



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 26, 2012

Date: July 19, 2012
Case No.: **2012.0200C**
Project Address: **3730 MISSION STREET**
Zoning: NC-2 (Small-Scale Neighborhood Commercial)
RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6688 / 045
Project Sponsor: Jeremy R. Hubbard
Selecta Auto Body
4050 24th Street
San Francisco, CA 94114
Staff Contact: Erika S. Jackson – (415) 558-6363
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Proposed Project is to allow a new Automotive Repair shop within an existing 9,375 square foot commercial building. The proposal is to relocate Selecta Auto Body from its current leased location at 4050 24th Street to 3730 Mission Street. The existing building will not be expanded. The ground floor will be used for auto repair activities and office uses accessory to the business. The back rooms on the ground floor will be used for painting. The mezzanine will be used for storage and an employee break area. The new location will allow the owner to install new equipment and provide at least 4 new jobs for the community. Currently the business employs 6 people.

SITE DESCRIPTION AND PRESENT USE

The Project site is located on the west side between Park Street and Highland Avenue, within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District. The Proposed Project is located on one 9,375 square foot lot. The lot with 75 linear feet of frontage on Mission Street is improved with one approximately 12,250 square foot single-story industrial building built circa 1922. The front portion of the lot is zoned NC-2, with approximately 7,500 square feet, and the rear portion of the lot is zoned RH-2.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located near the corner of Park Street and Mission Street. A number of neighborhood serving uses including bakeries, professional and business services, eating establishments, personal

service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses are found in the immediate vicinity and are located in one to three story buildings. Many of the commercial uses stated above contain residential uses on the upper stories. Properties in the vicinity are located within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts. The site is well served by transit.

ENVIRONMENTAL REVIEW

The Proposed Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 6, 2012	July 6, 2012	20 days
Posted Notice	20 days	July 6, 2012	July 6, 2012	20 days
Mailed Notice	20 days	July 6, 2012	July 6, 2012	20 days

PUBLIC COMMENT

The Department has received two phone calls from nearby property owners with requests to view the case file and concerns regarding noise and odor from the proposed use.

ISSUES AND OTHER CONSIDERATIONS

- This proposal is the relocation of an existing automotive repair shop (Selecta Auto Body) in Noe Valley located at 4050 24th Street. This business has been in this location since 1977 with no impact on the immediate neighbors.
- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. A Section 312 Neighborhood Notification was conducted in conjunction with the Conditional Use Authorization process.
- The previous uses on the site were Golden Gate Tank Removal and Cliffs Custom Engine.

REQUIRED COMMISSION ACTION

In order for the Proposed Project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 185, 303 and 711.59 to allow a new Automotive Repair shop within an existing 9,375 square foot commercial building. The project is located within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Proposed Project promotes small-business ownership.
- The Proposed Project meets all applicable requirements of the Planning Code.
- The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.
- The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.
- The Proposed Project is consistent with the General Plan.
- The subject building and site have historically been used for automotive repair and uses with a similar impact on the surrounding properties.
- The site is on Mission Street and is well served by public transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking.

RECOMMENDATION: Approval with Conditions
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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 checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Neighbor Letters |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Project Summary |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | |

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

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Market & Octavia Fee (Sec. 326) | |

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Planning Commission Motion No. XXXXX

HEARING DATE: JULY 26, 2012

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Case No.: **2012.0200C**
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 185, 303, AND 711.59, TO ALLOW A NEW AUTOMOTIVE REPAIR SHOP WITHIN AN EXISTING 12,250 SQUARE FOOT COMMERCIAL BUILDING WITHIN NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) AND RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICTS, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 1, 2012, Jeremy R. Hubbard (hereinafter "Project Sponsor"), filed Application No. 2012.0200C (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization pursuant to Planning Code Sections 185, 303 and 711.59 to allow a new Automotive Repair shop within an existing 12,250 square foot commercial building. The project is located within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District.

On July 26, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0200C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

The Planning Department, Linda Avery, is the custodian of records, and they are located in the File for Case No. 2012.0200C at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0200C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site is located on the west side between Park Street and Highland Avenue, within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District. The Proposed Project is located on one 12,250 square foot lot. The lot with 75 linear feet of frontage on Mission Street is improved with one approximately 12,250 square foot single-story industrial building built circa 1922. The front portion of the lot is zoned NC-2, with approximately 7,500 square feet, and the rear portion of the lot is zoned RH-2.
3. **Surrounding Properties and Neighborhood.** The Project site is located near the corner of Park Street and Mission Street. A number of neighborhood serving uses including bakeries, professional and business services, eating establishments, personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses are found in the immediate vicinity and are located in one to three story buildings. Many of the commercial uses stated above contain residential uses on the upper stories. Properties in the vicinity are located within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts. The site is well served by transit.
4. **Project Description.** The Proposed Project is to allow a new Automotive Repair shop within an existing 12,250 square foot commercial building. The proposal is to relocate Selecta Auto Body from its current leased location at 4050 24th Street to 3730 Mission Street. The existing building will not be expanded. The ground floor will be used for auto repair activities and office uses accessory to the business. The back rooms on the ground floor will be used for painting. The mezzanine will be used for storage and an employee break area. The new location will allow the

owner to install new equipment and provide at least 4 new jobs for the community. Currently the business employs 6 people.

5. **Public Comment.** The Department has received two phone calls from nearby property owners with requests to view the case file and concerns regarding noise and odor from the proposed use.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Nonconforming Use.** Planning Code Section 185 allows nonconforming uses to be located within an R Zoning District as long as they are a principal or conditional use in an NC Zoning District. Any nonconforming use affected by this Section shall be qualified for consideration by the Planning Commission as a conditional use.

The Project is proposing a 12,250 square foot automotive repair shop within an existing building. This use is permitted as a conditional use in an NC Zoning District.

- B. **Use.** Planning Code Section 711.59 requires a Conditional Use Authorization for Automotive Repair located within an NC-2 Zoning District.

The Project is proposing a 12,250 square foot automotive repair shop within an existing building. Although the previous use was related to automotive repair, the building has been vacant and the use abandoned for a time period longer than three years. Therefore a Conditional Use Authorization is required.

7. **Planning Code Section 303** 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:

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

The size of the proposed use is in keeping with other storefronts on the block face. The proposed automotive repair shop is not anticipated to adversely impact traffic or parking in the District. This will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same. The Project will not alter the existing appearance or character of the Project vicinity. The proposed work will not affect the building envelope.

- ii. 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;

The Planning Code does not require parking or loading in the NC-2 for the proposed use. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide because the neighborhood is well served by public transit.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval outlined in Exhibit A. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

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

The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A. Landscaping and screening of the outdoor activity area will be reviewed by the Planning Department during review of the Building Permit Application.

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

The 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.

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

The Proposed Project is consistent with the stated purposes of an NC-2 Zoning District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding area.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

General/Citywide

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The subject property contains a vacant industrial building. Therefore, the Proposed Project will not displace an existing commercial or industrial activity. The addition of the proposed uses will enhance the diverse economic base of the City.

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.

Neighborhood Commerce

OBJECTIVE 6:

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

Policy 6.1:

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 commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.5 :

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.

Policy 1.5.1:

Reduce potential land use conflicts by providing accurate background noise-level data for planning.

Policy 1.5.2:

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.

The proposed use is subject to the standard conditions of approval outlined in Exhibit A. In addition, the Project Sponsor shall operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

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

The proposal would enhance the district by providing an automotive repair shop in an area that is not over concentrated by such uses. The business would be locally owned and it creates more employment opportunities for the community. The Proposed Project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.

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

The existing units in the surrounding neighborhood would not be adversely affected. The Proposed Use is required to operate within the guidelines set up by the Bay Area Air Quality Management District.

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

No housing is removed for this Project.

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

The site is on Mission Street and is well served by public transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking.

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

The Proposed Project will not displace any service or industry establishment. The Proposed Project will further protect the industrial and service sectors by providing employment and ownership in this sector.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Proposed Project will have no negative impact on existing parks and open spaces. The Proposed Project does not have an impact on open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0200C** 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. 17855. 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 July 26, 2012.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 26, 2012

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a conditional use to allow an Automotive Repair shop (d.b.a. **Selecta Auto Body**) located at 3730 Mission Street, Block 6688, and Lot 045 pursuant to Planning Code Sections 185, 303 and 711.59 within NC-2 (Small-Scale Neighborhood Commercial) and RH-2 (Residential, House, Two-Family) Zoning Districts, and a 40-X Height and Bulk District; in general conformance with plans, dated **February 20, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0200C** and subject to conditions of approval reviewed and approved by the Commission on **July 26, 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 **July 26, 2012** 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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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.sfplanning.org

OPERATION

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.

