



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: SEPTEMBER 2, 2021

CONTINUED FROM MAY 27, 2021

Record No.: 2021-001698CUA
Project Address: 340 FELL STREET
Zoning: NCT (Hayes-Gough Neighborhood Commercial Transit) Zoning District
40-X Height and Bulk District
Block/Lot: 0817/011
Project Sponsor: Kevin Felner, Rivian Automotive LLC
13250 N. Haggerty Road
Plymouth, MI 48170
Property Owner: The Michael and Jean Poppin Trust
San Francisco, CA 94102
Staff Contact: Linda Ajello Hoagland, AICP – (628) 652-7320
linda.ajellohoagland@sfgov.org

Project Description

The Project would authorize a merger of three existing tenant spaces, totaling 19,457 square feet, used for automotive repair to create a single non-residential use (automotive repair) greater than 2,999 square feet. Rivian, which produces all-electric automobiles, proposes to continue the existing principal automotive repair use at the Property for repair and service on its electric vehicles and accessory automobile sales. The accessory automobile sales will occupy 5,162 square feet of the building (less than one-third). The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

Required Commission Action

Pursuant to Planning Code Sections 303 and 761, the Planning Commission must approve a Conditional Use authorization to create a single non-residential use (automotive repair) greater than 2,999 square feet in the Hayes-Gough NCT District. A Letter of Determination (LOD) issued by the Zoning Administrator on February 11, 2021

concluded that the proposed Project would be consistent with the existing legal non-conforming automotive repair use with accessory automobile sales and that a Conditional Use Authorization would be required to combine the three separate spaces, all of which are greater than the principally permitted maximum use size of 2,999 square feet, because such merger would represent an enlargement of a conditionally permitted non-residential use size. The criteria specified in the LOD are included as Conditions of Approval #12 and #13.

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. 2021-001698CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated January 2, 2018, 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	May 7, 2021 – May 27, 2021 (20 days mailing, newspaper, online and posted).
Number and nature of public comments received	The sponsors held a pre-application meeting on February 16, 2021 prior to filing the application: there were 20+ attendees. To date, staff has received one e-mail in opposition of the Project stating that the use is not appropriate for the neighborhood.
Timeline from complete application to hearing	90 days from filing, 34 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 compatible with the General Plan and Use District. Conditional Use approval would allow the merger of three tenant spaces, historically and continuously used as an automotive use, to allow the continuation of an automotive use by a single tenant. The Project would restore a historic building, activate the street frontage and add to the character of the neighborhood. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 2, 2021.

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 2, 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 F - Project Sponsor Brief

EXHIBIT A

Authorization

This authorization is for a conditional use to authorize a merger of three existing tenant spaces, totaling 19,457 square feet, used for automotive repair to create a single non-residential use (automotive repair) greater than 2,999 square feet located at 340 Fell Street, Block 0817, and Lot 011 pursuant to Planning Code Section(s) 303 and 761 within the Hayes-Gough NCT District and a 40-X Height and Bulk District; in general conformance with plans, dated February 17, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2021-001698CUA and subject to conditions of approval reviewed and approved by the Commission on September 2, 2012 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 2, 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 628.652.7320, www.sfplanning.org

- 7. Building Exterior.** The Sponsor shall work with staff on the method to be used to address the existing paint/graffiti on the façades of the historic brick building with final review and approval by staff.

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

- 8. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

Parking and Traffic

- 9. 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

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. Accessory Automobile Sales.** No additional area than what is shown on the approved plans dated February 21, 2021 shall be used for the accessory Automobile Sale component of the use.

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

13. Vehicle Storage and Display.

- A. No area other than the accessory Automobile Sale area shall be used to park and/or store vehicles for sale or display.
- B. A maximum of 2 display vehicles shall be allowed in the sales area.
- C. No display vehicles at the site shall be used for test drives. Test drives using vehicles stored in other locations may be coordinated within the Automobile Sale area.

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

- 14. 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.sfpublishworks.org.

- 15. 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

- 16. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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



RIVIAN FELL ST FLASHIP RETAIL

CONDITIONAL USE SUBMITTAL

02/17/2021

PROJECT TEAM

- OWNER:

RIVIAN AUTOMOTIVE, LLC
13250 N HAGGERTY RD
PLYMOUTH, MI
MSVEIVEN@RIVIAN.COM
MEGAN SVEIVEN
- ARCHITECT:

MBH ARCHITECTS
960 ATLANTIC AVE
ALAMEDA, CA 94501
510-865-8663
EDDIE HALL
- CONTRACTOR:

TBD
- CIVIL ENGINEER:

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA
(510) 724-3388
JACKIE LUK
- STRUCTURAL ENGINEER:

ZFA STRUCTYRAL ENGINEERS
1390 EL CAMINO REAL, SUITE 100
SAN CARLOS, CA
(650) 394-8869
MATT FRANZ
- MECHANICAL:

ACIES ENGINEERING
400 N. MCCARTHY BLVD, SUITE 250
MILPITAS, CA
(408) 522-5255
ALEX PETROVIC
- ELECTRICAL:

ACIES ENGINEERING
400 N. MCCARTHY BLVD, SUITE 250
MILPITAS, CA
(408) 522-5255
TOMISLAV GAJIC
- PLUMBING:

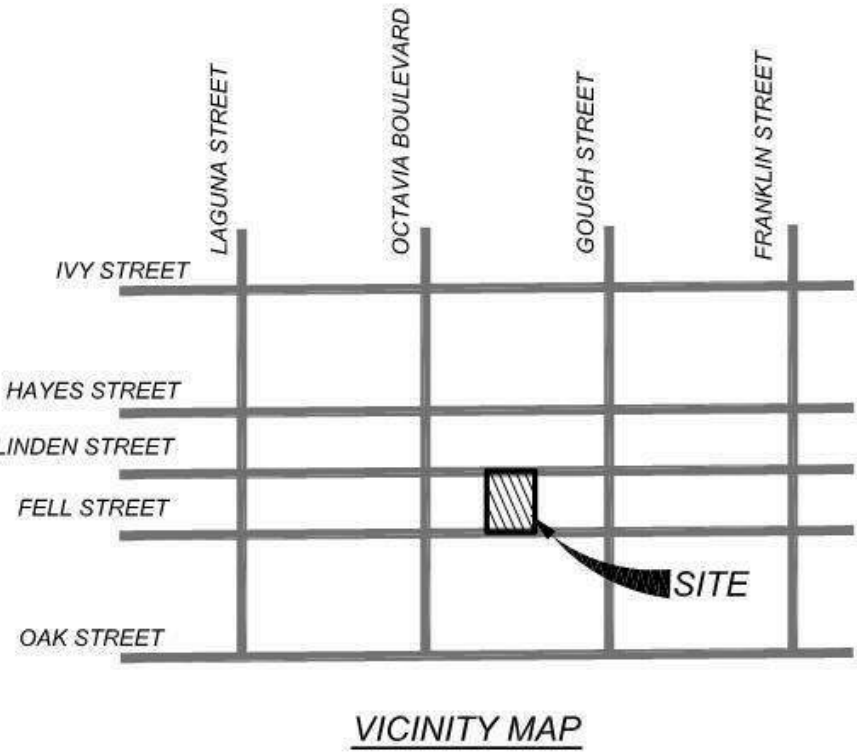
ACIES ENGINEERING
400 N. MCCARTHY BLVD, SUITE 250
MILPITAS, CA
(408) 522-5255
ZORAN SUTILOVIC

-SHEET INDEX-

Sheet #	SHEET DESCRIPTION	CU SUBMITTAL 02/17/2021
A0.0.0	COVER SHEET FOR CU SUBMITTAL	•
A1.0.0	SITE PLAN	•
A2.1.0	EXISTING BUILDING PLANS	•
A2.1.1A	PROPOSED PLANS	•
A2.4.0	EXISTING ROOF PLAN	•
A2.4.1	OVERALL ROOF PLAN	•
A3.1.0	PHOTOGRAPHS OF EXISTING BUILDING	•
A3.1.1	EXISTING NORTH AND SOUTH EXTERIOR ELEVATION	•
A3.1.2	PROPOSED NORTH AND SOUTH EXTERIOR ELEVATIONS	•
A3.2.1	OVERALL BUILDING SECTIONS	•

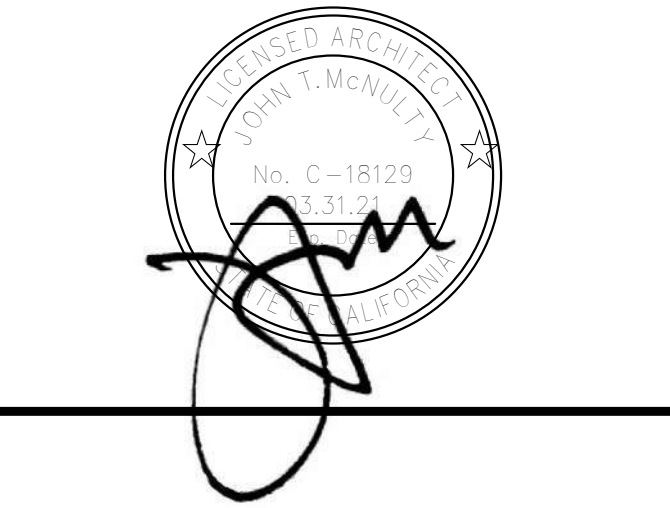
BUILDING AND SITE INFORMATION

	EXISTING	PROPOSED
LOT COVERAGE	99%	UNCHANGED
LANDSCAPE AREA	0%	UNCHANGED
BUILDING SF (GROSS)	19,457 SF	UNCHANGED
LOT SF	12,900 SF (.3 ACRES)	UNCHANGED
PUBLIC PARKING ON SITE	NONE	UNCHANGED
100 YEAR FLOOD PLANE (FEMA)	NO	
ZONING DESIGNATION	NCT-HAYES	
HEIGHT AND BULK DISTRICT	40-X	
PLANNING DISTRICT	DISTRICT 5 WESTERN ADDITION	
HISTORIC DISTRICT	HAYES VALLEY	
CEQA HISTORICAL RESOURCE CATEGORY	CATEGORY A	
PARCEL NO.	0817/011	



MBH

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611



Rivian Automotive LLC

340 and 362 Fell St,
San Francisco, CA 94102

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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

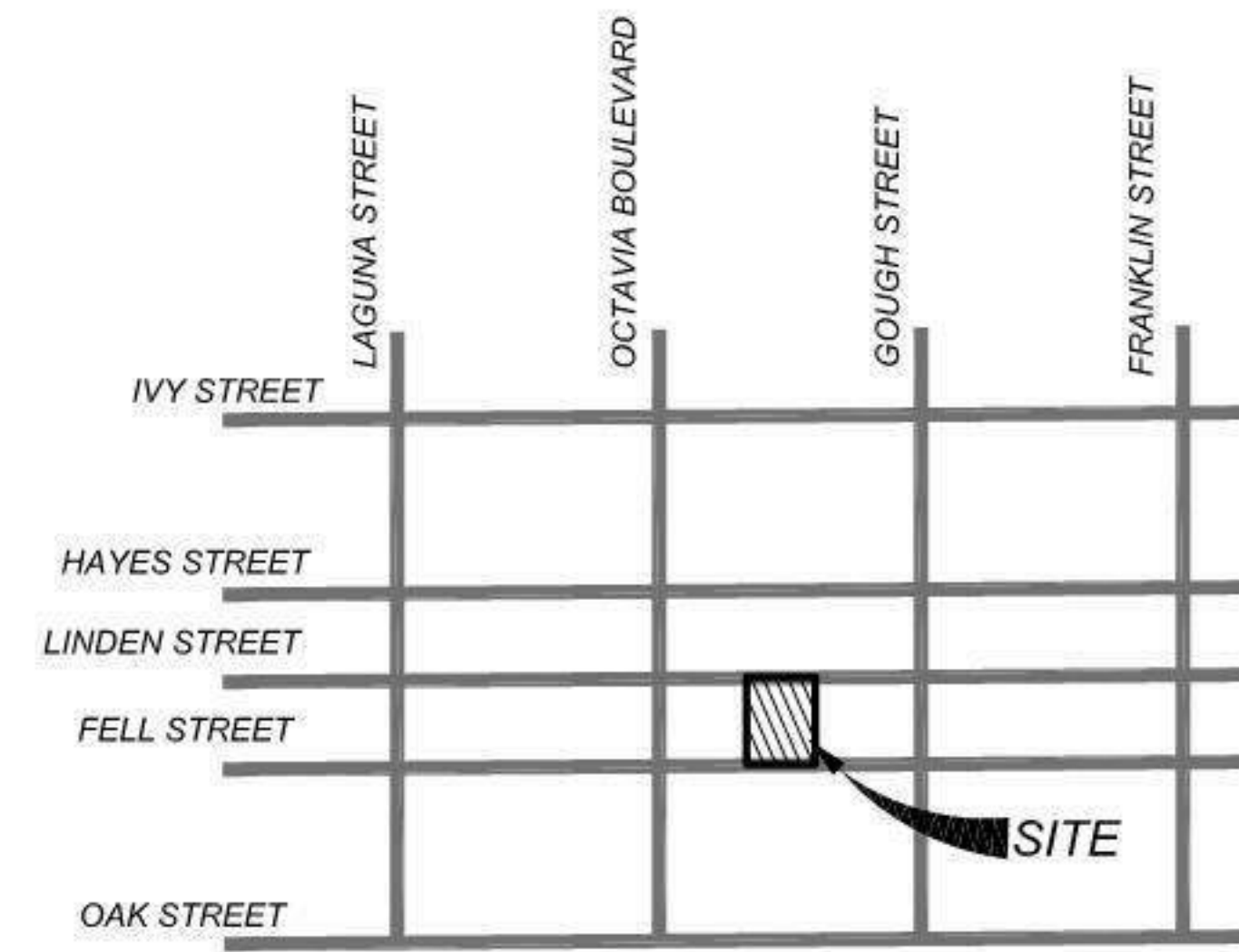
Project 55012

Scale

Drawing Title COVER SHEET FOR CU SUBMITTAL

Drawing No.

