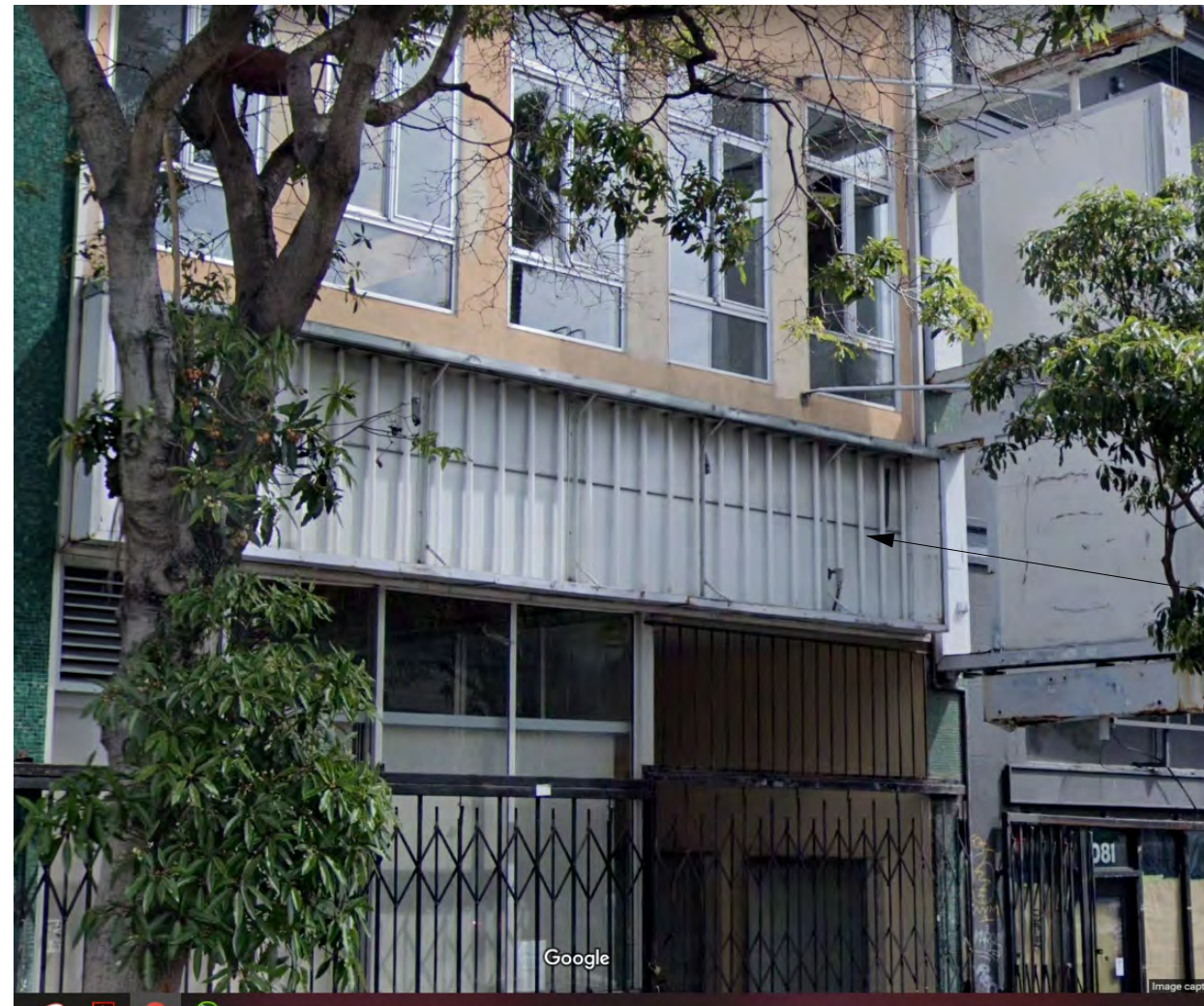
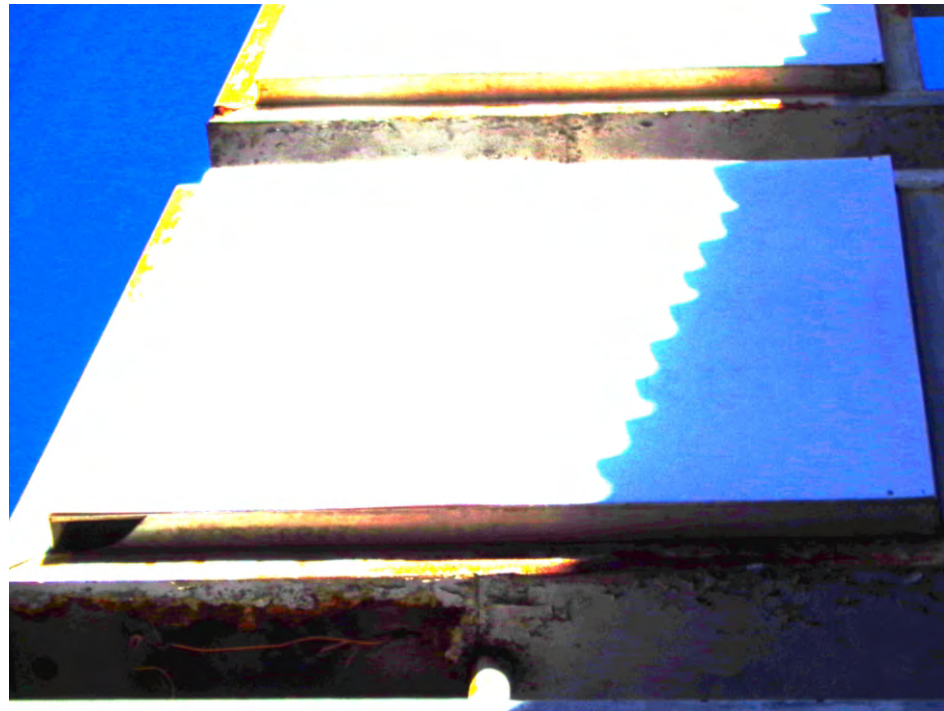


All Signs to be Title 24 Compliant



Sheet No.