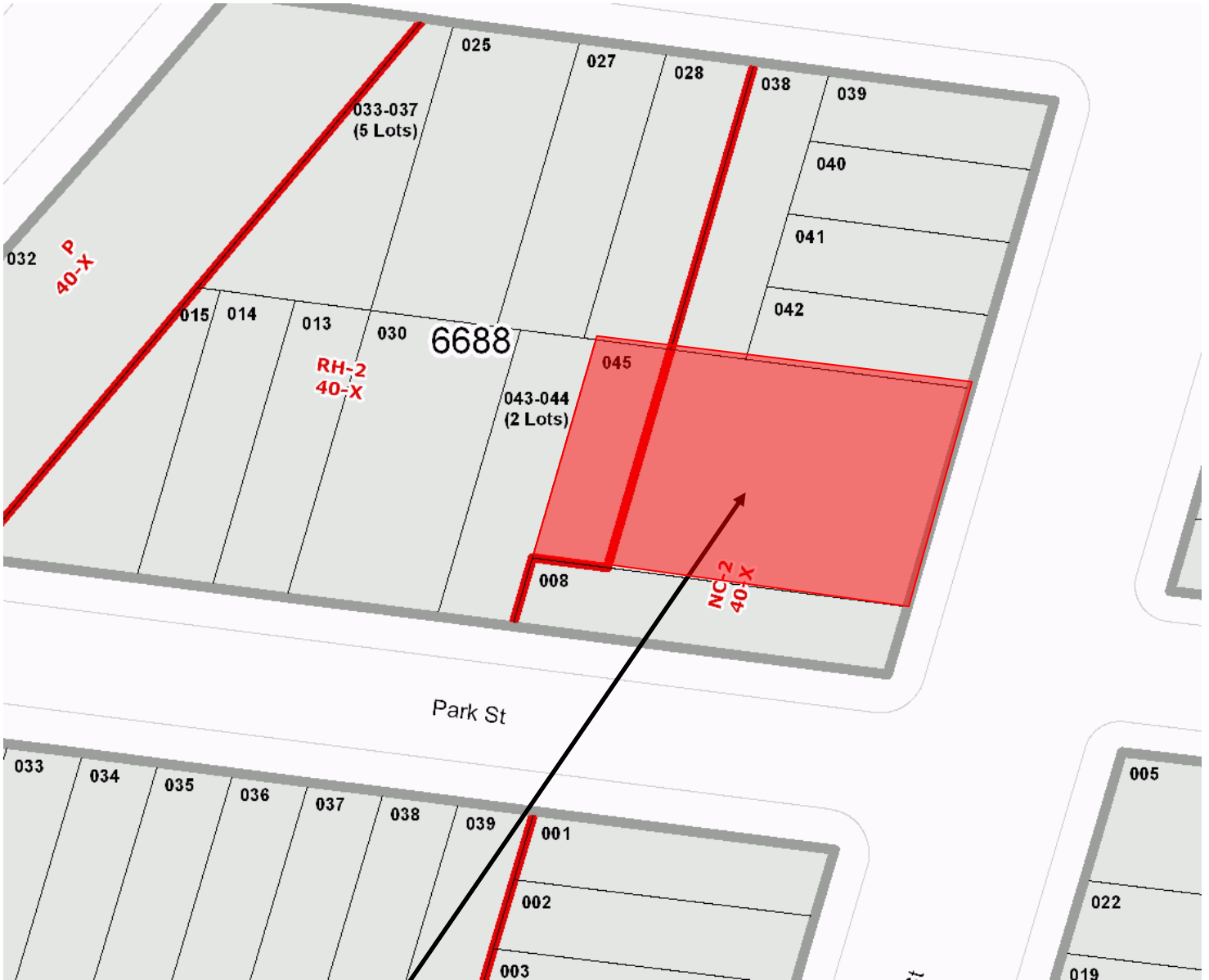
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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.sfplanning.org

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Parcel Map



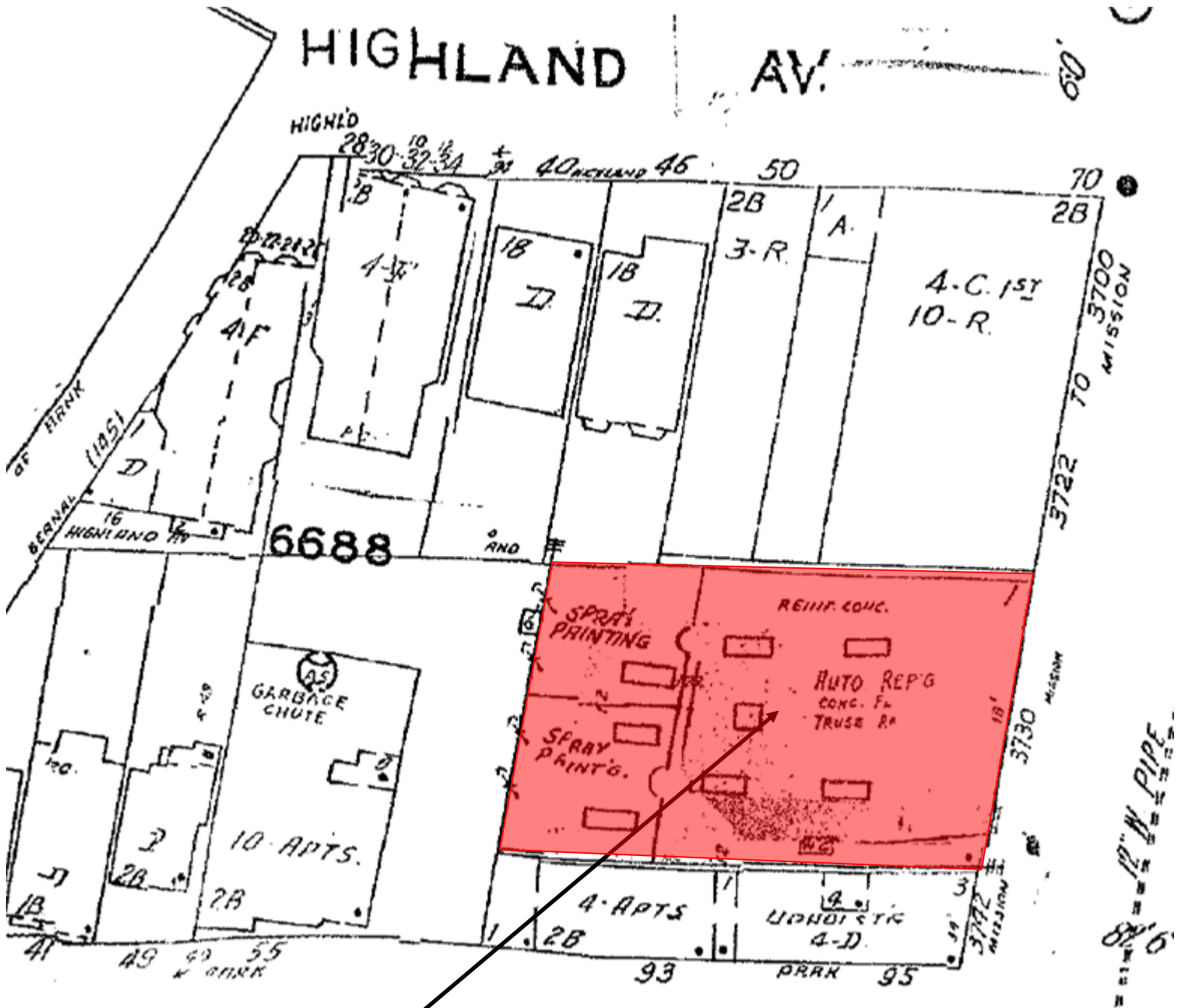
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0200C
3730 Mission Street
6688 / 045

Sanborn Map*

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

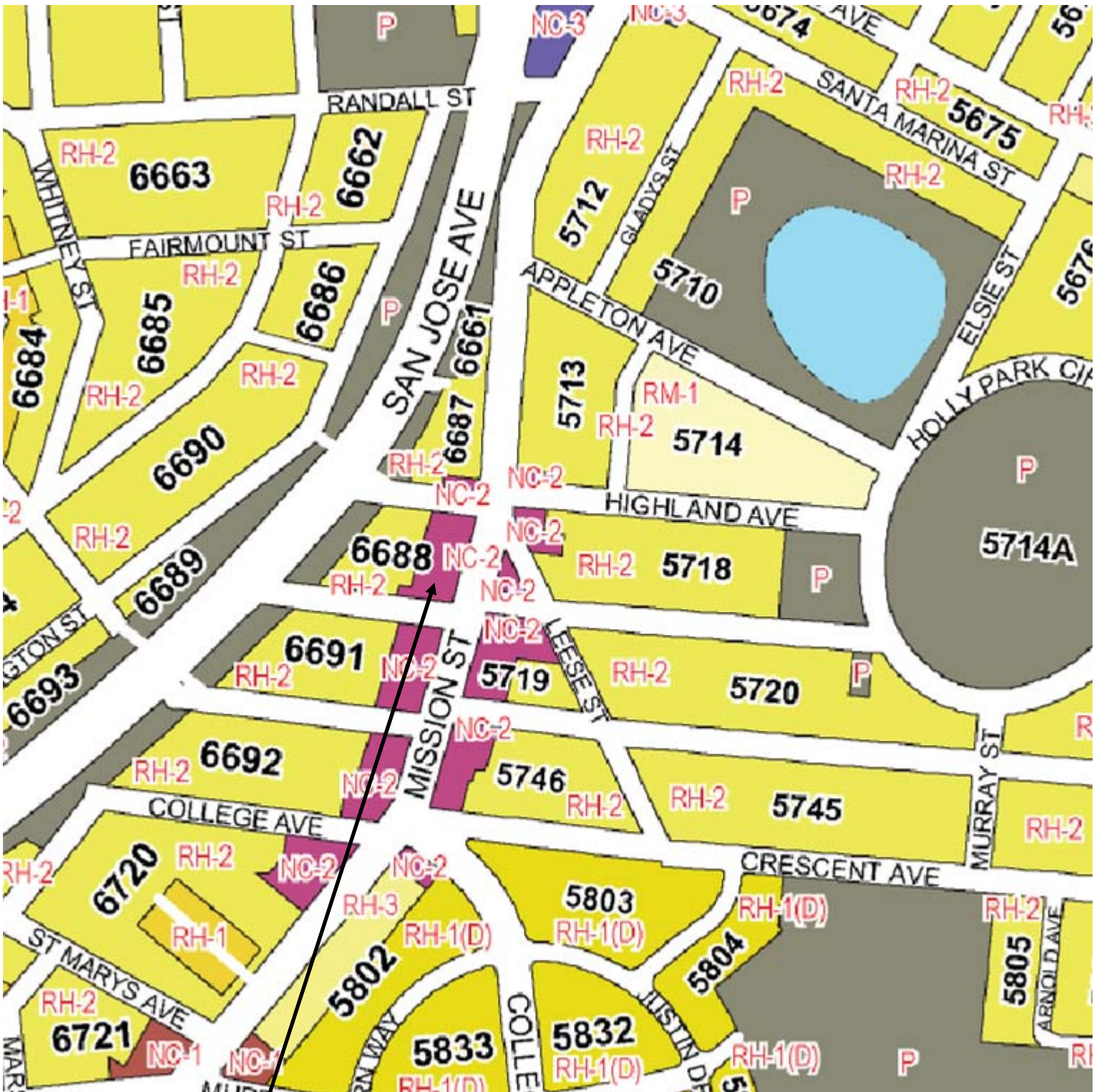


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0200C
3730 Mission Street
6688 / 045

