



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: July 8, 2021

Continued from June 24, 2021

Record No.: 2021-000726CUA
Project Address: 559 CLAY STREET
Zoning: C-3-O (Downtown Office) Zoning District
75-X Height and Bulk District
Block/Lot: 0228/031
Project Sponsor: Daniel Robinson, MacCracken Architects
479 9th Street, 2nd Floor
San Francisco, CA 94103
Property Owner: Old Waterfront, LLC
Houston, TX 77019
Staff Contact: Linda Ajello Hoagland, AICP – (628) 652-7320
linda.ajellohoagland@sfgov.org

Project Description

The Project would convert 2,669 square feet of basement storage space, located within an existing 4-story over basement office building, into additional office space for the existing tenant. The Project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

Required Commission Action

Pursuant to Planning Code Section 210.2, the Commission must approve a Conditional Use Authorization to allow non-retail sales and service uses at or below the ground floor in the C-3-O Zoning District.

Decision

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2021-000726CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated November 6, 2020, and stamped “EXHIBIT B.”

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

Additional Information	
Notification Period	June 4, 2021 – 24, 2021 (20 days mailing, newspaper, online and posted).
Number and nature of public comments received	The sponsors held a pre-application meeting on January 19, 2021 prior to filing the application: there were no attendees. To date, staff has not received any public correspondence regarding the application.
Timeline from complete application to hearing	70 days from filing, 52 days from a complete application to hearing

Generalized Basis for Approval (max. one paragraph)

The Commission finds this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1 and 303(c), and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance and compatible with the General Plan and Use District. Conditional Use approval would allow the conversion of 2,669 square feet of basement storage space to office use in an existing 4-story over basement office building. The Project would not propose any modifications to the exterior of the historic building. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 8, 2021.

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: July 8, 2021

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

Attachments:

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

EXHIBIT A

Authorization

This authorization is for a conditional use to convert 2,669 square feet of basement storage space to office use within an existing 4-story over basement office building located at 559 Clay Street, Block 0228, and Lot 031 pursuant to Planning Code Section(s) 210.2 and 303 within the C-3-O (Downtown Office) Zoning District and a 75-X Height and Bulk District; in general conformance with plans, dated November 6, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2021-000726CUA and subject to conditions of approval reviewed and approved by the Commission on July 8, 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 **July 8, 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

Parking and Traffic

- 6. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.2, the Project shall provide no fewer than three Class 1 and two Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 7. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than **1** shower and **6** clothes lockers.

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

- 8. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Provisions

- 9. Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

Monitoring - After Entitlement

- 10. 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

- 11. 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

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org.

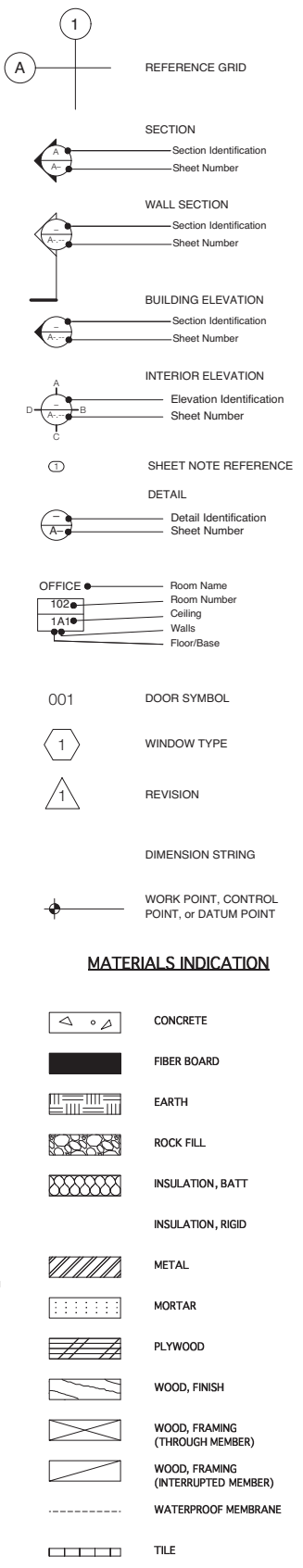
- 13. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

ABBREVIATIONS

⊥	Perpendicular	INTM.	Intermediate
d	penry	I.D.	Inside Diameter
[Channel	INSUL.	Insulation
▬	Plate / prop. line	INT.	Interior
∠	Angle	JT.	Joint
@	At	LAM.	Laminated
⊕	Centerline	LAV.	Lavatory
⊙	Diameter or Round	LT.	Light
#	Pound or Number	M.B.	Machine Bolt
(E)	Existing	MAX.	Maximum
ABV.	Above	MECH.	Mechanical
A.F.F.	Above Finish Floor	MEMB.	Membrane
A/C	Air Conditioning	MET.	Metal
ADD.	Addendum	MFR.	Manufacturer
ALT.	Alternate	MIN.	Minimum
A.B.	Anchor Bolt	MISC.	Miscellaneous
ACOUS	Acoustical	MTD.	Mounted
ADJ.	Adjustable/Adjacent	N.	North
APPROX.	Approximate	N.I.C.	Not in Contract
ARCH.	Architectural	NO. or #	Number
BSMT.	Basement	NOM.	Nominal
BET.	Between	N.T.S.	Not To Scale
BD.	Board	O.A.	Overall
BITUM.	Bituminous	O.C.	On Center
BLDG.	Building	O.D.	Outside Diameter
BLK.	Block	OPNG.	Opening
BLKG.	Blocking	OPP.	Opposite
BM.	Beam	PL.	Plate
CAB.	Cabinet	P. LAM.	Plastic Laminate
CLG.	Ceiling	PLAS.	Plaster
CLKG.	Caulking	PLYWD.	Plywood
CLR.	Clear	PR.	Pair
COL.	Column	PT.	Point
CONC.	Concrete	Q.T.	Quarry Tile
CONJ.	Connection	R.D.	Roof Drain
CONSTR.	Construction	REFR.	Refrigerator
CONT.	Continuous	RGTR.	Register
CTSK.	Countersunk	REINF.	Reinforced
CNTR.	Counter	REQ.	Required
CTR.	Center	RESIL.	Resilient
DBL.	Double	RM.	Room
DEPT.	Department	R.O.	Rough Opening
DET.	Detail	RWD.	Redwood
DIA.	Diameter	R.W.L.	Rain Water Leader
DIM.	Dimension	S.	South
DN.	Down	S.C.	Solid Core
DR.	Door	SHT.	Sheet
DWR.	Drawer	SIM.	Similar
DS.	Downspout	SPEC.	Specification
DWG.	Drawing	SQ.	Square
E.	East	S.S.T.	Stainless Steel
EA.	Each	STD.	Standard
EL.	Elevation	STL.	Steel
ELEC.	Electrical	STOR.	Storage
ENCL.	Enclosure	STRL.	Structural
E.P.	Electrical Panel	EXT.	Exterior
EQ.	Equal	EXH.	Exhaust
EXST.	Existing	F.B.	Flat Bar
EXT.	Exterior	FDN.	Foundation
EXH.	Exhaust	F.E.	Fire Extinguisher
F.B.	Flat Bar	FIN.	Finish
FDN.	Foundation	FL.	Floor
F.E.	Fire Extinguisher	FLASHG.	Flashing
FIN.	Finish	FLUOR.	Fluorescent
FL.	Floor	F.O.C.	Face of Concrete
FLASHG.	Flashing	F.O.F.	Face of Finish
FLUOR.	Fluorescent	F.O.S.	Face of Studs
F.O.C.	Face of Concrete	F.S.	Full Size
F.O.F.	Face of Finish	FT.	Foot or Feet
F.O.S.	Face of Studs	FTG.	Footing
F.S.	Full Size	FURR.	Furring
FT.	Foot or Feet	G.C.	General Contractor
FTG.	Footing	GA.	Gauge
FURR.	Furring	GALV.	Galvanized
G.C.	General Contractor	GL.	Glass
GA.	Gauge	GND.	Ground
GALV.	Galvanized	GR.	Grade
GL.	Glass	GYP.	Gypsum
GND.	Ground	H.B.	Hose Bibb
GR.	Grade	H.C.	Hollow Core
GYP.	Gypsum	HDWD.	Hardwood
H.B.	Hose Bibb	HORIZ.	Horizontal
H.C.	Hollow Core	HR.	Hour
HDWD.	Hardwood	HGT.	Height
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

SYMBOLS



GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO GRID LINE, OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT WHEN DISCREPANCIES BETWEEN THE DRAWINGS ARE FOUND, PRIOR TO STARTING WORK.
- ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE TO STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF WORK AND SHALL NOTIFY ALL AUTHORITIES IN ADVANCE OF ALL CONSTRUCTION PROCESSES INVOLVING UTILITY SHUTDOWN OR WORK AT PUBLIC STREETS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PUBLIC SAFETY AT ALL TIMES AND SHALL BE SOLELY RESPONSIBLE FOR PROTECTION AGAINST VANDALISM AND THEFT DURING CONSTRUCTION.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR CONSTRUCTED ACCORDING TO THE ARCHITECT'S DESIGN INTENT.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, CMC, CPC, CFC AND 2010 CEC, AS AMENDED BY LOCAL JURISDICTION REQUIREMENTS.
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS (12 - 17):
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ 10 FT. INTERVALS ALONG THE LENGTH OF THE WALL.
- @ ALL INTERCONNECTIONS BTWN. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILING & COVER CEILING.
- IN CONCEALED SPACES BTWN. STAIR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BTWN. STUDS ALONG & IN LINE W/ THE RUN OF THE STAIRS IF UNDER THE STAIR IS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLR. LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- @ OPENINGS BTWN. ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- A WRITTEN SPECIFICATION MANUAL IS PART OF THIS CONSTRUCTION SET.
- INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. FINISHES TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH CBC SECTION 903.2.1.
- TEXTILE WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2.
- INTERIOR WALL FINISHES TO COMPLY WITH CBC 903.9 FOR WALLS AND CEILING, & INTERIOR FLOOR FINISHES TO COMPLY WITH CBC 904.