5.0



Sign to be removed
patch and paint

Photos of Existing Signage to be Refurbished



2500 Bisso Lane, Suite 200
Concord, CA 94520
925.771.6300 Phone
CA License #665363

ID: 201034-03

Date: 9/24/2020

Sales: A. Bartizal

Designer: N. Ford

Rev.#: Date: 11/4/20

Revision Notes:

1. color variations

2.

3.

4.

Interior Exterior

Single Faced Double Faced

Illuminated

Non-Illuminated

Lighting Type:

Lamps L.E.D.

Neon Other

2075 Mission Street
San Francisco,
94110

Customer Approval:

Signature

MM/DD/YYYY

2020 All Rights Reserved. This is an original unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without written permission of Golden Gate Sign Company.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. This includes proper grounding and bonding of the sign.



All Signs to be
Title 24
Compliant



Sheet No.

6.0

Sign Lighting

NRCC-LTS-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE**

NRCC-LTS-E

This document is used to demonstrate compliance with requirements in [§110.9](#), [§110.12](#), [§130.0](#), [§130.3](#), [§140.8](#), and [§141.0\(b\)2M](#) for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to [§140.8](#) and do not need to complete this compliance document.

Project Name: Union Station	Report Page: Page 1 of 4
Project Address: 2075 Mission St San Francisco, CA 94109	Date Prepared: 9/28/2020

A. GENERAL INFORMATION

01	Project Location (city)	San Francisco, CA
02	Climate Zone	3
03	<input type="checkbox"/> Building is a healthcare facility	

B. PROJECT SCOPE

Table Instructions: Include any illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in [§140.8](#) or [§141.0\(b\)2M](#) for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to [§140.8](#) and do not need to complete this compliance document. WARNING: Changing the Compliance Method in this table will result in the deletion of data previously input. If you need to change the compliance method, please open a new form or use "Save As".

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
A	Halo Channel Letter Sign	Altered	Outdoor	ENERGY VERIFIED Label

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with [§140.8](#). See [§141.0\(b\)2M](#) for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with [§140.8](#). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tool tips for this table for more details.

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.

01	02	03	04	05	06	07
Name or Item Tag	Complete Sign Description	Total Allowed (Watts)	Total Designed (Watts)	Compliant Light Sources	ENERGY VERIFIED Label	Compliance Results
(See Table B)	(See Table B)	(See Table F)	(See Table F)	(See Table G)	(See Table H)	
A	Halo Channel Letter Sign	≥	OR	OR	YES	COMPLIES
Controls Compliance (See Table F/G/H for Details)						COMPLIES

Sign Lighting

NRCC-LTS-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE**

NRCC-LTS-E

Project Name: Union Station

Report Page:

Page 2 of 4

Project Address: 2075 Mission St | San Francisco, CA 94109

Date Prepared:

9/28/2020

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

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS*This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.***F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS***This Section Does Not Apply***G. LIGHT SOURCES AND CONTROLS***This Section Does Not Apply***H. ENERGY VERIFIED LABELED SIGNS AND CONTROLS***Table Instructions: Complete this table to demonstrate compliance with mandatory controls requirements from [§130.3](#) for illuminated signs using the ENERGY VERIFIED label compliance method per [§140.8\(b\)](#) as indicated on Table B of this compliance document. Complete this table only if sign has a permanent, pre-printed, factory installed, ENERGY VERIFIED label confirming that the sign complies with the Section [140.8](#) of the California 2019 Title 24, Part 6 Standards.*

01	02	03			04	
Name or Item Tag	Complete Sign Description	Mandatory Controls			Field Inspector	
		Shut-Off	Dimming	Demand Response ¹	Pass	Fail
A	Halo Channel Letter Sign	Astrn. Timer + Photocontrol	Pwr. reduced 65%+	NA	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Selections with a * require a note in the space below explaining how compliance is achieved.EX: Sign within tunnel illuminated day & night; EXCEPTION to [§130.3\(a\)2A](#).**¹FOOTNOTE: Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per [§110.12\(d\)](#).*

Sign Lighting

NRCC-LTS-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Union Station	Report Page:	Page 3 of 4
Project Address: 2075 Mission St San Francisco, CA 94109	Date Prepared:	9/28/2020

I. 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 https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTS-01-E - Must be submitted for all buildings.	<input type="checkbox"/>	<input type="checkbox"/>

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to sign lighting requirements.

Sign Lighting

NRCC-LTS-E (Created 11/19)

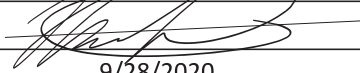
CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Union Station	Report Page:	Page 4 of 4
Project Address: 2075 Mission St San Francisco, CA 94109	Date Prepared:	9/28/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT


I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Nick Ford	Documentation Author Signature: 
Company: Golden Gate Sign Co., Inc.	Signature Date: 9/28/2020
Address: 2500 Bisso Lane #200	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Concord, CA 94520	Phone: 925-771-6300

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: Nick Ford	Responsible Designer Signature: 
Company : Golden Gate Sign Co., Inc.	Date Signed: 9/28/2020
Address: 2500 Bisson Lane	License: 665363
City/State/Zip: Concord, CA 94520	Phone: 925-771-6300



NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL/LIGHTING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Electrical Inspector or (415) 558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd Floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2016standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFD BI website at <http://sfdbi.org/information-sheets>

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (ELECTRICAL/LIGHTING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment NRE

JOB ADDRESS 2075 Mission St
San Francisco, CA 94109 APPLICATION NO. _____ ADDENDUM NO. _____

ENGINEER/ARCHITECT NAME Nick Ford PHONE NO. (925) 771-6300

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the **electrical and lighting** work in this project:

1. Installation

Indoor Lighting

- NRCI-LTI-01-E Indoor Lighting (IE6)
- NRCI-LTI-02-E Energy Management Control System (EMCS) or Lighting Control System (IE7)
- NRCI-LTI-03-E Track Lighting Integral Current Limiter or Supplementary Overcurrent Protection Panel (IE8)
- NRCI-LTI-04-E Two Interlocked Lighting Systems (IE9)
- NRCI-LTI-05-E Power Adjustment Factors (IE10)
- NRCI-LTI-06-E Additional Videoconference Studio Lighting (IE11)

Outdoor Lighting

- NRCI-LTO-01-E Outdoor Lighting (IE12)
- NRCI-LTO-02-E Energy Management Control System (EMCS) or Lighting Control System (IE13)

Sign Lighting

- NRCI-LTS-01-E Sign Lighting (IE14)

Electrical

- NRCI-ELC-01-E Electrical Power Distribution (IE15)

Solar

- NRCI-SPV-01-E Solar Photovoltaic System (IE16)

2. Acceptance

Indoor Lighting

- NRCA-LTI-02-A Lighting Controls (AE1)
- NRCA-LTI-03-A Automatic Daylighting Controls (AE2)
- NRCA-LTI-04-A Demand Responsive Lighting Controls (AE3)
- NRCA-LTI-05-A Institutional Tuning PAF (AE5)

Outdoor Lighting

- NRCA-LTO-02-A Outdoor Motion Sensor and Lighting Shut-Off Controls (AE4)

Required information:

Prepared by: Nick Ford Date: 9/28/2020
Engineer/Architect of Record Signature

Fax: _____ Email: nickf@goldengatesign.com

Review by: _____ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE _____ DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2075 MISSION ST		3570048
Case No.		Permit No.
2020-011473PRJ		202011249604
<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. Refurb/reface (e) signage. Illuminated projecting double-faced blade sign. "union station"</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

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

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

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

Check all that apply to the project.	
<input 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 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input checked="" type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Stephanie Cisneros
		09/01/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</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

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 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

Planner Name:

Date:



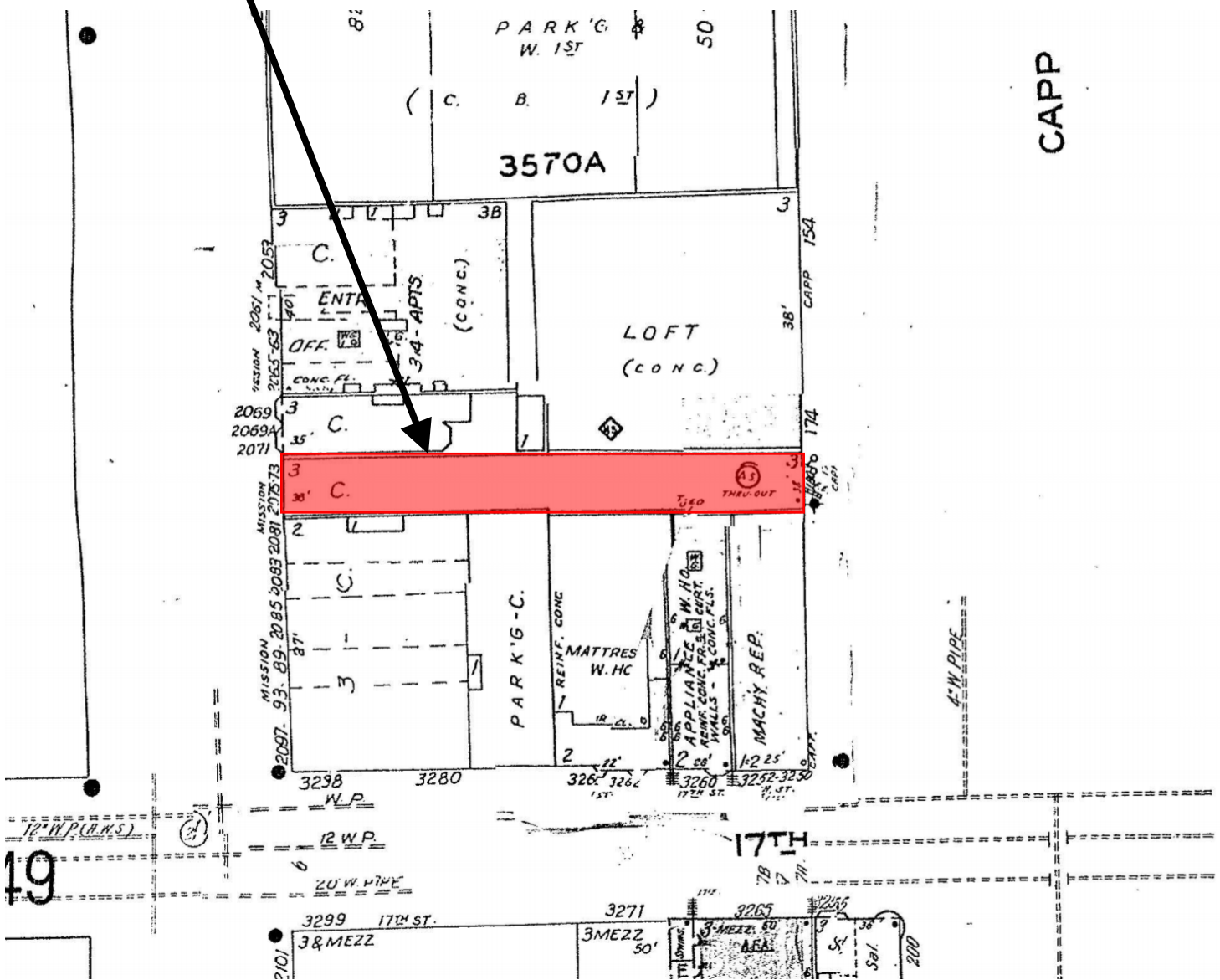
LAND USE INFORMATION

PROJECT ADDRESS: 2075 MISSION ST
RECORD NO.: 2020-011473PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	3590	0	0
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF	12160	0	0
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