Zoning Map

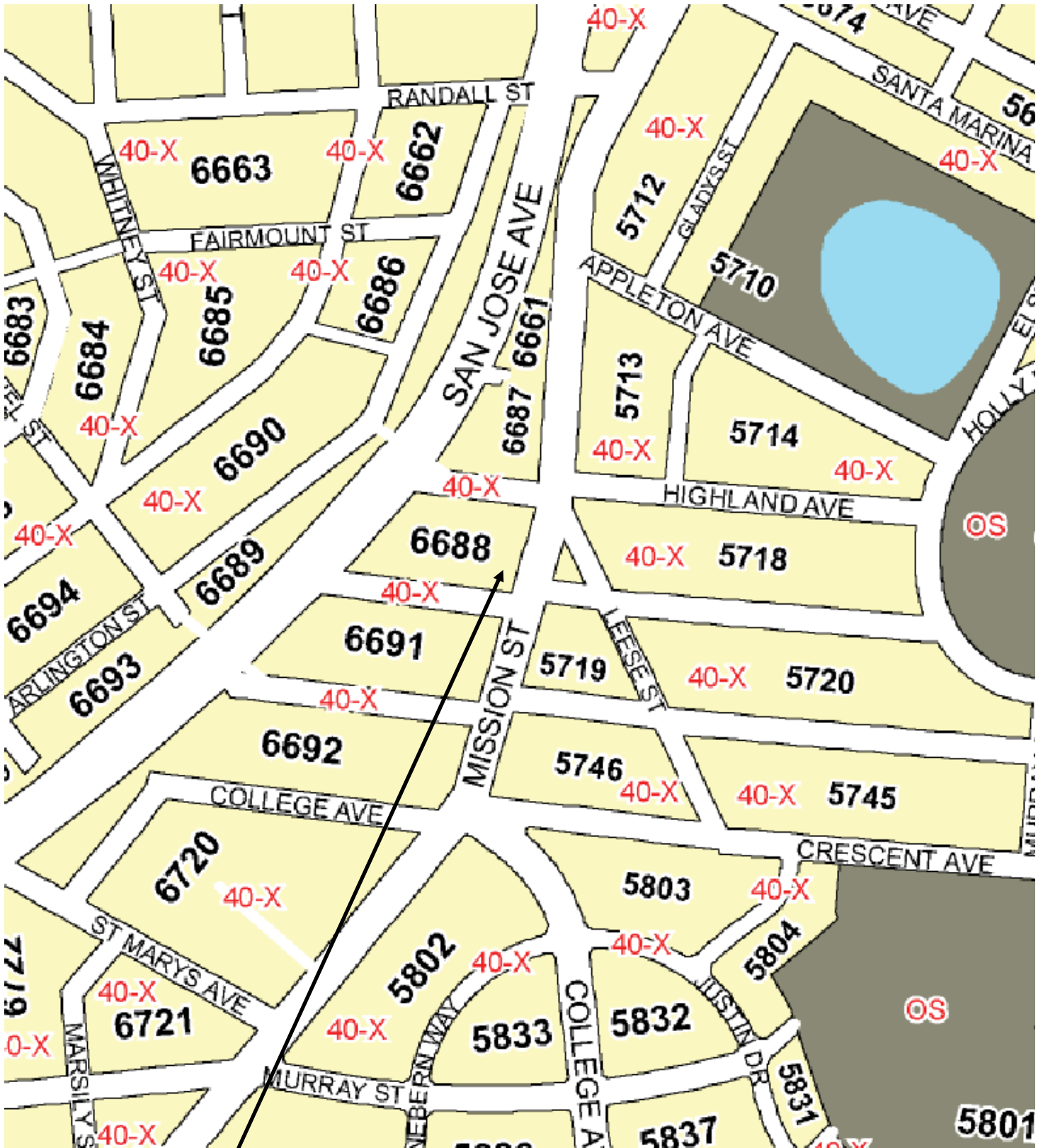


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0200C
3730 Mission Street
6688 / 045

Height & Bulk Map

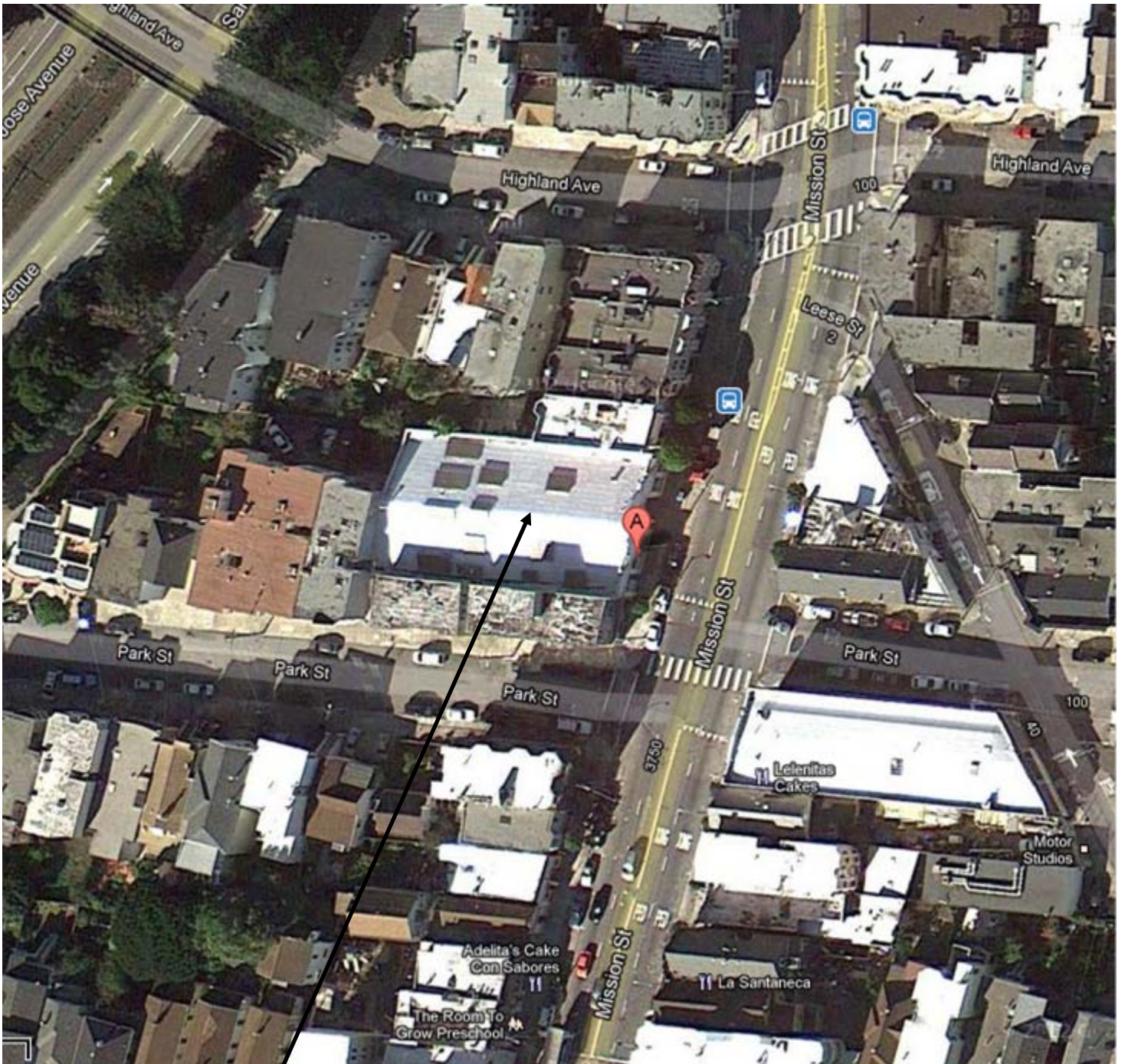


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0200C
3730 Mission Street
6688 / 045

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0200C
3730 Mission Street
6688 / 045

Site Photograph



Jeremy Richard (J.R.) Hubbard

Selecta Auto Body
4050-24th Street
San Francisco, CA 94114
415-282-2665 – ph
415-747-6848 – cell

July 17, 2012

Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 3730 Mission Street
Hearing Date: July 26, 2012

Dear Members:

I greatly appreciate the opportunity to present the attached package to the Planning Commission for your consideration of the Conditional Use of 3730 Mission Street. Enclosed please find plans, photos of property building and surrounding neighborhood, plans and elevations (existing and proposed), spray booth spec sheet, and filter spec sheet.

Currently, Selecta Auto Body is located in Noe Valley and has been in business over forty years. I have been a part of Selecta for fifteen years (five years as a manager and ten years as the owner). When the chance to relocate my business to bigger facility (that entailed the option to purchase the property) presented itself, the dream of upgrading the business to suit modern times technologically and environmentally began.

Selecta has served Noe Valley and the Castro for over 40 years and moving into this space allows us to keep our clientele and expand into Glen Park and Bernal Heights where we already have customers. With our new facility we would be able to increase the quality of our work and the volume of our business. Selecta has been an active participant in the San Francisco Health Department's Clean and Green program and will be able to raise the bar even higher in the new building, adding state of the art equipment and a better work environment for our current and future employees as well as the neighborhood. Selecta currently employs six full time people. In the new building, we will initially be moving that number up to ten, and ultimately, we could possibly employ as many as twenty-five people depending on the amount of work we receive.

My history: I grew up on the peninsula and moved to San Francisco after college and have lived and worked here ever since. My wife (who has also grown in up San Francisco) and I plan on raising our two boys (ages 13 and 7) in the City because we have enjoyed living here and love all that the City has to offer culturally through its diversity. In the past, I was the Vice President of the Noe Valley Merchants association and also served as President of the Board of Education for Saint Philips School, where my boys attend, for 6 years. Whenever possible, I coach baseball, basketball and soccer for my boys' teams

and volunteer time for the school and related organization. Selecta is proud to be a part of the San Francisco small business community and hope to grow with the present hopeful economy. Financially, I have already been approved through SBA for my loan that will fund the purchase of this building as well as the renovations and equipment necessary. I hope to be in the forefront of bringing this type industry into the "green" standards that is associated with San Francisco.