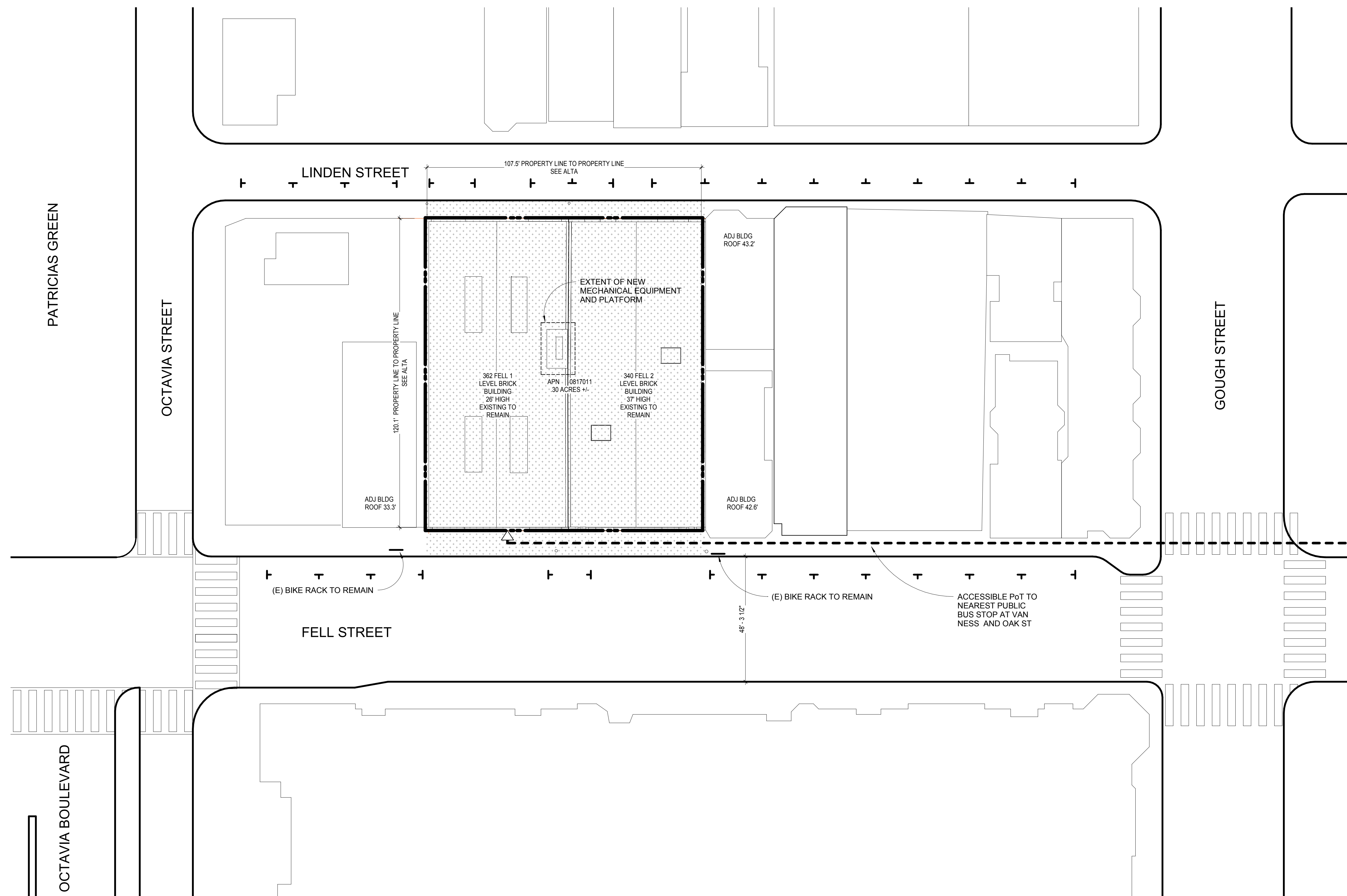
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VICINITY MAP

VICINITY PLAN

SCALE
3/4" = 1'-0"

2



SITE PLAN

SCALE
1" = 20'-0"

1






SITE PLAN NOTES

- 1 REFER TO CIVIL DRAWINGS FOR GRADE, SIDEWALK SCORE PATTERN, SITE UTILITY, SITE DRAINAGE, DETECTABLE WARNINGS AT CURB RAMPS AND CITY STANDARD SITE IMPROVEMENT DETAILS.
- 3 REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION IMPROVEMENTS.
- 4 STANDPIPE LOCATION SHALL COMPLY WITH CITY OF SAN FRANCISCO FIRE DEPARTMENT REQUIREMENTS.
- 5 ACCESSIBLE ROUTE TO NOT EXCEED 2% SLOPE.
- 7 HEAD HEIGHT CLEARANCE SHALL MEET CBC SECTION 1116A FOR WALKS, PEDESTRIAN WALKS AND CIRCULATION AREAS. MINIMUM CLEARANCE OF 84" SHALL BE MAINTAINED THROUGHOUT.
- 9 ELEVATIONS ARE BASED ON ALTA SURVEY DATUM.
- 11 (E) SIDEWALK FIXTURES REMOVED DURING CONSTRUCTION MUST BE RETURNED TO ORIGINAL LOCATIONS AND REINSTALLED PER CITY STANDARDS.
- 12 ANY (E) SIDEWALK FIXTURES DAMAGED DURING CONSTRUCTION MUST BE REPLACED BY CONTRACTOR.

BUILDING AND SITE INFORMATION

	EXISTING	PROPOSED
LOT COVERAGE	99%	UNCHANGED
LANDSCAPE AREA	0%	UNCHANGED
BUILDING SF (GROSS)	19,457 SF	UNCHANGED
LOT SF	12,900 SF (.3 ACRES)	UNCHANGED
PUBLIC PARKING ON SITE	NONE	UNCHANGED
100 YEAR FLOOD PLANE (FEMA)	NO	
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HEIGHT AND BULK DISTRICT	40-X	
PLANNING DISTRICT	DISTRICT 5 WESTERN ADDITION	
HISTORIC DISTRICT	HAYES VALLEY	
CEQA HISTORICAL RESOURCE CATEGORY	CATEGORY A	
PARCEL NO.	0817/011	

SITE PLAN LEGEND

	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE POINT OF ENTRY
	EXTENT OF WORK
	(E) PARKING DESIGNATION BASED ON ALTA SURVEY AND PUBLIC RECORD



Rivian Automotive LLC

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San Francisco, CA 94102

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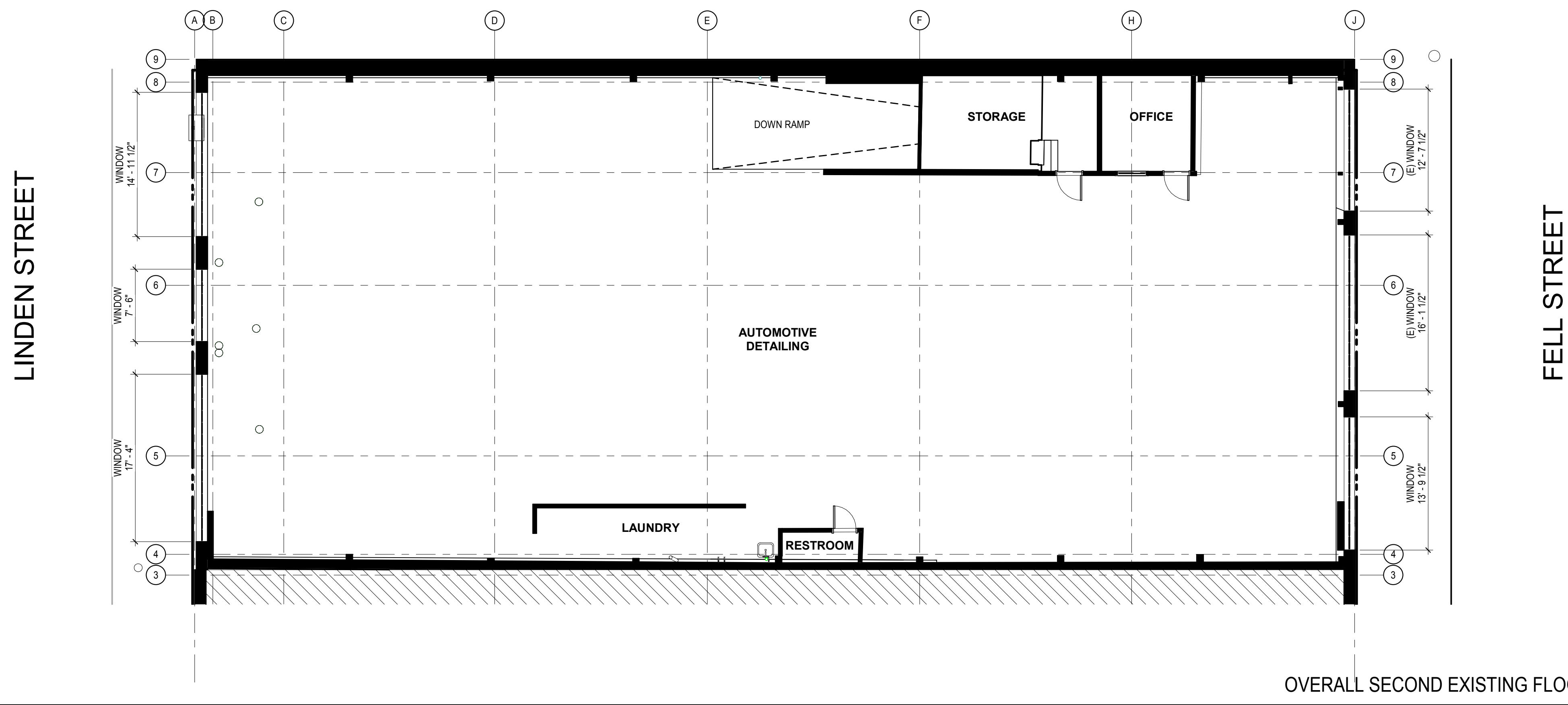
Project	55012
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Scale	As indicated
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Drawing Title SITE PLAN

Drawing No.

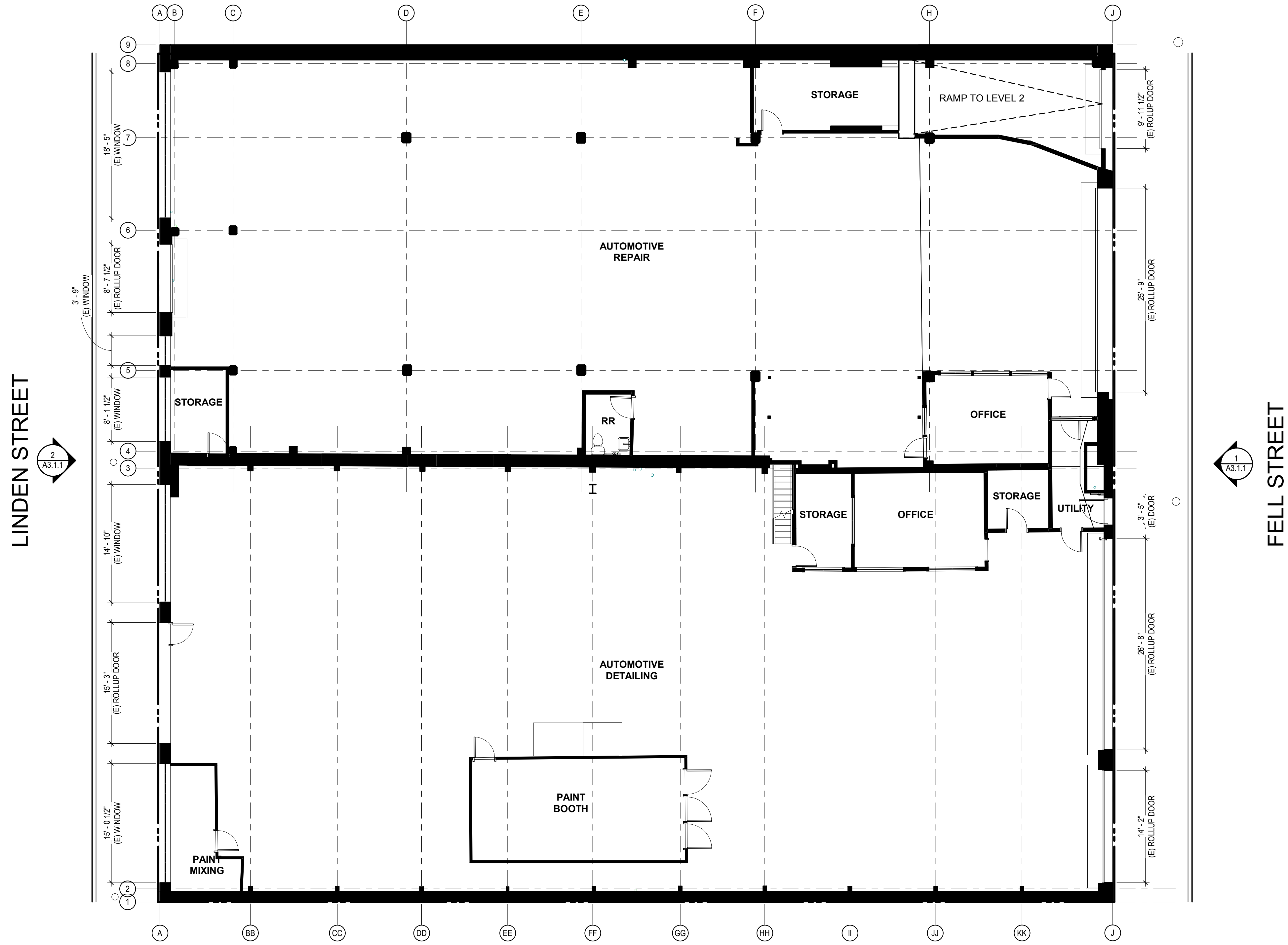
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OVERALL SECOND EXISTING FLOOR PLAN