Sanborn Map*

SUBJECT PROPERTY

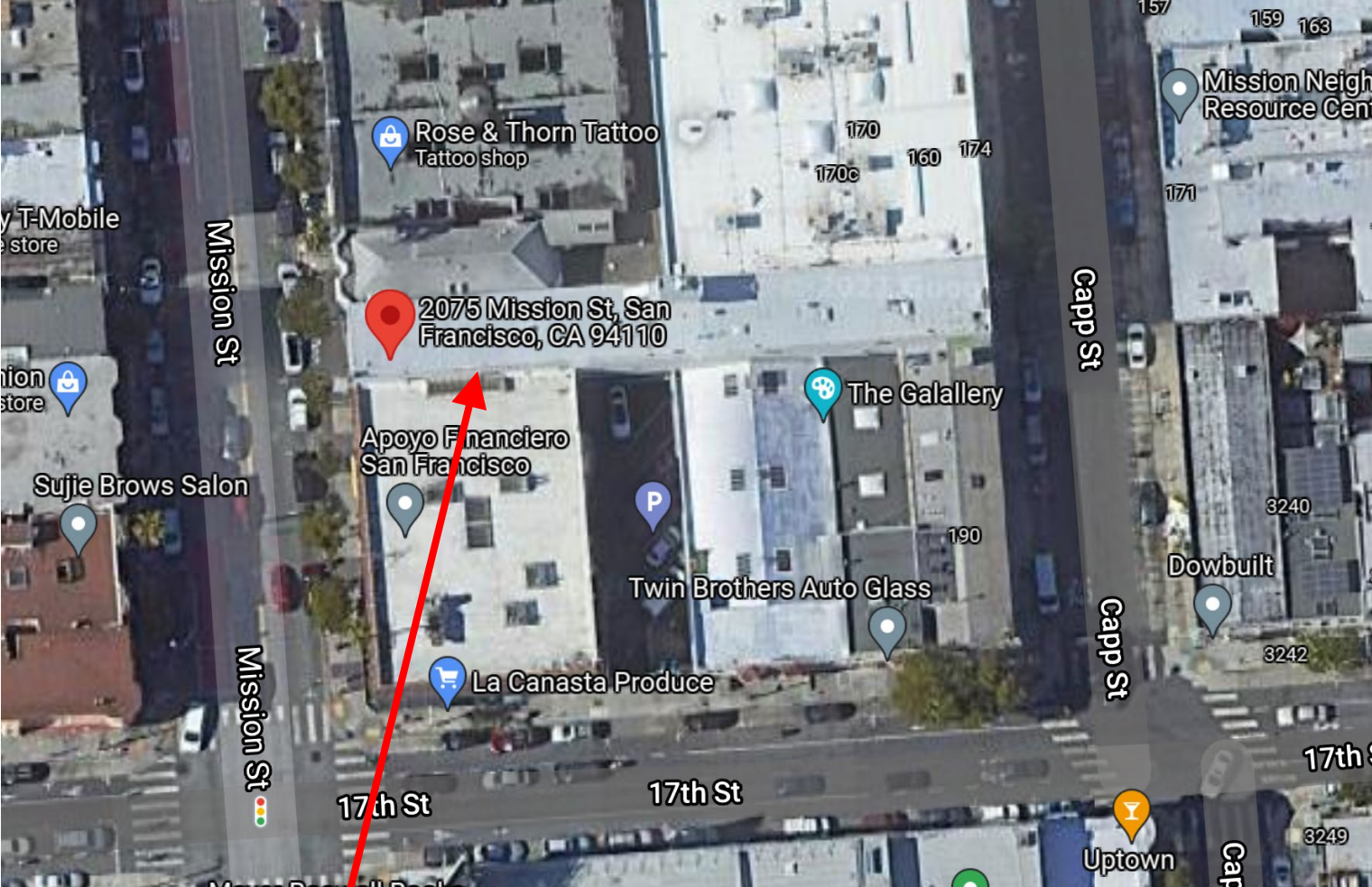


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Aerial Photo – View 1

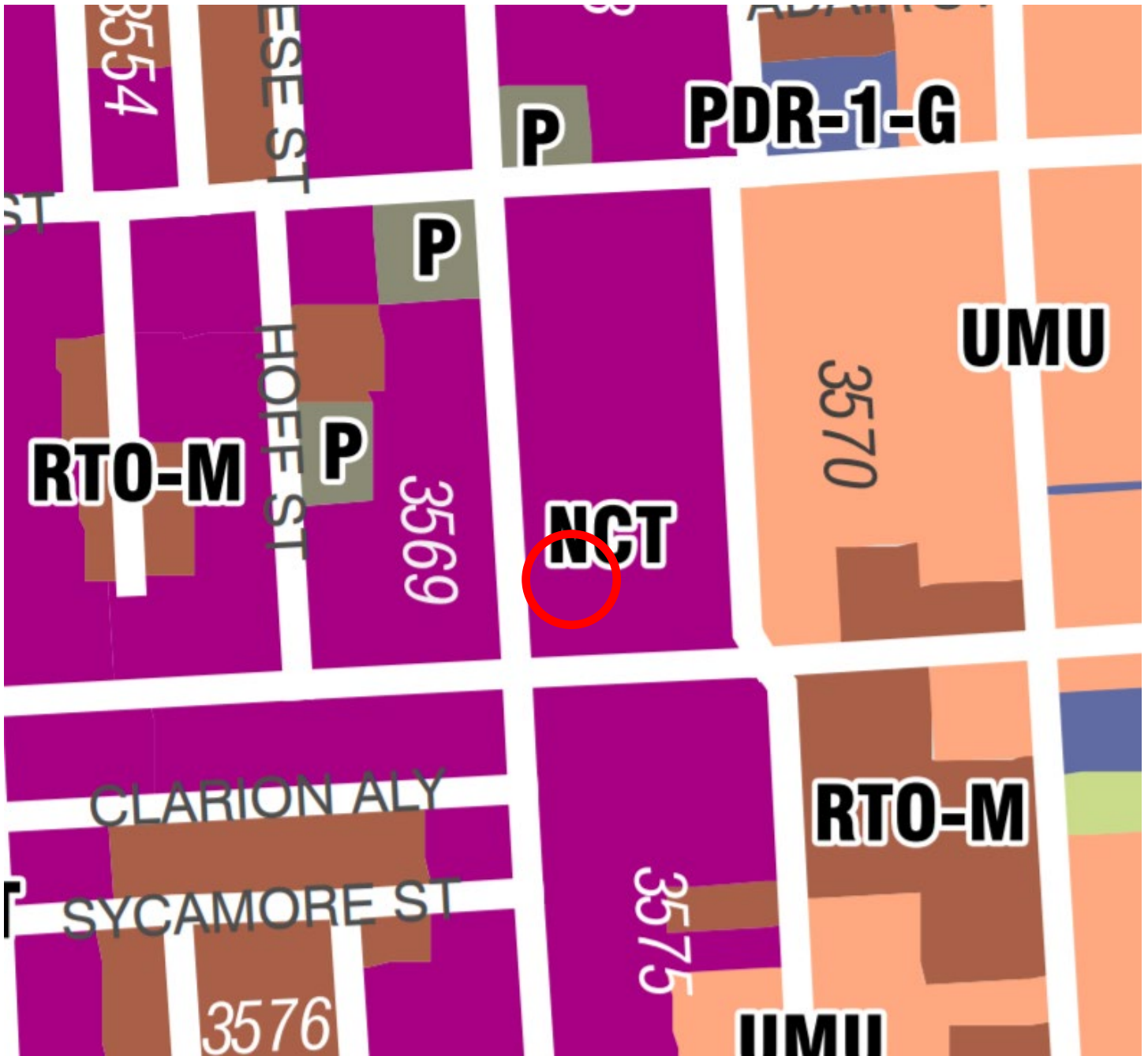


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Historic Photos



Ca. 1989

Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Historic Photos



Ca. 1974

Conditional Use Authorization Hearing
Case Number 2020-011473CUA
Vintage Sign Authorization
2075 Mission Street

Good day commissioners, President Koppel

My name is Joseph Hunt. I am the project sponsor as well as an equity owner of the coming dispensary Union Station at 2075 Mission Street. My group and I feel extremely blessed to have this opportunity to refurbish signage that is almost a century old. The current condition of the signage is structurally very solid. Unfortunately, the existing sign has been continuously plagued with graffiti and is rusted and has turned into quite an eyesore. We hope to address this with our continuous presence at the location and with continuous upkeep of our refurbished sign as necessary. So that it will always remain in pristine condition. Unfortunately tearing the sign down would be very costly financially and historically. Both our group and The City would miss out on a vital opportunity to see a gorgeous Old Mission sign tastefully and beautifully refurbished by the top sign company in the Bay Area. Golden Gate Signs has created signage for The Old Clam House, SF Giants, SF 49ers, Ghirardelli Square, The Fox Theater, Cadillac, Facebook, Safeway, Cache Creek, and so many more.