Sincerely,

J.R. Hubbard

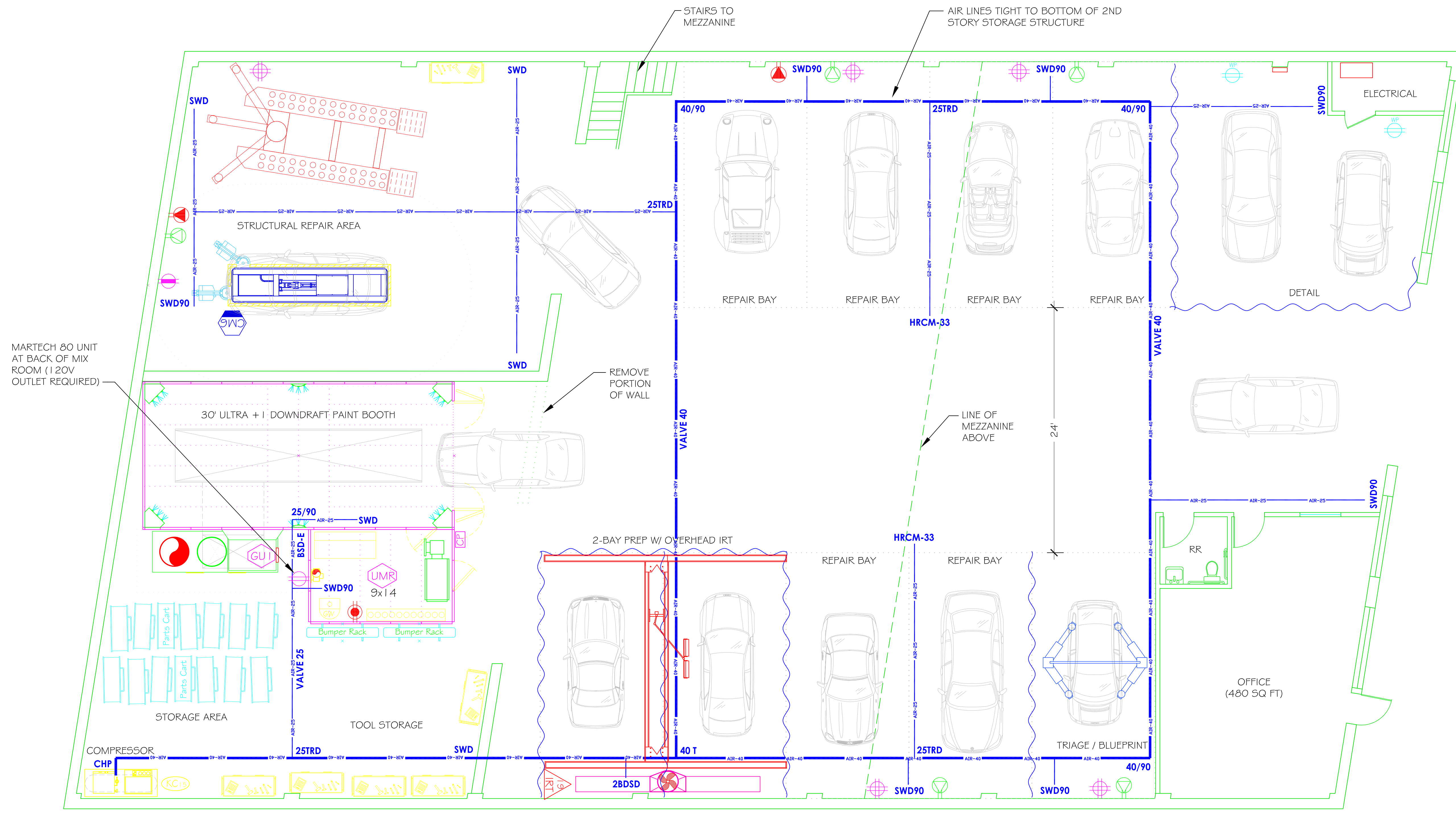
A large, stylized handwritten signature in black ink, consisting of several overlapping loops and curves, positioned below the typed name J.R. Hubbard.

No.	Revision/Issue	Date

Facility improvements for:
SELECTA AUTOBODY
3730 MISSION STREET
SAN FRANCISCO, CA

FACILITY LAYOUT

Date: 07/09/12
Drawn by: JBW
Scale: AS SHOWN
Sheet
EQ2



ELECTRICAL KEY (SUGGESTED ELECTRICAL)

- 240 V / 60 A / 3 PHASE (WELDERS)
- 220 V / 30 A / 1 PHASE (TYP. LIFTS & WELDERS)
- 120 V / 30 A / 1 PHASE (CAR-O-LINER LIFT)
- 120 V / 20 AMP 4PLEX (TYP. POWER TOOLS)
- 120 V / 30 A (CLASS 1, DIV 1) (MIX ROOM ONLY)
- 120 V / 20 AMP DUPLEX (WATER PROOF)

COMPRESSED AIR LINES

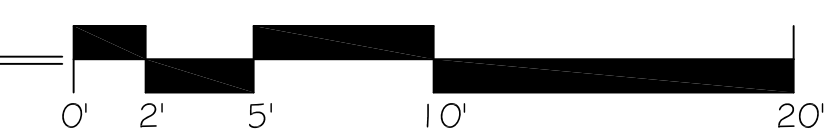
- 40MM TRANSAIR LINE (ALL LINES SHOWN ARE 40MM UNLESS NOTED OTHERWISE)
- 25MM TRANSAIR LINE

DROPS

- SWD90** AIR-LINE DROP AGAINST WALL WITH (2) AIR HOSE CONNECTS AT 48" ABOVE FINISH FLOOR. (MAIN LOOP 4' +/- AWAY FROM WALL).
- SWD** (FROM 25MM) (FROM 40MM) AIR-LINE DROP AGAINST WALL WITH (2) AIR HOSE CONNECTS AT 48" ABOVE FINISH FLOOR. (MAIN LOOP AGAINST WALL).
- HRCM-40** CEILING MOUNTED HOSE REEL WITH 40' OR 33' HOSE. (VERIFY MOUNTING HEIGHT)
- HRCM-33**

FACILITY LAYOUT

3/16" = 1'-0"

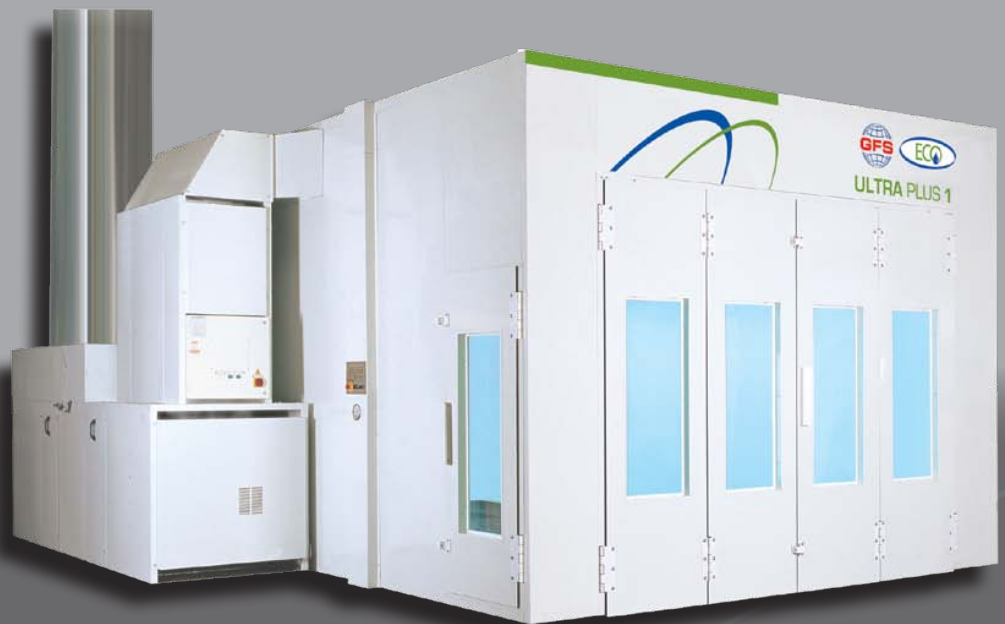


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ULTRA PLUS 1

Performance Downdraft Spray Booth



Simply the Best.

The best in class, GFS' Ultra Plus 1 spray booth sets the standard for auto refinish spray booths worldwide. Incorporated in this booth is virtually every feature that set GFS booths apart from the rest.

The Ultra Plus 1 booth includes premium lighting, airflow, ceiling design and construction, as well as 'eco' and waterborne friendly features. No other spray booth can match the Ultra Plus 1's levels of production capability, fuel and energy efficiency, contamination control, and ease of operation.

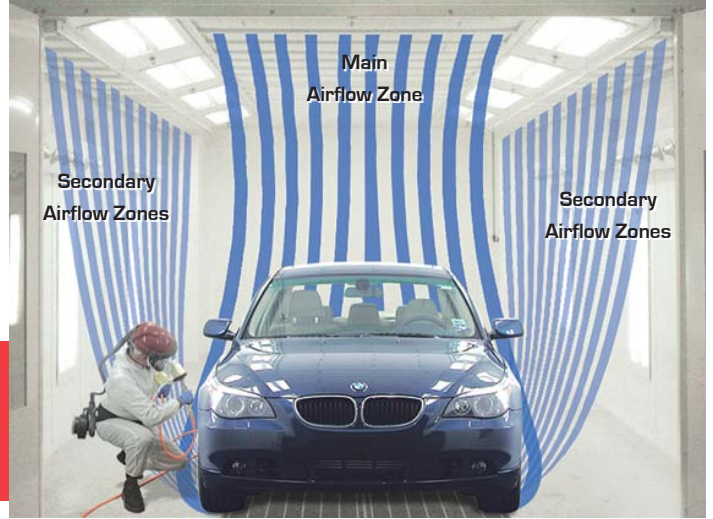
ULTRA PLUS 1

CONSISTENT AIRFLOW FROM THE PLENUM TO THE PIT

GFS' paint booths are designed for the most consistent airflow throughout the booth. The majority of our auto refinish booths feature a full, two-foot high plenum design, which allows for a high volume and even distribution of air between the plenum and the cabin. An adjustable diffuser in the plenum directs airflow where it needs to be.

In our downdraft booths, the pit works together with the plenum to balance the air as it is drawn out of the booth. Carefully engineered for maximum filter utilization and balanced airflow, our pits feature suspended filters and pans with holes of varying sizes. These pans allow more air to flow through the exhaust pit at certain points based on the location of the heater unit.

