



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 18, 2013

Date: April 11, 2013
Case No.: **2012.1316C**
Project Address: **1501 BAKER STREET (aka 2600 & 2606 Sutter Street)**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Within ¼ mile of Sacramento Street Neighborhood Commercial District
Within ¼ mile of Divisadero Street Alcohol Restricted Use District
Within ¼ mile of Fringe Financial Services Restricted Use District
Block/Lot: 1054/008
Project Sponsor: David Engen (applicant)
1612 Vallejo Street
San Bruno, CA 94123
Central Family Trust – PMB 235 (property owner)
Contact: Gary W. Pasquinelli & Judith H. Pasquinelli
P.O. Box 597004
San Francisco, CA 94159
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Planning Code Sections 186(g) and 303 to reactivate and combine two vacant ground floor commercial tenant spaces at 2600 and 2606 Sutter Street to establish an approximately 1,850 square-foot personal service establishment (d.b.a. Roots Wellness) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The proposed personal service establishment will occupy both commercial tenant spaces (2600 Sutter Street with approximately 950 square feet and 2606 Sutter Street with approximately 900 square feet) with an interior connection between the two spaces. The proposal will involve interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing building envelope. According to the project sponsor, the proposed personal service establishment will specialize in nutrition and movement coaching and may provide nutrition and holistic lifestyle talks, workshops, presentations, and possibly a drop-off point for fruit and vegetable or meat and egg CSA delivery services.

SITE DESCRIPTION AND PRESENT USE

The project site at 1501 Baker Street is on the northwest corner of Baker and Sutter Streets; Assessor's Block 1054; Lot 008. It is located within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. It is also located within ¼ mile of the Sacramento Street Neighborhood Commercial District, Divisadero Street Alcohol Restricted Use District, and Fringe Financial Services

Restricted Use District. The subject lot is approximately 3,697 square feet (42.25 feet wide by 87.50 feet) in size and is occupied by a two story mixed-use building. The existing building is not listed in the Planning Department’s 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. The commercial tenant spaces located on the ground floor of the building are limited conforming uses, having been occupied over the years by a grocery store, laundromat, beauty salon, and restaurant. Both spaces have been vacant for approximately 10 years. There are currently two residential units on the second floor of the building.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The project site is located within the Western Addition Neighborhood. The surrounding development consists primarily of single and multi-family residential buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), most of which were built in the early 1900s. There is a commercial establishment located on the opposite block occupied by a grocery store and deli d.b.a. G & R Market. The surrounding zoning is RH-3 (Residential, House, Three-Family) District zoning.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 29, 2013	March 27, 2013	22 days
Posted Notice	20 days	March 29, 2013	March 28, 2013	21 days
Mailed Notice	20 days	March 29, 2013	March 28, 2013	21 days

PUBLIC COMMENT

- As of April 10, 2013, the Department has received several phone calls, emails, and was contacted by Supervisor Farrell’s office for information about the proposed project because of rumors that a medical cannabis dispensary was being proposed on the project site. The public notification posters were defaced by graffiti which inaccurately speculated that a medical cannabis dispensary was being proposed on the project site. In response, the Planning Department provided the project sponsor with new posters and the project sponsor prepared explanatory notices posted on-site of his business plan to address misconceptions of what is being proposed on the subject property.

ISSUES AND OTHER CONSIDERATIONS

- The proposed personal service establishment (d.b.a. Roots Wellness) will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code.
- The subject ground floor tenant spaces were in commercial use prior to January 1, 1960 as a grocery store. The last known legal authorized use of the tenant commercial spaces was a restaurant (with

accessory catering) in 1998. According to the project sponsor, the tenant commercial spaces may have been used for professional office services without a permit sometime after 1998. The project, if approved, will reactivate and improve these long-vacant commercial spaces.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization under Planning Code Sections 186(g) and 303 to reactivate and combine two vacant ground floor commercial tenant spaces at 2600 and 2606 Sutter Street to establish an approximately 1,850 square-foot personal service establishment (d.b.a. Roots Wellness) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy vacant commercial tenant spaces on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (to reactivate two vacant commercial spaces) in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the existing limited commercial use within this portion of the RH-3 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Site and Context Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

Exhibits above marked with an "X" are included in this packet

Planner's Initials

SMY: C:\1501 Baker Street (aka 2600 & 2606 Sutter St) summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 186(g) AND 303 TO REACTIVATE TWO VACANT GROUND FLOOR COMMERCIAL TENANT SPACES AT 2600 AND 2606 SUTTER STREET TO ESTABLISH AN APPROXIMATELY 1,850 SQUARE-FOOT PERSONAL SERVICE ESTABLISHMENT (D.B.A. ROOTS WELLNESS, SPECIALIZING IN HOLISTIC NUTRITION AND LIFESTYLE MOVEMENT COACHING) WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 16, 2012, David Engen (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **1501 Baker Street, Lot 008 in Assessor’s Block 1054** (hereinafter “Subject Property”), to reactivate and combine two vacant ground floor commercial tenant spaces at 2600 and 2606 Sutter Street to establish an approximately 1,850 square-foot personal service establishment (d.b.a. Roots Wellness) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X

Height and Bulk District, in general conformity with plans submitted March 12, 2013, and labeled "Exhibit B" (hereinafter "Project"). The proposal will involve interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing building envelope.

On **April 18, 2013**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2012.1316C**.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1316C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site at 1501 Baker Street is on the northwest corner of Baker and Sutter Streets; Assessor's Block 1054; Lot 008. It is located within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. It is also located within ¼ mile of the Sacramento Street Neighborhood Commercial District, Divisadero Street Alcohol Restricted Use District, and Fringe Financial Services Restricted Use District. The subject lot is approximately 3,697 square feet (42.25 feet wide by 87.50 feet) in size and is occupied by a two story mixed-use building. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. The commercial tenant spaces located on the ground floor of the building are limited conforming uses, having been occupied over the years by a grocery store, laundromat, beauty salon, and restaurant. Both spaces have been vacant for approximately 10 years. There are currently two residential units on the second floor of the building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Western Addition Neighborhood. The surrounding development consists primarily of single and multi-family residential buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), most of which were built in the early 1900s. There is a commercial establishment located on the opposite block occupied by a grocery store and deli d.b.a. G & R Market. The surrounding zoning is RH-3 (Residential, House, Three-Family) District zoning.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Planning Code Sections 186(g) and 303 to reactivate and combine two vacant ground floor commercial tenant spaces at 2600 and 2606 Sutter Street to establish an approximately 1,850 square-foot personal service establishment (d.b.a. Roots Wellness) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The proposed personal service establishment will occupy both commercial tenant spaces (2600 Sutter Street with approximately 950 square feet and 2606 Sutter Street with approximately 900 square feet) with an interior connection between the two spaces. The proposal will involve interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing building envelope. According to the project sponsor, the proposed personal service establishment will specialize in nutrition and movement coaching and may provide nutrition and holistic lifestyle talks, workshops, presentations, and possibly a drop-off point for fruit and vegetable or meat and egg CSA delivery services.

5. **Issues and Other Considerations.**

- The proposed personal service establishment (d.b.a. Roots Wellness) will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code.
- The subject ground floor tenant spaces were in commercial use prior to January 1, 1960 as a grocery store. The last known legal authorized use of the tenant commercial spaces was a restaurant (with accessory catering) in 1998. According to the project sponsor, the tenant commercial spaces may have been used for professional office services without a permit sometime after 1998. The project, if approved, will reactivate and improve these long-vacant commercial spaces.

6. **Public Comment.** As of April 10, 2013, the Department has received several phone calls, emails, and was contacted by Supervisor Farrell's office for information about the proposed project because of rumors that a medical cannabis dispensary was being proposed on the project site. The public notification posters were defaced by graffiti which inaccurately speculated that a medical cannabis dispensary was being proposed on the project site. In response, the Planning Department provided the project sponsor with new posters and the project sponsor prepared explanatory notices posted on-site of his business plan to address misconceptions of what is being proposed on the subject property.

7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Reactivation of a Limited Commercial Use within the RH-3 Zoning District.** Planning Code Section 186(g) states that limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned, as defined in Section [183](#), may be reactivated with Conditional Use authorization.

The current proposal is a request for Conditional Use authorization under Sections 186(g) and 303 of the Planning Code to reactivate and combine two vacant ground floor commercial tenant spaces at 2600 and 2606 Sutter Street to establish an approximately 1,850 square-foot personal service establishment. The proposed personal service establishment will occupy both commercial tenant spaces (2600 Sutter Street with approximately 950 square feet and 2606 Sutter Street with approximately 900 square feet) with an interior connection between the two spaces. The tenant spaces were last legally occupied in the late 1990s, and have been vacant for many years.

B. Conditions on Limited Conforming Uses. Planning Code Section 186(b) states that limited nonconforming uses shall meet the following conditions:

- (1) The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;

The proposed project involves interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing building envelope.

- (2) Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;

All proposed project signage and projections will comply with Article 6 of the Planning Code.

- (3) The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;

The project sponsor intends to operate the proposed personal service establishment within the permitted hours of operation.

- (4) Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;

The proposed project will not occupy the public sidewalk space with tables and chairs.

- (5) Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;

The proposed project does not involve truck loading which would interfere with sidewalks, crosswalks, bus stops, hydrants and other public features.

- (6) Noise, odors and other nuisance factors shall be adequately controlled; and

Noise, odors, and other nuisance factors shall be adequately controlled under the Conditions of Approval for the proposed project under Exhibit A.

- (7) All other applicable provisions of this Code shall be complied with.

- C. **Formula Retail Use.** All uses meeting the definition of "formula retail" use per Section [703.3\(b\)](#) shall not be permitted except by conditional use authorization under the procedures of Section [303](#) of this Code.

The proposed personal service establishment (d.b.a. Roots Wellness) will be independently owned and is not considered a Formula Retail use under Section 703.3 of the Planning Code.

- D. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The project sponsor intends to remove the existing grillwork obstructing the view inside the building from the ground level. With the removal of the existing grillwork covering the storefront windows, approximately 75% of the street frontage at the ground level on Sutter Street (approximately 31 feet) will be fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- E. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 1,850 square feet of floor area, will not require any off-street parking or loading spaces.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

8. **Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The proposed project is to allow the establishment of a personal service use on the ground floor of the building. There will be tenant improvements made to the existing commercial tenant space with no expansion of the existing building envelope.

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

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

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building envelope.

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit that is in close proximity to the proposed personal service establishment includes Muni Line 2. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

Although the proposed project is located within the RH-3 Zoning District, it is located ¼ mile from the Sacramento Street Neighborhood Commercial District and the intended use will be a neighborhood-serving use.

9. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complimentary to the other nearby limited commercial use (grocery store and deli) located within this portion of the RH-3 Zoning District.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

No existing commercial tenant will be displaced. The proposed project will reactivate two commercial tenant spaces which have been vacant for a number of years.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the RH-3 Zoning District.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in front of the subject property and in the surrounding neighborhood.

10. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide new job opportunities to the City. According to the project sponsor, several practitioners will be hired who will be independent contractors with their own certifications, licensing and insurance.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by establishing a new business in the area. Existing housing will not be affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1316C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 18, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish an approximately 1,850 square-foot personal service establishment located on the ground floor of a two-story mixed-use building at 1501 Baker Street in Assessor's Block 1054, Lot 008, pursuant to Planning Code Sections 186(g) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2012.1316C and subject to conditions of approval reviewed and approved by the Commission on April 18, 2013, under Motion No. XXXXX. It is also located within ¼ mile of the Sacramento Street Neighborhood Commercial District, Divisadero Street Alcohol Restricted Use District, and Fringe Financial Services Restricted Use District. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposed personal service establishment will occupy both commercial tenant spaces (2600 Sutter Street with approximately 950 square feet and 2606 Sutter Street with approximately 900 square feet) with an interior connection between the two spaces. The proposal will involve interior tenant improvements to the ground floor commercial tenant spaces. There will be no expansion of the existing building envelope.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 18, 2013 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

MONITORING - AFTER ENTITLEMENT

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

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

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

- 5. Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

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

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

- 7. Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

- 8. Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 9. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what

issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

10. **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 415-575-6863, www.sf-planning.org

11. **Conditions on Limited Nonconforming Uses.** The proposed personal service establishment, a limited nonconforming use, shall meet the following conditions:

- a. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
- b. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
- c. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
- d. Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;
- e. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
- f. Noise, odors and other nuisance factors shall be adequately controlled; and
- g. All other applicable provisions of this Code shall be complied with.

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

Zoning Map



Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)

Parcel Map

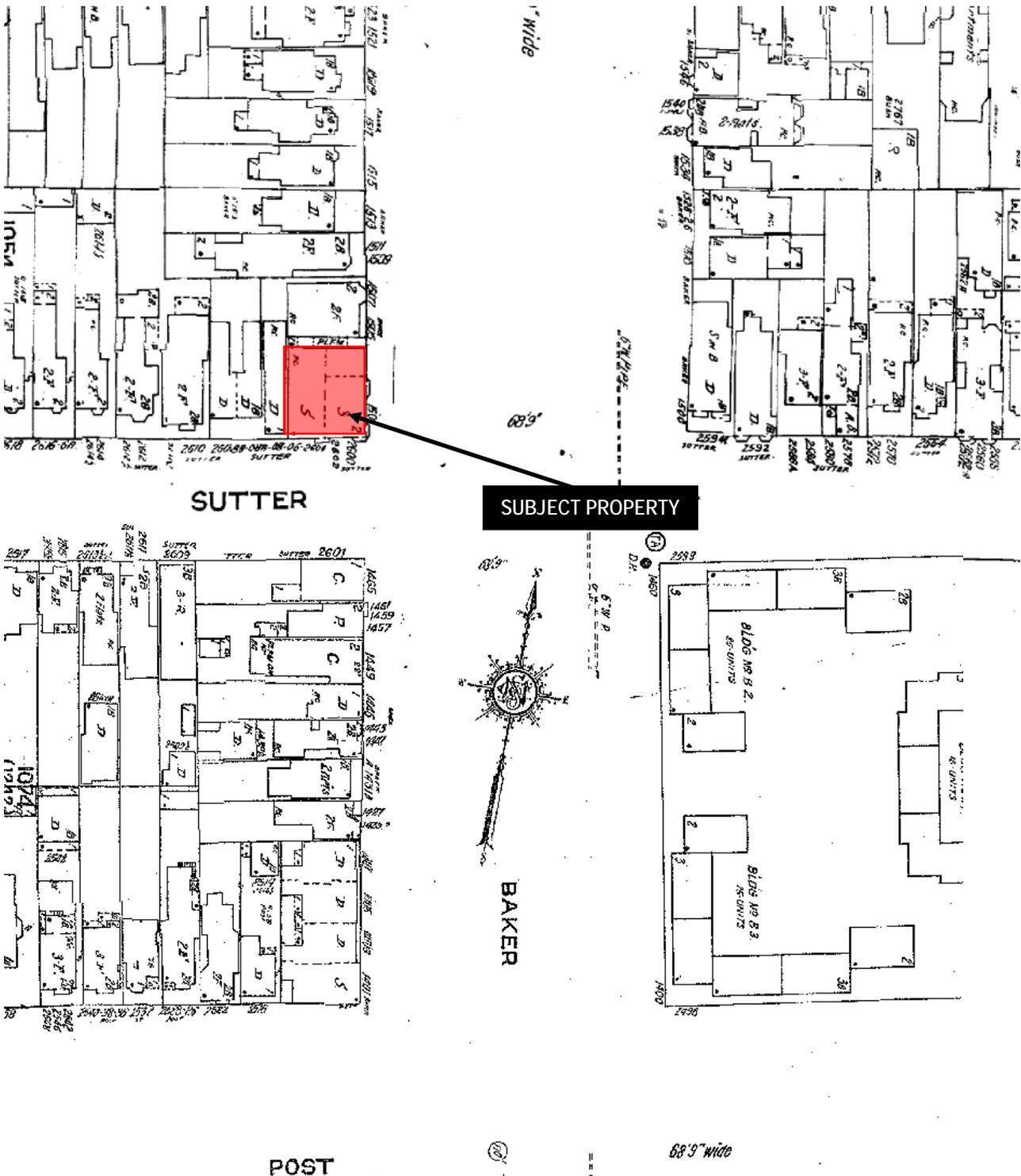


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)



Sanborn Map*

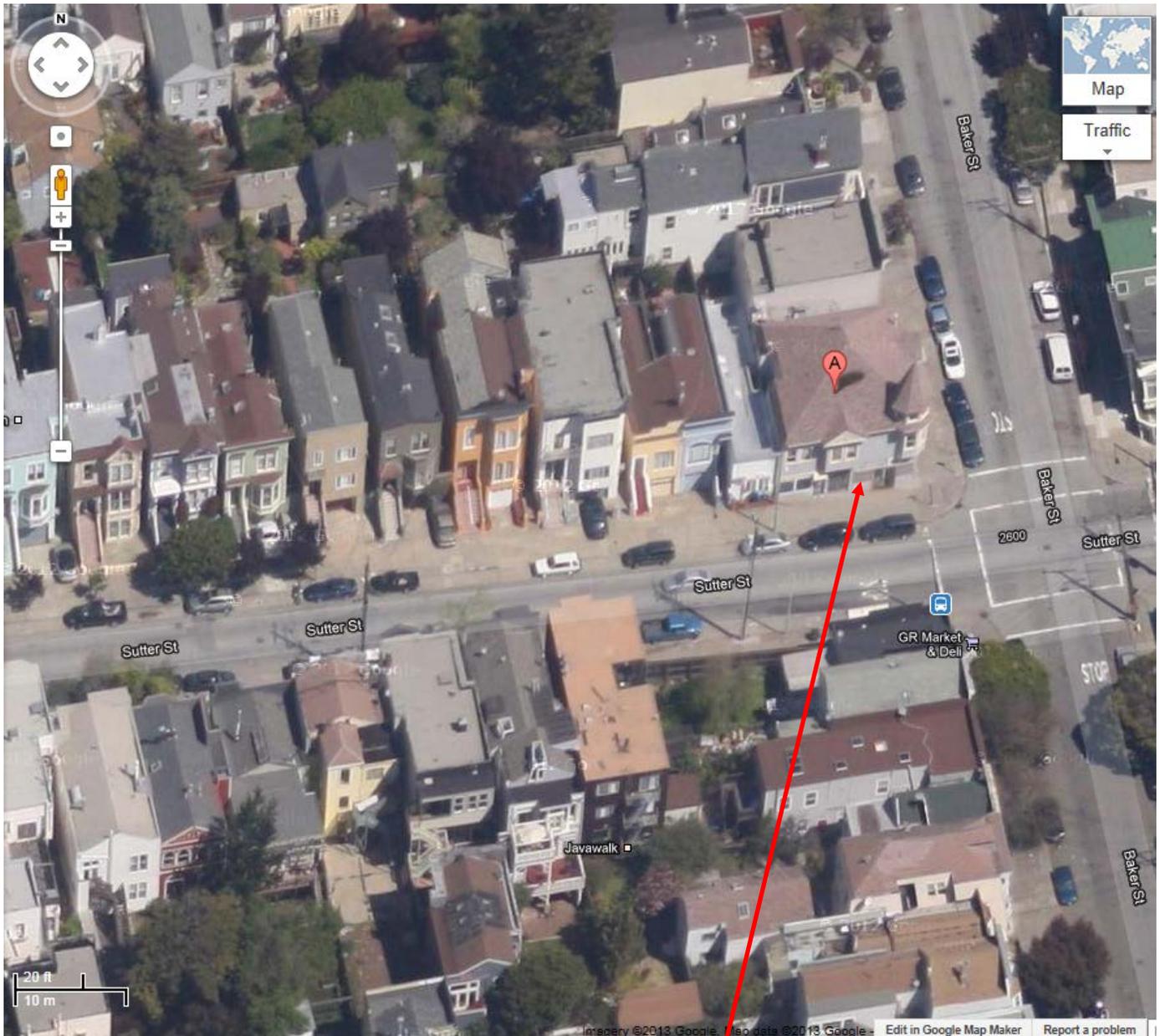


The Sanborn maps in San Francisco have not been updated since 1990, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2012.1316C
 1501 Baker Street (aka 2600 & 2606 Sutter Street)



Aerial Photo*

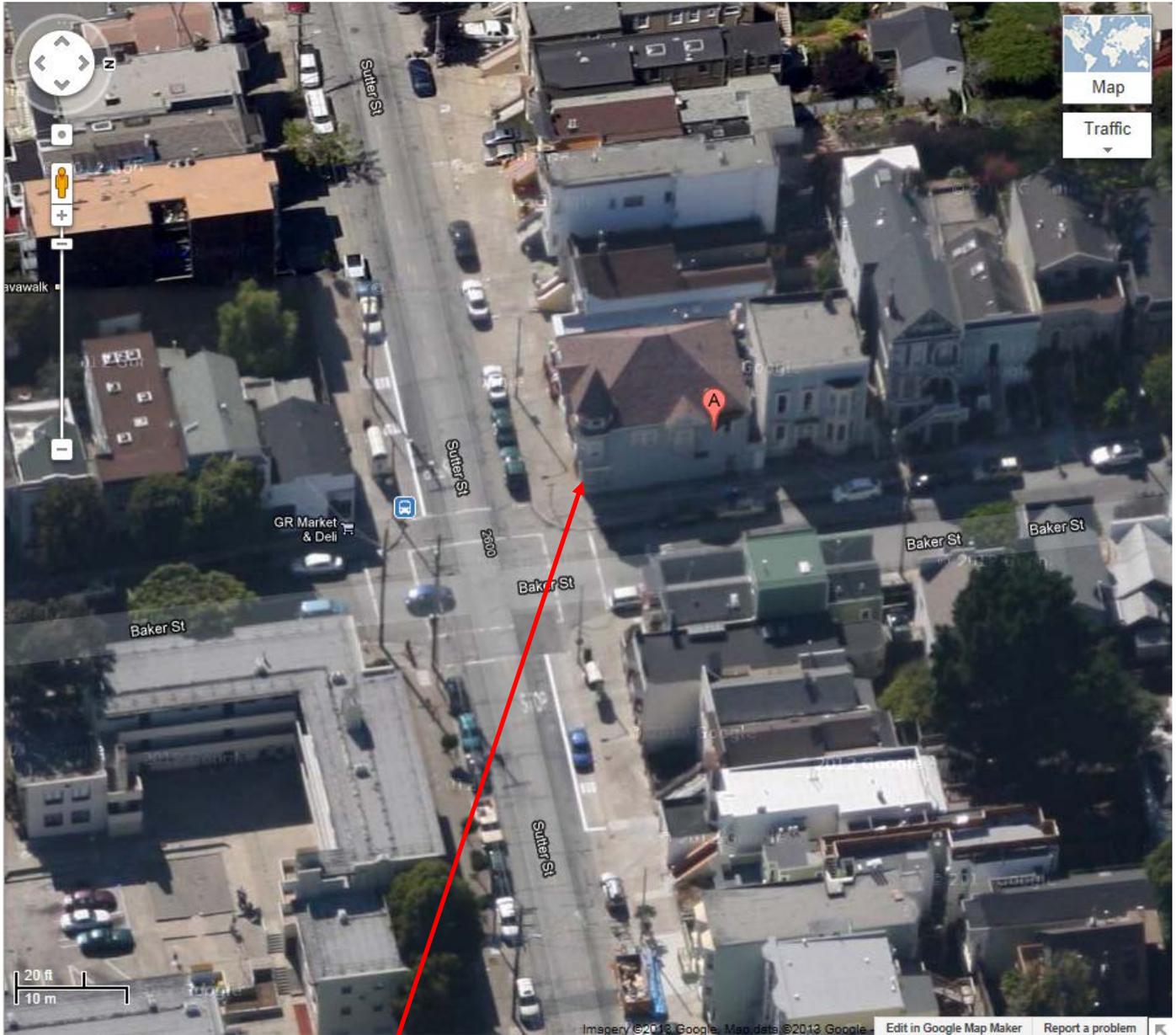


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)



Aerial Photo*



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)



Site Photo

SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)

Site Photo

SUBJECT BLOCK ON BAKER STREET



Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)

Site Photo

SUBJECT BLOCK ON SUTTER STREET



Conditional Use Hearing
Case Number 2012.1316C
1501 Baker Street (aka 2600 & 2606 Sutter Street)

12.1316 C



* Corner of Sutter St. and Baker St. from Southeast
looking Northwest.