Our group leased the location at 2075 Mission Street in March of 2018. We have been engaged in the process of opening the dispensary with the city ever since. This has been a very lengthy process. When we first acquired the premises. We did some research on the history of the building. During this process of discovery, we learned the history regarding the original use of the building. This was Union Furniture store. We also learned the original blade sign that belonged to our commercial unit originally read "UNION" as well. The entryway had a tile inlay reading "UNION". In brainstorming sessions for a name for our new company and brand. We decided to pay homage to the original name of UNION. We felt that it fit our proposed use well.

In addition, we learned from local Mission groups about the potential to have the sign approved under the Vintage Sign Program. In normal times there likely would have been potential grants available to assist with restoration of a historic or vintage sign. However, upon learning that during this time of Covid-19. All available grant funds were being redirected to assist business with survival during these trying times of a global pandemic. Our team then decided we were fully committed to privately funding the restoration of this sign and all that it symbolizes. As a long-term investment in both the Union Station Project, and the Mission District Community.

Cannabis has always represented a plant that brings together many different people from different backgrounds and cultures. Including those with physical challenges. We have taken all appropriate steps to meet ADA accessibility guidelines. Our establishment fully intends to be a place of equity, diversity, and inclusion. We felt Union Station would be the perfect name to represent the unity that we plan to contribute to the Mission District and the great city of San Francisco. Having been personally and intricately involved in the legal cannabis industry since the early 2000's (medical cannabis use days). I have seen the plant create common ground among many diverse groups of people.