SCALE
1/8" = 1'-0"

2



OVERALL GROUND EXISTING FLOOR PLAN

SCALE
1/8" = 1'-0"

1

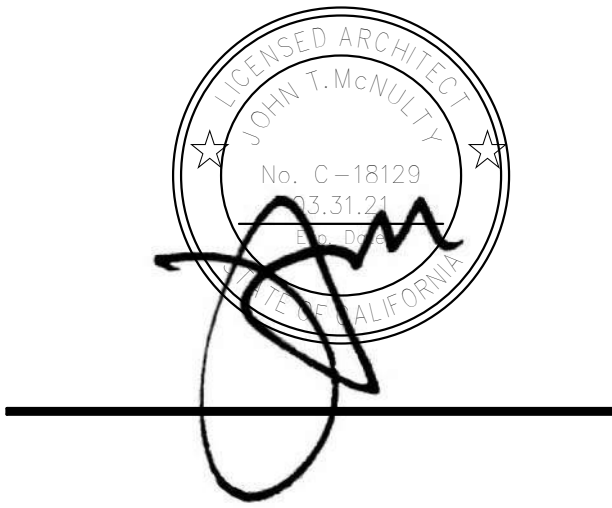
FLOOR PLAN NOTES

- 1 CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- 2 ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- 3 OFFSET ALL DOOR OPENINGS 6" FROM PERPENDICULAR WALL U.O.N.
- 4 CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- 5 THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- 6 "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- 7 "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 8 "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- 10 REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.
- 11 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
- 12 CONTRACTOR SHALL COORDINATE ALL WORK WITH STRUCTURAL, LANDSCAPE, CIVIL, AND ALL DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- 13 SEE OVERALL FLOOR PLAN FOR LOCATIONS OF EXTERIOR WINDOWS, EXTERIOR DOORS AND EXTERIOR WALL CONDITIONS.
- 14 ALL VISIBLE THERMOSTATS, SWITCHES, CONTROLS, OUTLETS AND OTHER VISIBLE ELECTRICAL AND MECHANICAL CONTROLS AND DEVICES ARE TO BE LAID OUT IN AN ORDERLY FASHION. COORDINATE LOCATION OF VISIBLE DEVICES WITH ARCHITECT PRIOR TO SHOP DRAWINGS. USE REMOTE CEILING MOUNTED THERMOSTATS WHENEVER POSSIBLE.
- 15 ALL SWITCHES AND OUTLETS TO BE DECORA STYLE.
- 16 METAL STUD FRAMING AND GYP BOARD FINISH OF THE INTERIOR SIDE OF THE DOUBLE STUD ASSEMBLY AT TENANT RETAIL, OFFICE SPACES AND ELEVATOR LOBBIES TO BE COMPLETED BY FUTURE TENANT. SEE DETAILS ON A8.3.1 FOR SCOPE OF WORK.

KEYNOTES

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) LIGHT FRAME PARTITION
- (N) 1-HR RATED LIGHT FRAME FIRE BARRIER
- (N) 2-HR RATED LIGHT FRAME FIRE BARRIER
- PROPERTY LINE
- FIRE EXTINGUISHER CABINET
- FLOOR ELEVATION
- ALIGN FACE OF FINISH, TYPICAL



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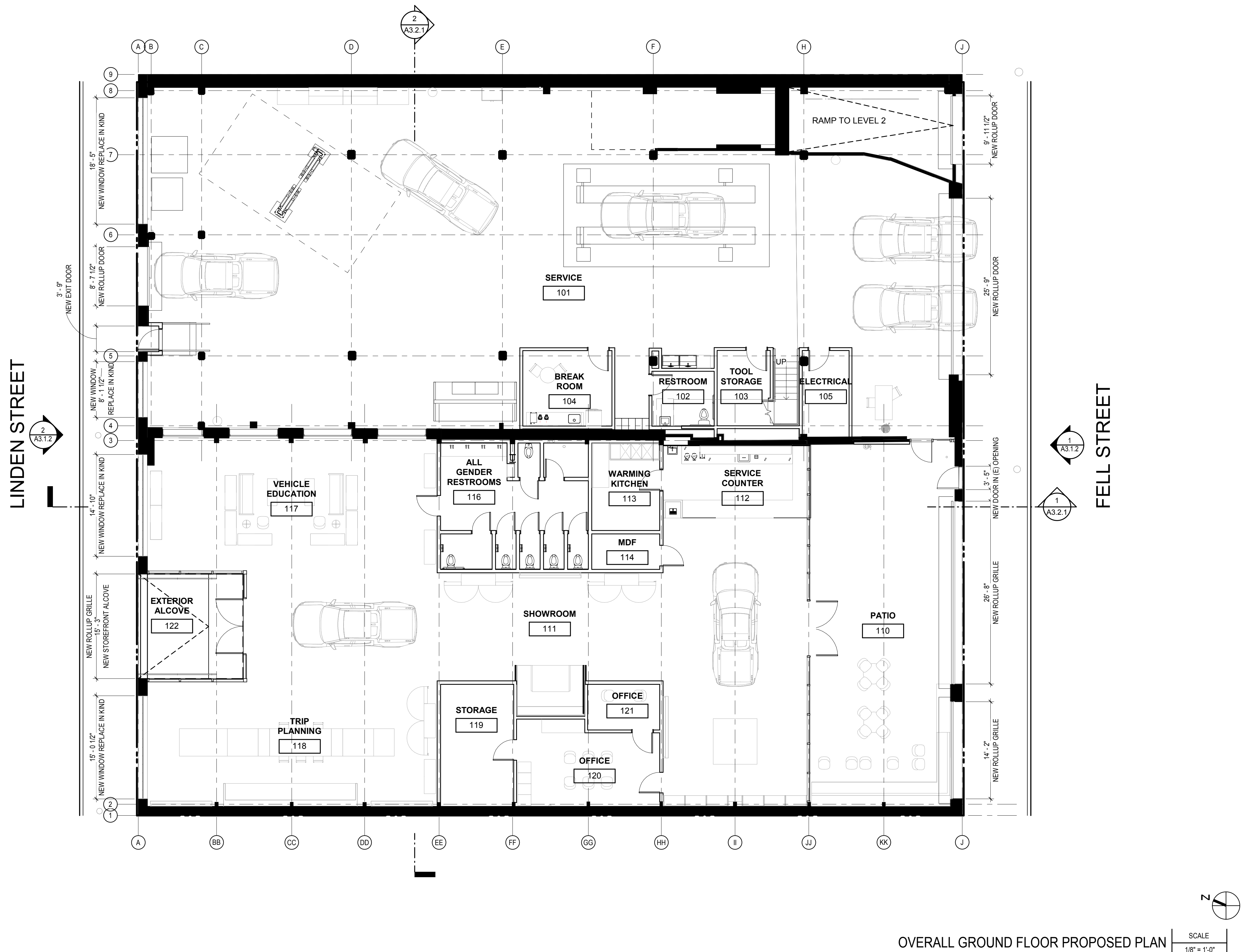
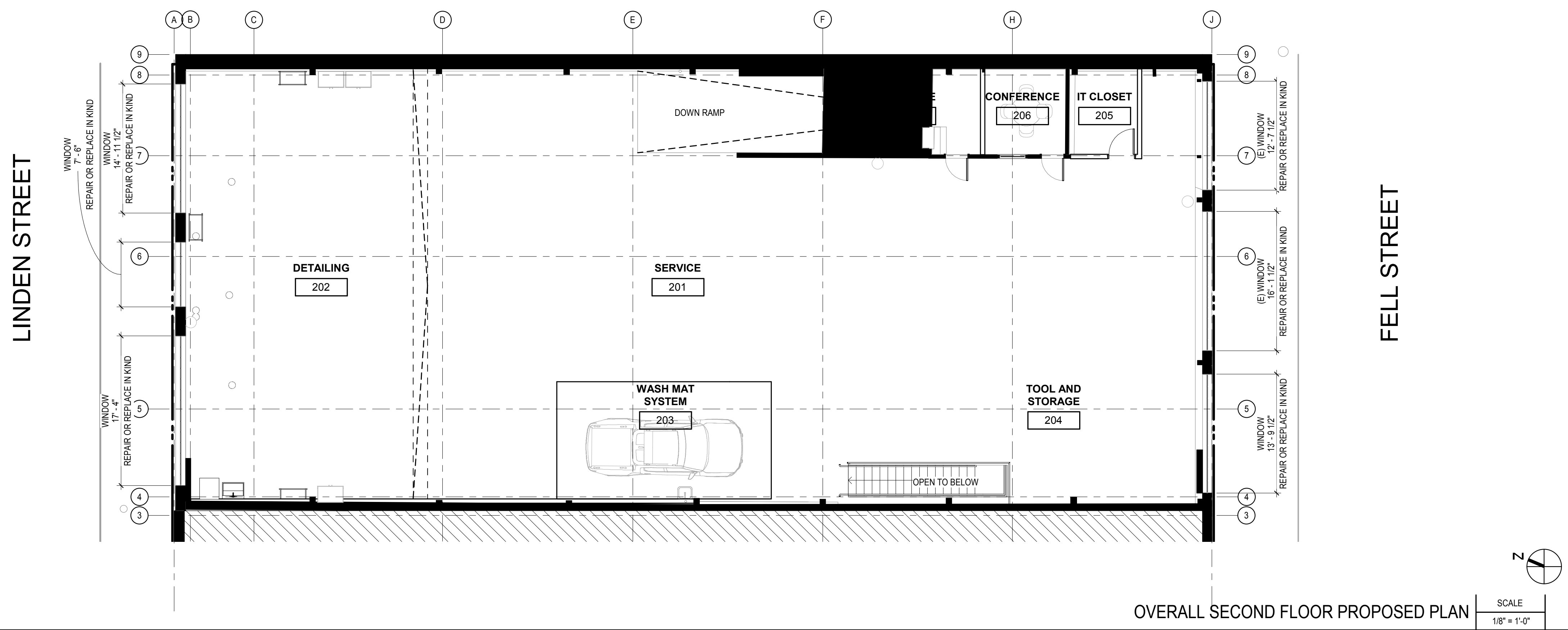
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No. Date Issue
02.17.2021 CU SUBMITTAL

Project 55012
Scale As indicated
Drawing Title EXISTING BUILDING PLANS

Drawing No.

A2.1.0

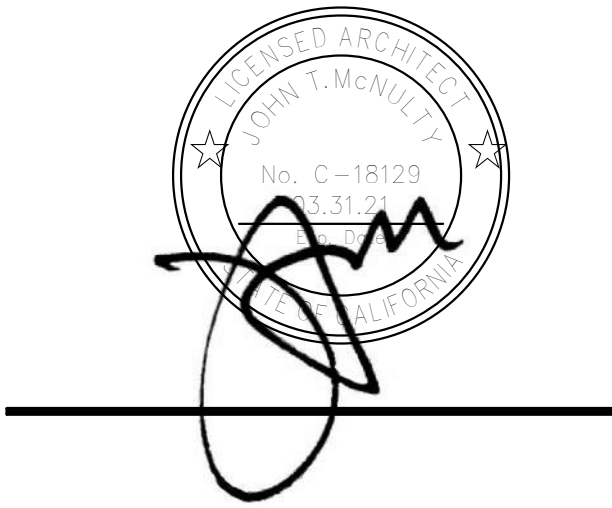


FLOOR PLAN NOTES

- 1 CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- 2 ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- 3 OFFSET ALL DOOR OPENINGS 6" FROM PERPENDICULAR WALL U.O.N.
- 4 CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- 5 THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- 6 "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- 7 "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 8 "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- 10 REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.
- 11 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
- 12 CONTRACTOR SHALL COORDINATE ALL WORK WITH STRUCTURAL, LANDSCAPE, CIVIL, AND ALL DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- 13 SEE OVERALL FLOOR PLAN FOR LOCATIONS OF EXTERIOR WINDOWS, EXTERIOR DOORS AND EXTERIOR WALL CONDITIONS.
- 14 ALL VISIBLE THERMOSTATS, SWITCHES, CONTROLS, OUTLETS AND OTHER VISIBLE ELECTRICAL AND MECHANICAL CONTROLS AND DEVICES ARE TO BE LAID OUT IN AN ORDERLY FASHION. COORDINATE LOCATION OF VISIBLE DEVICES WITH ARCHITECT PRIOR TO SHOP DRAWINGS. USE REMOTE CEILING MOUNTED THERMOSTATS WHENEVER POSSIBLE.
- 15 ALL SWITCHES AND OUTLETS TO BE DECORA STYLE.
- 16 METAL STUD FRAMING AND GYP BOARD FINISH OF THE INTERIOR SIDE OF THE DOUBLE STUD ASSEMBLY AT TENANT RETAIL, OFFICE SPACES AND ELEVATOR LOBBIES TO BE COMPLETED BY FUTURE TENANT. SEE DETAILS ON A8.3.1 FOR SCOPE OF WORK.