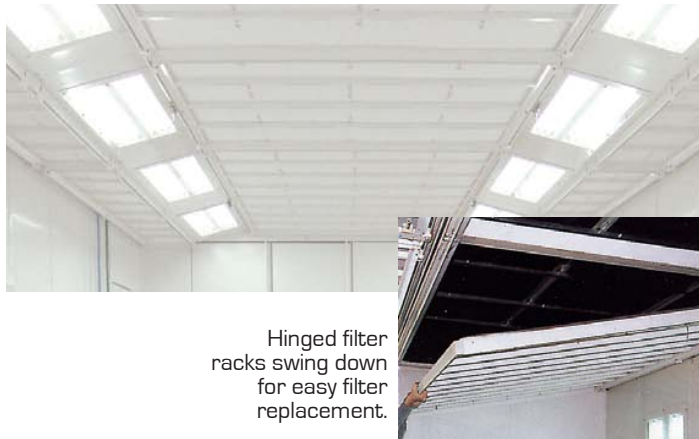
This cohesive partnership of the plenum and pit is unmatched by our competitors!



Controlled Airflow Ceiling (CAF)
GFS Exclusive - Patented Technology

DOWNDRAFT AIRFLOW - UPGRADED

A key feature of GFS' premium spray booths is the Controlled Airflow (CAF) ceiling. This patented, exclusive ceiling design was engineered to maximize the effectiveness of downdraft airflow models. Any contaminants that try to enter through the air intake or exhaust are trapped in the multi-stage filtration systems and high-efficiency downdraft ceiling filters.



Hinged filter racks swing down for easy filter replacement.

Main and secondary airflow zones keep overspray from collecting on the walls and maintain a better envelope of protective air around the vehicle. In between these airflow zones are strategically placed ceiling lights. These color-corrected lights are located directly above the sides of the car for optimal illumination.

ENGINEERED PIT DESIGN

High capacity floor filters keep overspray securely contained while engineered pits minimize the frequency of filter changes.



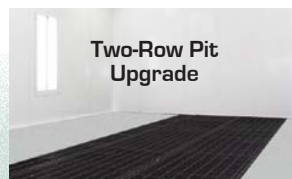
Filters are suspended on racks above pans, enabling balanced air distribution and maximizing filter utilization.



Three-Row Pit Upgrade



Single-Row Pit Standard



Two-Row Pit Upgrade



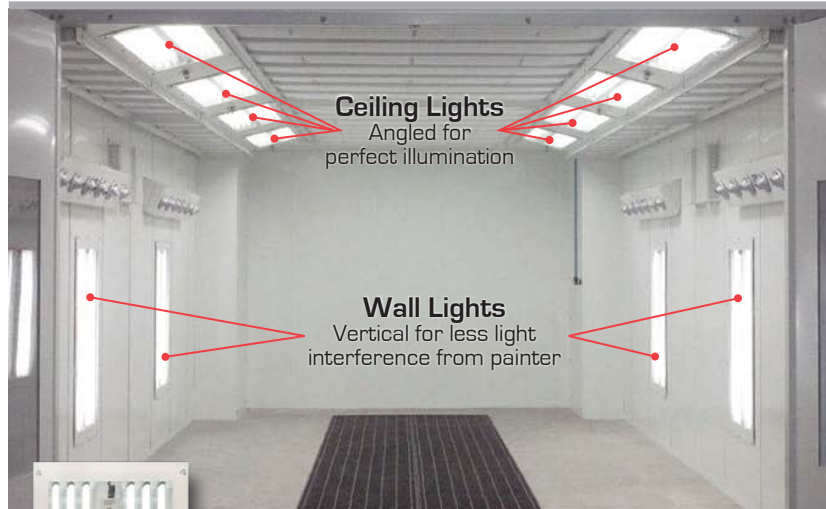
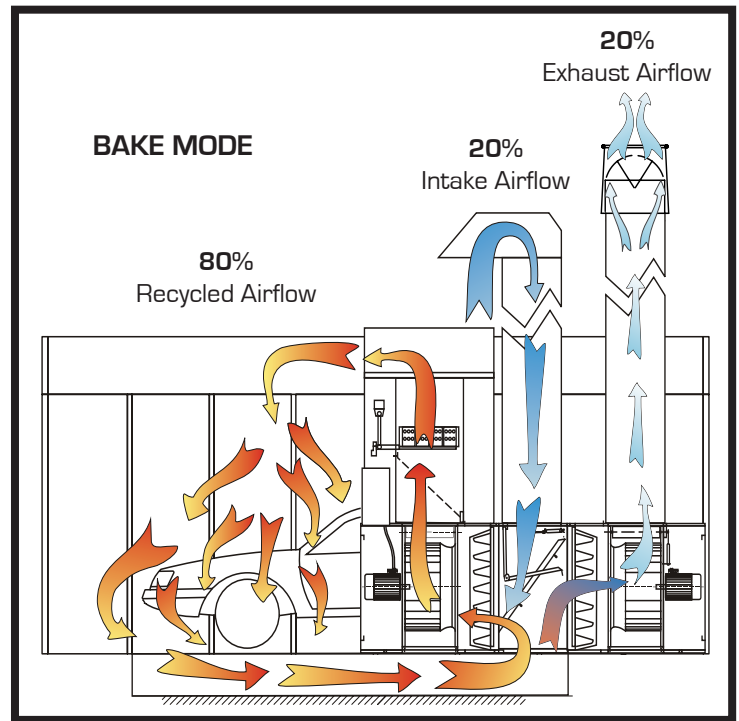
Raised basements are available for no-pit installations

REDUCE, REUSE, RECYCLE!

When it comes to heat, why lose it when you can use it! Rather than exhaust all the heat and air during the bake cycle, the Ultra Plus 1's Recirculating or 'Recycle' type air heater takes advantage of the heat generated during the spray cycle to drastically reduce the amount of natural gas needed to maintain optimum bake temperature.

Once the bake cycle begins, the Ultra heat group automatically switches to Recirculating Mode. This takes the pre-heated air that is already in the cabin, draws it through the prefilters and ceiling filters, and reintroduces it back into the bake environment. Approximately 80% of the airflow entering the cabin during bake is recycled air, which has already been heated once. This pre-heated air requires much less heat from the burner to maintain the most effective curing temperature.

This recirculating technology drastically reduces the overall energy and fuel usage of the Ultra Plus 1, and in turn, drastically reduces your operating costs. This is just another way that the Ultra Plus 1 has been engineered as the most efficient and profitable paint booth available!



Ceiling Lights
Angled for perfect illumination

Wall Lights
Vertical for less light interference from painter

Color-Corrected Lighting

For accurate color matching, lighting in the paint booth should match outdoor lighting. This is accomplished using color-corrected lights.

In addition to manufacturing our paint booths, GFS also manufactures all light fixtures in our Osseo facility. This gives us the advantage of placing GFS manufactured light fixtures with color-correcting tubes in all our auto refinish spray booths.



NO SHADOW LIGHTING!

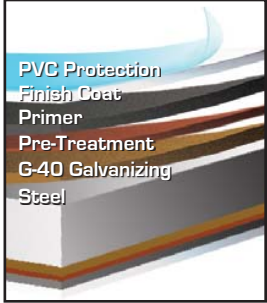
Shadows can interfere with a painter's depth perception, making it much more difficult to apply the perfect finish on a vehicle. With horizontal sidewall lighting, a constant shadow is cast on the vehicle as you spray. To combat this issue, GFS has designed all of our auto refinish booths with vertical sidewall lights and angled ceiling lights. The combination of vertical and angled ceiling lights allows the painter to move freely around the vehicle with less light interaction. This creates a virtually shadow-free environment, perfect for color matching and precise application of paint.

- 6-tube, 48" inside-access fixtures
- T-8 electric ballast; provides greater energy savings
- 32-watt, dual voltage (120/277), color-corrected, low mercury tubes are included with each fixture
- ETL & ETL-C listed
- Interlock switch, disables painting when light access door is opened

ULTRA PLUS 1

SOLID, LONG-LASTING CONSTRUCTION

The best in class, Ultra Plus 1 spray booth sets the standard for auto refinish spray booths worldwide. Incorporated in this booth is virtually every feature that set GFS booths apart from the rest. The Ultra Plus 1 booth includes premium lighting, airflow, ceiling design and construction, as well as 'ECO' and waterborne friendly features. No other spray booth can match the Ultra Plus 1's levels of production capability, fuel and energy efficiency, contamination control, and ease of operation.



For superior long life and durability, wall panels are produced using rust-resistant G-40 galvanized sheet steel that is primed and coated on both sides with a baked-on polyester topcoat. Panels also have a removable PVC protective plastic sheeting designed to protect panels while booth is being erected. The industry standard is a non-galvanized, cold-rolled steel panel that is painted white.

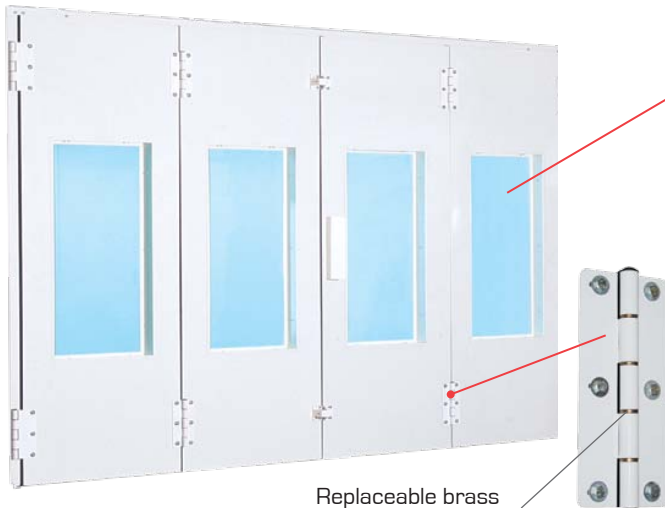
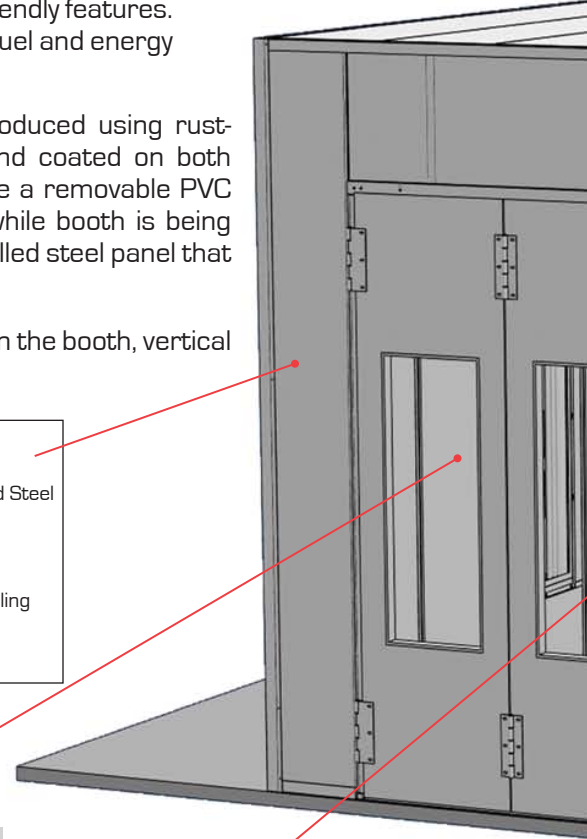
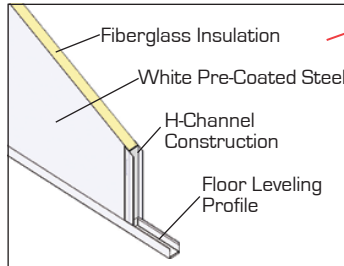
Designed to reduce the total number of joints and seams in the booth, vertical wall panels create a stronger and longer-lasting cabin.