1501 BAKER STREET (AKA 2600
& 2606 SUTTER STREET)

12.1316 C

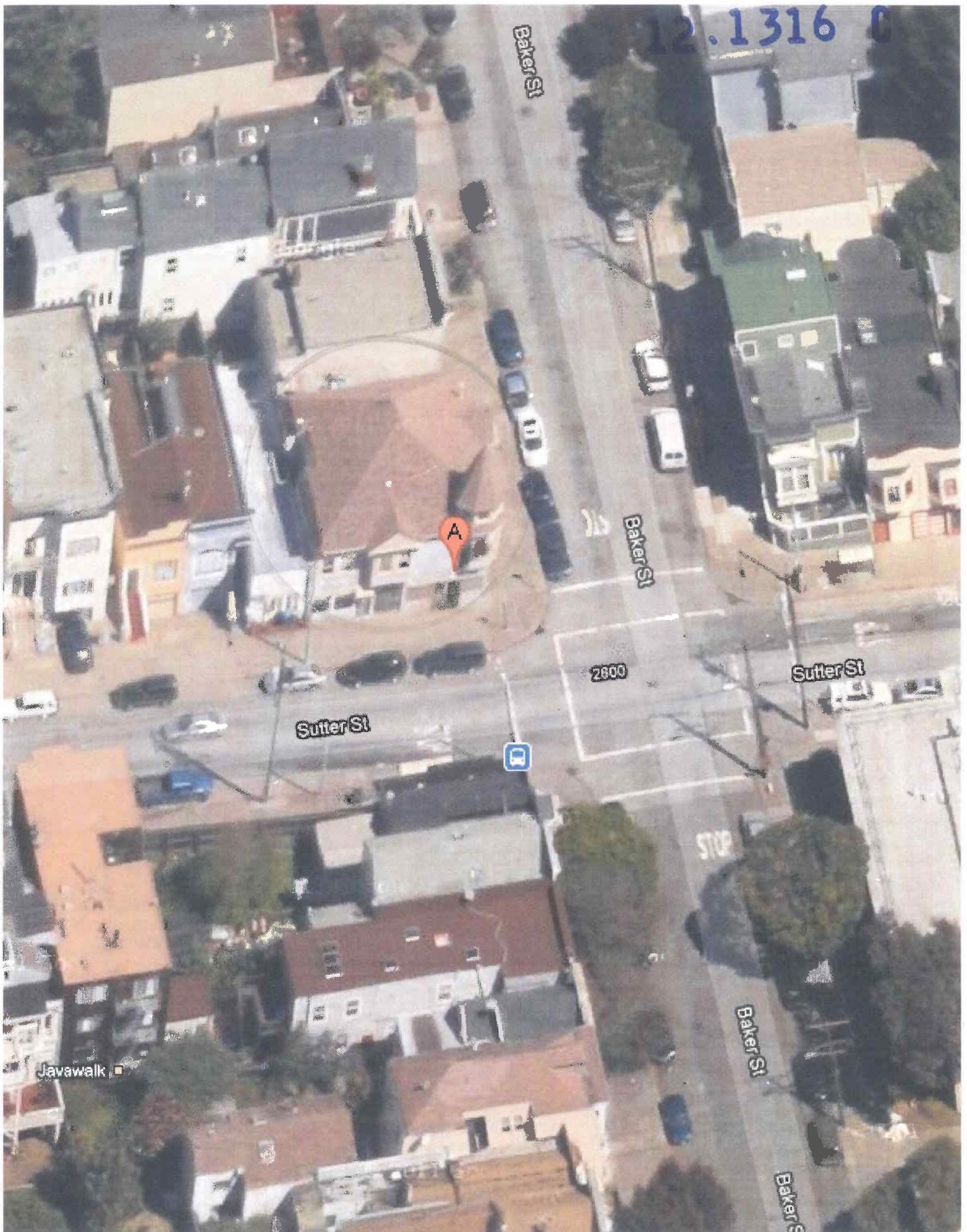


* View of 1501 Baker Street from South looking North.

12.1316 C

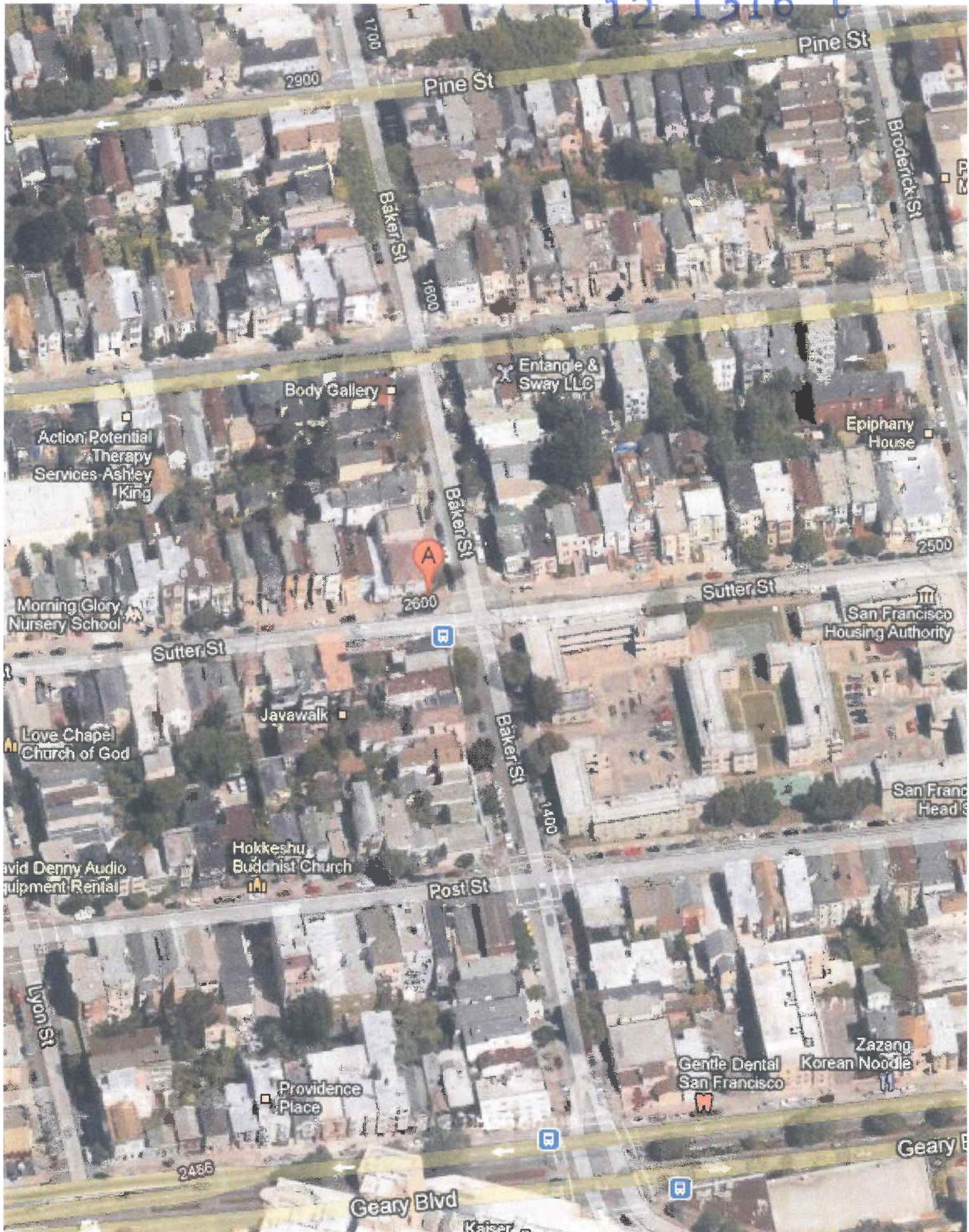


* View of 1501 Baker Street from East looking West.



* View of Parcel 654-~~668~~ in relation to adjoining buildings.

12.1316 C



*View of Parcel 1254-1268 showing some of the businesses in the neighborhood.

ROOTS WELLNESS

1501 Baker Street

221 Main Street
Suite 525
San Francisco
California
94105

nicholsbooth
ARCHITECTS

ABBREVIATIONS

Ø ⊕ ∠ ⊙ # (E) (N)	Diameter or Round Centerline And Angle At Point or Number Existing New	DBL D.F. DIA DM DGP DN D.O. DR DS D.S.P. DWG	Double Drinking Fountain Diameter Dimensions Dispenser Down Door Opening Door Downspout Dry Standpipe Drawing	GA GALV GB GC GL GND GR GYP GSM	Gauge Galvanized Gras Bar General Contractor Glass Ground Grade Gypsum Galvanized Sheet Metal	H N.I.C. NO or NOM N.T.S.	North Not in Contract Number Nominal Not To Scale	SH SHT SHT S.M. S.N.D. S.N.R. SPEC SQ S.T. S.S.K. STA STD STL STR STR SUSP SYM	Shelf Shower Sheet Similar Sanitary Napsin Dispenser Sanitary Napsin Receptacle Specification Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical
ACOUS A.D. ADJ AGGR A.F.F. AL APPROX ARCH ASPH	Acoustical Area Drain Adjustable Aggregate Above Finished Floor Aluminum Approximate Architectural Asphalt	E EA E.J. EL ELEC ELEV EMER ENCL	East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure	H.B. H.C. HDWD HWDE H.M. HORIZ HR HGT	Hoe Bibb Hollow Core Hardware Hardware Hollow Metal Horizontal Hour Height	PRCST PL PLAM PLAS PLYWD PR PT PTD P.T.D./R	Pre-cast Plate Plastic Laminates Plaster Plywood Pier Pressure Treated Paper Towel Dispenser Combination Paper Towel Dispenser & Receptacle Partition Paper Towel Receptacle	TRD T.B. T.C. TEL TER T&G THK T.P. T.P.D. T.V. TW TYP	Tread Towel Bar Top of Curb Telephone Terrazzo Tongue and Groove Thick Top of Pavement Tollie Paper Dispenser Television Top of Wall Typical
BD BITUM BLDC BLK BLKG BM BOT BW	Board Bituminous Building Block Blocking Beam Bottom Bottom of Wall	FA F.B. F.D. FIN F.E. F.E.C. FF F.H.C. FIN FL FLSHR FLUOR F.O.C. F.O.F. F.O.S. FS FT FTG FURN FUT	Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab. Finish Floor Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Studs Finish Surface Foot or Feet Footing Furring Future	I.D. INSUL INT JAN KIT LAB LAM LAV LXR LT	Inside Diameter (Dim.) Insulation Interior Janitor Kitchen Laboratory Laminate Lavatory Locker Light	Q.T. R RAD RAD REF REFR REFR REIN RESI RHM R.O. R.W.D. R.W.L.	Quarry Tile Riser Radius Roof Drain Reference Refrigerator Reinforced Resilient Room Rough Opening Radwood Rain Water Leader	VCT VERT VEST V.F.F. W W/ W/O WP WSPC WT	Vinyl Composition Tile Vertical Vestibule Verify in Field West With Water Closet Wood Without Waterproof Without Weight
CAB C.B. CEM CER C.I. C.G. CLG CLKG CLO CLR CLR CML C.O. COL CONC CONN CONSTR CONT CORR CPT CTR	Cabinet Catch Basin Cement Ceramic Cast Iron Corner Guard Ceiling Ceiling Clear Clear Counter Ceased Opening Column Concrete Connection Construction Continuous Corridor Carpet Center	MAX MECH MEMB MET MFR MH MIN MIR MSC M.O. MT MTD MUL	Maximum Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Metal Threshold Mounted Mullion	S S.C. SCHD S.D. SECT	South Solid Core Schedule Soap Dispenser Section				