The word UNION itself also represents our hope and goal to bring together different groups of people. With differing beliefs and visions. For The Mission. For The City. Recreating an iconic sign will also help to bring back the lively feel of the old mission. But infused with modern energy as well.

We hope to open Union Station in October of this year. We were approved at a planning commission hearing back in December 2019. Our team is honored to have a chance to become an even stronger asset to the City of San Francisco above and beyond simply providing cannabis for sale. We plan to have substance abuse and cannabis education classes at least monthly at Union Station. As legal cannabis is still somewhat new to California. We will help to provide education to everyone who comes into Union Station about the benefits, safety, and public health issues regarding cannabis use. Our previous experience in the medicinal cannabis industry in San Francisco gives us the respect and understanding of the special needs of cannabis patients and caregivers. As well as the needs of people new to the market and the products contained within.

We feel very strongly that refurbishment of this historic sign will be a potent symbol of the Old and New Mission district. The old guard and new folks that call it home. Let UNION and our MISSION of creating unity shine bright at 2075 Mission Street. We very much appreciate your time.

Thank You Commissioners

Sincerely,

Joseph Hunt

Union Station – Sponsor Letter

Attention: City of San Francisco Planning Commissioners

We are seeking approval of the Conditional Use Authorization for refurbishment of the existing historic double face, projecting sign located at 2075 Mission Street.

This sign is an iconic representation of the community where it resides, The Mission District. A true symbolism of the “American Dream”; In 1915 an immigrant family came to America from Austria to build a business, a legacy to pass on to his children. Union Furniture Company was founded at this location in 1916 and despite the global effects of The Great Depression, business prospered for the Jacob Kaufman and his family. In 1923, the store began advertising special sales in local newspapers for the Mission Street store. Learning the new ways of America and following the procedures at that time, Jacob Kaufman applied to the “Board of Public Works” in 1924 for a building permit for a galvanized marquee sign, valued at \$1,850.00. Shortly after the sign was installed, there was a grand “re-opening” with reportedly “... 3 times the floor space”. Still on the tailings of the Great Depression, in early 1934 the Union Furniture Company enlarged their Mission Street store and in March of 1934 Union Furniture Company opened a 5-story Oakland location. This new location featured identical architectural details to the Mission Street location; their “brand identity” of a projecting sign with individual letters reading “Union”, attached to a façade made up of encaustic green tile. In 1938, The San Francisco Examiner newspaper reported “...In 1916 the Union Furniture Company was founded as a neighborhood store, in the same block of the Mission District, starting with small beginnings, the organization has grown from a small district store, to one of the largest furniture companies of the West...”. By the late 1950’s, Union Furniture Company was operating over (10) retail locations along the West Coast – from Richmond to Chula Vista, with the Mission Street location as their headquarters.

This historic sign symbolizes the American Dream; overcoming adversity and the perseverance of an immigrant, to fulfill his dream – all the while making these achievements during The Great Depression. This iconic sign, once renovated, will be a beacon in the community.

By installing new fabricated painted panels, each letter halo-illuminated with LEDs to halo the light behind the letter. This method will avoid any harsh direct light while casting a soft glow onto the structure. This sign has been carefully and thoughtfully re-designed to keep the style and intent of the original double-face projecting sign yet provide the efficiency of the contemporary illumination.

Signatures from surrounding neighbors offer support for the sign’s renovation and the community is encouraged by our investment in the sign’s renovation; in turn making an investment in the community where many residents are themselves, pursuing the American Dream.

Union Station – Sponsor Letter (*Continued*)

Illustration of the proposed Oakland retail store at 13th and Washington Street



Union Station – Sponsor Letter (Continued)

Actual storefront photograph of Union Furniture Company, Oakland.



Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Code Sections 608.14 and 303 to authorize the existing illuminated sign as Sign. The subject property is within the NCT (Mission Street Neighborhood Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info
Jose Castillo		(415) 57
Richy Green		
John Rivera		
Maria Real	Maria Real	510
Elizabeto		
SANTANA		

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
John Lo		415-863-3123
ANTHENATEN AMEN-RA		510-830-9099
José Perez		(510) 573-90-92
Joan McWanau		510 207-7740
Jemma Mornis		925-413-7695
Briene Reed		415-325-5077
Ry FARAOLA		831-325-5077
José Rey		
Sara	Padron	
Grace	Ginsburg	915 308 5838
Sonia	Shan	732 233 2585
Sara Faraj		
Nathaniel Jersano		
Pedro Acha	Pedro Acha	(775) 355-7557

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Business Name
TJ VYEDA		ROSE & THORN TATTOO
JEAN		ROSE & THORN TATTOO
LUCAS LOHMAN Carolynn		Rose & Thorn Tattoo Drew School
ALEX SUEN		Mona's Apparel
Juan Gutierrez		The Sandwich Place
SAKI ARCE		Kiteva
Smaller friend IX		Smoker Friendly
Carlo		El Camacho Restaurant
MIRIAM GARCIA		Liam's
Irene Chen		Casfinito
Yick Hussari		Buy Sell Loan Inc.
1000 Park		Metro
Noe Linarez		New colors
Bernardo Montiel		Mission Secrets
meiya m		Gato U
phung		Taq. El castillito
Biriam Berih		FRED LOY
		Mission Grocery
		Dollar Bargain
		Young's cleaner
		Yacatasia
		Smoke shop

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Jose Castillo		(415) 574-6700
Richy Green		
Jake Rivera		
Maria Real	Maria Real	510 472 2750
Eltepeito		Santanas Drummer (1969-1989)
SANTANA		
DAN SPENCER		
Johnny Du		415-431-6993
Juana Escamilla		(owner Metro PCS)
Alejandro D	Alejandro D	owner Lam's Restaura.
James Nava		
Charlie Knote		(415) 317-0439
STEVE HERTZFELD		480-250-2382
Jan Hertzfeld		(602) 402-8742