Dual-Skin Panels

GFS' pre-coated, dual-skin insulated panels provide a smooth fit and finish with no exposed wires or cables. Insulated panels cut down on noise and reduce ambient heat outside of the booth, while keeping heated air inside the cabin.

H-Channel Construction

A GFS-exclusive design, H-Channel construction allows for easy booth setup, and maximum strength and rigidity. 3" galvanized steel columns in an "H-Channel" shape connect to booth wall panels without nuts or bolts. A virtually airtight seal limits the potential for leaks and contamination, keeping dirt out of the booth and off of the paint job.



Quality Hardware

GFS uses only top-quality hardware. Our weld-free designs mean no weak points and no corrosion. GFS hinges, latches and hardware are all fully adjustable so you get the perfect fit, every time.

Replaceable brass bushings in our hinges make for a much longer-lasting product.



Heavy-duty latches and handles ensure years of reliable service and ease of use.



Light Fixtures

Utilizing energy efficient T-8 fluorescent, 6-tube fixtures with electronic ballasts, the Ultra Plus 1 produces excellent illumination while being very cost-effective.

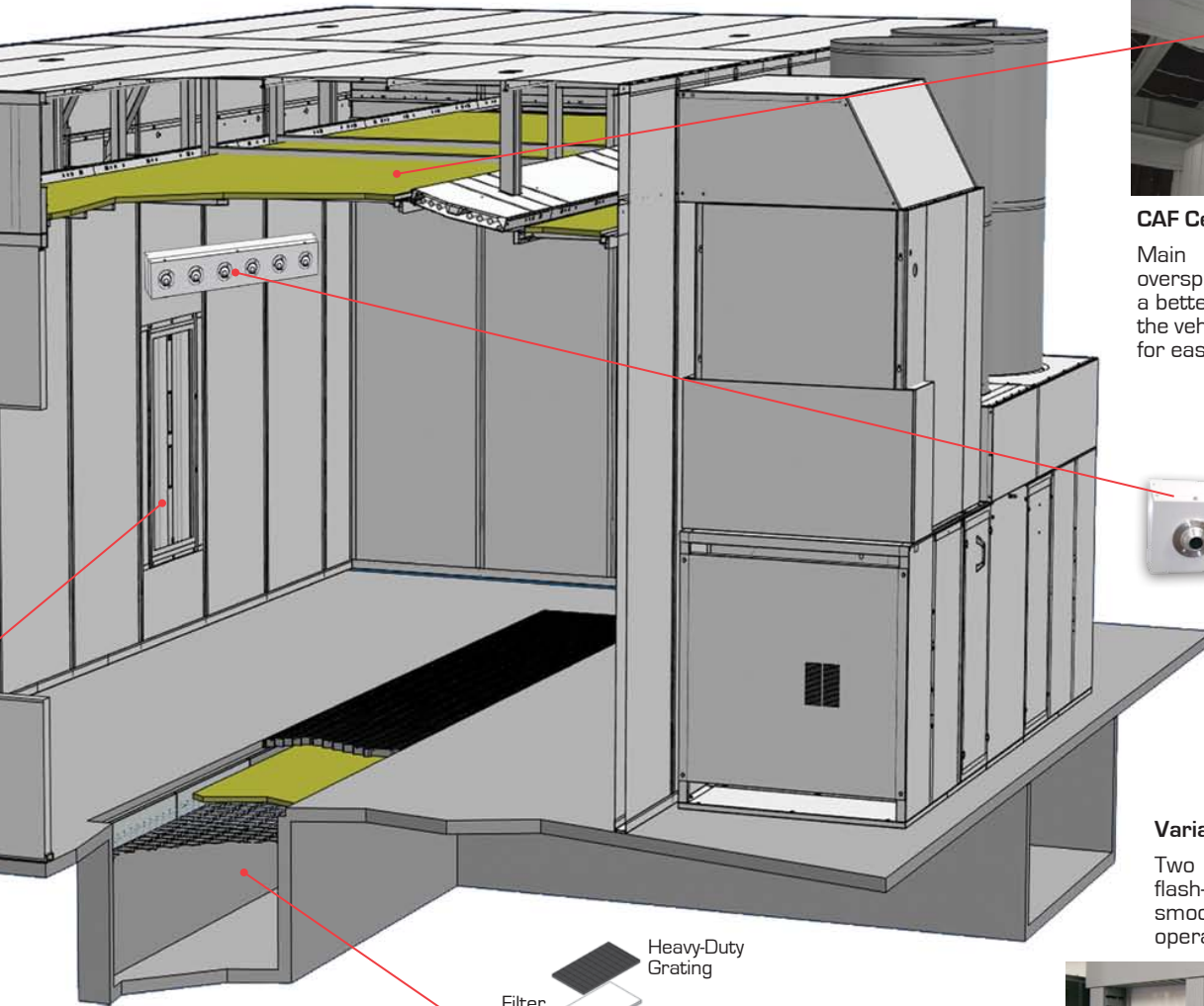
Direct-Drive, Backward Inclined Fans:

Maintain consistent airflow, even when the filters load up, causing increased resistance. Less expensive fans just can't stand up to the pressure.

The aluminum non-sparking air foil design delivers higher performance with less horsepower, while consuming far less energy. It requires much less maintenance because there are no belts, pulleys or bearings to replace.



All equipment designs, specifications and components are subject to change at the manufacturer's sole discretion at any time without notice. Data published herein is informational in nature and shall not be construed to warrant suitability of the unit for any particular purpose as performance may vary with the conditions encountered.



CAF Ceiling

Main and side airflow zones keep overspray from collecting, and maintain a better envelope of protective air around the vehicle. Hinged filter racks swing down for easy filter replacement.

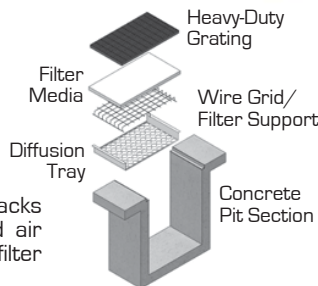


Ultra Plus 1 booths come standard with AdvanceCure system. See pages 6 & 7 for details.

Variable Frequency Drives - VFDs

Two VFDs accelerate airflow during flash-off cycles, provide energy-saving smooth motor starts, and facilitate the operation of the booth in 'economy mode'.

Economy mode reduces energy and gas usage while the operator is not spraying, and switches back to regular operation when spraying resumes.



Engineered pit design

Filters are suspended on racks above pans, enabling balanced air distribution and maximizing filter utilization.

Burner

The Ultra Plus 1 Spray Booth comes with a Direct Fire Burner, generating faster cabin heat rise and better efficiency than indirect heat exchangers. Made of aluminum for reduced maintenance, longer life, and also has a high turndown ratio.

Low NOx gas burners are also available as an option, contact GFS for details.



Sophisticated Controls, Simple Operation

The LOGIC 4 control panel is the most advanced and user-programmable spray booth control system on the market today. This top-of-the-line control panel allows you complete control over the booth, and the ability to easily switch from waterborne to solvent base.



SmartCure

GFS' patented SmartCure accelerated curing system increases productivity by using specific cure cycle profiles for each specific brand and type of paint. These pre-programmed curing cycles allow for simple one-touch operation of the spray booth, and consistent curing results from job to job.

AdvanceCure

ENGINEERED TO HANDLE WATERBORNE AND SOLVENT-BASED PAINTS

With Global Finishing Solutions' patented AdvanceCure system, the Ultra Plus 1 accelerates curing times for both waterborne and solvent based paints, and reduces cycle time, making your operation more productive and responsive to customer needs.

ADVANCECURE OFF - Smoke lingers on the surface



AdvanceCure technology operates in tandem with the Ultra Plus 1's optimized downdraft airflow to increase the efficiency and speed of the flash-off and curing processes. Typical downdraft airflow creates a layer of low-pressure air on the painted surfaces that acts like a 'skin', slowing down the curing process of the paint beneath it.

ADVANCECURE ON - Smoke is instantly dispersed



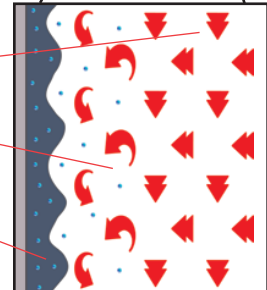
By aiming the adjustable nozzles of the unit at various areas of the vehicle, AdvanceCure introduces controlled turbulence on the painted surfaces, thus eliminating the low-pressure layer. This improved airflow around the vehicle allows the coatings to cure more effectively in less time.



Laminar Airflow

Controlled Turbulence

Painted Surface



AdvanceCure also solves the problem of heat stratification or 'layering' in the booth. It's no secret that warm air rises. Even in a downdraft booth, the air near the ceiling will be warmer than the air at the bottom. Sometimes the difference can be up to 27° Fahrenheit! This creates the problem of faster curing of the higher located areas of the vehicle, and slower curing of the lower surfaces. By creating additional air circulation within the booth, AdvanceCure creates a convection-oven environment, giving you the fastest possible drying times.

With all processes automated and controlled from the elegant LOGIC Remote Control Panel, AdvanceCure results in shorter cycle times, higher production rates, and better finishes through more consistent curing.



The world's first paint booth filter designed for waterborne!

FEATURES AND CONTROLS

AdvanceCure Accelerated Airflow system offers complete vehicle coverage on horizontal and vertical surfaces and is highly effective with all waterborne and solvent-based paint products.