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDA, BULLETINS AND CHANGE ORDERS.
- THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY QUESTIONS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT & OWNER IN WRITING FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN CONFLICT. THE GC SHALL BE RESPONSIBLE FOR CORRECTION OF ALL WORK AS DIRECTED BY ARCHITECT, FOR WHICH THE ARCHITECT WAS NOT NOTIFIED IN ADVANCE.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT & OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY/TENANTS SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH OWNER.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. NEW DRYWALL CONSTRUCTION ADJOINING (E) CONSTRUCTION (WHERE OCCURS) IN THE SAME PLANE SHALL BE FLUSH, W/ NO VISIBLE JOINTS, U.N.O.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. GC SHALL COORDINATE WITH OWNER TO ENSURE SECURITY. FINAL CLEANING INCLUDES, BUT IS NOT LIMITED TO, CLEANING OF ALL GLASS, GLOSSY SURFACES, FLOORS, DOORS, FRAMES, AND WALL BASE.
- THE GC SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. THE GC SHALL FORWARD COPIES OF THE ABOVE TRANSACTIONS, INCLUDING THE APPROVED PERMIT APPLICATION AND COMMENTS, IF ANY, TO THE ARCHITECT & OWNER PRIOR TO COMMENCING WORK.
- EACH SHEET OF THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO ON EACH SHEET, AT A GIVEN LOCATION SHALL BE PROVIDED AS THOUGH SHOWN ON ALL SHEETS, U.N.O.
- SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT & OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- THE GC SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND TO THE SATISFACTION OF LOCAL FIRE MARSHAL.
- ALL WORK SHALL BE COORDINATED WITH THE OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING FACILITIES, USE OF BUILDING PHONE LINES, ETC.
- THE SCOPE OF WORK AND ADJACENT AREAS (INCLUDING "ACCESSIBLE PATH" AND LOBBY WHERE IT APPLIES TO THIS WORK) SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE GC.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GC SHALL NOTIFY THE ARCHITECT AND OWNER BEFORE PROCEEDING.
- THE GC SHALL HAVE A FULL-TIME REPRESENTATIVE PRESENT IN THE BUILDING AT ALL TIMES WHILE CONSTRUCTION ACTIVITIES ARE UNDERWAY ON-SITE.
- GC TO VERIFY THAT EXISTING CONCRETE FLOORS ARE LEVEL, SMOOTH, AND FREE FROM SCALING. GC TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN 1/4" IN 10'-0".
- THE GC SHALL INFORM THE ARCHITECT AND OWNER OF ANY EXISTING THRESHOLDS WITH ELEVATION VARIATIONS GREATER THAN 1/4".
- AT BEGINNING OF PROJECT, BEFORE PURCHASE OR FABRICATION, CONTRACTOR SHALL SUBMIT TO BOTH THE ARCHITECT AND THE DESIGNER FOR REVIEW CATALOG CUTS OR SHOP DRAWINGS OF MILLWORK, LIGHTING, SPRINKLER AND MECHANICAL LAYOUT; AND MIN. 2 SAMPLES OF ALL PAINT BRUSH-OUTS, CARPET, BASE, AND PLASTIC LAM.
- AT COMPLETION OF PROJECT, CONTRACTOR, ARCHITECT, OWNER AND DESIGNER SHALL MEET, INSPECT FINISHED WORK, AND PREPARE A PUNCH-LIST OF ITEMS TO BE REMEDIATED BY THE CONTRACTOR. CONTRACTOR SHALL DELIVER TO OWNER ALL PRODUCT WARRANTIES AND/OR EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS. IN ADDITION CONTRACTOR SHALL DELIVER TWO SETS OF "AS BUILT" DRAWINGS.
- THIS PROJECT REQUIRES COMPLIANCE WITH CITY AND COUNTY OF SAN FRANCISCO CONSTRUCTION AND DEMOLITION DEBRIS RECOVERY PROGRAM, ORDINANCE NO. 27-06. THIS ORDINANCE CREATES A MANDATORY PROGRAM TO MAXIMIZE THE RECYCLING OF MIXED CONSTRUCTION AND DEMOLITION DEBRIS. THE ORDINANCE REQUIRES THAT THIS DEBRIS MUST BE TRANSPORTED OFF-SITE BY A REGISTERED TRANSPORTER AND TAKEN TO A REGISTERED FACILITY THAT CAN PROCESS AND DIVERT FROM LANDFILL. FOR MORE INFORMATION PLEASE VISIT SFENVIRONMENT.ORG OR CALL (415) 355-3700

SUSTAINABILITY (PROVIDE ALT. COST AS APPLICABLE)

- THE INSTALLATION OF FINISH MATERIALS SHALL BE SEQUENCED SO THAT MATERIALS THAT ARE HIGH EMITTERS OF VOC'S ARE INSTALLED AND ALLOWED TO CURE BEFORE INSTALLING OTHER INTERIOR FINISH MATERIALS. ESPECIALLY IN THE INSTALLATION OF SOFT MATERIALS THAT ARE WOOL, FIBROUS, OR POROUS IN NATURE, THAT MAY ABSORB CONTAMINANTS AND RELEASE THEM OVER TIME.
- ALL SUBS TO PROVIDE MATERIAL SAFETY DATA SHEETS (MSDS) UPON REQUEST PRIOR TO THE INSTALLATION OF ADHESIVES, SEALANTS, INSULATING MATERIALS, FIREPROOFING STOPPING MATERIALS, PAINTS, CARPETS, FLOOR/WALL PATCHING MATERIALS, LUBRICANTS, CLEAR FINISHES FOR WOOD SURFACES, AND CLEANING PRODUCTS. NOTE THE ARCHITECT OR CONTRACTOR MAY ELIMINATE ANY PRODUCTS W/ SIGNIFICANT QTY'S OF TOXIC, FLAMMABLE, CORROSIVE OR CARCINOGENIC MATERIAL.
- IF ANY WASTE MATERIAL ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASE ARE FOUND TO CONTAIN LEAD, ASBESTOS, PCB'S (SUCH AS FLUORESCENT LAMP BALLASTS), OR OTHER HAZARDOUS SUBSTANCES, THEY SHALL BE HANDLED AND REMOVED IN ACCORDANCE WITH FEDERAL AND STATE LAWS AND REQUIREMENTS CONCERNING HAZARDOUS WASTE.
- A FINAL FLUSH OUT PERIOD OF 48-72 HOURS MIN. SHALL BE PROVIDED BEFORE OCCUPANCY & 100% OUTSIDE AIR VENTILATION, W/ RECOMMENDED AIR EXCHANGE RATE DURING INSTALLATION OF MATERIALS AND FINISHES. ALL FURNITURE MEDIA TO BE REPLACED PRIOR TO OCCUPANCY.
- HVAC/R EQUIPMENT & FIRE SUPPRESSION SYSTEMS TO CONTAIN ZERO CFC BASED REFRIGERANTS. PROTECT ALL HVAC EQUIPMENT FROM BOTH DUST AND COORDS. DO NOT USE THE SYSTEM DURING DEMO/CONSTRUCTION. SEAL ALL DUCTS AND EQUIPMENT OPENINGS WITH PLASTIC PROMOTE WALK OFF MATS AT ALL ENTRANCES AND EXITS.
- USE AREA SEPARATION WALLS CONSISTING OF VISQUEEN BARRIERS CONSTRUCTED FROM FLOOR TO THE DECK ABOVE. ALL COMMON AREA PATHWAYS TO THE CONSTRUCTION AREAS TO BE COVERED WITH CARPET MASH. CHANGED WEEKLY WALK OFF MATS ARE TO BE PLACED AT ALL ENTRY / EXITS AND KEPT MOIST. DAILY FLOOR SWEEPING REQUIRED TO REDUCE DEBRIS.
- ALL NEW INSULATION SHALL CONTAIN RECYCLED OR NATURAL MATERIALS AS REQUIRED BY THE EPA AND CFC.
- ALL NEW INSULATION CONTAINING FIBROUS MATERIALS REFER TO AIR FLOW SHALL BE RATED FOR THAT EXPOSURE OR SHALL BE ENCAPSULATED.
- ADHESIVES AND SEALANTS WITH LOW VOC TO BE USED. REFER TO GREENSEAL.ORG FOR VOC LIMITS.
- NO ENGINEERED WOOD SPECIES MAY BE USED ON PROJECT. ALL WOOD PRODUCTS ARE ENCOURAGED TO COME FROM CERTIFIED FORESTS OR TO BE RAPIDLY RENOVABLE PRODUCTS/MATERIALS.
- ALL NEW CARPET TO MEET OR EXCEED THE CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS TESTING AND PRODUCT REQUIREMENTS. LOW VOC ADHESIVES TO BE USED FOR INSTALLATION.
- WHEN POSSIBLE, USE BUILDING MATERIALS AND PRODUCTS EXTRACTED, HARVESTED, RECOVERED OR MANUFACTURED WITHIN 500 MILES OF PROJECT AND PROVIDE DOCUMENTATION.
- ALL LOW FLOW PLUMBING FIXTURES ON PROJECT TO BE IN ACCORDANCE WITH THE ENERGY POLICY ACT OF 1992 FOR WATER CONSERVATION BASELINE RATES.
- ALL NEW LARGE SCALE APPLIANCES PURCHASED TO BE ENERGY STAR RATED. ENERGY STAR INFORMATION TO BE PROVIDED TO ARCHITECT.
- DESIGNATE SPECIFIC AREAS ON THE CONSTRUCTION SITE FOR SEGREGATED OR CO-MINGLED COLLECTION OF RECYCLABLE MATERIALS & TRACK RECYCLING EFFORTS THROUGH CONSTRUCTION PROCESS. ADHERE TO ALL LOCAL AND STATE RECYCLING REQUIREMENTS.
- IN ADDITION TO PROMOTING "ONE-TIME" REMOVAL AND RECYCLING OF LARGE SCALE DEMOLITION ITEMS SUCH AS CARPETING OR DRYWALL, THE CONTRACTOR SHALL PROVIDE CONTINUOUS FACILITIES FOR THE RECYCLING OF INCIDENTAL CONSTRUCTION WASTE DURING THE INITIAL CONSTRUCTION.
- USE CONSTRUCTION MATERIALS AND PRODUCTS CONTAINING RECYCLED CONTENT SUCH AS ALUMINUM, STEEL, FLY ASH CONCRETE, GLASS, CARPET, SOLID SURFACE FLOORING AND PROVIDE DOCUMENTATION.
- CONSTRUCTION MATERIALS RECYCLING RECORDS SHALL BE MAINTAINED AND ACCESSIBLE UPON REQUEST. RECORDS SHALL INCLUDE MATERIALS RECYCLED OR LAND FILLED, QUANTITY, DATE AND IDENTIFICATION OF HAZARDOUS MATERIALS.
- RECYCLE THE FOLLOWING ITEMS DURING BOTH THE DEMOLITION AND CONSTRUCTION PHASES OF THE PROJECT: CEILING GRID AND TILE, LIGHT FIXTURES (INCLUDING TRANSFORMERS, BALLASTS AND FLUORESCENT BULBS), DUCT WORK AND HVAC EQUIPMENT, WIRING AND ELECTRICAL EQUIPMENT, ALUMINUM AND/OR STEEL DOORS AND FRAMES, HARDWARE, DRYWALL/WALLBOARD, STEEL STUDS, CARPET, CARPET BACKING AND CARPET PADDING, CLEAN WOOD & WOOD DOORS, CARDBOARD PACKAGING, PALLETS, WINDOWS AND GLAZING MATERIALS, INSULATION, GLASS, MASONRY, CONCRETE, PLASTICS, MILLWORK, SOME TYPE OF FLOORING MATERIALS, PLUMBING FIXTURES, OLD APPLIANCES AND EQUIPMENT, ALL MIXED METALS AND ALL OTHER FINISH/CONSTRUCTION MATERIALS.
- REMOVE AND RECYCLE ALL DEMOLITION ITEMS, INCLUDING ASSOCIATED ELECTRICAL DEVICES SHOWN TO BE DEMOLISHED OR NOT TO BE RE-USED.
- ITEMS AND MATERIALS EXISTING IN THE OFFERED SPACE, OR TO BE REMOVED FROM THE OFFERED SPACE DURING THE DEMOLITION PHASE, ARE ELIGIBLE FOR REUSE IN THE CONSTRUCTION PHASE OF THE PROJECT. ITEMS CONSIDERED FOR REUSE SHALL BE IN REFURBISHABLE CONDITION AND SHALL MEET THE QUALITY STANDARDS SET FORTH BY THE GOVERNMENT IN THIS C.S.F. IN THE ABSENCE OF DEFINITIVE QUALITY STANDARDS, THE ARCHITECT SHALL ENSURE THAT THE QUALITY OF THE ITEM(S) IN QUESTION SHALL MEET OR EXCEED ACCEPTED INDUSTRY OR TRADE STANDARDS FOR FIRST QUALITY COMMERCIAL GRADE APPLICATION.
- ALL CONSTRUCTION AND DEMOLITION SHALL ADHERE TO ALL LOCAL AND STATE RECYCLING REQUIREMENTS.