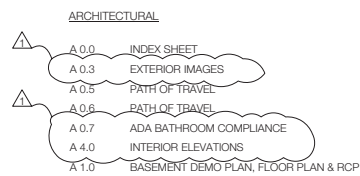
CODE DATA

- ALL CONSTRUCTION REGARDLESS OF DETAILS ON PLANS SHALL COMPLY WITH:
 - The 2019 Edition of the California Building Code (CBC), Part 2 of Title 24.
 - The 2019 Edition of the California Residential Code (CRC).
 - The 2019 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
 - The 2019 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
 - The 2019 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
 - The 2019 Edition of the California Building Energy Standards.
 - The 2019 Edition of the California Green Building Standards.
 - The 2019 Edition of the California Fire Code (CFC).

DEFERRED SUBMITTALS

- BUILDING PERMIT UNDER SEPARATE SUBMITTAL

DRAWING INDEX



CONTACT INFORMATION

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MACCRACKEN ARCHITECTS
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(415) 487-2050
WWW.MACARCHS.COM

OWNER: JO SANDLIN
NEW ISLAND CAPITAL REAL ASSETS LP
559 CLAY STREET
SAN FRANCISCO, CA 94111

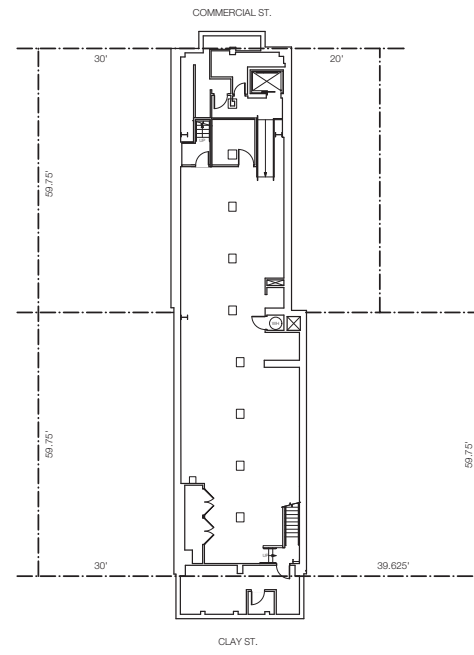
PROJECT MANAGEMENT: HANA GOTTFRED
ALHOUSE DEATON
625 MARKET STREET, STE 800
SAN FRANCISCO, CA 94108
(415) 644-0483
HANAB@ALHOUSEDEATON.COM

SCOPE OF WORK

- CONDITIONAL USE FOR OFFICE USE OF BASEMENT SPACE IN AN EXISTING OFFICE BUILDING. **NO BUILDING DEPARTMENT WORK IS PART OF THIS SUBMITTAL AND WILL BE SUBMITTED UNDER A SEPARATE PERMIT.**



1 SITE PLAN NO SCALE



2 BASEMENT FLOOR PLAN NO SCALE

PROJECT INFORMATION		
ADDRESS	559 CLAY STREET	NOTES/CODE REFERENCE
BLOCK & LOT	0228 - 031	
ZONING	C-3-O (DOWNTOWN OFFICE)	PLANNING CODE SECTION 210.2
HEIGHT & BULK DISTRICT	75X	PLANNING CODE SECTION 210.2
HISTORIC	A (HISTORIC RESOURCE PRESENT)	
NOTE: CONTRIBUTING BUILDING WITHIN A HISTORICAL DISTRICT		
BUILDING CODE INFORMATION		
CONSTRUCTION TYPE	TYPE III-B FULLY SPRINKLERED	CBC 602.3
OCCUPANCY/USE	B (OFFICE)	CBC 304
MAXIMUM GROSS AREA	76,000 SF	CBC TABLE 506.2
MAXIMUM HEIGHT ALLOWED	75	CBC TABLE 504.3
MAXIMUM STORIES	4 ABOVE GRADE PLANE	CBC TABLE 504.4
BUILDING INFORMATION		
EXISTING SITE	3,402 SQ. FT.	
EXISTING SF	45,242 SQ. FT.	
AREA OF WORK	47,327 SQ. FT.	
EXISTING/PROPOSED STORIES	4 STORIES OVER BASEMENT	NO CHANGE
EXISTING/PROPOSED HEIGHT		NO CHANGE

3 PROJECT INFORMATION

4 PROJECT SCOPE



EXHIBIT B

DBI STAMP AREA



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NEW ISLAND CAPITAL
559 CLAY STREET
SAN FRANCISCO, CA
9 4 1 1 1

DATE: 11-06-2020
CONDITIONAL USE SUBMITTAL
11-05-14-2021 PLAN CHECK LETTER RESPONSE

INDEX SHEET
A0.0



5 COMMERCIAL STREET ELEVATION



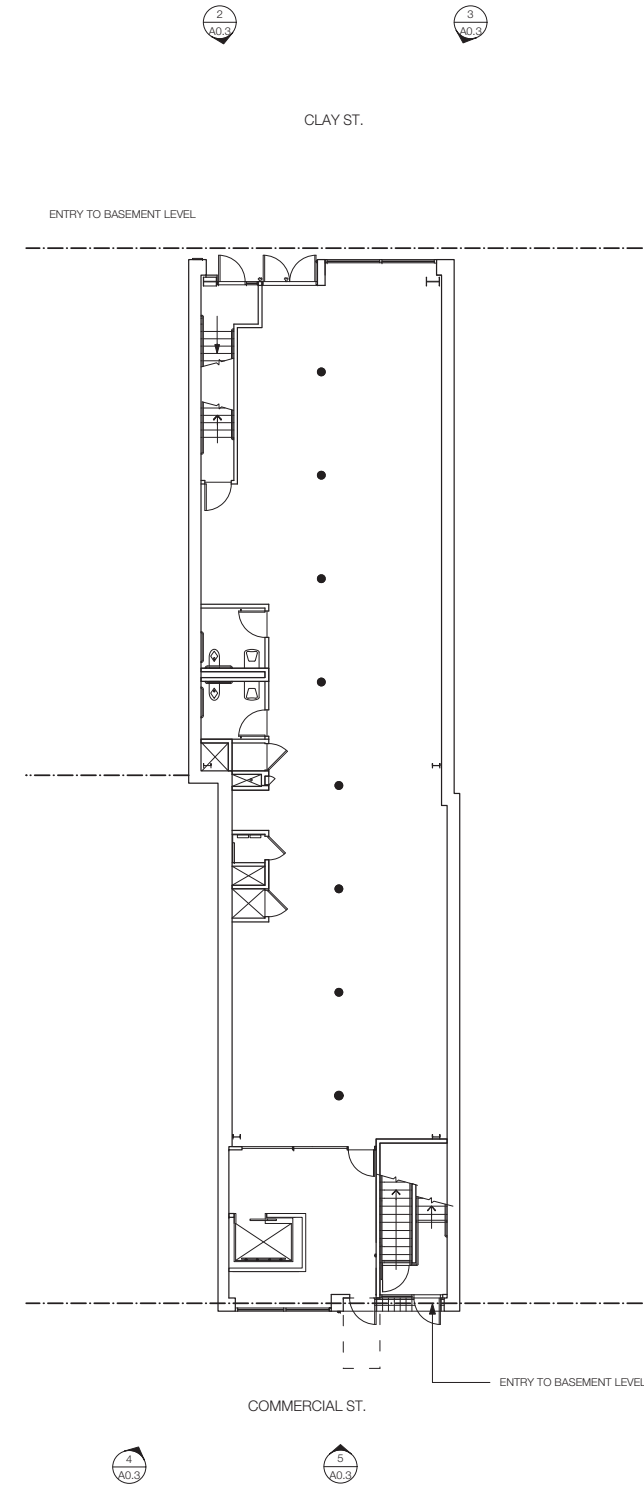
4 COMMERCIAL STREET ELEVATION



3 CLAY STREET ELEVATION



2 CLAY STREET ELEVATION



1 CLAY STREET ELEVATION

DBI STAMP AREA



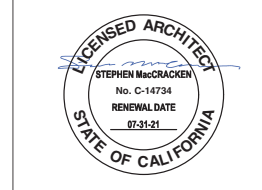
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NEW ISLAND CAPITAL
559 CLAY STREET
SAN FRANCISCO, CA
9 4 1 1 1

DATE: 11-06-2020
CONDITIONAL USE SUBMITTAL
△ 05-14-2021 PLAN CHECK LETTER RESPONSE

SHEET NOTES

- 1 PATH OF TRAVEL
- 2 (E) HIGH & LOW ADA DOOR OPERATOR DUE TO LESS THAN 24" @ EXTERIOR DOOR FULL SIDE PER CBC 11B-404.3.5
- 3 72" CLEAR LEVEL LANDING AT BOTTOM OF RAMP IN RAMP DIRECTION PER CBC 11B-405.7.3.1
- 4 FINISH HEIGHT OF RAMP HANDRAIL BETWEEN 34" AND 36" PER CBC 11B-505.4
- 5 HANDRAILS TO EXTEND MIN 12" BEYOND RAMP LEVEL WITH GROUND PER CBC 11B-505.10.1
- 6 BOTTOM 10" OF EXISTING DOOR HAS SMOOTH UNINTERRUPTED FACE PER CBC 11B-404.2.10
- 7 EXTERIOR DOOR REQUIRES 5 POUNDS MAXIMUM PRESSURE TO OPERATE PER CBC 11B-404.2.9
- 8 EXISTING DOOR IS CAPABLE OF OPENING TO 90 DEGREES PER CBC 11B-404.2.3 & 11B-404.3.1
- 9 NO CHANGE IN FLOOR HEIGHT AT (E) DOOR THRESHOLD
- 10 POLISHED STAINLESS STEEL HANDRAIL SUPPORT AT 48" O.C. TYP. HANDRAIL MUST SUPPORT 250 LB POINT LOAD.
- 11 EXISTING WALL ADJACENT TO HANDRAIL IS FREE OF SHARP OR ABRASIVE ELEMENTS PER CBC 11B-505.8
- 12 LEVEL AREA IN THE DIRECTION OF DOOR SWING IS MINIMUM 60" PER CBC 11B-404.2.4.1
- 13 LEVEL AREA OPPOSITE THE DIRECTION OF DOOR SWING IS 48" PER CBC 11B-404.2.4.1
- 14 EXISTING ELEVATORS ARE ON ACCESSIBLE ROUTE PER CBC 11B-206.2.3.2
- 15 MEETS OR EXCEEDS CLEAR WIDTH PER CBC TABLE 11B-407.4.1
- 16 ELEVATOR HANDRAIL MOUNTED AT 32" PER CBC 11B-407.4.10