KEYNOTES

- (E) WALL TO REMAIN
- (N) LIGHT FRAME PARTITION
- (N) 1-HR RATED LIGHT FRAME FIRE BARRIER
- (N) 2-HR RATED LIGHT FRAME FIRE BARRIER
- PROPERTY LINE
- FIRE EXTINGUISHER CABINET
- FLOOR ELEVATION
- ALIGN FACE OF FINISH, TYPICAL



Rivian Automotive LLC

340 and 362 Fell St,
San Francisco, CA 94102

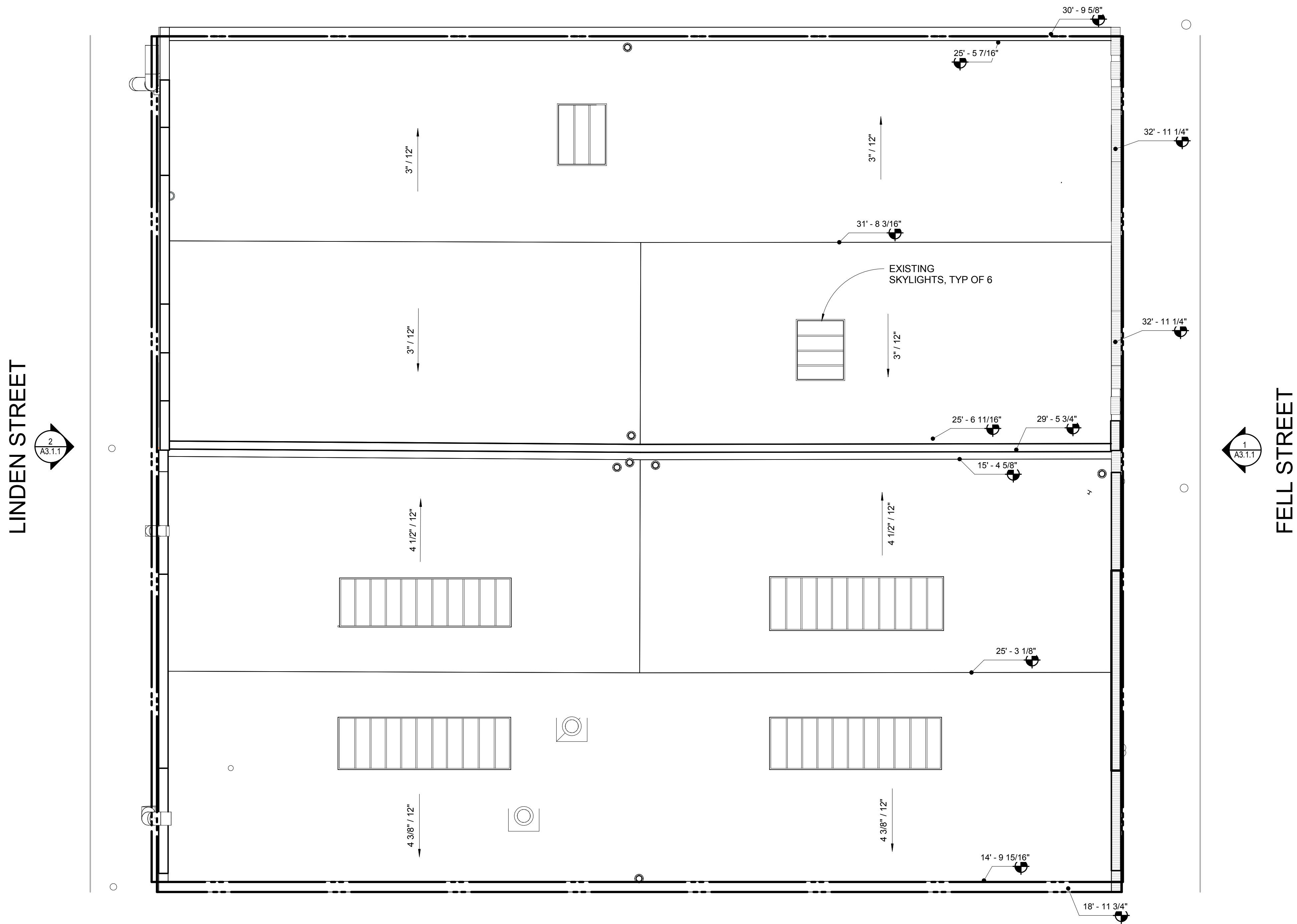
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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

Project	55012
Scale	As indicated
Drawing Title	PROPOSED PLANS

Drawing No.

A2.1.1A

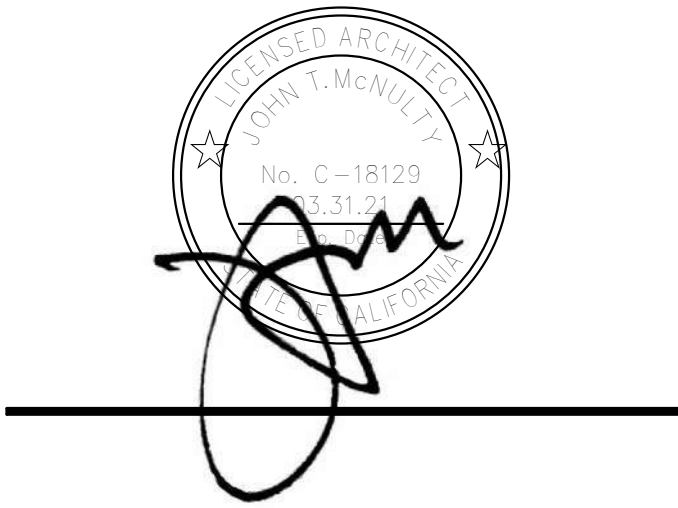


ROOF PLAN NOTES

- 1 CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- 2 ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- 3 "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- 4 "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 5 "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
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- 9 ALL EQUIPMENT TO BE MOUNTED ON ACOUSTICAL ISOLATORS, MASON BR OR EQUIVALENT
- 10 ALL PIPE AND CONDUIT PENETRATIONS TO BE MINIMUM OF 6" APART.

KEYNOTES

ROOF PLAN LEGEND



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San Francisco, CA 94102

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	02.17.2021	CU SUBMITTAL

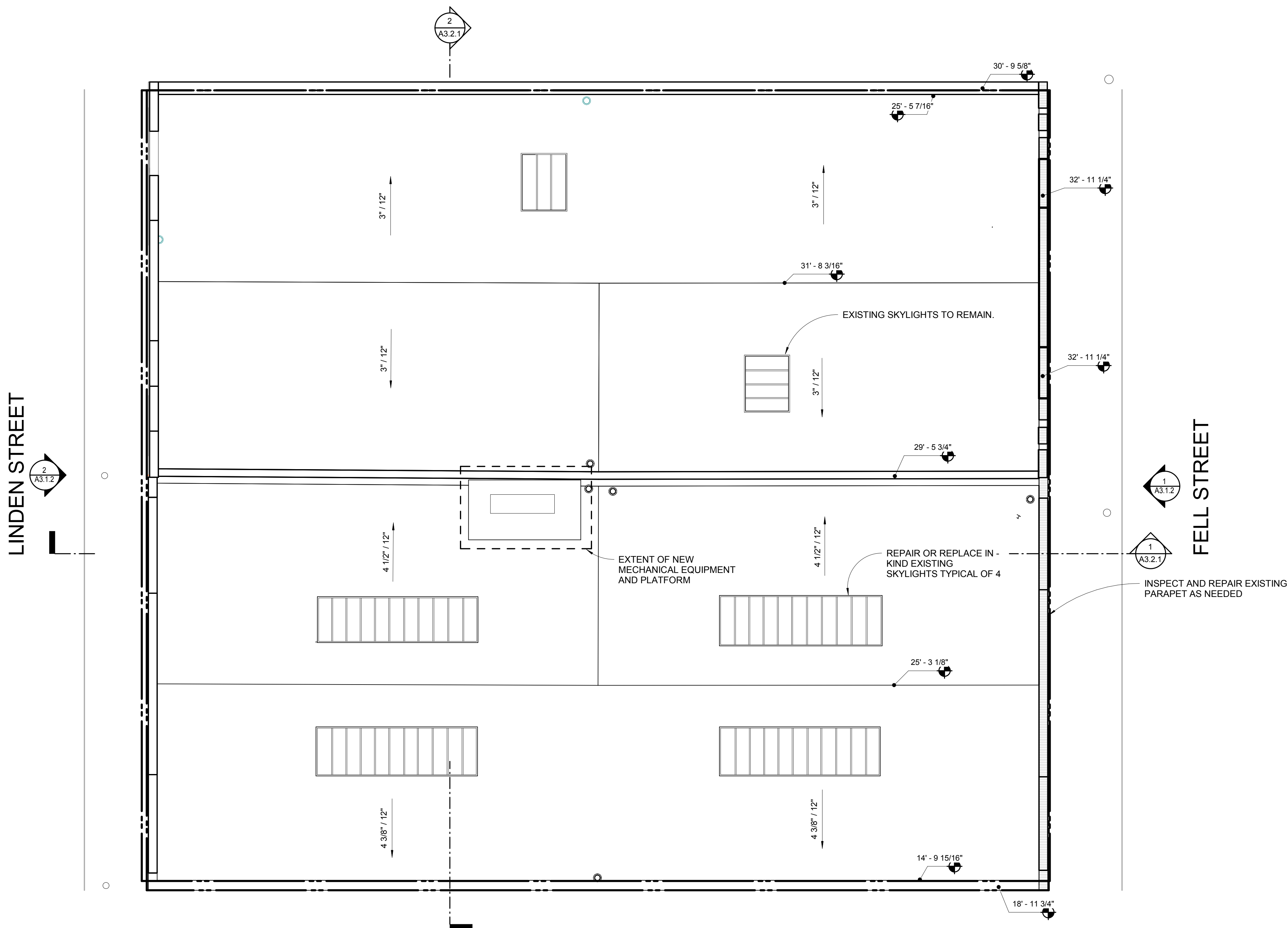
Project 55012

Scale 1/8" = 1'-0"

Drawing Title EXISTING ROOF PLAN

Drawing No.

A2.4.0



OVERALL ROOF PLAN



SCALE
1/8" = 1'-0"

1

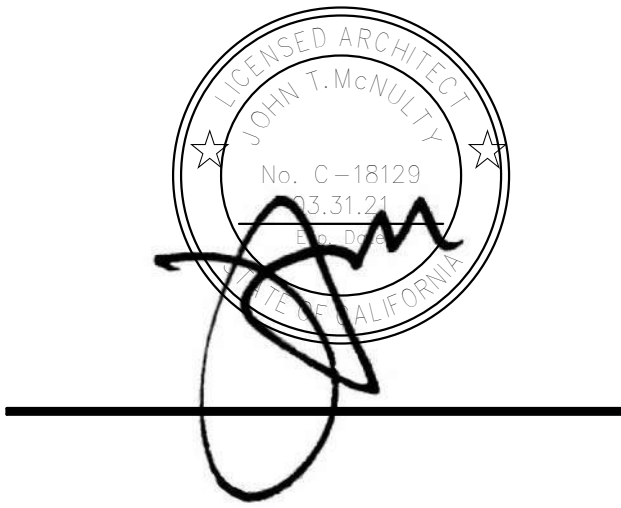
ROOF PLAN NOTES

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KEYNOTES

ROOF PLAN LEGEND

- 2-HOUR RATED WALL
- CMU WALL
- DEMISING WALL
- 1-HOUR RATED WALL
- CONCRETE WALL, 2-HOUR MIN., SEE STRUCT. DWGS.
- PROPERTY LINE
- WALL/PARTITION SYMBOL-SEE PARTITION SCHEDULE
- DOOR TYPE
- WINDOW TYPE
- FLOOR ELEVATION
- ALIGN FACE OF FINISH, TYPICAL
- PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A10.3.1
- FINISH TYPE, SEE SHEET A10.3.1



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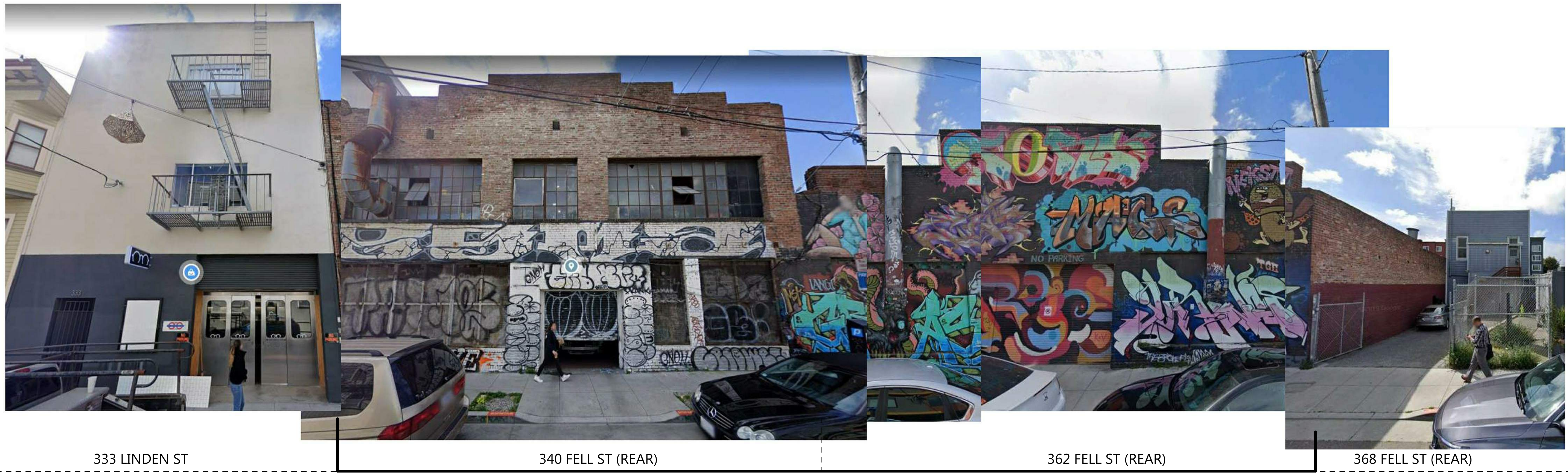
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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

Project	55012
Scale	1/8" = 1'-0"
Drawing Title	OVERALL ROOF PLAN

Drawing No.