PROJECT SCOPE

REACTION/REPAIR OF TWO VACANT GROUND FLOOR COMMERCIAL TENANT SPACES AT 2600 AND 2608 SUTTER STREET PURSUANT TO CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 186(g) TO ESTABLISH A PERSONAL SERVICE ESTABLISHMENT (D.B.A. ROOTS WELLNESS)

PROJECT CONSISTS OF DEMOLITION OF NON STRUCTURAL PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MILLWORK.

NEW ADA ENTRANCE, NEW STOREFRONT AT THE BUILDING ENTRANCE, NEW ADA SHOWER/ RESTROOM, NEW FULL HEIGHT PARTITIONS.

MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY UNDER SEPARATE PERMIT.

PROJECT DATA

BUILDING LOCATION: - 1501 BAKER STREET, 2600 and 2608 SUTTER STREET SAN FRANCISCO, CA 94115

CODE: - INTERNATIONAL BUILDING CODE - IBC - 2009 CALIFORNIA BUILDING AMENDMENTS 2010 SAN FRANCISCO BUILDING AMENDMENTS 2010

INTERNATIONAL FIRE CODE - IFC - 2009 CALIFORNIA FIRE CODE 2010 SAN FRANCISCO FIRE CODE AMENDMENTS 2010

INTERNATIONAL MECHANICAL CODE - IMC - 2009 CALIFORNIA MECHANICAL AMENDMENTS 2010 SAN FRANCISCO MECHANICAL AMENDMENTS 2010

NATIONAL ELECTRICAL CODE - NEC - 2008 CALIFORNIA ELECTRICAL AMENDMENTS 2010 SAN FRANCISCO ELECTRICAL AMENDMENTS 2010

INTERNATIONAL PLUMBING CODE - IPC - 2009 CALIFORNIA PLUMBING AMENDMENTS 2010 SAN FRANCISCO PLUMBING AMENDMENTS 2010

NO.	DATE	ISSUE	AK	GN
1	12.17.12	PERMIT	AK	GN
2	02.05.13	REVIEW	AK	GN
3	03.12.13	PLANNING REVISIONS	AK	GN

BUILDING TYPE: - III-B

OCCUPANCY CLASSIFICATION: - "1" GROUND LEVEL AND "R-3" SECOND LEVEL

NUMBER OF FLOORS: - 2

FIRE PROTECTION: - NON SPRINKLERED

EMERGENCY LIGHTING: - SHALL BE DESIGNED TO GIVE A UNIFORM MINIMUM VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL AT ALL LOCATIONS IN TENANT SPACE

PROJECT DIRECTORY

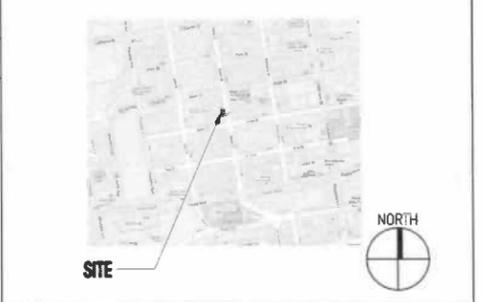
PROPERTY OWNER: - GARY W. & JUDITH H. PASQUINELLI
1501 BAKER STREET
SAN FRANCISCO, CA 94115
CONTACT: DAVE EISEN
415.931.7043

ARCHITECT: - NICHOLS BOOTH ARCHITECTS
221 MAIN STREET, SUITE 525
SAN FRANCISCO, CA 94105
415.230.7000 PH
415.230.7001 FAX
CONTACT: ALANUR KURTUKAN

SHEET INDEX

- 6-100 COVER SHEET
- 6-001 O.A. CHECKLIST
- 6-006 PATH OF TRAVEL
- 6-006 ADA RESTROOM/ SHOWER
- A-101 DEMOLITION/EXISTING AND PROPOSED FLOOR PLANS
- A-601 DETAILS

VICINITY MAP



1501 BAKER STREET
San Francisco, CA

ROOTS WELLNESS

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S APPROVED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.

SHEET TITLE
COVER SHEET

JOB NUMBER
RW1501.1201.00

DRAWN BY
AK

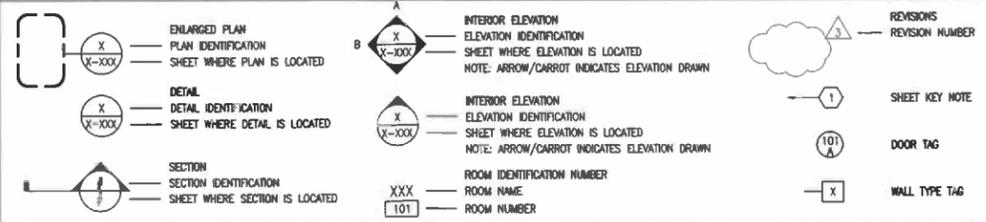
SCALE
AS NOTED

FILE NAME
F:\1501 Baker\Drawings

NOTE NO ASBESTOS CONTAINING MATERIALS (ACM) MAYBE USED IN THE CONSTRUCTION OF THESE IMPROVEMENTS

A1 SITE PLAN
3/32"=1'-0"

DRAFTING SYMBOLS





UNREASONABLE HARDSHIP REQUEST
For Exceptions to Disabled Access Regulations, Title 24

1. Site Address: 1501 BAKER STREET 2. Floor: GROUND FLOOR
3. Permit Application No.: _____ 4. Hardship Request No.: _____
5. Existing Use: VACANT OFFICE 6. Proposed Use: VACANT OFFICE
7. Existing Occupancy: B 8. Proposed Occupancy: B
9. Description of proposed work which triggers access compliance upgrades:
TENANT IMPROVEMENT WORK REQUIRES US TO DEMONSTRATE COMPLIANCE

CBC 11038.1 - Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter (11B). Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. When a building or facility contains more than one use, the occupancy specific accessibility provisions for each portion of the building or facility shall apply.

We request that this project be granted an exception from the following specified requirements of Title 24 Part 2 of the California Code of Regulations because compliance would create an unreasonable hardship as defined in Section 202 of Title 24.

10. A. The access feature(s) that will not be provided is (are):
 Primary Accessible Entrance Other: _____
 Path of Travel (includes path from parking) Sanitary Facilities Parking
B. The code section(s) that requires (require) the specific accessible feature(s) is (are):
11B.12 / ACCESSIBLE ROUTE OF TRAVEL
11. Detailed description of the accessible feature(s) that will not be provided. What is the condition now? Note location on the plans or provide attachments if necessary:
ADA RAMP/ LIFT NOT PROVIDED TO THE LOWER LEVEL OF THE SPACE
12. Total cost of the project excluding this (these) accessible feature(s): \$65,000
13. A. Cost of the accessible feature(s), which will not be provided: \$21,400
B. Percentage of total cost shown on Line 12 (divide line 13 by line 12): 32
14. Choose either "A" or "B":
A. Equivalent facilitation is provided according to Code Section(s): _____
Description of equivalent facilitation & why full compliance cannot be achieved: _____

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Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Hardship Request form(s) on the plans.

Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule, where the project must provide disabled access upgrades up to 20% of the cost of construction in the required priority as listed on p. 2 of the D.A. Checklist. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1 Exception 2 for a possible exception).

CBC 1134B.2.1 Exception 2 (abridged) In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 1, even if the value of the project exceeds the valuation threshold in Exception 1. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding accessibility upgrade)	\$ 65,000	\$
B) 20% of A):	\$ 13,000	\$
List the Upgrade Expenditures and their respective construction cost below:		
1. ACCESSIBLE ENTRY W/ LEVEL LANDING	\$ 4,580	\$
2. ACCESSIBLE RESTROOM	\$ 10,245	\$
3. ACCESSIBLE SHOWER	\$ 3,200	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
Total Upgrade Expenditures	\$ 18,025	\$

2011 DA20Rule Page 1 of 1

D.A. CHECKLIST (p. 1 of 2)

1. The proposed use of the project is OFFICE (e.g. Retail, Office, Restaurant, etc.)
2. Provide the location of the proposed work, including floor: 1501 BAKER STREET
3. The construction cost of this project EXCLUDING disabled access upgrades is \$65,000 which is more than less than the Accessibility Threshold amount of \$38,080.00 based on the 2012 ENR Construction Cost Index. (The cost index & threshold are updated annually).
4. Is this a City project and/or does it receive public funding? YES NO
NOTE: If Yes, then see Step 3 on the instructions page for additional forms required.
CONDITIONS BELOW MUST BE CAREFULLY DOCUMENTED BY ACCOMPANYING DRAWINGS.
5. Read A through G below carefully and check the most applicable box (one box only):
 A. All existing conditions serving the area of remodel fully comply with access requirements. NO FURTHER UPGRADES ARE REQUIRED.
 B. All existing conditions serving the area of remodel that do not fully comply with access requirements WILL BE FULLY upgraded with this project.
 C. Proposed project (check one)
 Is less than the threshold.
 Falls under CBC13-4B2.1 Ex. 2. Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed below. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
 D. Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
 E. Hardship appeal to be filed with Access Appeals Commission (AAC). Note: No further plan check will be performed until access items have been resolved before the Access Appeals Commission.
 F. Consisting only of Barrier Removal or Notice of Accessibility Violation (NOAV).
 G. Minor revision to previously approved permit drawings only. (Note: this shall NOT be used for new or additional work).
Description of revision: _____

CHECK ALL APPLICABLE BOXES AND SPECIFY THE DRAWING SHEETS WHERE THE DETAILS ARE SHOWN.