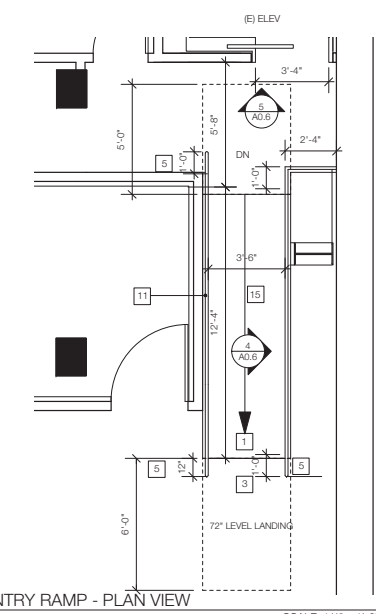


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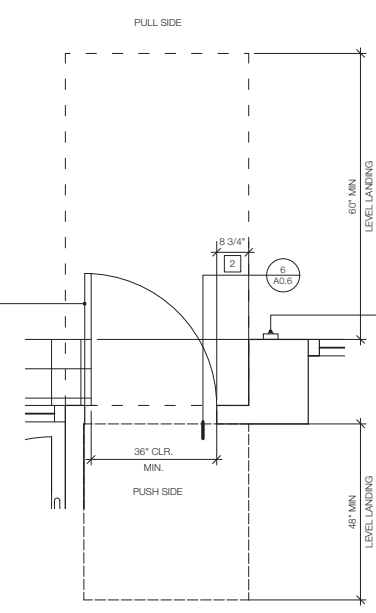
NEW ISLAND CAPITAL
559 CLAY STREET
SAN FRANCISCO, CA
9 4 1 1 1

DATE: 11-06-2020
CONDITIONAL USE SUBMITTAL
△ 05-14-2021 PLAN CHECK LETTER RESPONSE

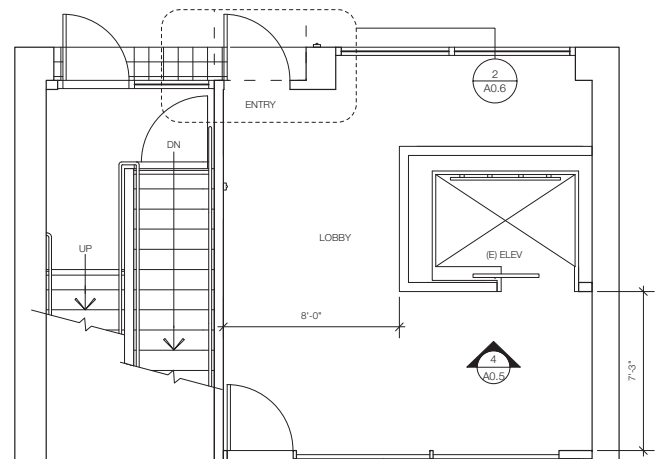
PATH OF TRAVEL
A0.6



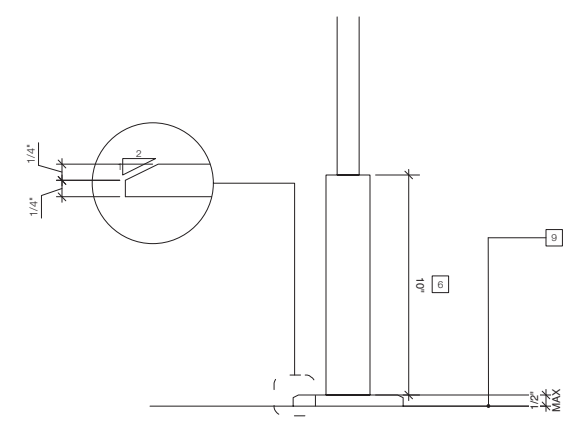
3 (E) BASEMENT ENTRY RAMP - PLAN VIEW SCALE: 1/4" = 1'-0"



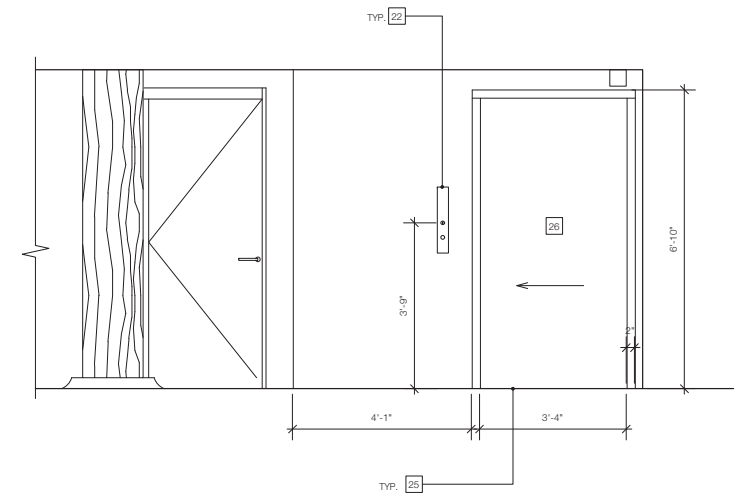
2 (E) GROUND FLOOR ENTRY DOOR CLEARANCES & DETAILS SCALE: 1/2" = 1'-0"



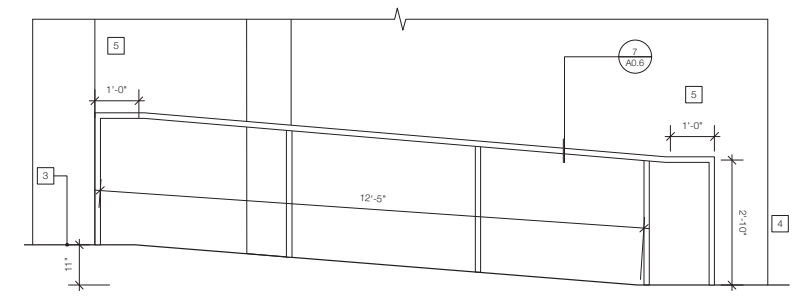
1 (E) GROUND FLOOR ENTRY PLAN SCALE: 1/4" = 1'-0"



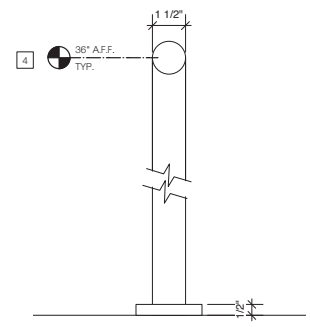
6 (E) GROUND FLOOR ENTRY FOR THRESHOLD SCALE: 3" = 1'-0"



5 (E) BASEMENT FLOOR ENTRY DOOR - ELEVATION SCALE: 1/2" = 1'-0"



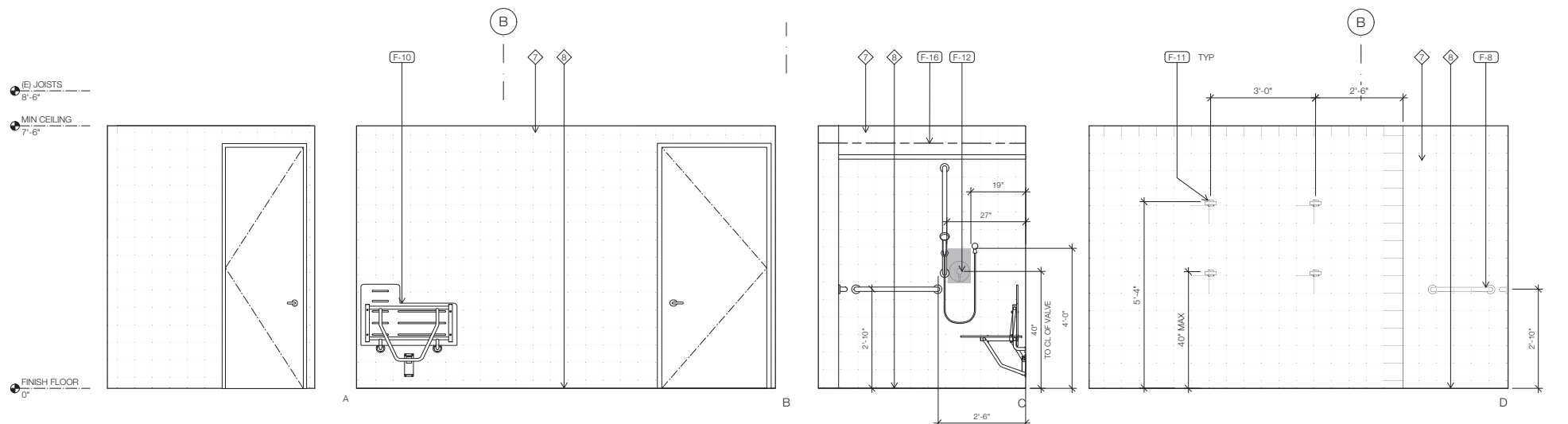
4 (E) BASEMENT FLOOR ENTRY RAMP - ELEVATION SCALE: 1/2" = 1'-0"