Corner 6-Nozzle Units with Light



Horizontal 6-Nozzle Unit

Features:

- Choice of Corner or Horizontal unit
- Independently adjustable, aluminum alloy nozzles
- Integrated or remote blowers
- 1-hp motor with intake filter
- 3-tube light available on corner mounted unit only

Integrated Controls

GFS developed the AdvanceCure Accelerated Airflow System to help body shops be more productive, more efficient, and more profitable by decreasing cure and dry times of any type of coating. AdvanceCure turns your paint booth in to a convection oven, drastically reducing drying times. When coupled with a LOGIC control panel, the operator has complete control over the towers in one easy-to-use interface.



SAVE ENERGY AND FUEL— Be More Productive with Waterborne Paints

Saving energy, cleaner finishes, and increased productivity translate into lower operating costs, which means that the Ultra Plus 1 spray booth virtually pays for itself in a very short period of time. By investing in a “SMART” booth, a typical body shop will be able to do MORE FOR LESS. Please ask our representatives to demonstrate the customized operating cost calculation for your finishing operation

GFS ECO is all about reducing energy consumption and providing a ‘green’ solution for the refinish industry. By incorporating the latest in energy-saving technologies, such as VFD’s and SmartCure, as well as our AdvanceCure Accelerated Airflow System for waterborne paints, the Ultra Plus 1 achieves the fastest drying times, and lowest operating costs, with as little environmental impact as possible.

ULTRA PLUS 1

SPECIFICATIONS

Features:

- Downdraft airflow during spray and cure cycles
- White pre-coated galvanized steel
- Dual-skin insulated panels with self-sealing construction
- Personnel door with observation window
- AdvanceCure accelerated airflow system
- Controlled Airflow (CAF) ceiling with integrated angled light fixtures
- Floor track leveling feature (up to 1 5/8")
- LOGIC control panel features economy mode, AdvanceCure, Pre-Flash, SmartCure and self-diagnostics to help you easily identify service issues



Ultra Heat System:

- LOGIC level 4 control panel with 10" color touch screen
- 1.5 MBTU direct fire burner
- Automatic pressure control (Auto Balance)
 - Twin VFDs, soft-start energy saver, economy mode function with spray gun control
- 34" round intake and exhaust ductwork for 15' roof
- 15-hp intake and exhaust direct-drive motors
- Filter monitoring
- Dual high limit switches
- Door safety interlock switch 24v

Booth Options:

- Drive-thru configuration
- Booth basement (where pit extraction isn't possible)
- Two- and three-row pit upgrades

27' Length Dimensions:

- Internal:
14' w x 9' h x 27' l
- External:
14' 5" w x 11' h x 27' 5" l
- 6-tube light fixtures:
 - Four sidewall
 - Eight ceiling
 - Single-row pit (24' long)

30' Length Dimensions

- Internal:
14' w x 9' h x 30' l
- External:
14' 5" w x 11' h x 30' 5" l
- 6-tube light fixtures:
 - Six sidewall
 - Ten ceiling
 - Single-row pit (27' long)

Code Compliance

A crucial part of the purchasing and installation process of a spray booth is ensuring that your installation meets all of the safety and legal requirements that apply to your city, state and country. GFS makes sure that our products meet and/or exceed all the applicable codes related to the equipment.

These include:

- International Building Code (IBC)
- International Fire Code (IFC)
- National Emissions Standard for Hazardous Air Pollutants (NESHAP) Subpart HHHHHH
- NFPA 33: Standard for Spray Application using Flammable or Combustible Materials
- NFPA 70: National Electrical Code
- NFPA 86: Standard for Ovens and Furnaces
- NFPA 91: Standard for Exhaust Systems for Air Conveying of Materials
- NFPA 101: Life Safety Code
- OSHA Safety and Health Standards (29 CFR 1910.107)



GFS staff regularly follows and contributes to the advancement of these standards. Currently, one of our engineers serves on the NFPA Technical Committee on Finishing Processes.

Disclaimer:

Conformance to all of these requirements is dependent upon the manner in which the equipment is installed. The contractor will make certain that all of the electrical wiring and conduit, piping, gas supply, roof penetrations and automatic fire protection systems, as well as the location of the equipment within the building, conform to the cited codes and other references. The equipment installation location should be reviewed and approved by the local authorities having jurisdiction. Fire suppression is NOT included with the standard booth but is required by NFPA 33. Consult your Global Finishing Solutions sales representative for details of required installation, concrete pit, electrical wiring, conduit, air piping, roof penetrations and automatic fire suppression.



GLOBAL FINISHING SOLUTIONS

WWW.GLOBALFINISHING.COM • 877-658-7900

autorefinishsales@globalfinishing.com

The world's first paint booth filter designed for waterborne!

WAVE AQUA
FILTERS

only from



Waterborne paints cause traditional paint booth filters to load much faster than when using solvent-based paints. GFS has engineered the new WAVE Aqua filters to provide the absolute best performance with modern waterborne coatings!

WAVE Aqua filters feature:

- > Lowest initial resistance of any polyester, or paper/poly, or poly/fiberglass paint arrestors
- > Durable fiber mat won't tear or shed
- > High removal efficiency - 99.73% *
- > High-capacity design for longer in-service use**

* Exceeds EPA 6H requirements

**Field trials in auto refinish booths average more than 200 hours in-service and 475 panels coated!

Available in:

- Pads
- Rolls
- All standard sizes
- Custom sizes

Scan this QR code with your Smartphone for more information on the GFS website!



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Call today to order!

1-877-658-7900



www.waveaquafilters.com

WAVE **AQUA**
FILTERS only from



WAVE Aqua Pads:

- 20" x 20"
- 20" x 25"

WAVE Aqua Rolls:

- 80" x 20'
- 60" x 30'
- 54" x 30'
- 48" x 30'
- 45" x 48'
- 45" x 30'
- 40" x 30'
- 36" x 30'
- 30" x 50'
- 30" x 30'
- 30" x 24'
- 24" x 30'
- 20" x 30'



Custom sizes
available.

GFS took its classic 'WAVE' filter pattern design, and incorporated a new poly filter density that is much more suitable to the characteristics of waterborne paints. The new WAVE Aqua paint booth filters are designed to 'depth load' much more evenly and consistently to provide the best possible performance throughout the life of the filter.

Converting to waterborne is a process with several steps. To achieve the absolute highest level of contamination control, one of those steps is changing to an exhaust filter specifically designed to handle waterborne coatings.

GFS introduces the new WAVE Aqua paint booth filter! The WAVE Aqua filter is engineered for maximum performance in shops spraying waterborne paints. Available for automotive paint spray booths & industrial paint spray booths, GFS WAVE Aqua filters provide the highest level of removal efficiency with waterborne paints.



- Extremely high 99.73% removal efficiency
- Meets & exceeds all requirements for EPA 6H Rule testing & efficiency
- Designed to meet CR 66241.24 limitations
- UL 900, NFPA-33, and OSHA compliant

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No.	Revision/Issue	Date

Facility improvements for:
SELECTA AUTOBODY
3730 MISSION STREET
SAN FRANCISCO, CA

EQUIPMENT DUCTING

Date: 07/11/12
Drawn by: JBW
Scale: AS SHOWN
Sheet
DCT

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Selecta Auto Body

★★★★★ 30 review s






Categories: Auto Repair, Body Shops

4050 24th St
(between Noe St & Castro St)
San Francisco, CA 94114
Neighborhood: Noe Valley

(415) 282-2665
<http://www.selectaautobody.com>



People Who Viewed This Also Viewed...

-  Noe Valley Auto Works
★★★★★ 58 review s
"They also cleaned my car inside and out."
-  Sunny Auto Body
★★★★★ 117 review s
"Denny and Michael are honest and straightforward."
-  Alioto's Garage
★★★★★ 113 review s
"...to all the companies; Aliotos Garage, Geico and Enterprise."
-  F. Lofrano & Son Collision Centers
★★★★★ 16 review s
"They did decent insurance work - really good matching."
-  Consumers Auto Body & Repair
★★★★★ 37 review s
"He even washed my car for me."

People Viewed This After Searching For...

- Mini Cooper Repair San Francisco
- Body Shops San Francisco
- Auto Mechanic San Francisco


Announcement

Free mini-detail done with any repair at our shop!!

Hours:
Mon-Fri 8 am - 6 pm

30 reviews for Selecta Auto Body

From Reviewers You're Following

 Euge L.
feeling a bit crabby
San Francisco, CA

★★★★★ 7/17/2007

so i have this strange thing about me. i like things clean. i mean im not all ocd about things, but i like things clean. my taste in interior design, very modern, minimalistic. yeah sooooo unique i know. i like to keep my clothes simple.

my car? when i say like it clean, what does that mean? well some people get all this crazy flames, fancy paint jobs, stickers and shit. me, i like to remove everything i can to keep the cars lines clean.

i wanted to remove my mercedes symbol off the hood and take off all the emblems on back... no not cover the star in front with a flat hood emblem, REMOVE.

jr over here at selecta had to be a pretty damn good person. hey , not anyone would donate a \$500 gift certificate for our little raffle to raise money for the sf food bank. how great is that? local small business owner giving back to the local community.

so you have to think, someone who can care about the local community in such ways, he MUST run his business a certain way. i brought my car in with a small list of things. remove the star, cut out a piece of metal to fill in, sand down, repaint hood. fill in a dent on trunk, remove emblems and fill in any holes and repaint trunk.

everything was done pretty damn nicely. no complaints. and crazy. jr contacted me afterwards to make sure everything was ok because he was there when i picked up the car. how many places do you know that will do that?


all in all, great body shop. its in noe valley, right next to valley tavern, so if you in the neighborhood, theres no reason NOT to come here.

for apple jacks, the paint is standox

<http://www.standex.com/p...>

one small note i MUST add. if i was to have brought my old w210 here, it would NOT be able to be worked on. that car was way too low and would not have been able to make it up the driveway to the ramp.... unless yo do some crazy sideways, back, back, forth and forth.

Reviews from Your Friends

 Berna T.
Vous êtes belles, mais vous êtes vides...
San Francisco, CA

★★★★★ 9/13/2011

In January of 2010, I parked my car in one of those long valet stalls at the Ellis/O'Farrell parking garage - there was hardly anyone on that level, so the attendants just said park anywhere. When I came back out to my car, I backed out a little fast and forgot that I was in an extra long stall so I turned my wheel too early, and didn't notice the GIANT PILLAR that jumped out and smashed into my car.