A2.4.1



333 LINDEN ST

340 FELL ST (REAR)

362 FELL ST (REAR)

368 FELL ST (REAR)

PROJECT SITE

LINDEN STREET PHOTO MONTAGE

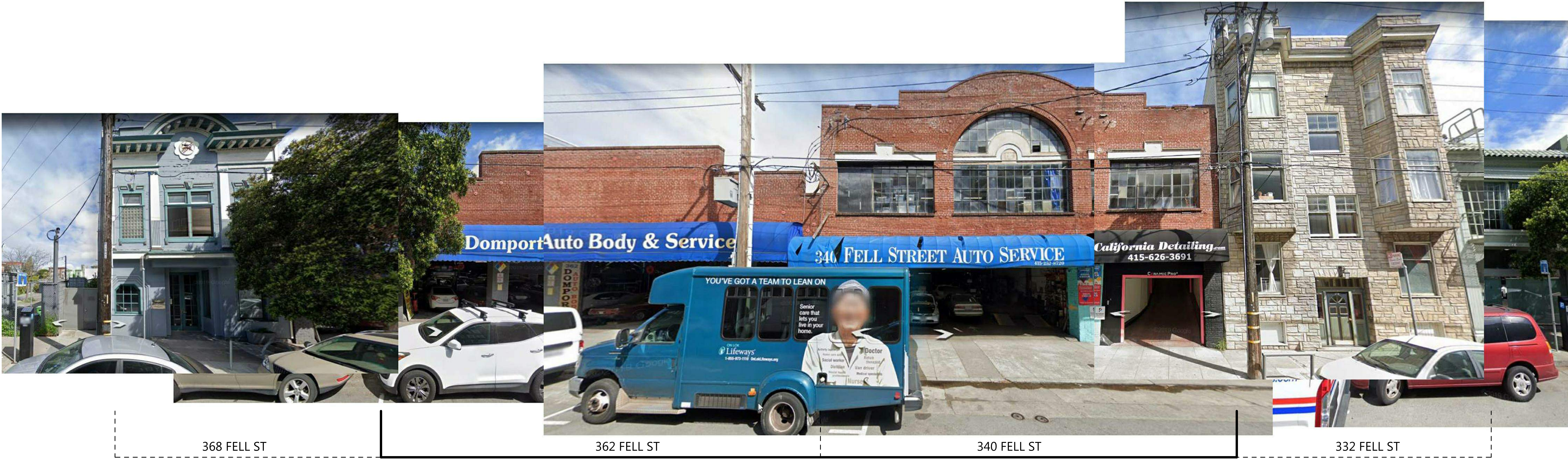


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No.	Date	Issue
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368 FELL ST

362 FELL ST

340 FELL ST

332 FELL ST

PROJECT SITE

FELL STREET PHOTO MONTAGE

Project	55012
Scale	1/2" = 1'-0"
Drawing Title	PHOTOGRAPHS OF EXISTING BUILDING

Drawing No.

A3.1.0



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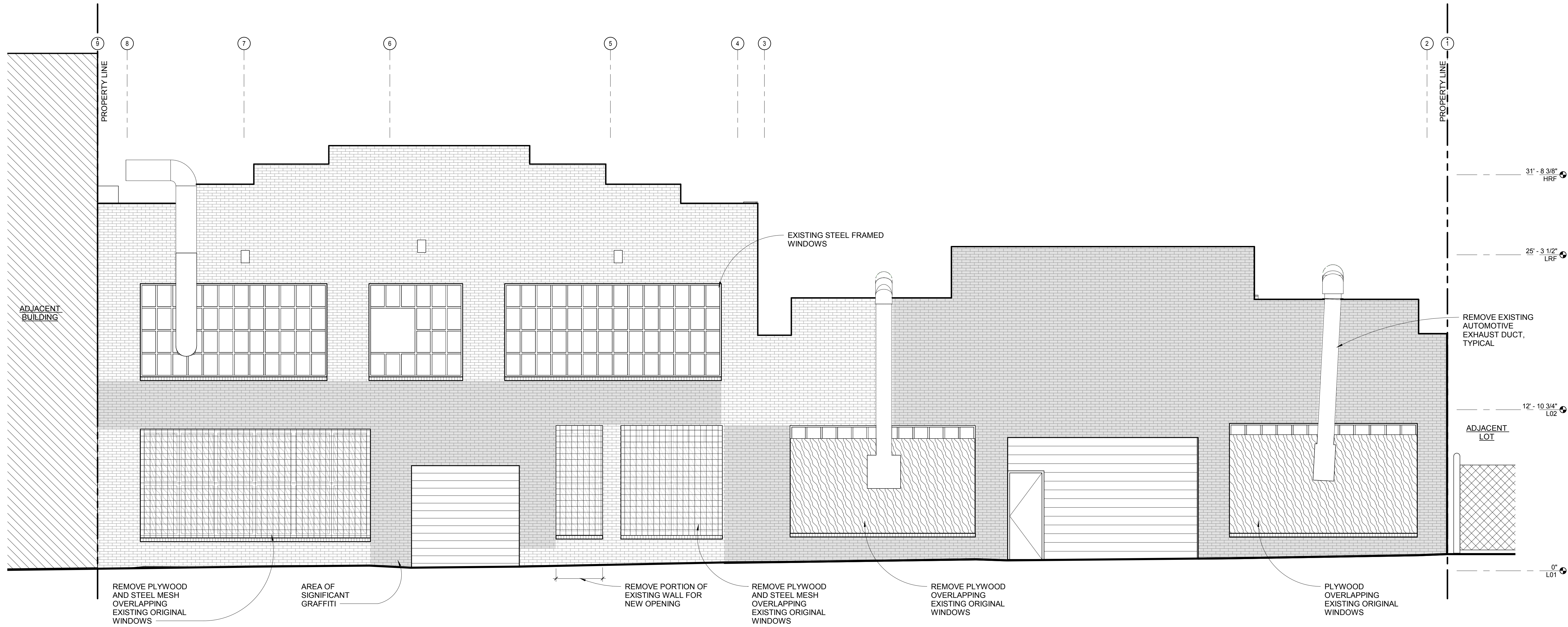
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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

Project	55012
Scale	1/4" = 1'-0"
Drawing Title	EXISTING NORTH AND SOUTH EXTERIOR ELEVATION

Drawing No.

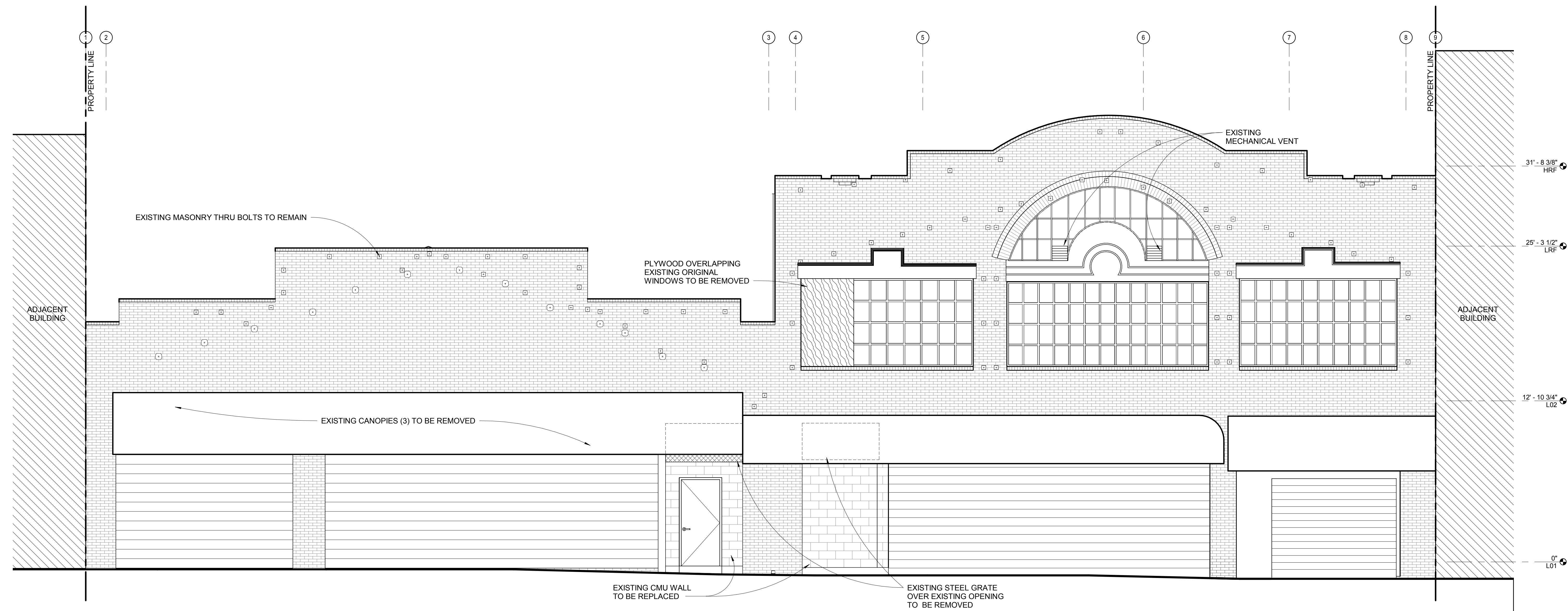
A3.1.1



LINDEN ST EXISTING ELEVATION

SCALE
1/4" = 1'-0"

2



FELL STREET EXISTING ELEVATION

SCALE
1/4" = 1'-0"

1



Rivian Automotive LLC

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San Francisco, CA 94102

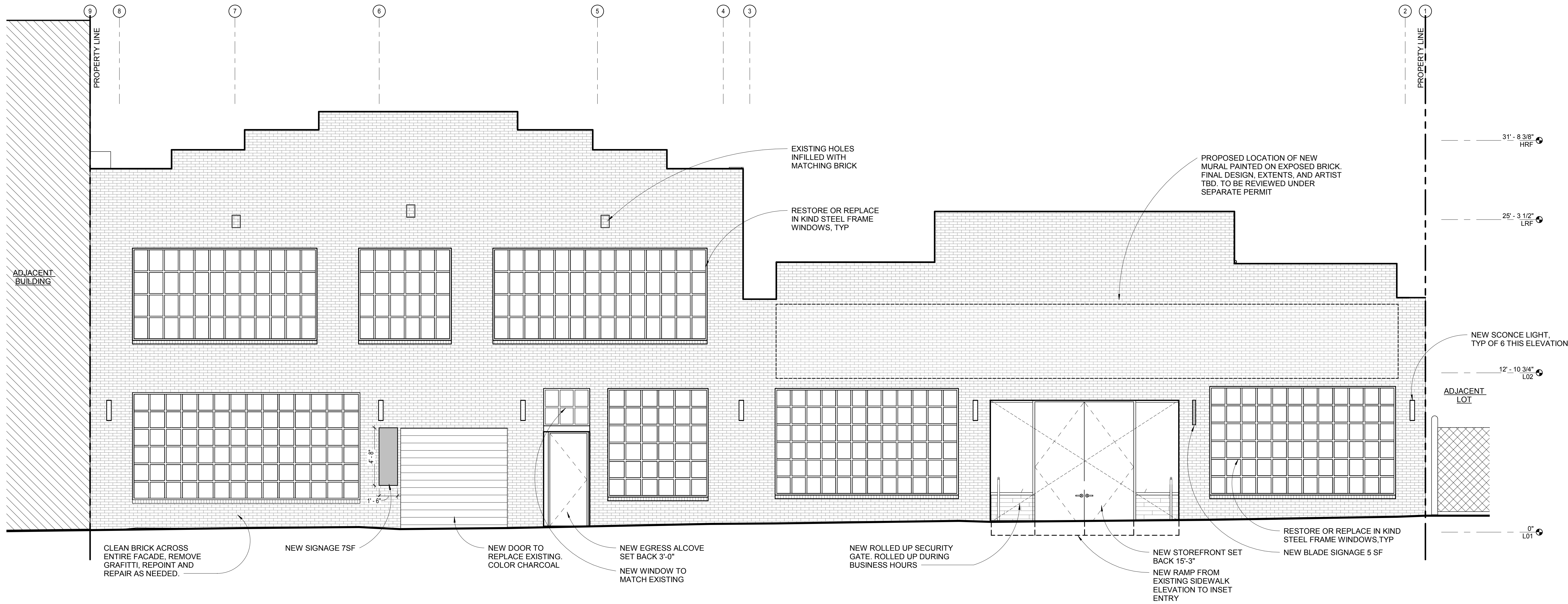
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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

Project	55012
Scale	1/4" = 1'-0"
Drawing Title	PROPOSED NORTH AND SOUTH EXTERIOR ELEVATIONS

Drawing No.