7 (E) BASEMENT FLOOR ENTRY RAMP - HANDRAIL DETAIL SCALE: 3" = 1'-0"

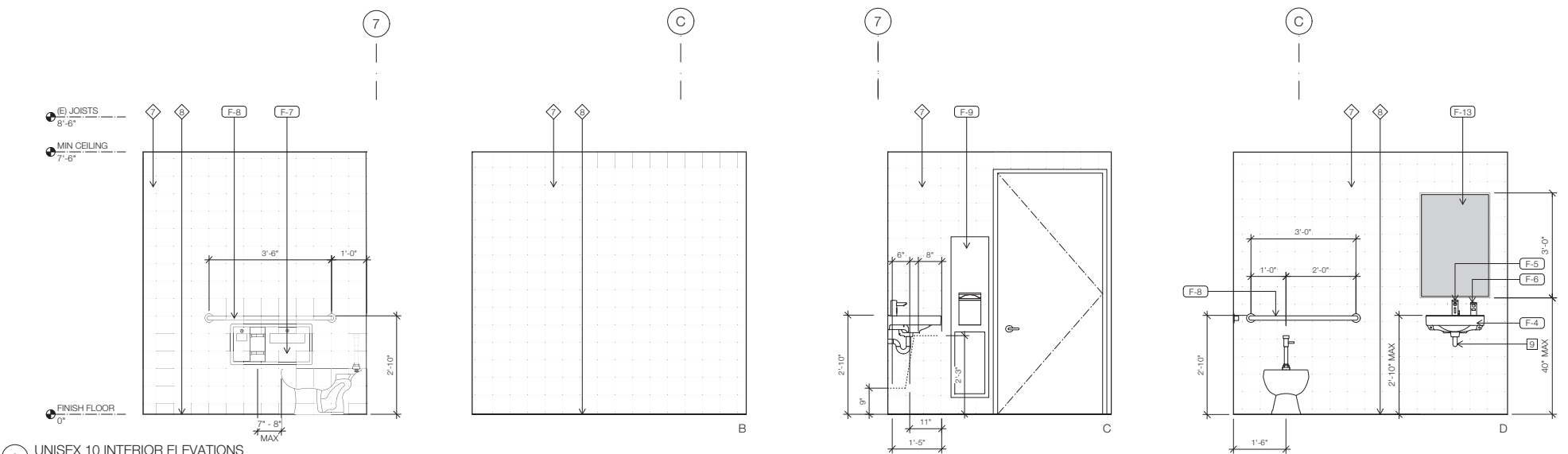
FIXTURE LEGEND					
NUMBER	TYPE	MANUFACTURER	MODEL	MAX ALLOWED FLOW	NOTES
F-1	WATER CLOSET	AMERICAN STANDARD	MADERA 3043.528.020	1.28 GPF PER CALGREEN 5.303.3.1	FLOOR MOUNT FLUSHMETER TYPE
F-2	FLUSH VALVE	INCLUDED IN TOILET SPEC	N/A	N/A	
F-3	TOILET SEAT	KOHLER	K-4636		
F-4	LAV SINK	AMERICAN STANDARD	9024.011EC	N/A	
F-5	LAV FAUCET	AMERICAN STANDARD	7755	0.5 GPM PER CALGREEN 5.303.3.4.1	ELECTRONICALLY OPERATED FAUCET TYP. CBC 11B-606.4
F-6	SOAP DISPENSER	AMERICAN STANDARD	4503.120.075	N/A	002 POLISHED CHROME
F-7	TP COMBO UNIT	BOBRICK	B-3091		WITHIN 7'-9" OF FRONT OF TOILET PER CBC 11B-604.7
F-9	GRAB BARS	BOBRICK	B-6806.99 x 38 B-6806.99 x 42	1-1/2" DIAM STRAIGHT BAR - PEENED	COMPLIANT GRAB BARS PER CBC 11B-604.5
F-10	PAPER TOWEL HOLDER & TRASH CAN	BOBRICK	B-38032		RECESSED WASTE RECEPTACLE
F-11	ADA SHOWER SEAT	BOBRICK	B-5181	N/A	REVERSABLE
F-12	SHOWER HOOKS	BOBRICK	B-672		POLISHED STAINLESS
F-13	SHOWER VALVE & HANSET	SYMMONS	UNITY 6605	2.0 GPM PER CALGREEN 5.303.3.4.1	
F-14	MIRROR	BOBRICK	B-165 2436		
F-15	SHOWER GRAB BARS	BOBRICK	B-6861		
F-16	SHOWER CURTAIN ROD	BOBRICK	B-207X60		
F-17	JANITOR SINK	FLORESTONE	MSR-2424 W/CHICAGO FAUCET 987-RCF		

5 FIXTURE LEGEND



4 SHOWER 09 INTERIOR ELEVATIONS

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

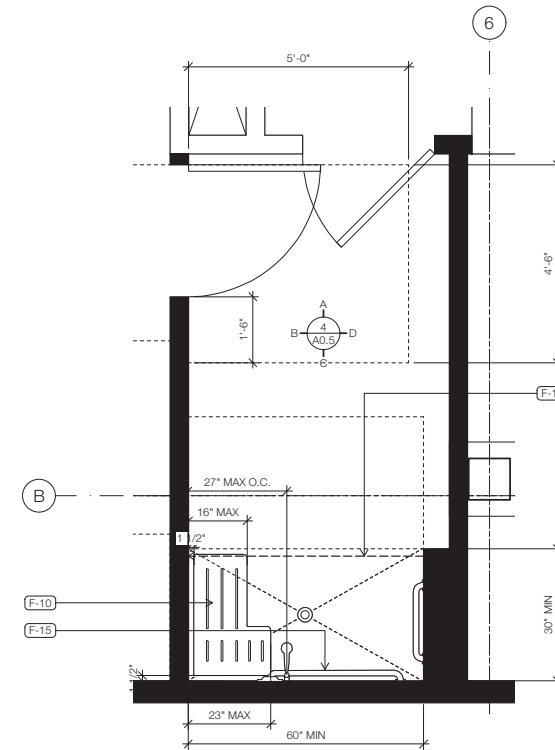


2 UNISEX 10 INTERIOR ELEVATIONS

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

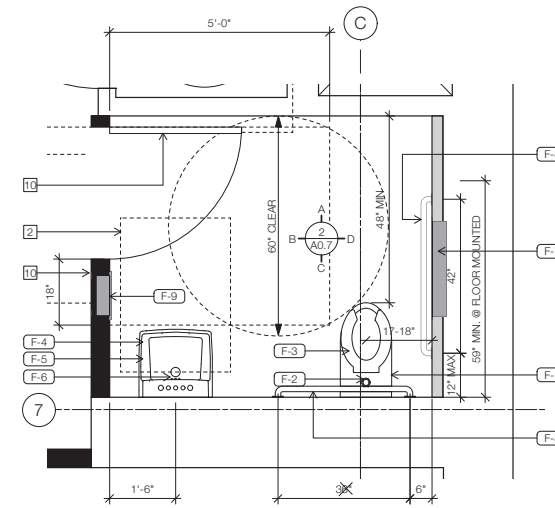
BASEMENT FLOOR PLUMBING FIXTURE COMPLIANCE (CPC 2019 TABLE 422.1)				
FEATURE	CODE		DESIGN	
	FEMALE	MALE	FEMALE	MALE
OCCUPANCY LOAD (F:M=1:1)	4	4	4	4
WATER CLOSET	1	1	1	1
URINALS	N.A.	0	N.A.	0
LAVATORY	1	1	1	1

6 FIXTURE CALC



3 SHOWER 09 PLAN

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



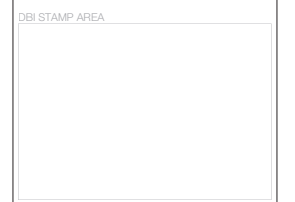
1 UNISEX 10 PLAN

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



SHEET NOTES

- 30" X 48" CLEAR SPACE PER CBC 11B-606.2
- 30" X 48" CLEAR SPACE AT SINK PER CBC 11B-606
- 60" X 48" MANEUVERING SPACE INSIDE ACCESSIBLE WC COMPARTMENT PER CBC 11B-604.8.1
- 40" MAX. TO OPERABLE PART OF TOILET ACCESSORY W/CONTROLS PER CBC 11B-604.9.5
- 60" X 60" CLEAR SPACE AT SIDE ACCESS ADA TOILET STALL PER CBC 11B-604.8.1.1.2
- 5/8" GYPSUM BOARD CEILING. PROVIDE ACCESS DOORS AS REQUIRED.
- PAINTED GYPSUM SOFFIT-NOT USED
- MIRROR PER CBC 11B-213.3.5. THE MIRRORS ABOVE COUNTERTOPS WILL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR PER CBC 11B-603.3
- INSULATED DRAIN PIPING PER CBC 11B-606.5
- ACCESSIBLE IDENTIFICATION SYMBOLS @ BATHROOM ENTRY DOORS PER CBC 11B-703 & 9/A0.2
- COMPLIANT DOOR SIGNAGE @ 60" A.F.F.
- NON-ABSORBENT TILE TYP
- 36" X 60" CLEAR SPACE IN FRONT OF SHOWER