	Existing Fully Complying	Upgrade to Compliance	Partial Upgrade / Equivalent Facilitation / Hardship	Hardship	None Elig. & not req'd for Access	Applicable Accessibility / Accommodation	Removal / Alteration / REV	Details Shown on
NOTE: upgrades below are listed in priority based on CBC 134B2.1 Ex 1								
1. At least one accessible entrance serving the area of remodel. NOTE: This should be a primary entrance. Additional upgrade may be required if it is not.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A4, B4, B5/ G-005
2. An accessible route to the area of remodel:								
2a. path of travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1/ G-001
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2d. stairs (if no elevator)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2f. other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A5, C4, C5, D1/ G-008
4. Accessible public pay phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Accessible drinking fountain (if low)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B5/ G-008
7. Visual Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
8. Other List (Describe means of compliance such as parking spaces)								
parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Shower	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, C4/ G-008

If details are provided from a set of City approved reference drawings, provide its permit application number here: _____

221 Main Street
Suite 525
San Francisco
California
94105

nicholsbooth
ARCHITECTS

www.nicholsbooth.com

ISSUE INFORMATION

No.	Date	Issue	Drawn	Check
1	12.17.12	PERMIT	AK	GN
2	02.05.13	REVIEW	AK	GN
3	03.12.13	PLANNING REVISIONS	AK	GN

UNREASONABLE HARDSHIP REQUEST

2 of 2

- B. Equivalent facilitation is not provided because of the following:
 Cost constraints Physical constraints Legal constraints Other constraints _____
Description of constraint (Unreasonable Hardship) Provide attachments as needed:
NICHOLS BOOTH ARCHITECTS

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount based on the ENR Construction Cost Index for the year 2011, \$136,080.00, and no equivalent facilitation is provided. Refer to the California Code of Regulations, Title 24 part 2, Section 1.3.1, Section 202 and Section 1134B.

16. Applicant's Name (Print): NICHOLS BOOTH ARCHITECTS
 Owner Tenant Agent
Applicant's Signature: _____
17. Applicant's Address: 221 MAIN ST. #525 SAN FRANCISCO CA 94105

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is:
 GRANTED FOR THIS PERMIT ONLY DENIED* REQUIRES AAC RATIFICATION*

Based on Section(s) _____ of the San Francisco Building Code, 2010 Edition

Plans reviewed by (print name): _____
Signature of the Plans Examiner: _____ Date: _____
Denied for the following reason(s): _____

*Signature of the Group Supervisor: _____ Date: _____
(needed only when Denied or requires AAC Ratification)

If your Unreasonable Hardship Request is to be denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

To file an appeal with the Access Appeals Commission (AAC), please pay a filing fee of \$374.00 and submit a document package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Informational Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by any member of the public.

Please submit appeals in person to:
Secretary, Access Appeals Commission
1650 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 575-6923

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1501
BAKER
STREET
San Francisco, CA

ROOTS
WELLNESS

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S APPROVED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.

SHEET TITLE

D.A. CHECKLIST

JOB NUMBER
RW1501.1201.00

DRAWN BY
AK

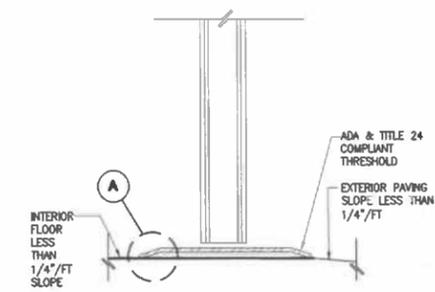
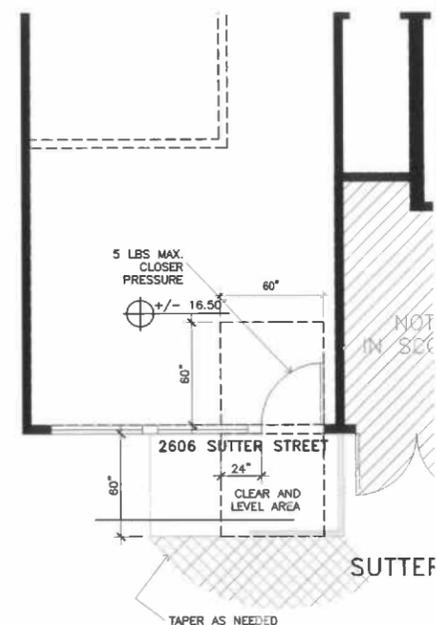
SCALE
AS NOTED

FILE NAME
F:\1501 Baker\Drawings

G-001

ISSUE INFORMATION

No.	Date	Issue	Drawn	Check
1	12.17.12	PERMIT	AK	GH
2	02.05.13	REVIEW	AK	GH
3	03.12.13	PLANNING REVISIONS	AK	GH



PROJECT SCOPE

REACTIVATION OF TWO VACANT GROUND FLOOR COMMERCIAL TENANT SPACES AT 2600 AND 2606 SUTTER STREET PURSUANT TO CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 166(g) TO ESTABLISH A PERSONAL SERVICE ESTABLISHMENT (D.B.A. ROOTS WELLNESS)

PROJECT CONSISTS OF DEMOLITION OF NON STRUCTURAL PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MILLWORK.

NEW ADA ENTRANCE, NEW STOREFRONT AT THE BUILDING ENTRANCE, NEW ADA SHOWER/ RESTROOM, NEW FULL HEIGHT PARTITIONS.

MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY UNDER SEPARATE PERMIT.

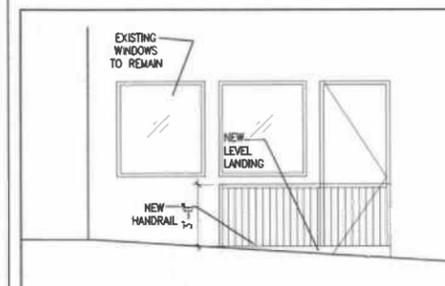
B4 ACCESSIBLE ENTRY
1/4"=1'-0"

B5 DOOR SECTION
1:4



A2 EXISTING ELEVATION
1/8"=1'-0"

2600 SUTTER



A4 ACCESSIBLE ENTRY ELEVATION
1/8"=1'-0"

1501 BAKER STREET
San Francisco, CA

ROOTS WELLNESS

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SHEET TITLE

PATH OF TRAVEL

JOB NUMBER

RW1501.12D1.00

DRAWN BY

AK

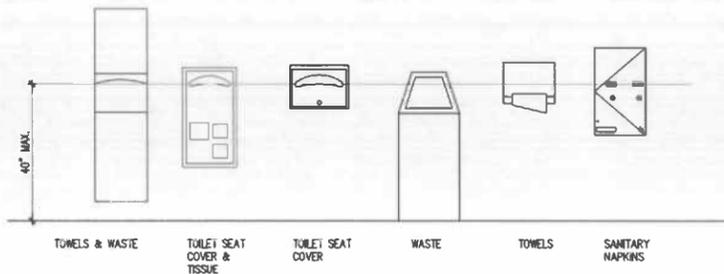
SCALE

AS NOTED

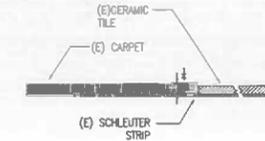
G-005

FILE NAME

F:\1501 Baker\Drawings



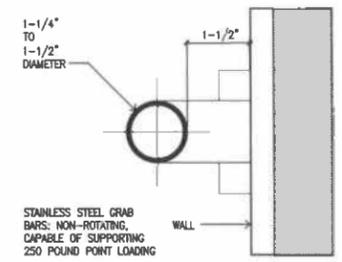
D1 STANDARD MOUNTING HEIGHTS
N.T.S.



D5 TRANSITION STRIP
6\"/>



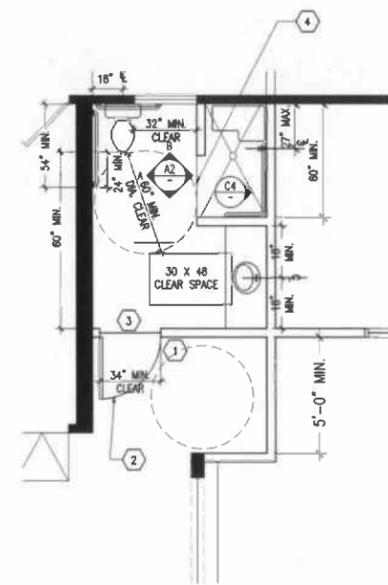
C4 ACCESSIBLE SHOWER
6\"/>



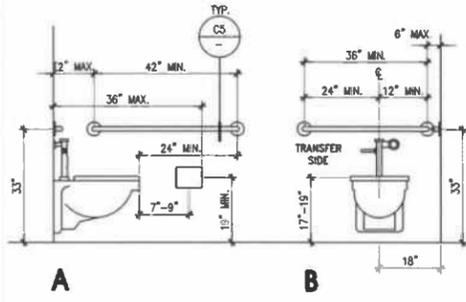
C5 GRAB BAR
6\"/>

KEY NOTES

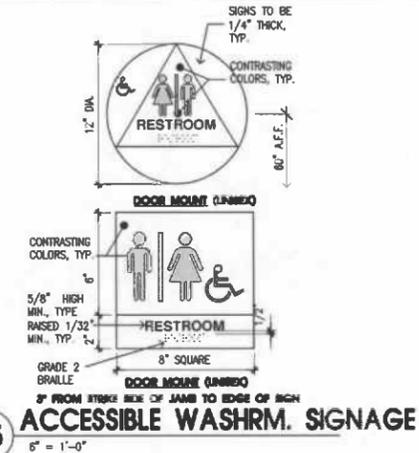
- 1 (N) WALL ACCESSIBILITY SIGNAGE AT DOORS. SEE DETAIL B5/-.
- 2 (N) AUTOMATIC CLOSING HARDWARE ON ACCESSIBLE STALL DOORS.
- 3 (H) ALUMINUM SCHLEUTER STRIP THRESHOLD. REFER TO DETAIL D5/-.
- 4 CONTINUOUS FLOOR SURFACE



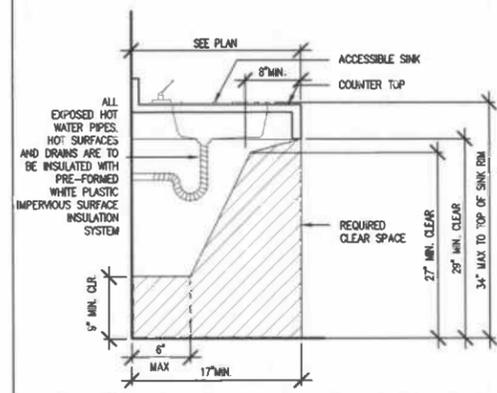
A1 UNISEX RESTROOM PLAN
1/4\"/>



A2 TYP. ADA STALL MOUNTING HTS
N.T.S.