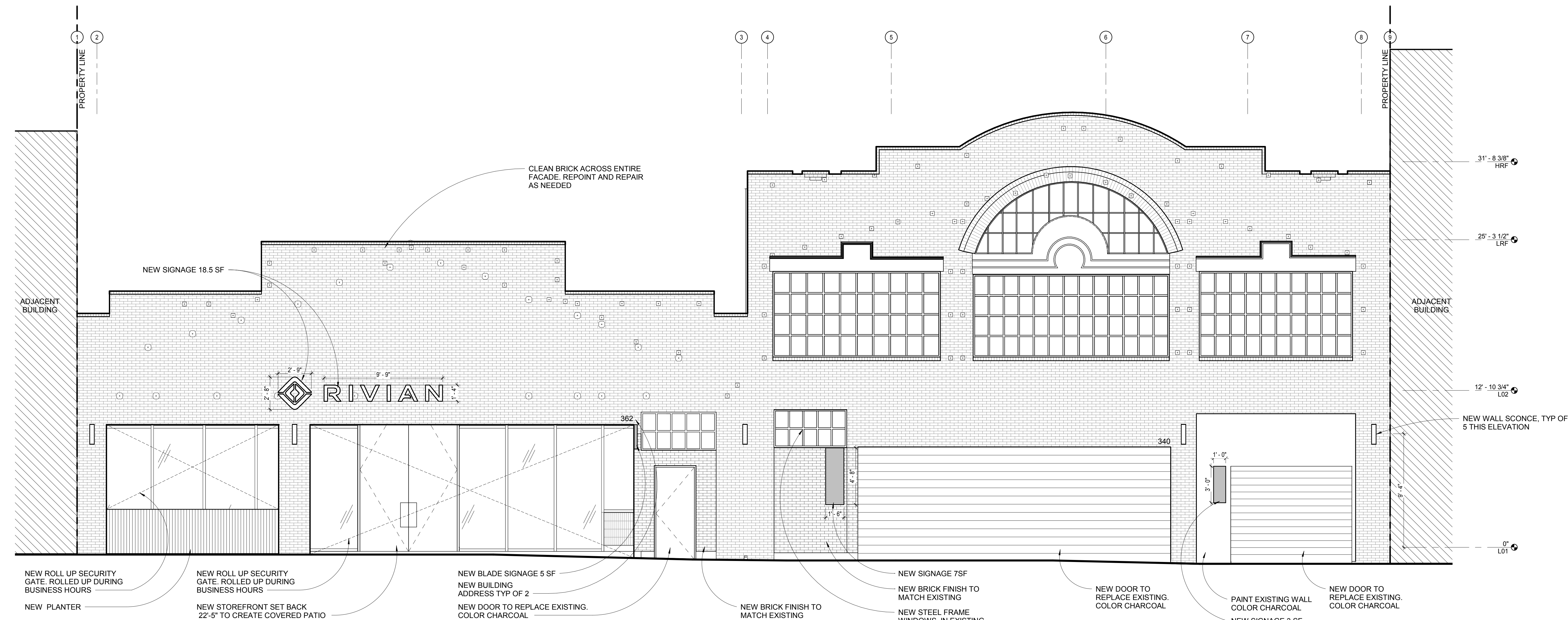
A3.1.2



LINDEN STREET PROPOSED ELEVATION

SCALE
1/4" = 1'-0"

2



FELL ST PROPOSED ELEVATION

SCALE
1/4" = 1'-0"

1



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No. Date Issue
02.17.2021 CU SUBMITTAL

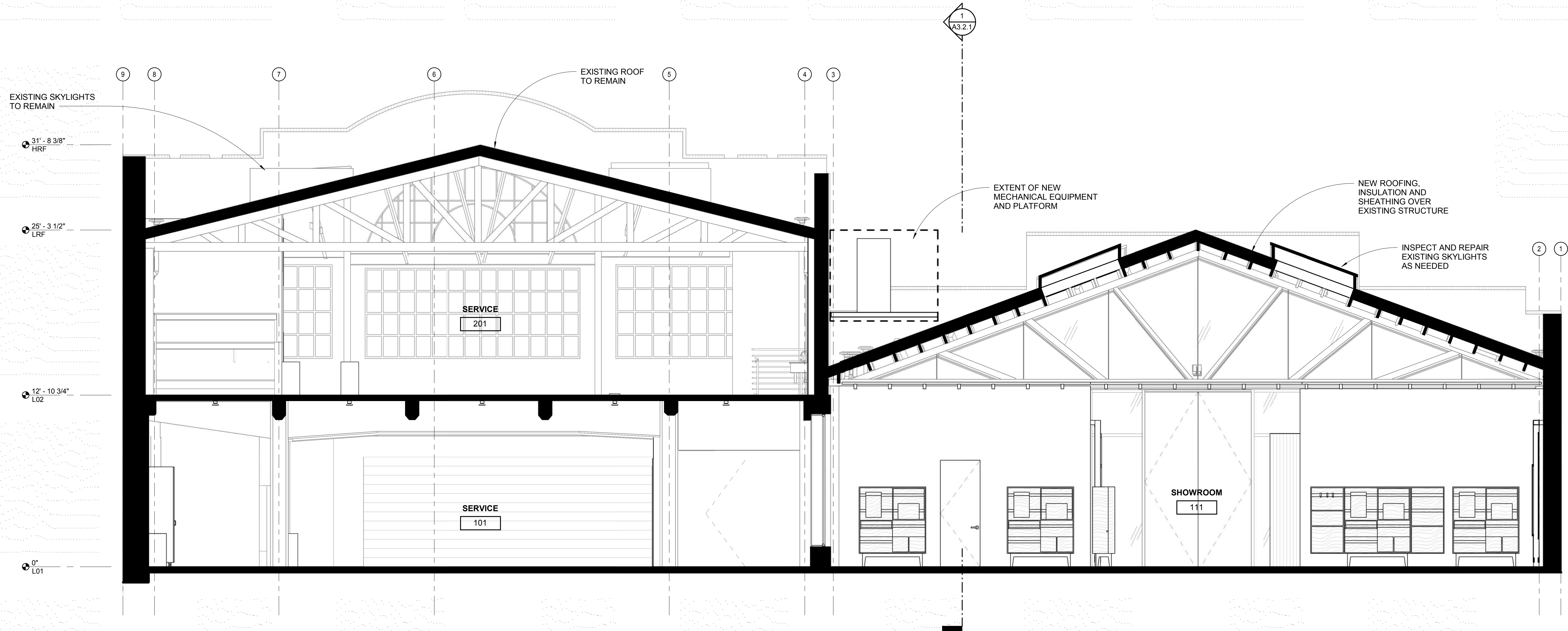
Project 55012

Scale 1/4" = 1'-0"

Drawing Title OVERALL BUILDING SECTIONS

Drawing No.

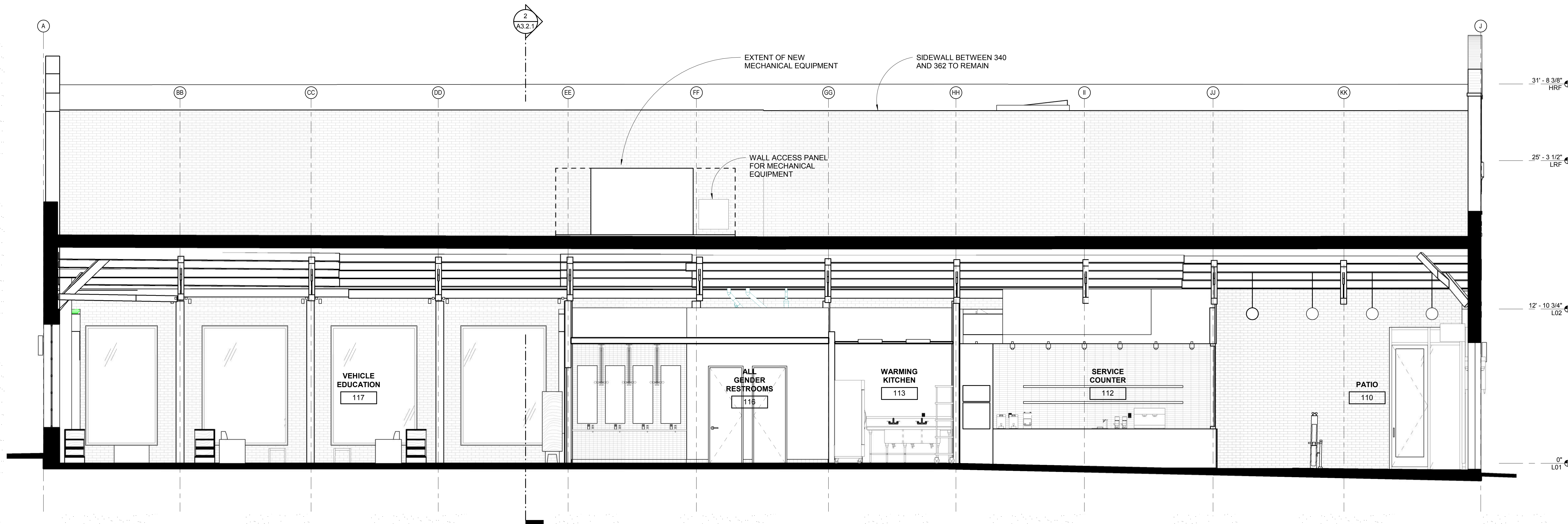
A3.2.1



EAST-WEST BUILDING SECTION

SCALE
1/4" = 1'-0"

2



NORTH-SOUTH BUILDING SECTION

SCALE
1/4" = 1'-0"

1



EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
CB3P - 340 FELL ST		0817011
Case No.		Permit No.
2021-001698PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The Project at 340 Fell, Assessor's Block: 0817, Lot: 011 (the "Property") consists of a 12,898 square foot parcel located on the north side of Fell Street between Octavia and Gough Streets in the Hayes Valley neighborhood. The Property is improved with two commercial garage buildings with frontages on both Fell and Linden Streets. Rivian Automotive LLC ("Project Sponsor") proposes to occupy the two buildings in full, which had previously been occupied by three separate tenants (the "Project"). The project will restore the existing historic buildings' façades consistent with their architectural character. The existing commercial garage buildings are connected and have longstanding legal nonconforming auto repair garage uses dating back to the time they were built, maintaining their integrity of location and association. Project Sponsor produces all-electric adventure vehicles and proposes to continue the existing principal automotive repair use at the Property for repair and service on its electric vehicles. Accessory to the Automotive Repair use, Project Sponsor also proposes a permitted accessory automobile sales use to occupy 5,162 square feet of the 19,457 square foot space. The proposed sales area would consist mostly of educational and marketing materials about Project Sponsor's cars, introducing Project Sponsor's brand FULL PROJECT DESCRIPTION ATTACHED		

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"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<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.)? <i>(refer to 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 The Environmental Information tab on the San Francisco Property Information Map)</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? <i>(refer to 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? <i>(refer to 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? <i>(refer to 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): Charles Enchill</p>	

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

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

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

Check all that apply to the project.	
<input 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 checked="" 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 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. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<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 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 checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : Exterior work consists of restoration to brick facades and repair of steel framed windows. New features (interior patio and storefront) will be recessed 15-20 feet from brick facade, and new egress door will replace a narrow window, resulting in minimal change.
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input checked="" 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): A formal Part II impact evaluation is not required as the project is consistent with Secretary of the Interior Standards for Rehabilitation.	
Preservation Planner Signature: Charles Enchill	

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: Charles Enchill 04/27/2021
	Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination 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.	

Full Project Description

The Project at 340 Fell, Assessor's Block: 0817, Lot: 011 (the "Property") consists of a 12,898 square foot parcel located on the north side of Fell Street between Octavia and Gough Streets in the Hayes Valley neighborhood. The Property is improved with two commercial garage buildings with frontages on both Fell and Linden Streets. Rivian Automotive LLC ("Project Sponsor") proposes to occupy the two buildings in full, which had previously been occupied by three separate tenants (the "Project"). The project will restore the existing historic buildings' façades consistent with their architectural character.

The existing commercial garage buildings are connected and have longstanding legal nonconforming auto repair garage uses dating back to the time they were built, maintaining their integrity of location and association. Project Sponsor produces all-electric adventure vehicles and proposes to continue the existing principal automotive repair use at the Property for repair and service on its electric vehicles.

Accessory to the Automotive Repair use, Project Sponsor also proposes a permitted accessory automobile sales use to occupy 5,162 square feet of the 19,457 square foot space. The proposed sales area would consist mostly of educational and marketing materials about Project Sponsor's cars, introducing Project Sponsor's brand to the community.