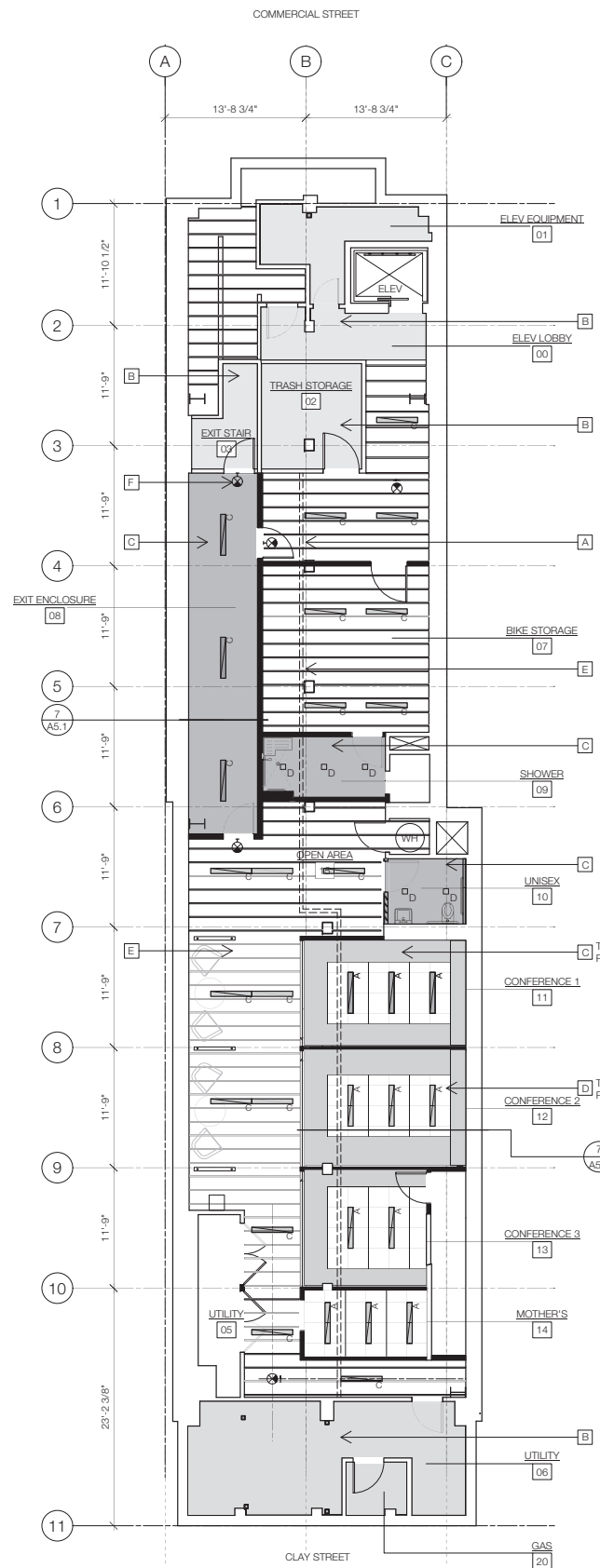


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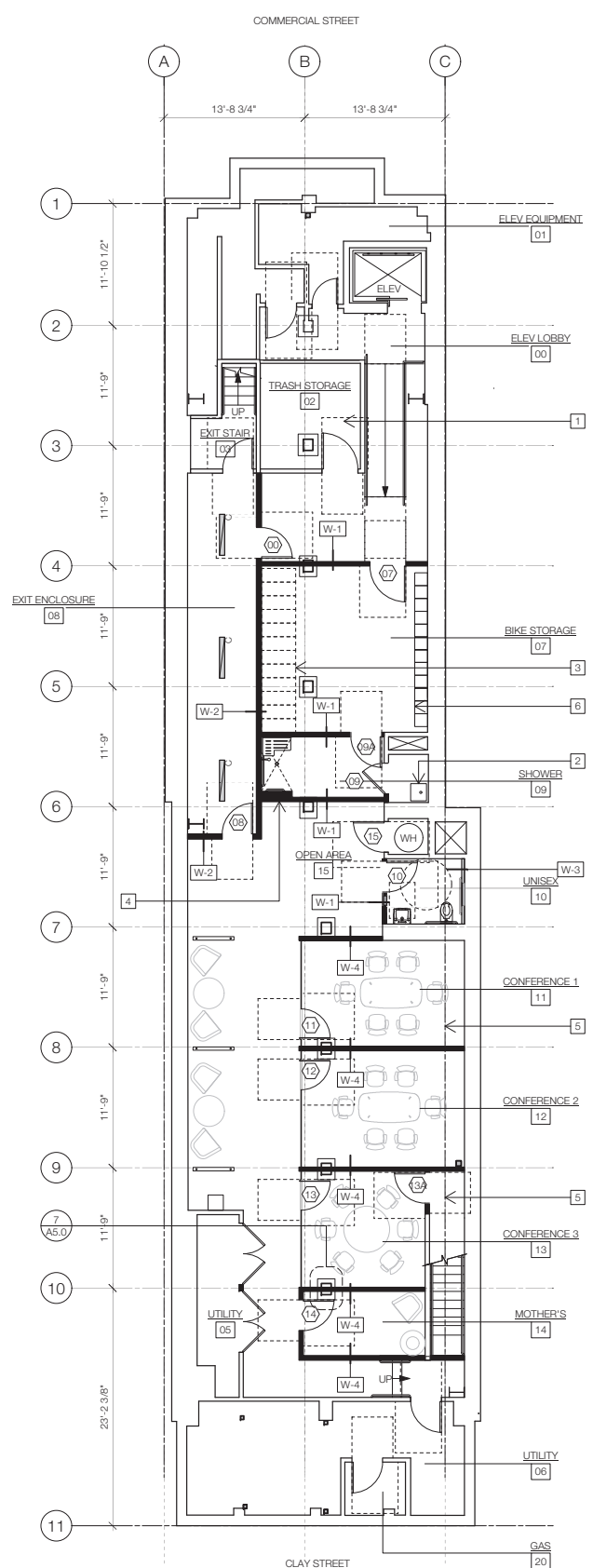
ADA BATHROOM COMPLIANCE
A0.7



RCP LEGEND	
	2x2 HEAVY TYPE CEILING GRID - SEE A6.0 MATERIALS SCHEDULE FOR SPEC
	XAL LENO 4.0 IN GRID LED LIGHT FIXTURE
	FINELIGHT HP2 DIRECT MOUNT LED FIXTURE
	RECESSED LED FIXTURE - LIGHTOLIER CALCULITE 4" GEN 3 WIDE BEAM
	WALL MOUNTED EXIT SIGN
	2 SIDED CEILING MOUNTED EXIT SIGN (ARROW DENOTES EXIT SIGN DIRECTION)
	1 SIDED CEILING MOUNTED EXIT SIGN (ARROW DENOTES EXIT SIGN DIRECTION)
REQUIRED EM FIXTURES TO BE INTEGRAL WITH LUMINAIRES	

3 BASEMENT REFLECTED CEILING PLAN
NOTE: FOR LAYOUT ONLY - T24 ENERGY CALCS UNDER SEPARATE SUBMITTAL

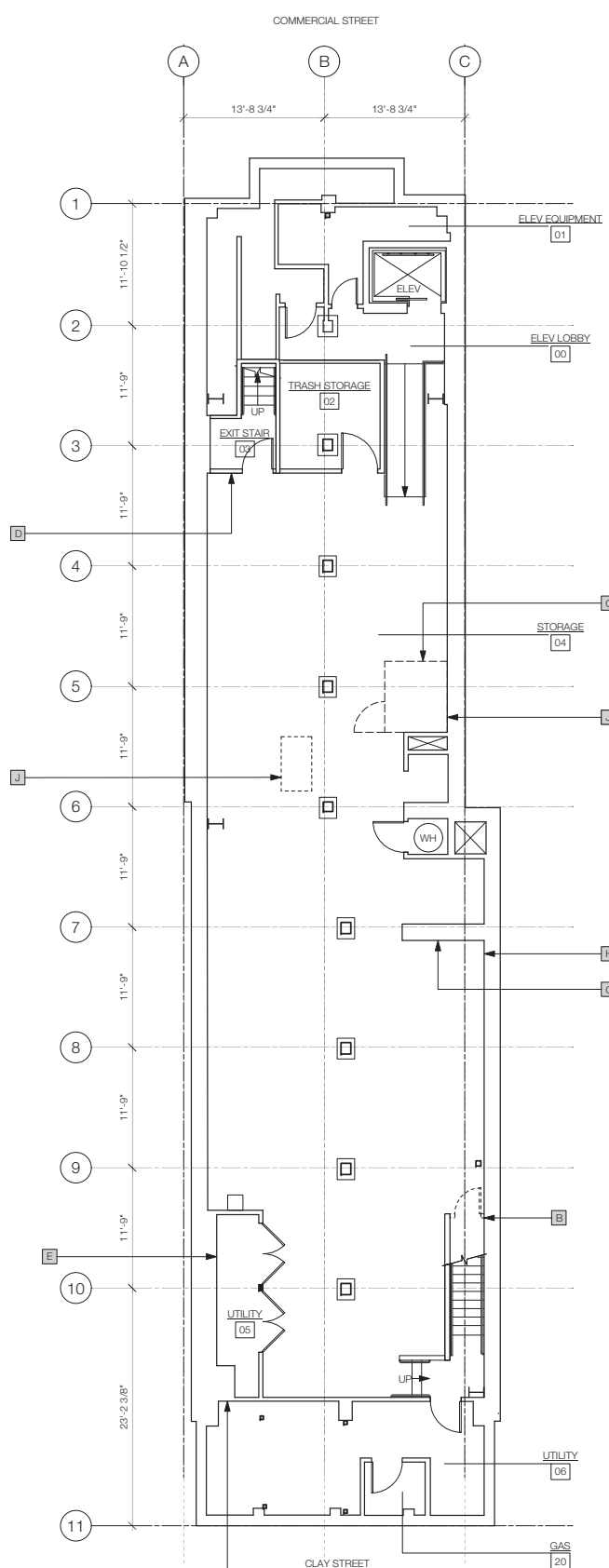
SCALE: 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