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Emmet Oliver		931-9333
German Chavez		
Griffin Hoppern		
Eric Rose		
Charles Mugica		415-867-1576
Joshua Cherry		628-502-9722
Kyani A		650-458-1654
David Nemer		415 819 4462
NY BEEBELS		- 413-502-2155
Hugo Salvador		415-579-6364
Pablo Rodriguez		415-697-4442
Avis Richardson		650.290.3235
Chloe Hernandez		(909) 291-8082
Ryan Hadash		
Adriana Stetson		(301) 825-6758
JAMIE GUARDINO		(415) 244-4879
Kevin Elijah		617-947-9959
Bryan Klichstein		608-831-0304
Spencer Berkas		
TRAVIS		
Kater Johnson		415-283-5872
Shanika		the third word.
Quinn		510.994.9117
JOE STAR		707 338-0716

MIA

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Kieran Nishio	<i>[Signature]</i>	415 8062160
Sean Talar	<i>[Signature]</i>	
Chelsea Drenick	<i>[Signature]</i>	
William Meseud	<i>[Signature]</i>	
Katie Rodriguez	<i>[Signature]</i>	
Alicia Rodriguez	<i>[Signature]</i>	
Anana Rodriguez	<i>[Signature]</i>	
Eliana Suarez	<i>[Signature]</i>	
SABAH DOONAN	<i>[Signature]</i>	
Nena Nwachukwu	<i>[Signature]</i>	
Topher Finkle	<i>[Signature]</i>	
Brandon Junkins	<i>[Signature]</i>	
Keely Anne	<i>[Signature]</i>	
Jasmine Lynn	<i>[Signature]</i>	
Mariah Reyes	<i>[Signature]</i>	
JORDAN V.	<i>[Signature]</i>	
Andrea Rivera	<i>[Signature]</i>	
Abigail Rose	<i>[Signature]</i>	
Sophie Vasha	<i>[Signature]</i>	
Luis Cach	<i>[Signature]</i>	
JOHN CHALICE	<i>[Signature]</i>	
Peter Estes	<i>[Signature]</i>	
Josh Gurnia	<i>[Signature]</i>	
Jeremy Castanon	<i>[Signature]</i>	Construction documents

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Rayne King Francisco Bercio Somocun Khath		415-302-1399 415-434-1301 (209) 968-4688
Fayy Mahmoud Magana Mahmoud Nisim		415 909 0946
Emanuel HUI FERNANDO FLORES		(415) 866-4746 (415) 595-8550
Adri Moreno Azul Macedo		(415) 518-4885 408 712 3757
Charles Lela		415 5325896
Patrick Hernandez Austin DIAZ Osberto B. Garcia Ismail Peracta EGYPT HOPKINS DANIEL PARRON Carmen Sule		415 716 3364 415 - 636-3056 415 265 2075 415-197-8049
ERIL Pamela MITT Hector DIAZ Jackie Ramirez		(415) 784-2111 (415) 882-5620 415 674 0009 415 884 3289 415 619 3321 415 221 8505

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Brandon Saku		
CHRISTIAN FIGUEROA		
Samuel Lugo		
Quiana Matheson		
Joanne Chen		
Iratika Madhu		
Andrew Harrison		andrew.joseph.harrison@gmail.com
Miguel Moya		mmoya4113@gmail.com
Janne Gunnar		
Billy Rinchin		billy.rinchin@gmail.com
Elijah Hill		
Peterson Zenith		
James Carter		j.carter@comcast.net
Dave Thompson		thompson@gnet.com
Joseph Felder		916.501.7081
MARIA MICHANUCKI		501-612-1474
Lauren R. Kelly		415-502-5320
STANLEY		650-390-5277
LARRY TILLER		415-724-7002
ANTHONY CALDWELL		(707) 207-9701
Cory Lau		(415) 990-8863 Business Owner
Amor Student		(707) 704-6746

Local Businesses Showing Support

<u>Business Name</u>	<u>Address</u>
Town Smoke Shop	2171 Mission Street #101
Abanico Coffee Roasters	2121 Mission Street
Twin Brothers Auto glass	3258 17th Street
Casa Latina Market	3020 16th Street
Panchitas	3091 16th Street
Dollar and up market	3030 16th street
Angie's Jewelry	2386 Mission Street
Jasmine Market	2397 Mission Street
Lety Family Salon	2365 Mission Street
Modern Hair	2359 Mission Street
Mission street burger	2323 Mission Street
beauty bar	2299 Mission Street
La Conasata	

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Liliane Passmore		Liliane - Passmore@yahoo.com
diana lo		
Ramiro Lopez		
Juan Bryson	Juan Bryson	
Maria Ku	Maria Ku	Mineliakuo@gmail.com
Daniel Dues		
Fernando Rodriguez	Fernando Rodriguez	
Andrew Fitzsimons		
Jeshua Reno		
Peter Turzon		
Gia Fridman	Gia Fridman	
BORGEN KJENSEI		
Alonzo Aguilera		
Kellan Rivas		

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Byron Law		319-321-0584
Sachi Shan		412-707-3614
Elliot Levy		570-301-7460
Christina Insalaco		570-704-9144
Daniel O'Shea		415-420-4935
Susan Comstock		408-628-8478
Andrew Tambellini		415-209-3301
Kelly Kennedy		107-329-9594
Josephine Elshardt		628-79-5295
Josephine Elshardt		415-626-1409
Alexandse Cognon		438-928-6341
Lauren		408-650-8899
Michael Munschbaugh		Mauschbaugh@gmail.com
Chissy Busiek		cbusiek@gmail.com
Iris Willow		iriswillow@gmail.com
BERT PAN		818-653-0002
Michael Hunt		
Nathan Raymond		415-510-3895
Mico		
Justin		
Delaney Rea		352-262-5092
ADAM ELLIOTT		732-681-8820
AMY BENNETT		