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: 340 FELL ST
RECORD NO.: 2021-001698PRJ

EXHIBIT
D

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	19,457	19,457	0
Office GSF	0	0	0
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 ()			
TOTAL GSF	19,457	19,457	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	2	2	0
Number of Stories	2	2	0
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other ()			

Block Book Map

EXHIBIT
E

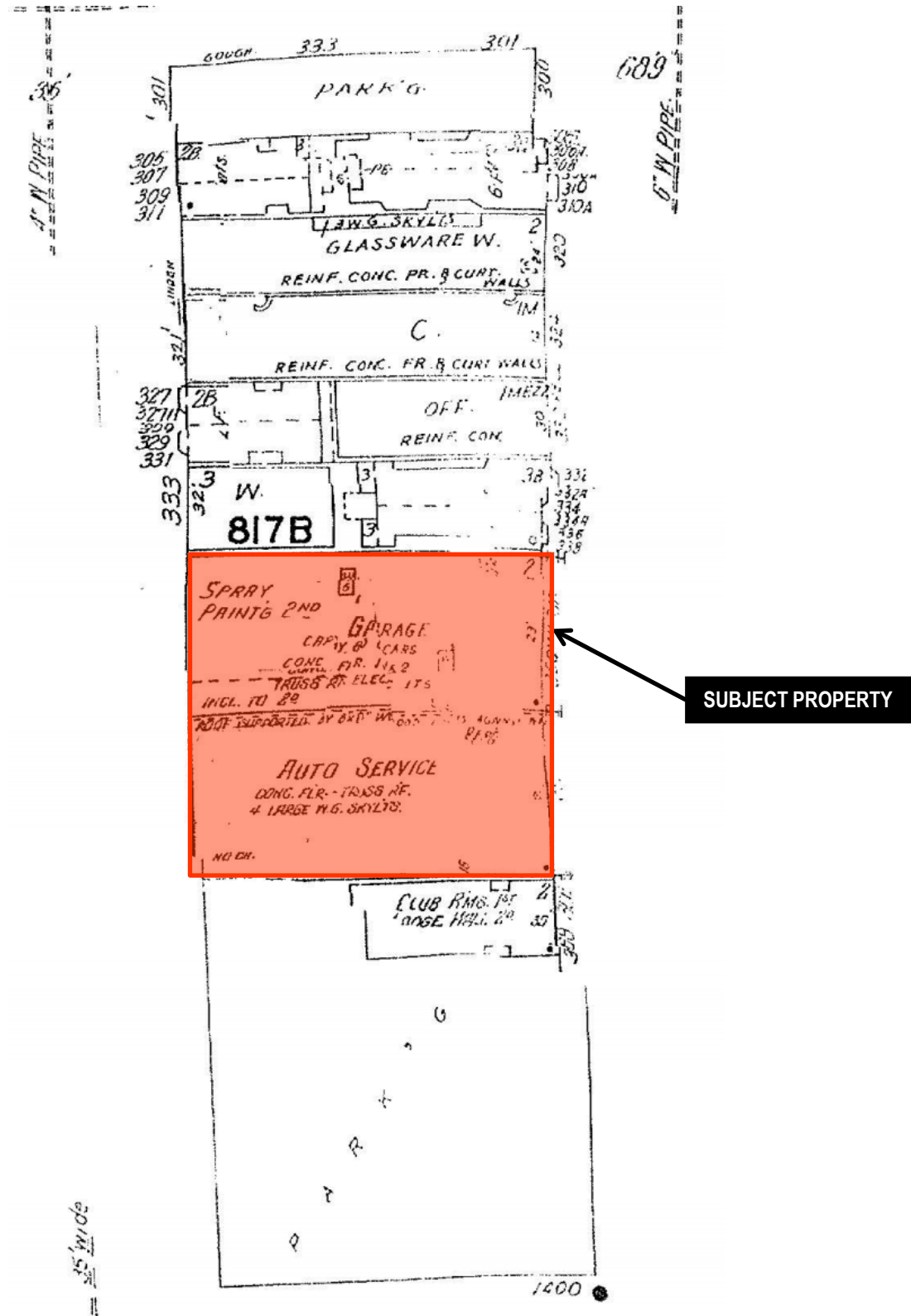


Subject Property



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Sanborn Map*

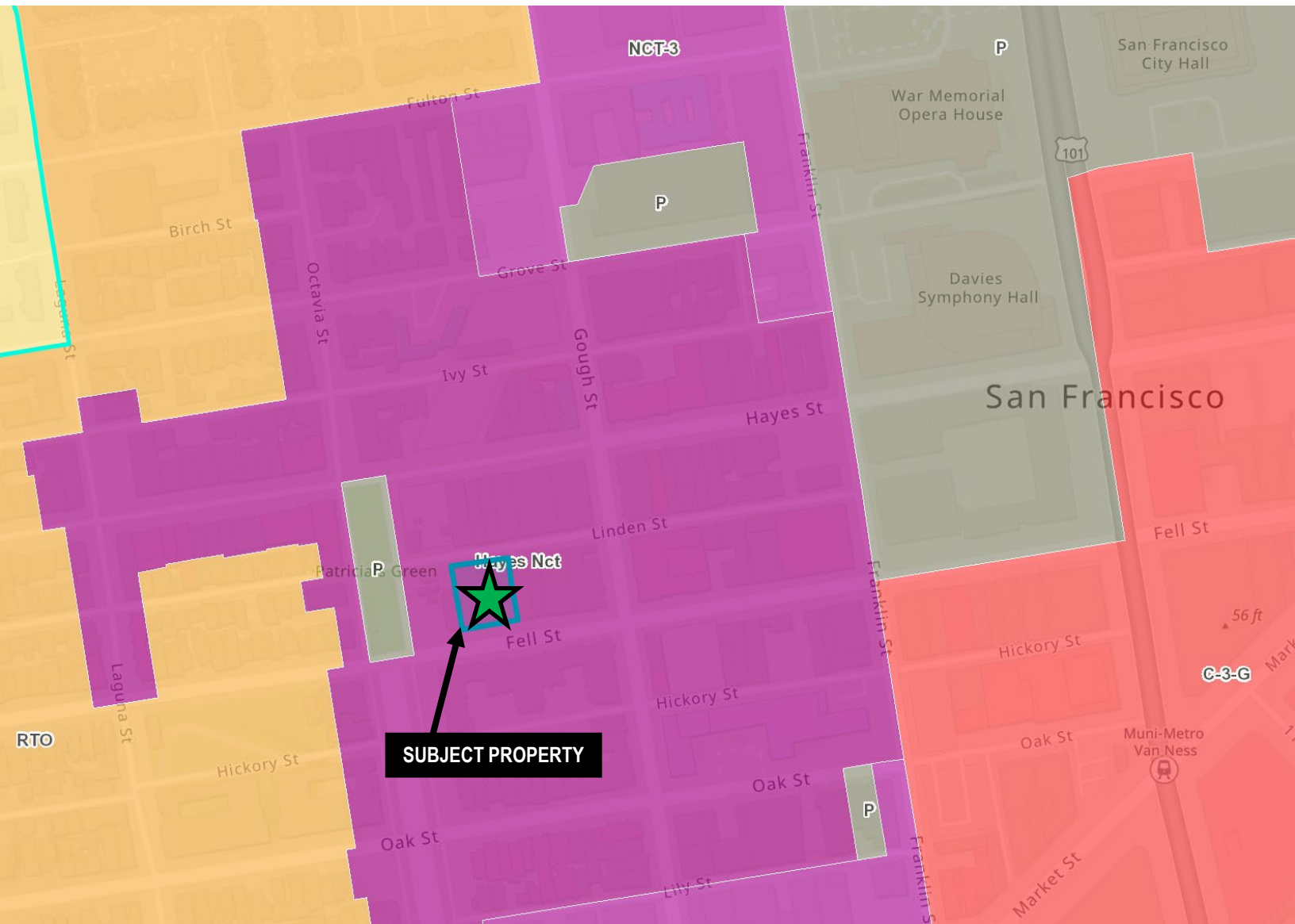


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

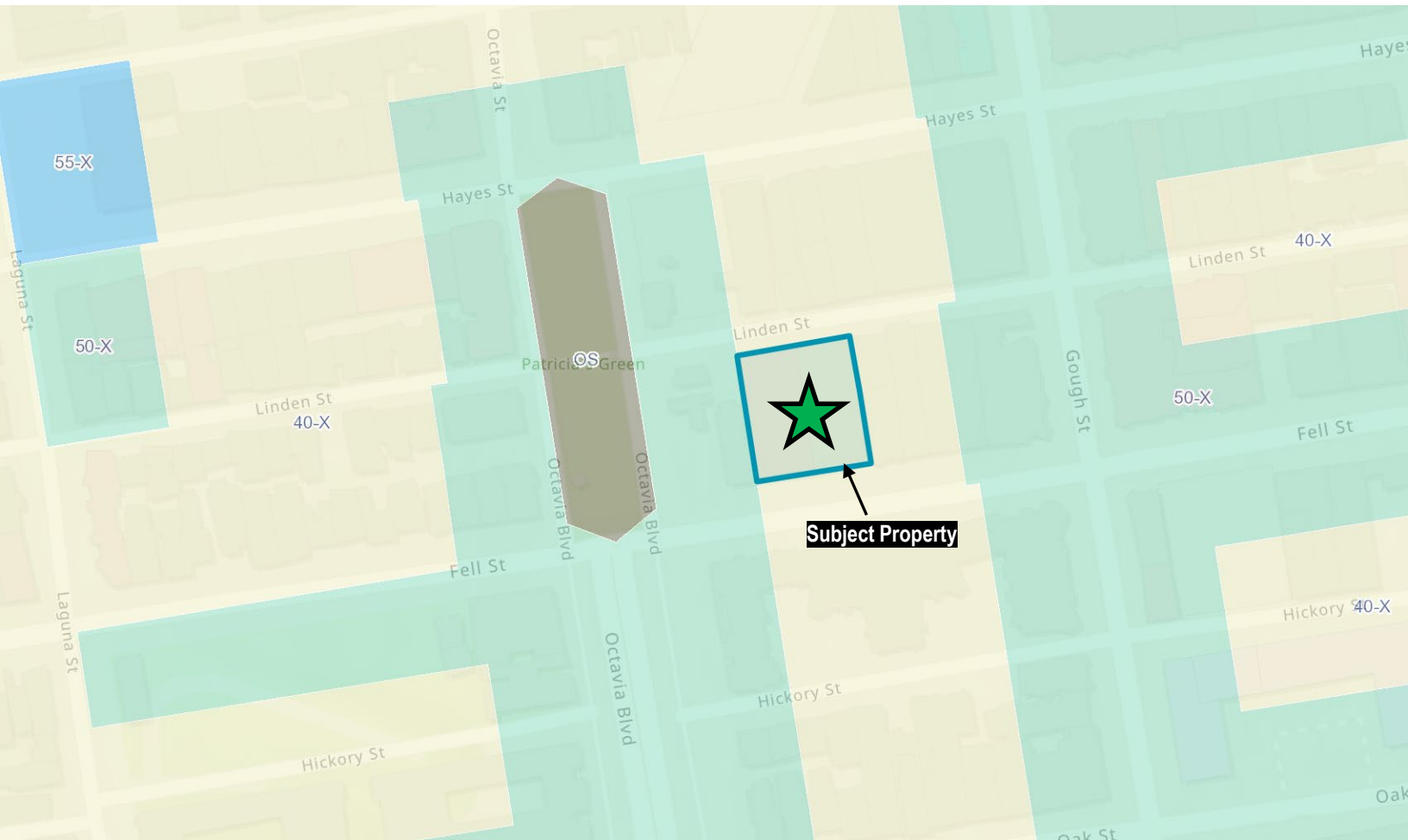


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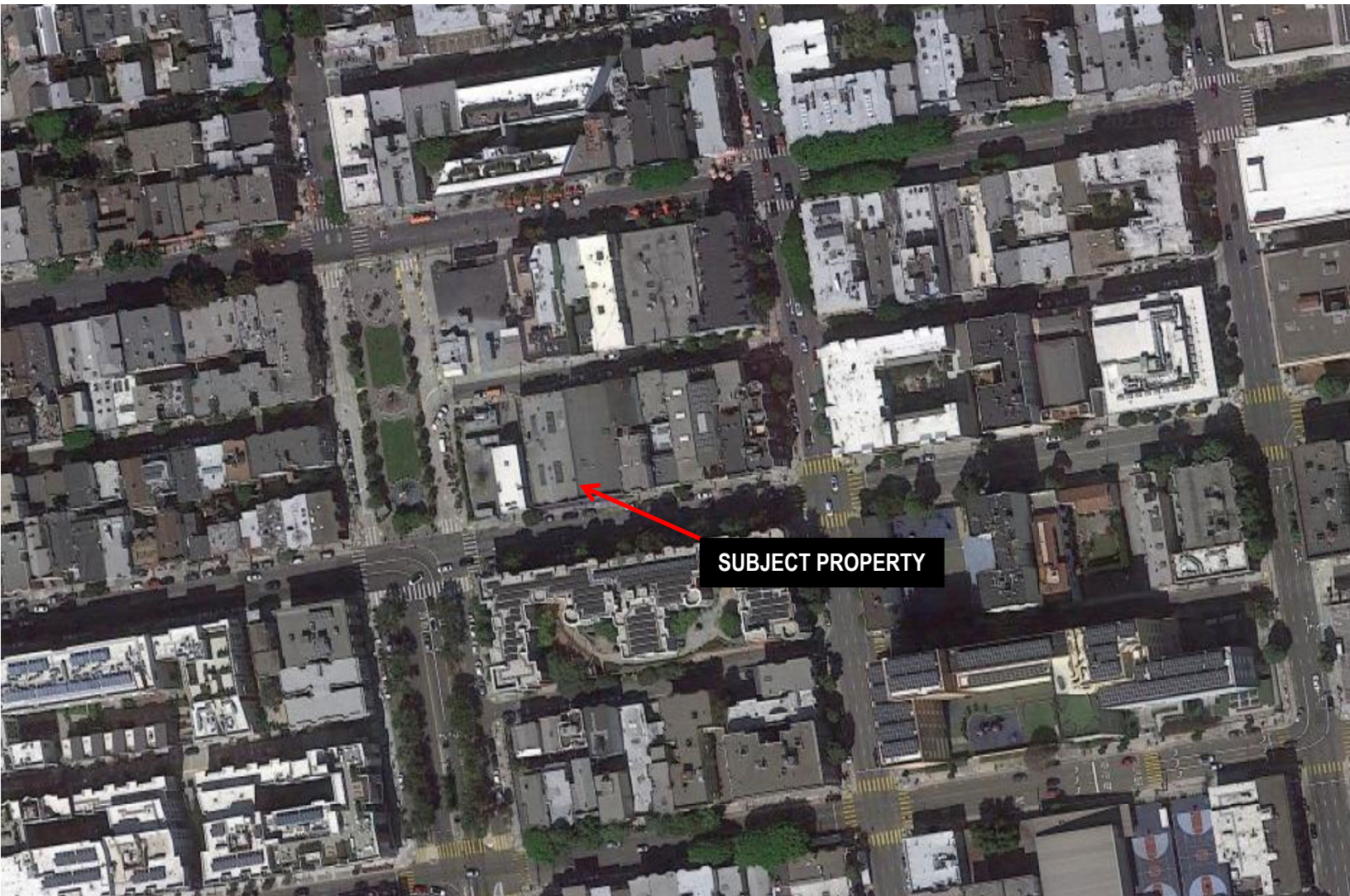
Zoning Map