- (N) UNRATED PARTITION -
- (N) 2HR RATED PARTITION
- (N) FURRED WALL - SEE
- (N) UNRATED ACOUSTIC PARTITION - SEE
- EXISTING PARTITION

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



1 BASEMENT DEMO PLAN

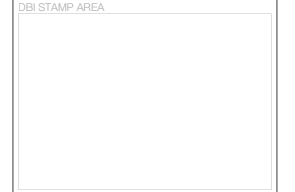
SCALE: 1/8" = 1'-0"



- DEMO NOTES**
- A FOR 100% OF MIXED C+D DEBRIS USE REGISTERED TRANSPORTERS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE. PER ENVIRONMENT CODE CH.14 SF BUILDING CODE CH.13B
 - B DEMO (E) NON-STRUCTURAL PARTITION
 - C DEMO (E) CHAIN LINK ENCLOSURE
 - D (E) 2HR EXIT ENCLOSURE TO REMAIN
 - E (E) 2HR ENCLOSURE @ ELECTRICAL TO REMAIN
 - F VERIFY MPOE & PLYWOOD IS NON-FUNCTIONING & DEMO
 - G DEMO (E) PLYWOOD @ WALL
 - H PLUG (E) OPEN SEWER CONNECTION & WALL SINK @ WALL/FLOOR
 - J DEMO (E) SLAB FOR FLUSH SHOWER PAN

- SHEET NOTES**
- 1 TRASH ROOM FOR TRASH/COMPOST & RECYCLING PER SPEC A6-098
 - 2 (N) JANITOR SINK - SEE 5A0.7
 - 3 WALL MOUNT BIKE RACKS - SEE A4.0 FOR SPEC
 - 4 PROVIDE 1/4" WATER LINE TO WALL MOUNT CONNECTOR FOR OWNER. PROVIDED WATER DISPENSER
 - 5 LINE OF PROPOSED DUCT SOFFIT ABOVE
 - 6 (N) LOCKERS - SEE A4.0 FOR SPEC

- RCP NOTES**
- A VISIBLE MAIN SPRINKLER LINE AT 7'-11" A.F.F.
 - B (E) GYP BD CEILING TO REMAIN
 - C (N) GYP BD CEILING
 - D (N) ACT CEILING - SEE MATERIALS SCHEDULE
 - E (E) VISIBLE RAFTERS TO REMAIN
 - F (E) EXIT SIGN TO REMAIN



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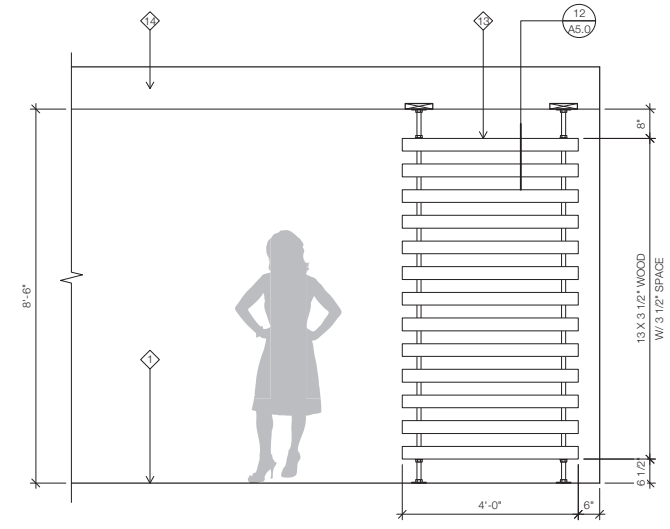
DATE: 11-06-2020
CONDITIONAL USE SUBMITTAL
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BASEMENT DEMO, FLOOR PLAN & RCP

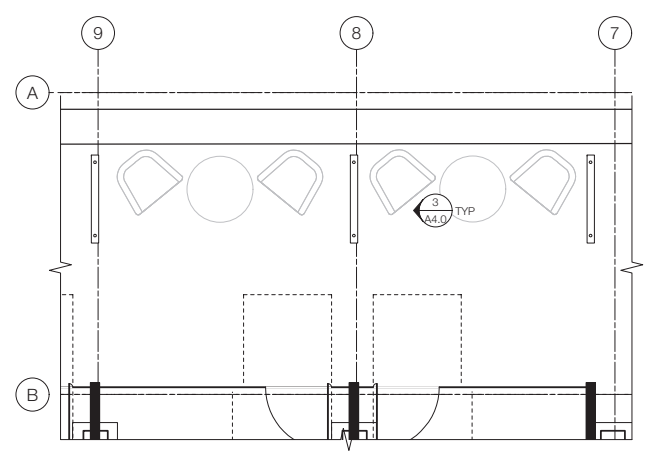
A1.0

SHEET NOTES

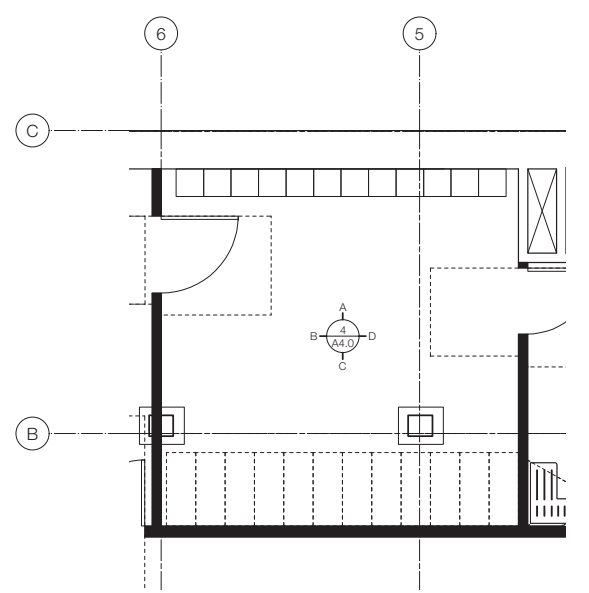
- 1 5% OF LOCKERS TO MEET ADA COMPLIANCE REACH REQUIREMENTS PER CBC 11B-222.1
- 2 (N) WALL MOUNT POWDER COATED BIKE RACK: ULTRA SPACE SAVER BY DERO. PROVIDE BLOCKING AT WALL - 9 TOTAL
- 3 (N) ASI STORAGE SOLUTIONS COMPETITOR COLLECTION TRIPLE TIER VENTED WELDED STEEL LOCKERS 12"W X 15"D X 78"H W/DIGLOCK KEYPADS IN SKY BLUE #31 AND MIST GREEN #06 WITH ZEE BASE - 45 TOTAL



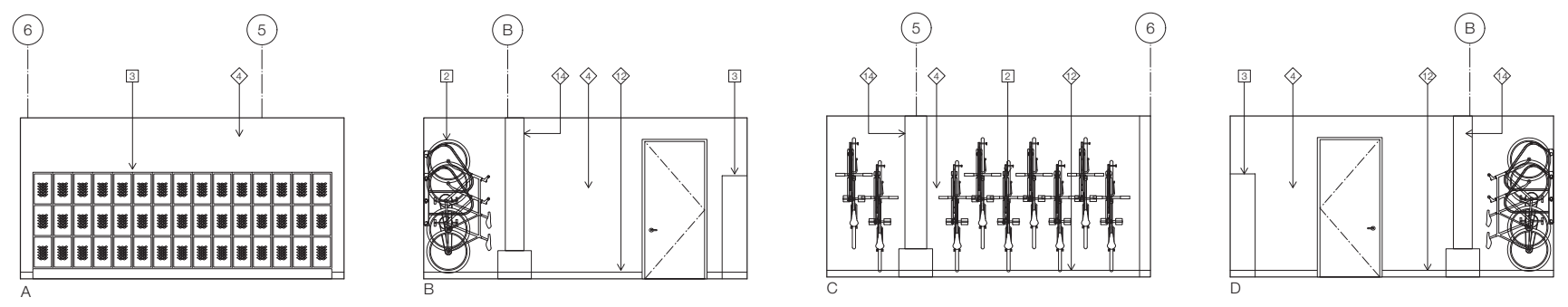
3 WOOD SLAT WALL ELEVATION SCALE: 1/2" = 1'-0"



2 PARTIAL OPEN AREA 15 - PLAN SCALE: 1/4" = 1'-0"



1 BIKE STORAGE 07 - PLAN SCALE: 1/4" = 1'-0"



4 BIKE STORAGE 07 - INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

DBI STAMP AREA



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DATE: 11-06-2020
CONDITIONAL USE SUBMITTAL
05-14-2021 PLAN CHECK LETTER RESPONSE



EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
CB3P - 559 CLAY ST		0228031
Case No.		Permit No.
2021-000726PRJ		
<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. CB3P - Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303 to convert 2,669 square feet of basement storage space into additional office space within an existing 4-story over basement office building.</p>		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p>	

**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 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 checked="" 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 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 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 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 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): Interior work in basement only. OK per Michelle Langlie	
Preservation Planner Signature: Linda Ajello Hoagland	

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: Linda Ajello Hoagland
		05/20/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