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Janet Flips	<i>[Signature]</i>	
Joseph Hunt	<i>[Signature]</i>	
MARCO VIZUNZA	<i>[Signature]</i>	415-424-1617
GARRETT FRENZI	<i>[Signature]</i>	415-573-4105
Belam Mejia	<i>[Signature]</i>	707-450-2663
HANNAH MURRAY	<i>[Signature]</i>	601-378-7888
Moham Muhunnah	<i>[Signature]</i>	+44 7807 74444
JACOB TYKE	<i>[Signature]</i>	80 711 3421
Elizabeth Ponce Naranjo	<i>[Signature]</i>	(707) 330-9940
Dania Gama Goncales	<i>[Signature]</i>	707 322 5429
FRANCISCO GALLARDO	<i>[Signature]</i>	415 822 1640
ROGA AGUIAR	<i>[Signature]</i>	415 202 4211
FRANCO GONZALES	<i>[Signature]</i>	415 528 9055
PETER BONAS	<i>[Signature]</i>	415-410-6117
ANDEA NUBIAZ	<i>[Signature]</i>	415 471 8166
Hughy Leeman	<i>[Signature]</i>	415-567-7071
Pat Rodriguez	<i>[Signature]</i>	415 335-5805
Erica Rumb	<i>[Signature]</i>	(415) 240-03-08
PARTIDA	<i>[Signature]</i>	
FRANCIS R. GRINNON JR	<i>[Signature]</i>	(510) 378-0349
JOSE SERRANO	<i>[Signature]</i>	510) 374-6955
Michael Wood's	<i>[Signature]</i>	(415) 746-4772
Jan Hopkins	<i>[Signature]</i>	910-695 7276

(Fabric outlet employee)

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
SIMON H		415-797-7789
Cooper M		415 490 4560
Kristen Brown		415 933 2163
Joyce Ledezma		415-368-6425
Blanche Puthon		(415) 670-0415
JULIETTE MARLES		415 828 2858
Michael Komolo		415 260-3254
Ryan Feyert		267 71 9793
Adam Giffey		918 857 4391
Evan Greene		415-336-0634
AARON LOMAX		781 439 8508
Carlin Connelly		781 722 0517
Jill Sweet		408 766 4235
Mo Ghahramani		415-216-5800
Matthew Moore		415-351-9431
JOSHUA LOPEZ		415 708 3645
THOMAS THY		530-591-2105
Nolan Ventura		
Tanashua Bravis Santiago		
Jaylyn Duong		(347) 302-4619
AARON WATSON		858-330 858-336-6858
caitlyn mosley		650-669-0655
Nick McNamee		406-242-9271
B.V. McNamee		

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
SEAN LEAHY		510-403-1221
LINA KAMMOVA		510-382-0502
Gillian Fitzgerald		347-7038573 (owner Casemont Bar)
Angelica Soza		(209) 324-8996
REUBEN MONCADA		917-658-9823
Barck Gile		
Edward Tiao		4
Michael Jense		
Kristen Sheldon		
SARAH MIR		617 230 3966
Alejandro Diaz		209 292 4324
Gilroy Rubio		628 219 3948

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
Dominic Calascabette		428-200-6386
Nicholas Dale		925-84-6202
Jessica Gutierrez		(USD) 074-0089
Christian Rizo		650 669 6073
Mike Loh		615 410 0945
Sean Fure		505-124-6199
Samatha Pina		510-913-2512
Rachel Tran		510-886-9840
Natasha Thaler		510-777-6325
Michael Hill		415-330-2101
		415-466-6787
		415 570 3560
Madehyn Adams		207 650 4813
Linda Adams		207 650 1509
Evangelina Pacheco		www@me.com
Ella Hase		
Esqac Fenech		ikeen@swell.com
Dobby Correas		pacoreassaria@gmail.com
Luisa Vanez		lvanez@ed.com
Obdora Jimenez		415-249-6255
D. V. [unclear]		530-995-1915
		650 346 0471
Samantha Fiori		732 617 9726
Marta Hill		312-772-1082

Union Station Sign Refurbishment Support Petition

To: San Francisco Planning Commission

The Undersigned Shows Support For: Approval Action for the Union Station Street Sign Refurbishment Project.

Summary: The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 608.14 and 303 to authorize the existing illuminated sign as a Vintage Sign. The subject property is within the NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 80-B Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h)

Full Name	Signature	Contact Info.
JAMES SULLIVAN	<i>[Signature]</i>	SULLIVAN@4STAD.COM
John McDonald	<i>[Signature]</i>	jmcd032953@gmail.com
Christopher Wick	<i>[Signature]</i>	CCWAT@sanfrisco.gov
Zander Johnson	<i>[Signature]</i>	zanderjohnson@gmail.com
DIFINA POTKOSIC	<i>[Signature]</i>	
Karee Ann	<i>[Signature]</i>	
Sam Sutter	<i>[Signature]</i>	Sam@S-Po.com
Dr. Keith	<i>[Signature]</i>	
July Green	<i>[Signature]</i>	
JAKE SCORER	<i>[Signature]</i>	(415) 424-2103
Shovan Bhatta	<i>[Signature]</i>	919-720-2562
Dennis Plotnik	<i>[Signature]</i>	plotnikd@gmail.com
Ryan Greer	<i>[Signature]</i>	925-286-5131
Lewis Rana	<i>[Signature]</i>	415-377-6976