B5 ACCESSIBLE WASHRM. SIGNAGE
6\"/>



A5 ACCESSIBLE LAVATORY SINK
SCALE: 1\"/>

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Suite 525
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California
94105

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ISSUE INFORMATION

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1	12.17.12	PERMIT	AK	GN
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1501 BAKER STREET
San Francisco, CA

ROOTS WELLNESS

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S APPROVED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.

SHEET TITLE
ADA RESTROOM/SHOWER

JOB NUMBER
RW1501.1201.00
DRAWN BY
AK

SCALE
AS NOTED **G-006**

FILE NAME
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ISSUE INFORMATION				
No.	Date	Issue	Drawn	Check
1	12.17.12	PERMIT	AK	GN
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1501
BAKER
STREET
San Francisco, CA

ROOTS
WELLNESS

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SHEET TITLE

DEMO/ EXISTING
PROPOSED
FLOOR PLANS

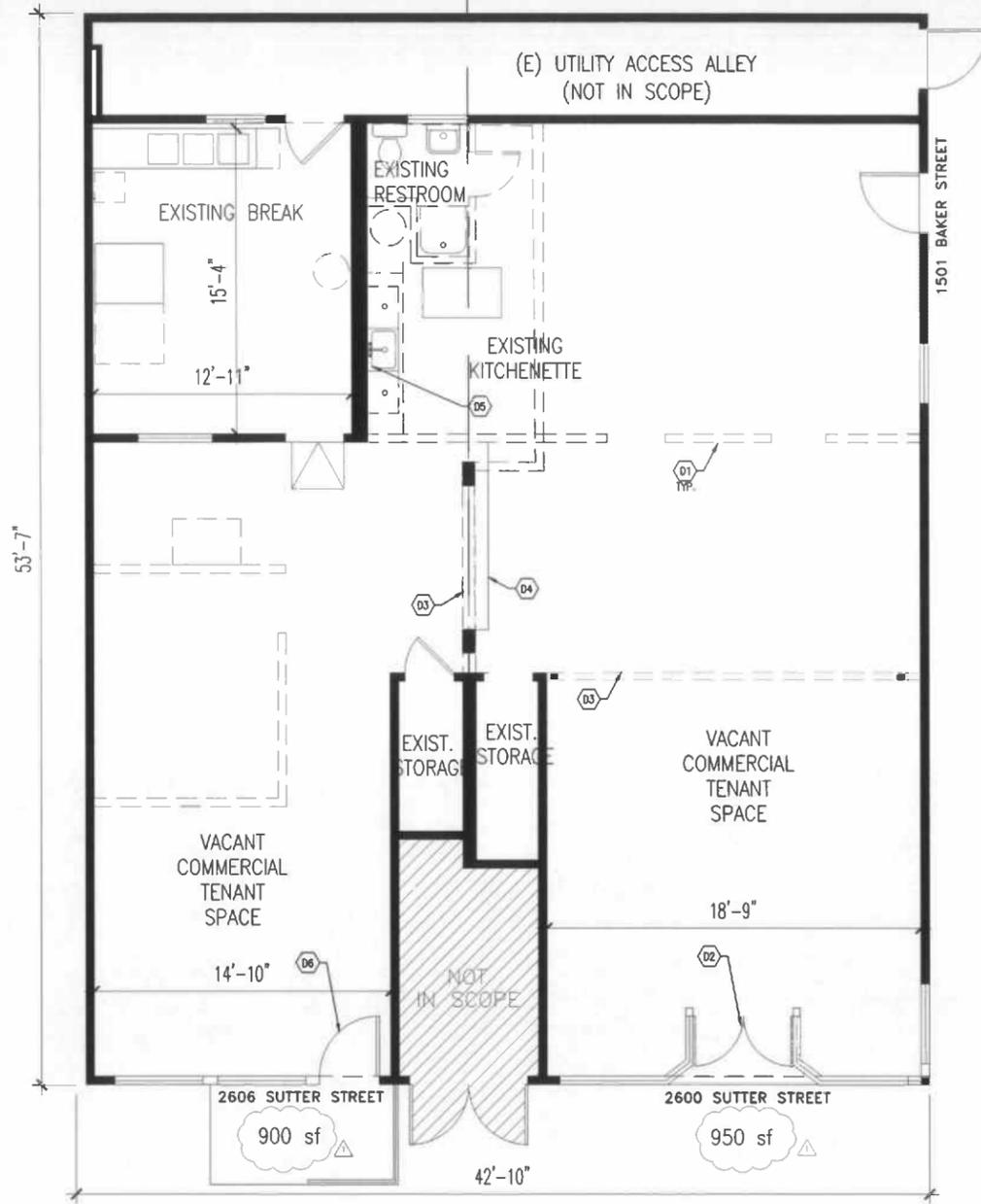
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RW1501.1201.00

DRAWN BY
AK

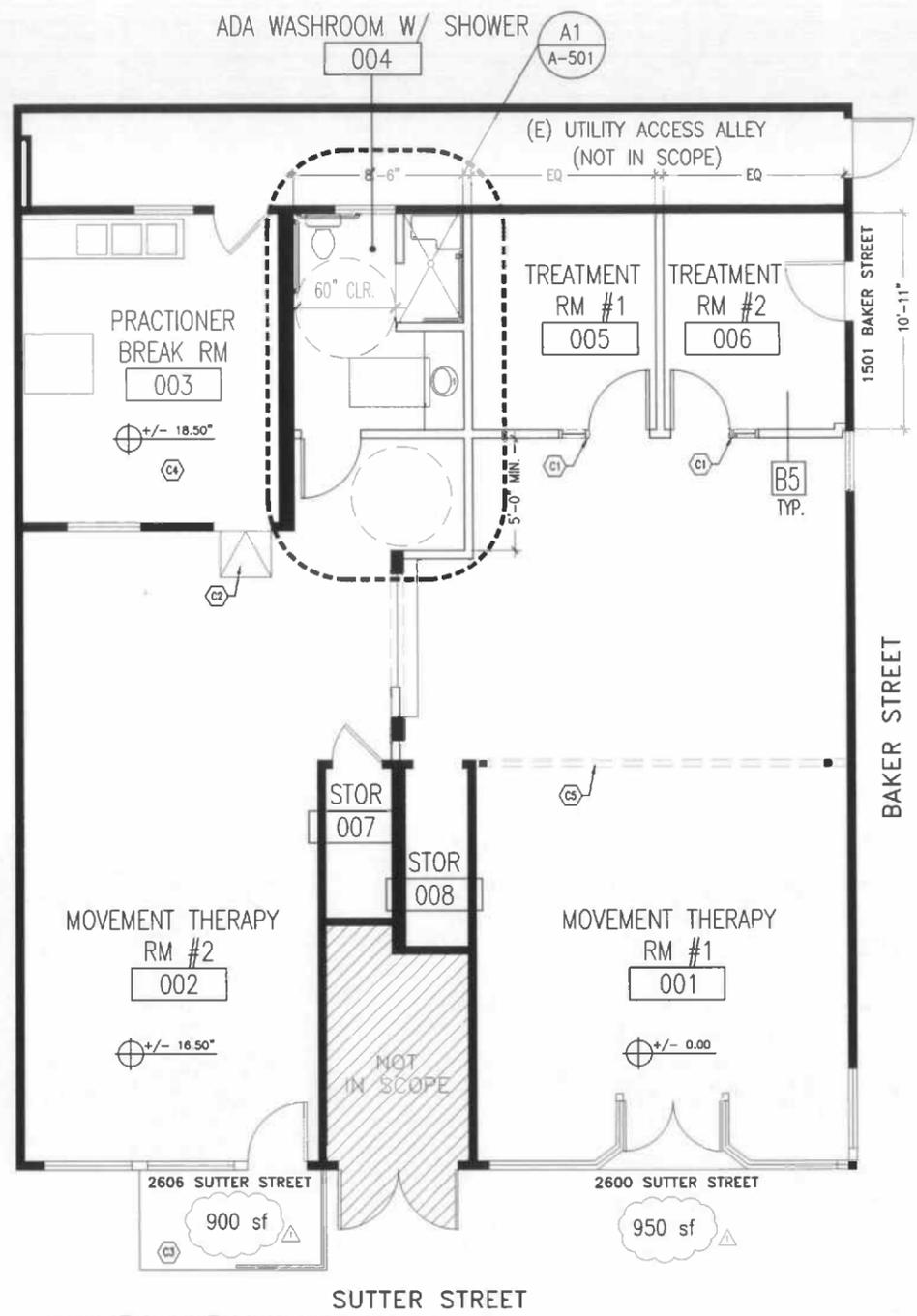
SCALE
AS NOTED

FILE NAME
F:\1501 Baker\Drawings
A-101

LINE OF DEMO'D WALL BETWEEN TWO ADDRESSES
PRIOR TO SEISMIC RETROFIT



A1 DEMO/ EXISTING FLOOR PLAN
1/4"=1'-0"



A2 PROPOSED FLOOR PLAN
1/4"=1'-0"

DEMOLITION KEYNOTES

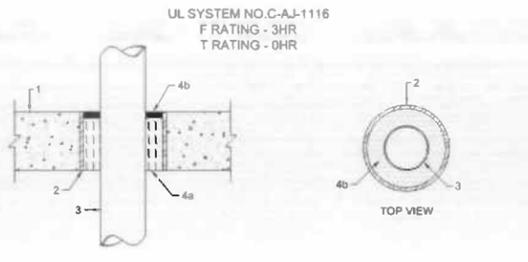
- (D1) REMOVE EXISTING NON-STRUCTURAL PARTITIONS AS SHOWN. MILLWORK/ SHELVING. PREP TO RECEIVE NEW FINISHES.
- (D2) EXISTING ENTRY DOOR, ALCOVE AND PARTIAL HT WINDOWS TO REMAIN.
- (D3) LINE OF EXISTING BEAM ABOVE TO REMAIN
- (D4) EXISTING STAIRS TO REMAIN
- (D5) REMOVE AND CAP OFF EXISTING PLUMBING FIXTURES AS SHOWN.
- (D6) EXISTING DOOR AND WINDOWS TO REMAIN.

CONSTRUCTION KEYNOTES

- (C1) NEW DOOR, FRAME, & HARDWARE AND SIDELITE.
- (C2) EXTEND EXISTING SLOPED FLOORING. SLOPE TO BE LESS THAN 1:12.
- (C3) NEW LEVEL LANDING
- (C4) (E) BREAK ROOM TO REMAIN
- (C5) LINE OF EXISTING BEAM ABOVE TO REMAIN

LEGEND

- ==== EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CEILING HT PARTITION. REFER TO DETAIL C5/ A501.
- NEW DOOR, FRAME AND HARDWARE TO MATCH EXISTING
- ALIGN
- B5 WALL TAG, SEE SHEET A501 FOR DETAILS

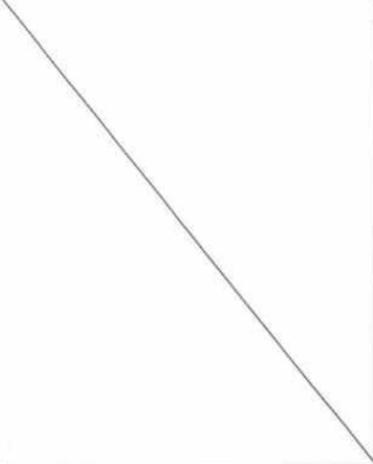


- Floor or Wall Assembly - Minimum 4-1/2 in. thick reinforced lightweight or normal weight concrete. Floor may also be constructed of any min. 6 in. thick UL Classified hollow-core Precast Concrete Units. Wall may also be constructed of any UL Classified Concrete Blocks. Max. dia. of opening is 6-5/8 in. See Concrete Blocks (CAZT) and Precast Concrete Units (CFTU) categories in the Fire Resistance Directory for names of manufacturers.
- Metallic Sleeve (optional) - Nom. 6 in. dia. (or smaller) Schedule 40 steel pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces.
- Through Penetrants - One metallic pipe or tubing to be centered within the firestop system. Pipe or tubing to be rigidly supported on both sides of floor or wall assembly. The annular space within the firestop system shall be a nom. 3/4 in. The following types and sizes of metallic pipes or tubing may be used:
 - Steel Pipe - Nom. 3 in. dia. (or smaller) Schedule 5 (or heavier) steel pipe.
 - Iron Pipe - Nom. 3 in. dia. (or smaller) cast or ductile iron pipe.
 - Conduit - Nom. 4 in. dia. (or smaller) steel electrical metallic tubing or steel conduit.
 - Copper Tubing - Nom. 3 in. dia. (or smaller) type L (or heavier) copper tubing.
 - Copper Pipe - Nom. 3 in. dia. (or smaller) Regular (or heavier) copper pipe.
- Firestop System - The firestop system shall consist of the following:
 - Packing Material - Min. 4 in. thickness of min. 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material. When the floor is constructed of hollow-core precast concrete units, packing material shall be recessed from both surfaces of floor to accommodate the required thickness of fill material. A/D FIREBARRIER Mineral Wool.
 - Fill, Void or Cavity Material - Sealant - Min. 1/2 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. When the floor is constructed of hollow-core precast concrete units, fill material shall be installed symmetrically on both sides of floor, flush with floor surface. A/D FIREBARRIER SilSeals (SL floors only) or GG (floor, hollow-core precast concrete units or walls). A/D FIRE PROTECTION SYSTEMS INC.