LAND USE INFORMATION

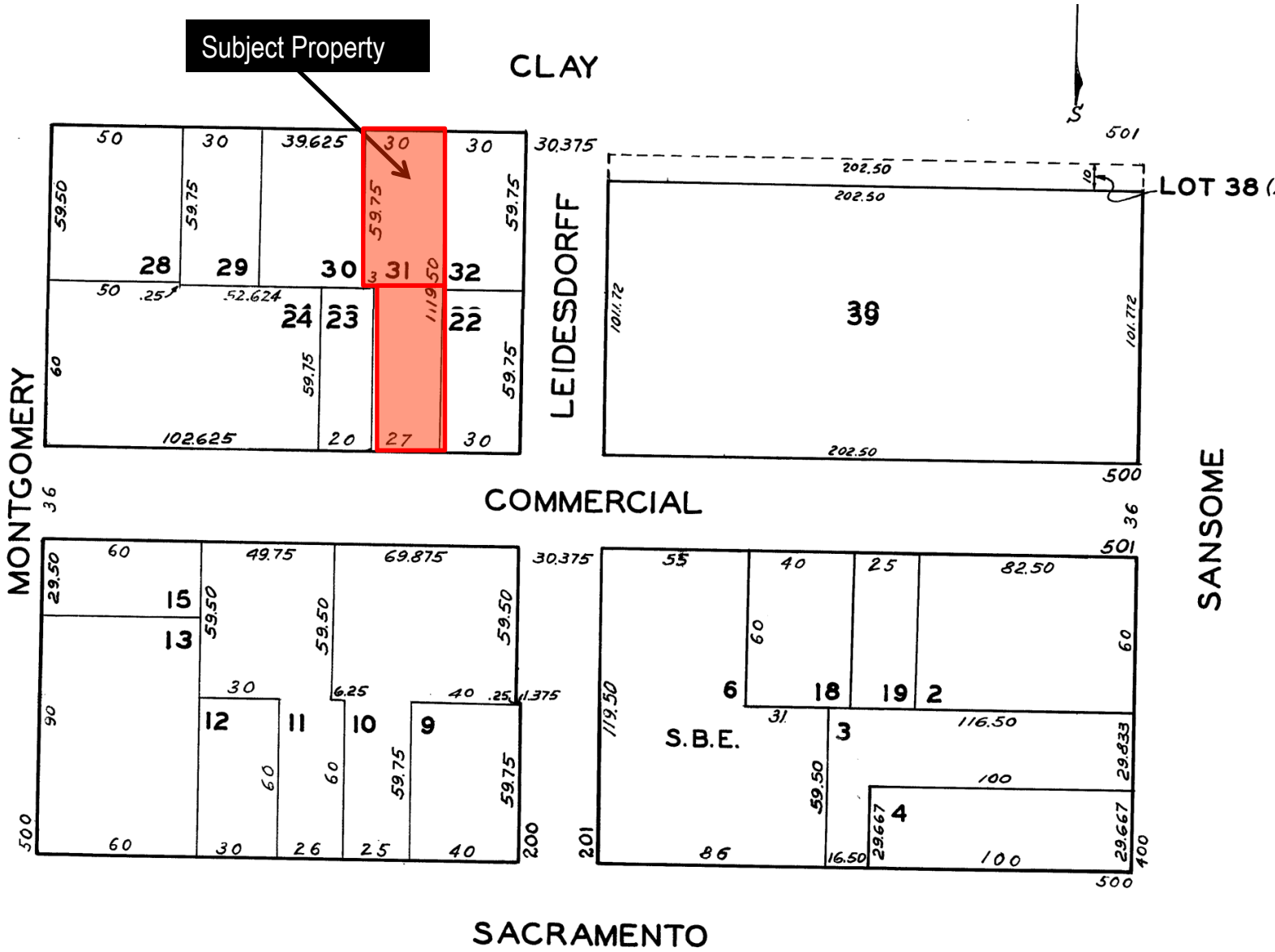
PROJECT ADDRESS: 559 CLAY ST
RECORD NO.: 2021-000726CUA

EXHIBIT
D

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	3,014	3,014	0
Office GSF	9,212	11,881	2,669
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Basement)	3,270	601(bike storage, etc.)	0
TOTAL GSF	15,496	14,496	2,669
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	4 over basement	0	4 over basement
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	9	9
Car Share Spaces	0	0	0
Other ()			