Height and Bulk Map



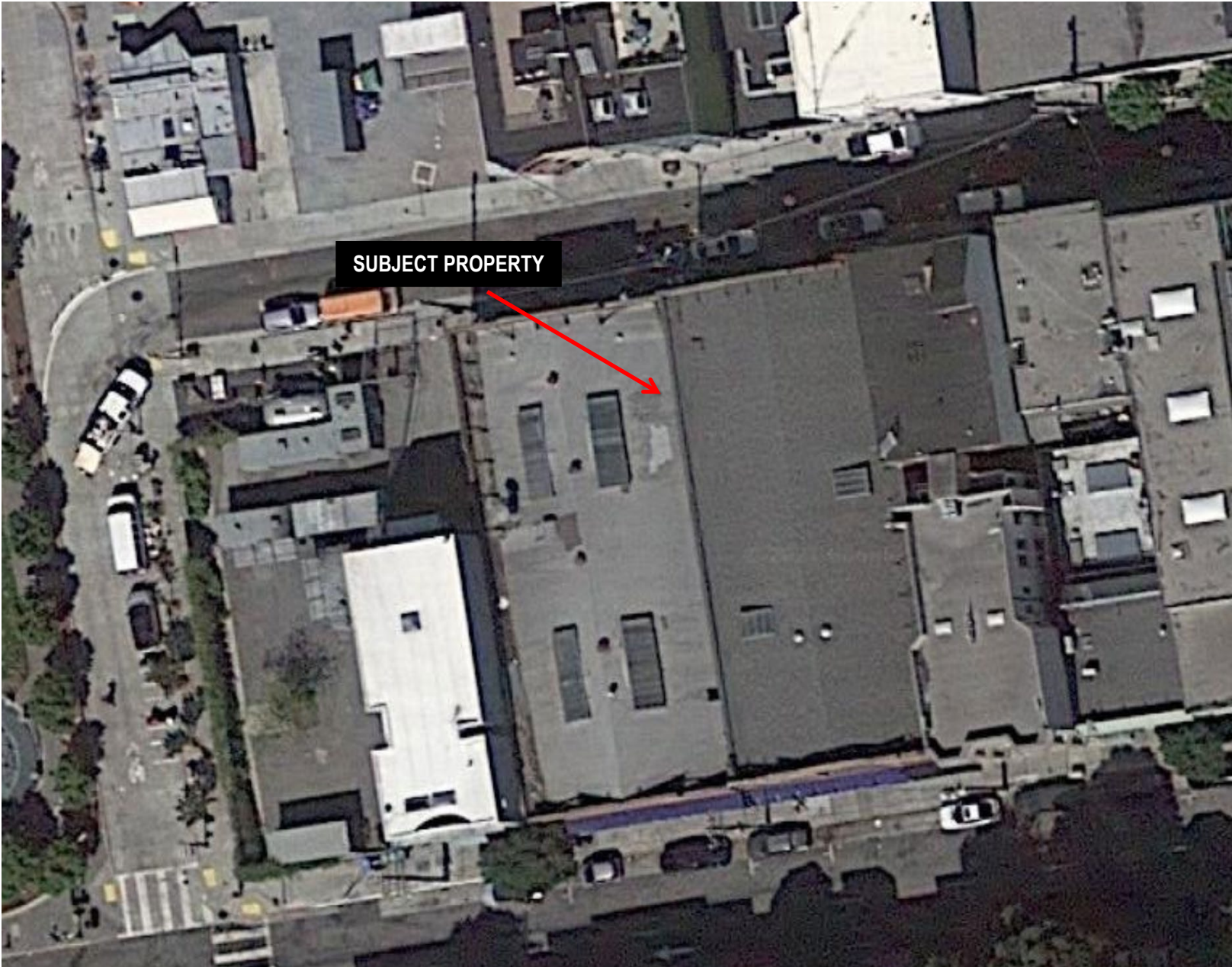
Aerial Photo



SUBJECT PROPERTY



Aerial Photo



Site Photos

SUBJECT PROPERTY ON FELL STREET



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Site Photos

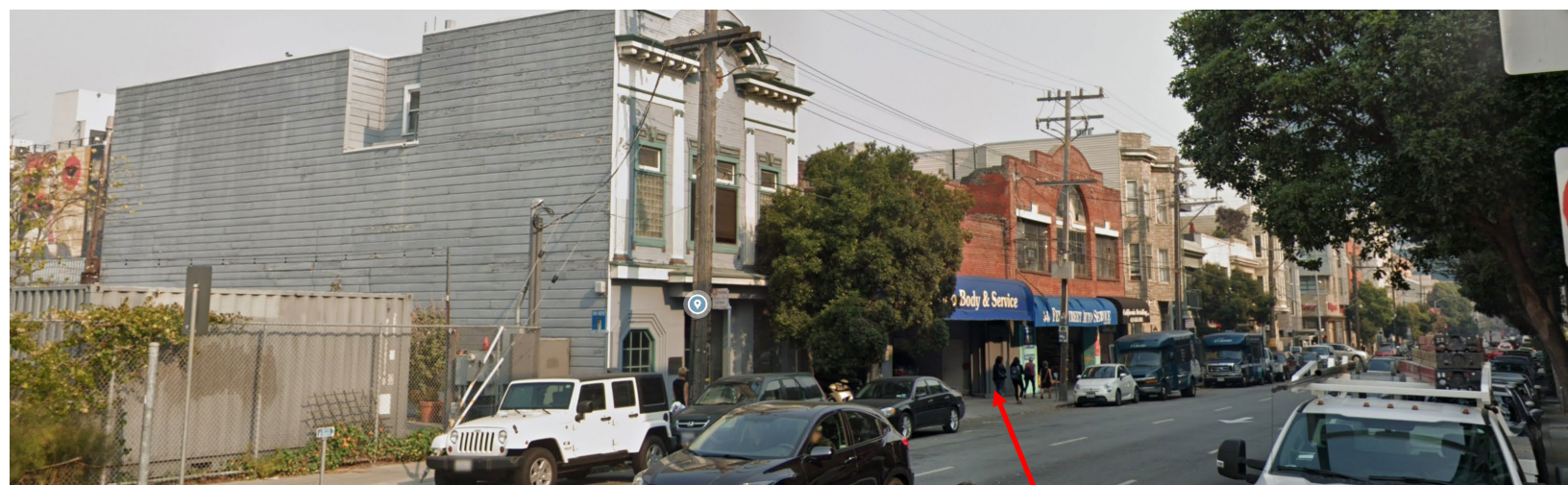
SUBJECT PROPERTY FROM LINDEN STREET



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Context Photo

SUBJECT BLOCK FROM FELL STREET



SUBJECT PROPERTY

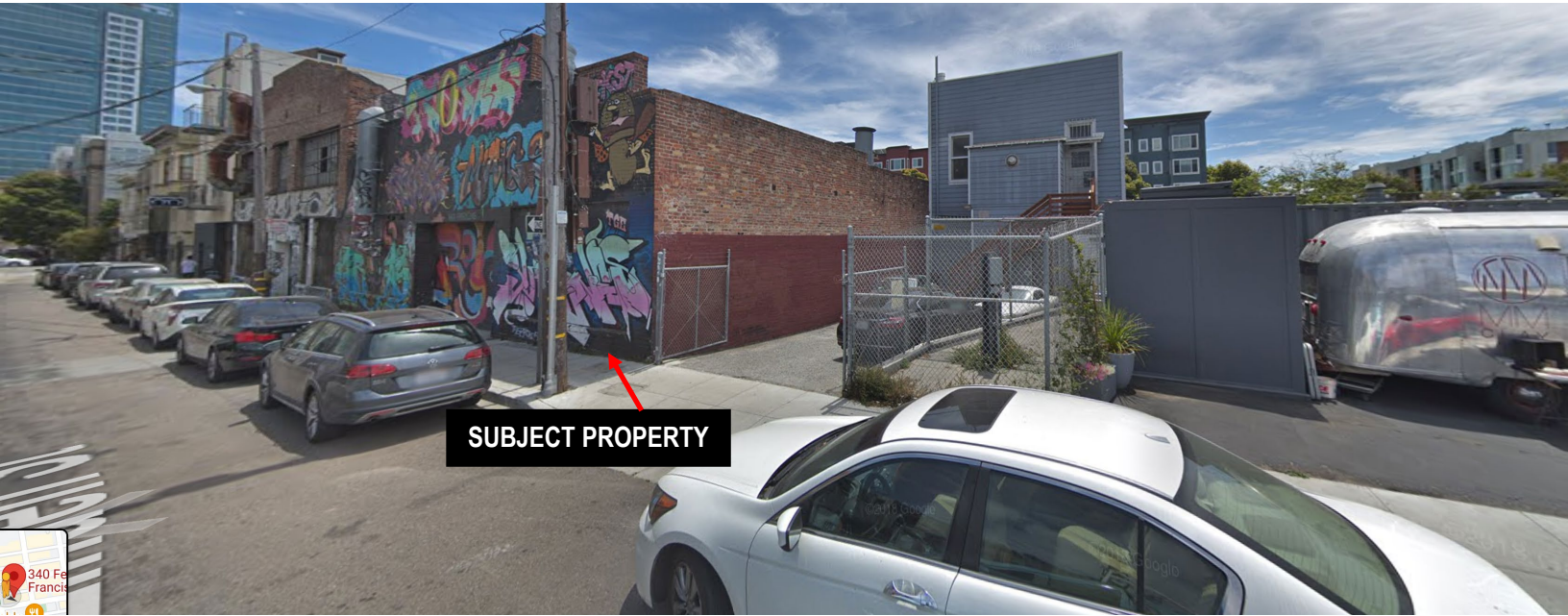


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Context Photo

SUBJECT BLOCK FROM LINDEN STREET



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Context Photo

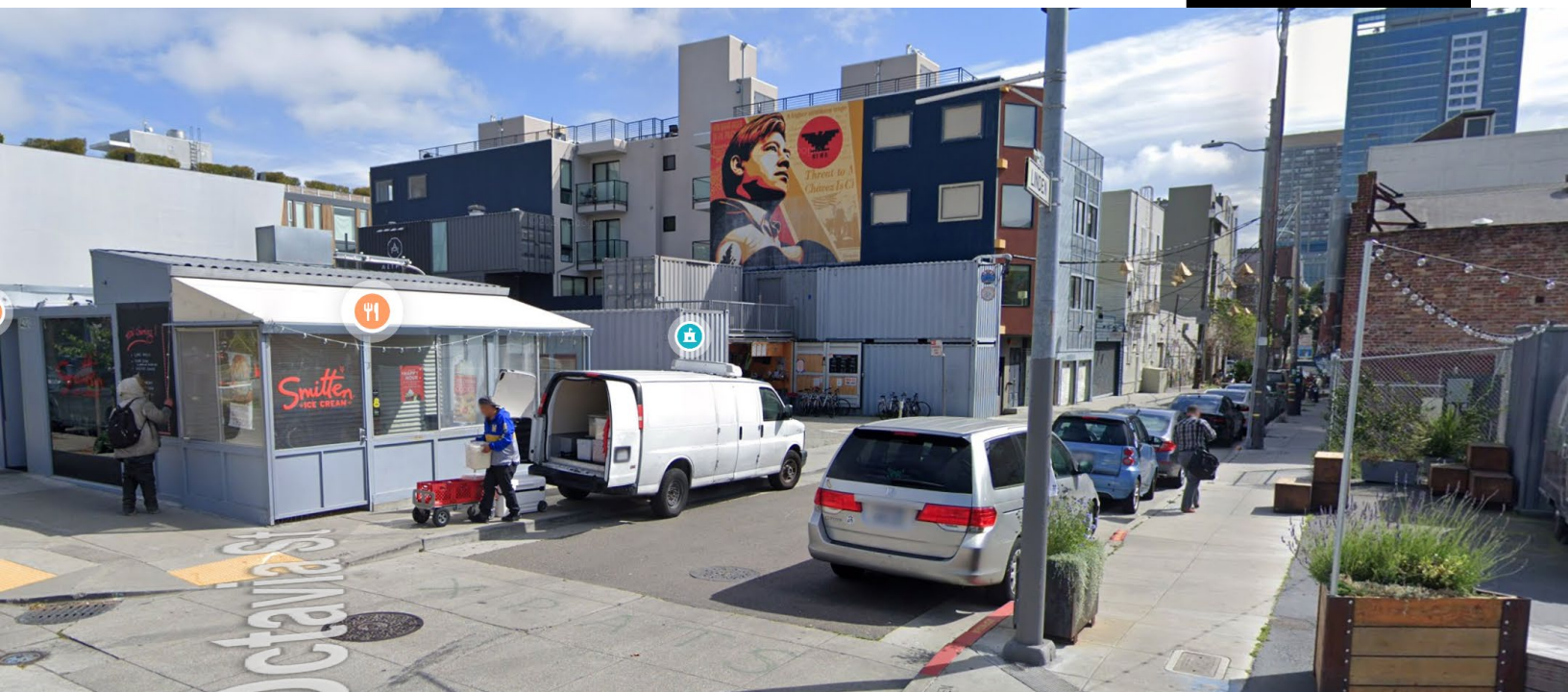
OPPOSITE SIDE OF SUBJECT BLOCK ON FELL STREET



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON LINDEN STREET



Conditional Use Authorization
Case Number 2021-001698CUA
CB3P - 340 Fell Street