A/D FIRE PROTECTION SYSTEMS
420 Tepacott Rd. Scarborough, ON M1B 1Y4
Tel: (416) 292-2361 USA: (800) 263-4087 Fax: (416) 298-4087
Visit our Internet site: www.adfire.com

Not to scale.

D2 LIMITING HTS. FOR INT. PARTITIONS
MAX. DEFLECTION 1/240



20 GAUGE STUDS

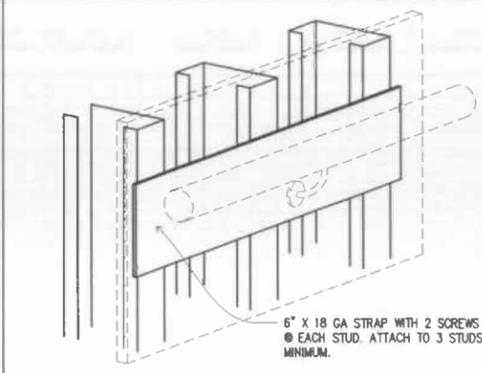
STUD WIDTH	STUD SPACING	1 LAYER	2 LAYERS	3 LAYERS	4 LAYERS
2-1/2"	16"	13'-0"	18'-0"	13'-0"	11'-0"
3-5/8"	16"	17'-0"	20'-0"	17'-0"	15'-0"
4"	16"	18'-0"	21'-0"	18'-0"	16'-0"
6"	16"	20'-0"	24'-0"	20'-0"	18'-0"

22 GAUGE STUDS

STUD WIDTH	STUD SPACING	1 LAYER	2 LAYERS	3 LAYERS	4 LAYERS
2-1/2"	16"	13'-0"	16'-0"	12'-0"	12'-0"
3-5/8"	16"	17'-0"	18'-0"	16'-0"	14'-0"
4"	16"	18'-0"	19'-0"	17'-0"	15'-0"
6"	16"	20'-0"	20'-0"	18'-0"	16'-0"

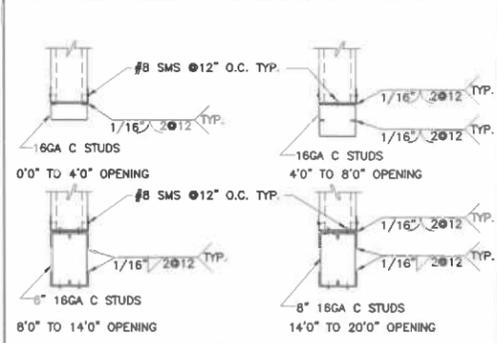
24 GAUGE STUDS

STUD WIDTH	STUD SPACING	1 LAYER	2 LAYERS	3 LAYERS	4 LAYERS
2-1/2"	16"	12'-0"	13'-0"	11'-0"	9'-0"
3-5/8"	16"	16'-0"	16'-0"	14'-0"	12'-0"
4"	16"	17'-0"	17'-0"	15'-0"	13'-0"
6"	16"	19'-0"	19'-0"	17'-0"	15'-0"



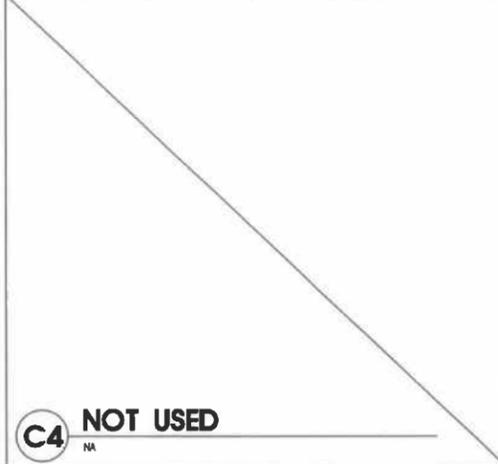
NOTE: METAL STRAP MAY BE SUBSTITUTED WITH 20 GA. METAL STUD

D3 BACKING PLATE
NTS



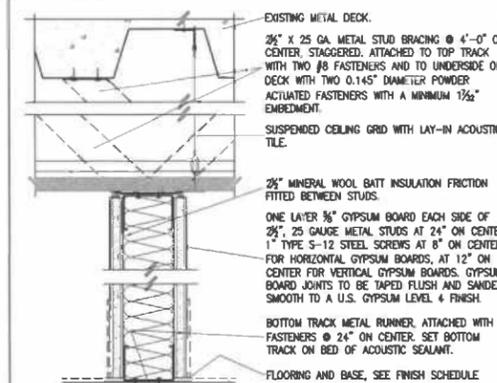
C3 TYPICAL HEADERS @ OPENINGS
SCALE: N.T.S.

D4 NOT USED
NA



C4 NOT USED
NA

D5 NOT USED
NA



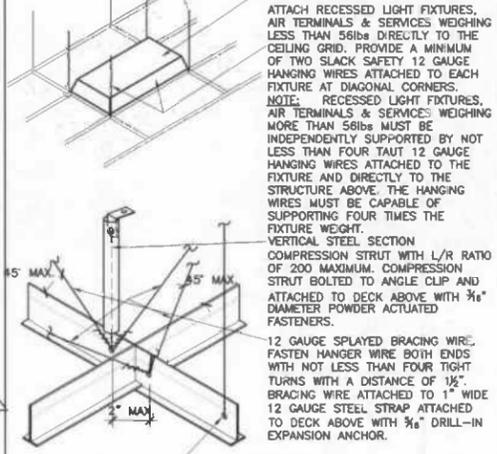
C5 CEILING HEIGHT PARTITION
SCALE: 3/8" = 1'-0"

C1 FLOOR PENETRATION FIREPROOFING
NTS

Door	Size	Weight	Allowable deflection	Allowable stress
closet	1/2" x 118"	315	40	175
closet	3/16" x 47 1/2"	30	133	50
closet	1/4" x 33 1/2"	40	178	30
closet	1/4" x 31 1/2"	70	211	100
closet	3/16" x 47 1/2"	80	256	125
closet	1/4" x 63 1/2"	155	399	175
closet	1/4" x 63 1/2"	99	222	90
closet	1/2" gypsum panel 5'	60	267	100
closet	1/2" gypsum panel 8'	65	278	135
closet	20 ga. steel stud or 25 ga. steel stud	70	311	120
closet	25 ga. steel	53	235	133
closet	20 ga. steel	175	778	200
closet	1/4" x 63 1/2"	200	580	250
closet	1/4" x 63 1/2"	200	580	250

A1 FIXTURE ATTACHMENT DETAIL
NTS

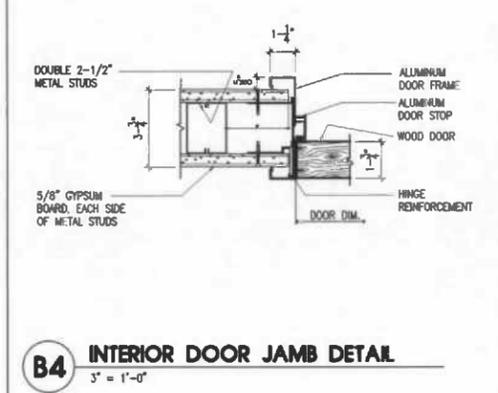
C2 RECESSED LIGHT FIXTURE



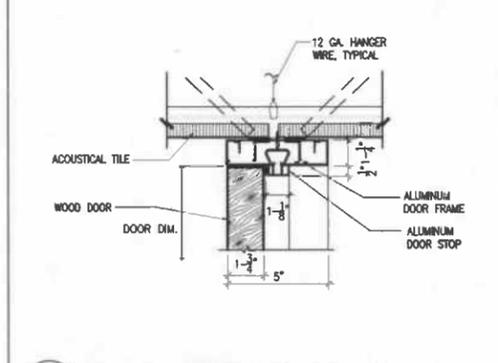
A3 CEILING SEISMIC BRACING
SCALE: N.T.S.



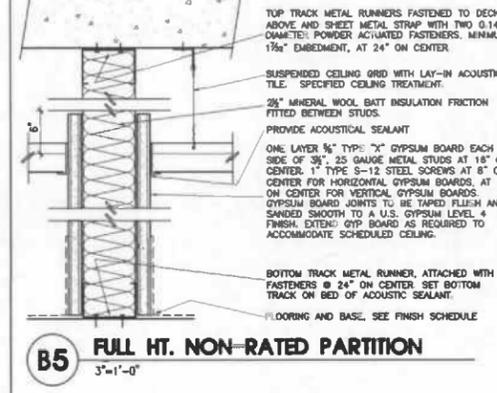
B4 INTERIOR DOOR JAMB DETAIL
3/8" = 1'-0"



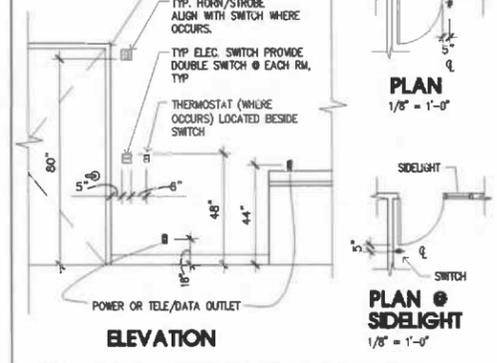
A4 INTERIOR DOOR HEAD/SILL DETAIL
3/8" = 1'-0"



B5 FULL HT. NON-RATED PARTITION
3/8" = 1'-0"



A5 TYP. MOUNTING HEIGHTS
3/8" = 1'-0"



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ARCHITECTS

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ISSUE INFORMATION

No.	Date	Issue	Permit	Drawn	Check
1	12.17.12	PERMIT	AK	GN	
2	02.05.13	REVIEW	AK	GN	
3	03.12.13	PLANNING REVISIONS	AK	GN	

1501
BAKER
STREET
San Francisco, CA

ROOTS
WELLNESS

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS @ THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S APPROVED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.

SHEET TITLE
DETAILS

JOB NUMBER
RW1501.1201.00

DRAWN BY
AK

SCALE
AS NOTED

FILE NAME
F:\1501 Baker\Drawings

A-501