Block Book Map

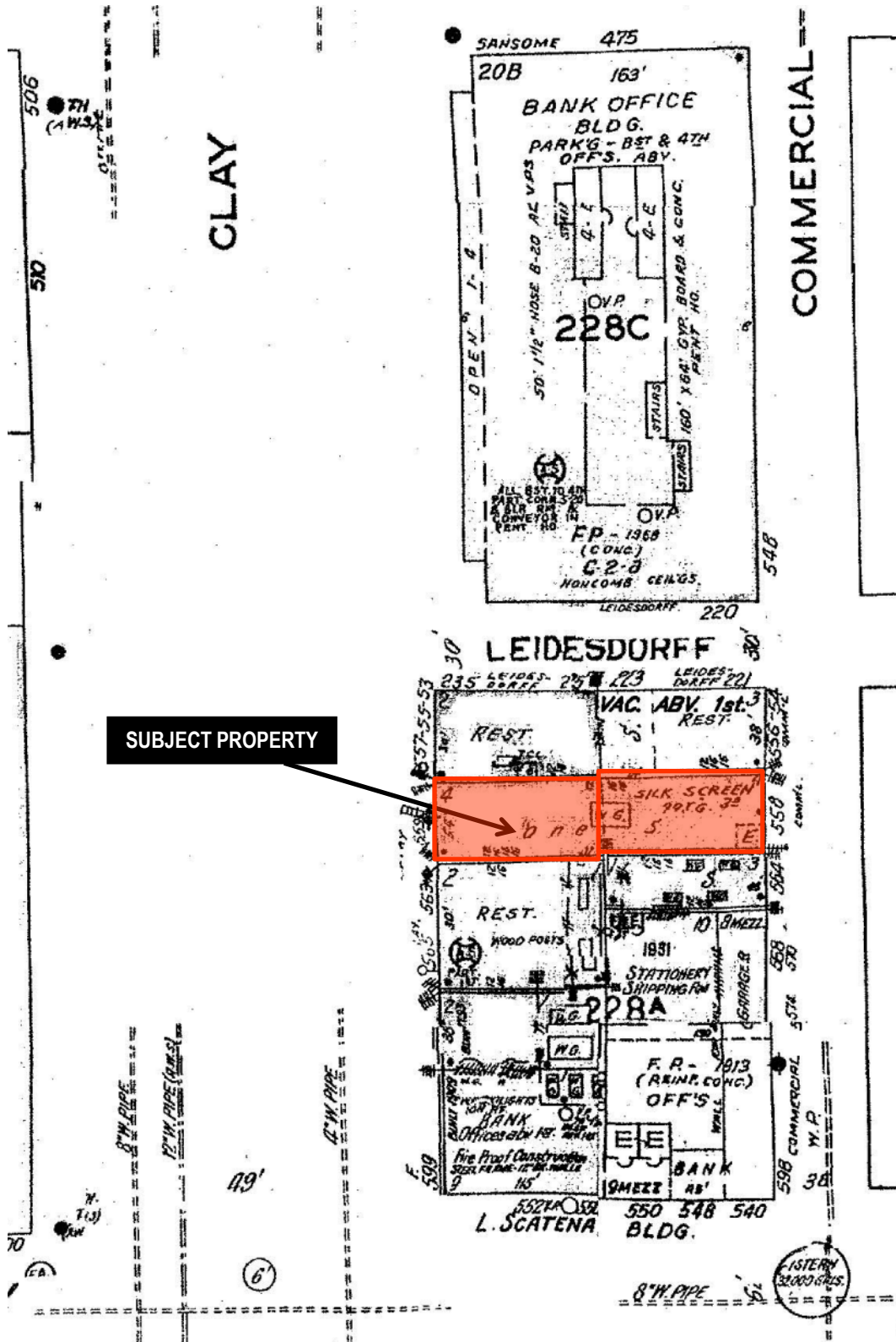
EXHIBIT
E



Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street



Sanborn Map*

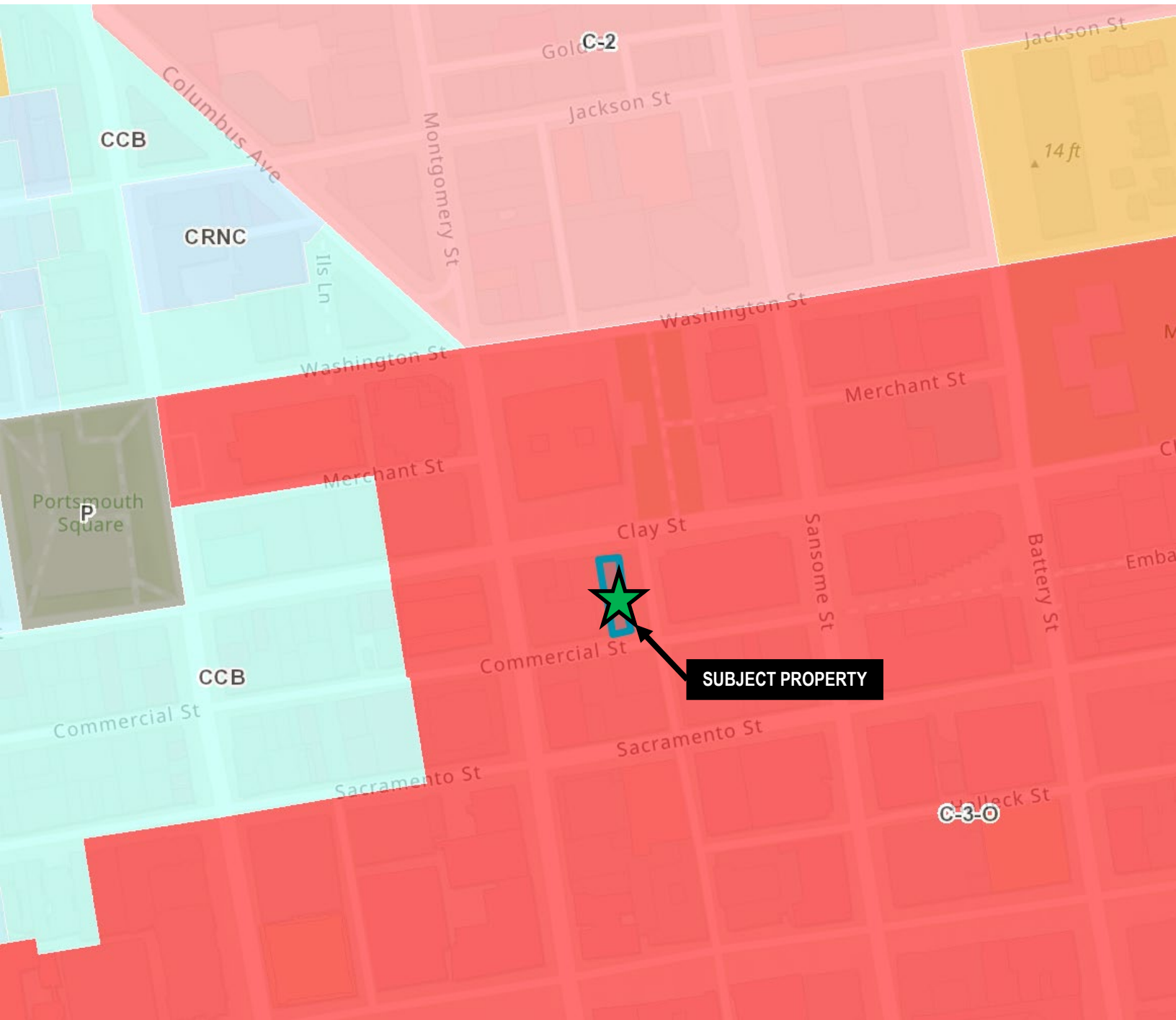


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

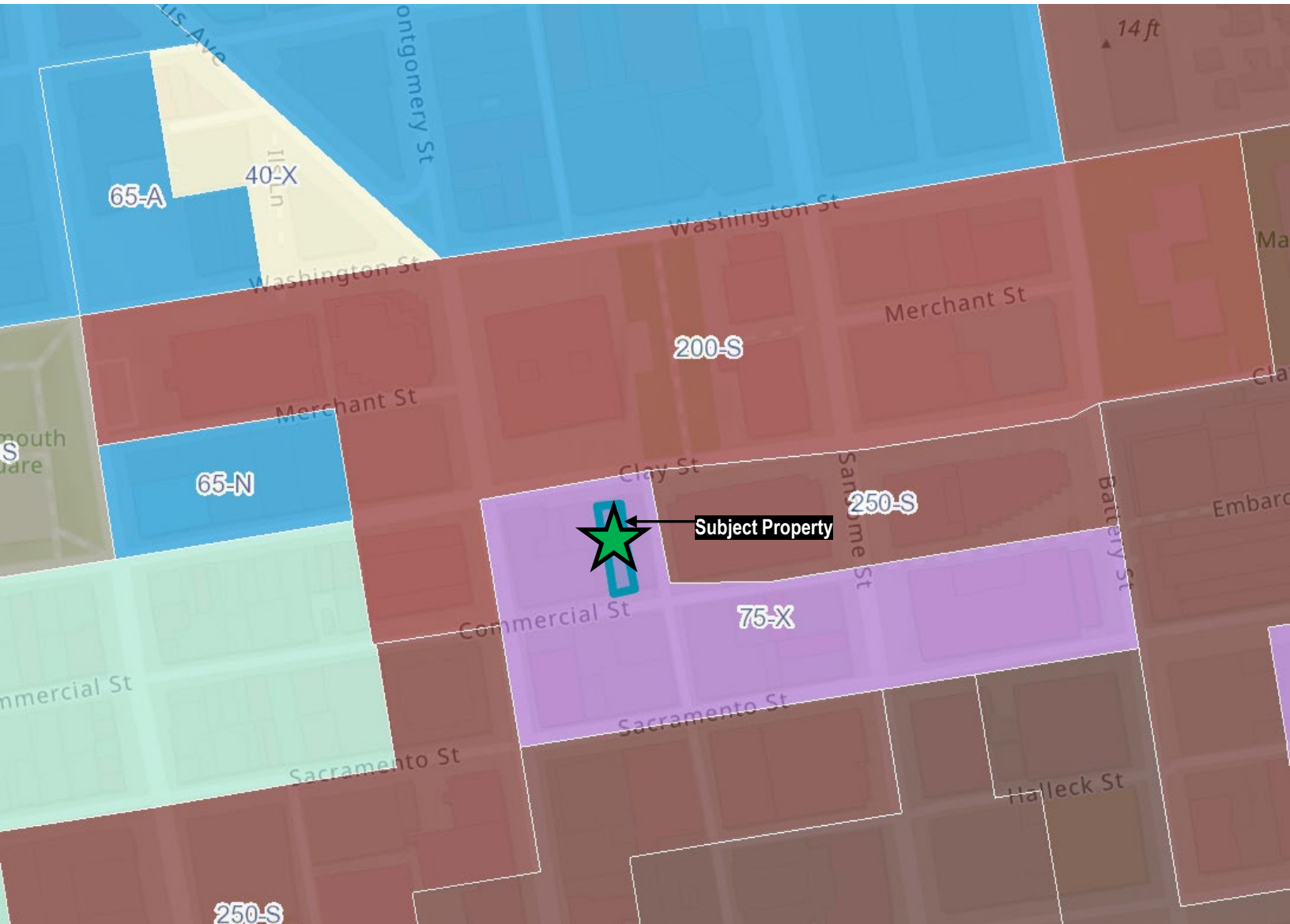


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 CB3P – 559 Clay Street

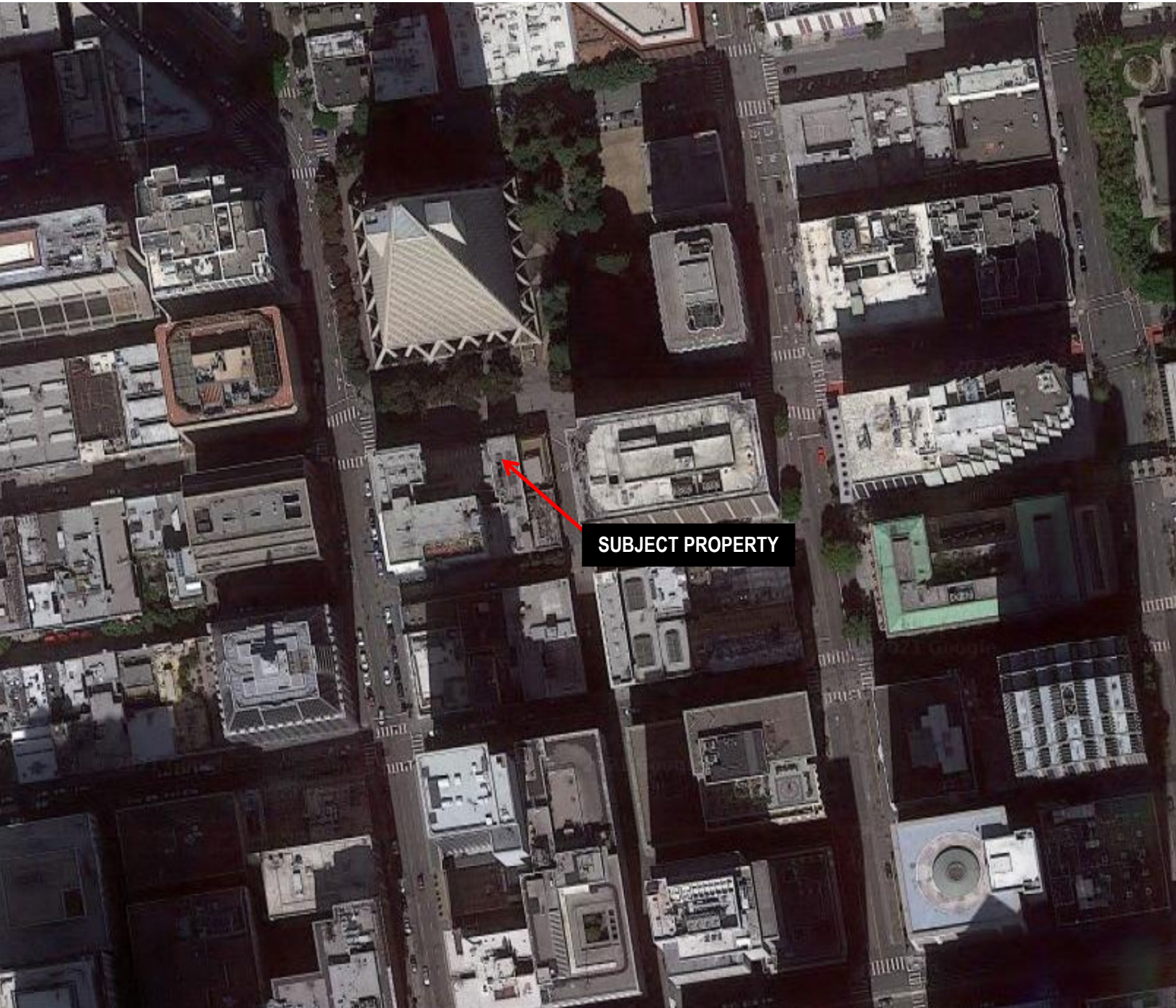
Zoning Map



Height and Bulk Map



Aerial Photo



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street



Aerial Photo



Site Photos

SUBJECT PROPERTY ON CLAY STREET



Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street

Site Photos

SUBJECT PROPERTY FROM COMMERCIAL STREET



Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street

Context Photo

SUBJECT BLOCK FROM CLAY STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street

Context Photo

SUBJECT BLOCK FROM COMMERCIAL STREET



Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON CLAY STREET



Conditional Use Authorization
Case Number 2021-0007268CUA
CB3P – 559 Clay Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON COMMERCIAL STREET



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