Stupid pillar.

I went into Selecta and got a quote, but then decided that I couldn't spend the money (clearly, the pillar doesn't have car insurance and I'd be paying out of pocket for this one). Cut to 19 months later, when I finally couldn't bear

looking at the messed up back bumper and dealing with the door that just wasn't closing right. It was time to get'er done.

JR actually had my quote from last year on file, and he honored that quote to the penny. I dropped my car off on Thursday morning, then got a call the next morning giving me the status of my car. There was more damage than they had expected when they removed the bumper, and they stayed late to fix it, but didn't charge me for the extra labor, and the car would still be ready on time! It was ready by Friday at 5:30pm, just in time for the weekend. It looked great, the car was washed and dried and pretty, and I couldn't ask for a more awesome staff to deal with from start to finish.

Highly recommended, but I'm hoping I don't need any more body work on my car in the near future, save for any more incidents with jumping giant pillars.



Art O.
The volatile molotov says...
San Francisco, CA

★★★★★ 7/31/2007

Just picked up my truck and it looks like nothing happened at all (the previous repair work on my car was noticeable in certain light!) The workmanship was outstanding and JR was nothing but a gentleman and professional to work with. He told me what the process would be and the day he said it'd be done, it was.

Hats off to JR and his crew for making my truck look less of an eyesore than it was. Now I can smile again when I look at my truck and she looks great!

30 reviews in English



Tara D.
San Francisco, CA

★★★★★ 5/18/2012

Selecta is amazing! My car had a fight with the garage and it lost :(I called my insurance and Selecta was a preferred shop so I brought my car there. The customer service was top notch. Both Anthony and Manny were great. They matched the paint perfectly and my car door looked perfect. They did all the paperwork for my insurance making it the easiest claims process ever. While it was in the shop they called me with updates. They also sent my car to a mechanic to make sure everything was ok with the electronics of the car door.

Unfortunately when I got my car back the switch to open the trunk was not working. I was able to bring it in and they worked on it right away. It turned out they had to send it back to the mechanic so they paid for my car rental while mine was in the shop. I was able to get my car the next day and they gave me a free express auto detail for my troubles without me complaining at all (not even a little attitude!) They were very generous and accommodating. Any future body work my car needs, I'm sending it to Selecta for sure!



Les L.
Oakland, CA

★★★★★ 7/11/2012

Very nice people, fast, courteous service and excellent attention to detail. They love their work and it shows. I read another review where a woman was annoyed that they offered to drive her car down their steep ramp.... I'm glad they do that... it's steep and there are tons of pedestrians on 24th St. that could get hurt. These guys know that and take a lot of precautions. Called them up 3 months after they did my work to ask how to remove the gunk left over from a sticker on my trunk and they offered to remove it for free. Very nice guys who were super sweet to my kids too!



Patrick E.
San Francisco, CA

★★★★★ 6/25/2012

Amazing body work. These guys are super detailed. My scion xb had the left rear side crunched in. The whole rear quarter panel has to be cut out and a new one welded in. Cant even tell where there seam is the work is so flawless. The paint and clear coat is super nice and it was polished out super nice. Going to take it back to back the whole car polished soon. Just because they made the repair spot so nice and new. Have no doubt they are the best of the best.



SF N.
San Francisco, CA

12/14/2011

Had a great experience here at Selecta, not only close to where I reside(walk to/fro), but Anthony was extremely helpful and responsive from start to finish with a small bumper replacement and light guard after someone ran into the side of my car. Anthony called when he said he would, provided an estimate as promised and scheduled me quickly....and around my busy schedule.

The parts came quickly and once arrived, the work was done super fast in at 9 and done at 11 - same morning...I am 9 months pregnant with clock ticking and every minute running around counts. I truly appreciated his effort to get my car fixed ASAP - and they even fixed my rattling loosened front bumper - free(no thanks to the years of city "lappers" parallel parking in front of my car).

If I ever have another bodywork need on my car(hopefully not!), I would take it here without blinking an eye!



andy r.
San Francisco, CA



Update - 5/2/2011

GENEROCITY.

I neglected to mention a ZERO labor charge on the replacement of a tail light assembly broken by another errant driver in a completely unrelated incident. Since the rear bumper was off anyway for the primary repair, the couple additional screws were easily accessible.

CUSTOMER SATISFACTION.

A couple weeks after the fact the super sunny weather highlighted previously unnoticed swirl marks from the final buffing. I called and they brought me in 5 min. before closing and polished them out on the spot. They were under no obligation to do so, but indulged my car-obsessed heart anyway.

1 Previous Review: Show all »



4/3/2011

"Can't we have anything nice?"

This was the first thought when our first ever brand new car took a... Read more »



Christa K.
Saving unpleasant experiences, one Yelp at a time
San Francisco, CA



7/23/2011

I came here for a quote on a tiny scratch on my door. My downfall was mentioning that the scratch was done by my neighbor, and that he would be paying for it. Selecta must have thought that since I wouldn't be paying the bill, there's nothing wrong with raising the price. They quoted me at \$1000, which for the size of the scratch on my car was outrageous. I was also a little offended that the (male) staff kept asking me (female) if I wanted them to drive my car out of the lot (because there is a steep hill.) I found that a tad offensive. I can drive my own car, thanks...

I wasn't willing to ask my neighbor for that much money, so I took my business elsewhere.

Comment from J.R. H. of Selecta Auto Body 7/28/2011



The suggestion that we treat anyone differently because of sex is unfounded. We More »



hew j.
San Francisco, CA



7/18/2011

Despite the fact that we came to know of Selecta due to an unfortunate auto accident, our only experience with Selecta Auto Body was nothing but positive. They deserve the highest praise. Special thanks to Manny Basulto, who went far and beyond expectation when it comes to customer service.

Should we ever need the services of an auto body shop again, Selecta will be our first stop.



Wendi D.
San Francisco, CA



3/24/2012

After I was in a car accident, I took my car in for the tailgate and bumper to be replaced. The service was fantastic—Anthony kept in informed on how the shop was progressing and he also followed up with my insurance company—which probably saved me hours on the phone. Thank you!



Pug P.
Gup
San Francisco, CA

9/18/2007

Love this place, quick service- great job.

JR- who is awesome, a younger guy, even helped me lock in my infant seat in the rental car and in my own car- once finished.

They are totally HONEST and I highly recommend them.

Great job too on the Audi!



Drew H.
San Francisco, CA

★★★★★ 8/27/2011

Great guys. I needed to install a front license plate. They said they would do it for free. I also had a couple questions about fixing my car and I really appreciated the truthful answers they gave me. I highly recommend them.



Mort B.
San Francisco, CA

★★★★★ 2/2/2009

The service was friendly and smooth, the work was done well, pick up and drop off were made very convenient.

I just got my car home and noticed that they even did a little extra paint touch up on part of the car that was not included in the work order.

Highly Recommended.



laurence c.
San Francisco, CA

★★★★★ 8/31/2010

I'm real fussy about body and paint work, and the crew at Selecta goes waaay above and beyond when it comes to quality repairs and paint. I crawl under my car and can see no sloppy overspray. I look at the fasteners that hold the fender liners together: perfect alignment, and correct factory parts. I look at the paint: Perfect metallic color match (and they even matched the factory's paint texture and subdued shine). Sure, the driveway is steep, but the climb is worth it. You'll be treated well, everything is clearly explained, and the work quality is amazing! Are there any other repair shops that have so many stars? Thanks, Selecta.
Larry



alexandra s.
San Francisco, CA

★★★★★ 1/12/2011

I had somebody hit my parked car and the damage was pretty extensive. After shopping I almost went with Royal Motors who gave me an estimate of \$3200-\$4300. Luckily I stopped by Selecta on my way to bring my car in and not only did they give me a much lower estimate, they walked me through the cost of the parts on the computer while drawing it up so that I had a much better idea of what was going on. Not only was the work done beautifully and quickly for \$2600, I honestly enjoyed dealing with everyone who worked there. It was an absolute pleasure doing business with Selecta!



Karl W.
San Francisco, CA

★★★★★ 3/21/2007

After having my side view mirror swiped by a suburbanite the night before a trip, I rushed down to Selecta Auto Body with not much hope of getting it fixed on a Friday afternoon. Luckily, I met the shop manager Dieter who immediately starting calling around for my parts. Within a couple of hours and a nominal fee, I was off on my vacation with SF in my rear mirror. Thanks for the awesome customer service Dieter and crew!



Anne A.
San Francisco, CA

★★★★★ 1/9/2008

I took my very loved Mini Cooper in to Selecta to repair a couple of dings on my front door. They weren't too big, but they were where i could see them, and drove me crazy. I'd never had any work done on my cars before, so i was a bit intimidated. Selecta was non-intimidating, and all-and-all fantastic!JR (the owner) coordinated the repair, and I found him to be 100% professional, efficient, and pleasant to deal with. The Mini was actually done the next day- looks good as new!! My insurance picked up the majority of the tab, but from what i hear, the cost was reasonable. If I ever need body work again, I'll be sure to go back!!



brian s.
Questioning your every Yelp
San Francisco, CA

8/5/2007

JR and crew do a great job. Good Noe V. business to consider when you need a little car cosmetology



Colin M.
Portland, OR

★★★★★ 12/5/2006 First to Review

SelectA is a great shop with great management. I met both JR (the owner) and Dieter (the manager). We unfortunately didn't meet under the best of circumstances, as my car had just been crunched and I was in a total frenzy. They were both very helpful at such a distressing time and JR was extremely accomodating and understanding of my situation. I ended up NOT getting my car repaired because of issues with my insurance, but JR helped me store and then sell the car from the shop. From what others have told me, however, they do great work... and judging by the quality of the cars that were in the shop, this must be true.

These guys will go above and beyond the call of duty in order to help you out. I highly reccomend them. Thanks again JR!!



Tim S.
San Francisco, CA

★★★★★ 11/30/2008

Overall, I'm very happy with the work on my car. Everyone was friendly and the work is of pretty good quality. Because I was paying out of pocket, I was able to get a pretty good price after a quote that initially felt pretty high. I would, without a doubt, use these guys again.



Jennifer C.
urban hippie
San Francisco, CA

★★★★★ 1/15/2009

Best Auto Body shop ever! I might not be the best critic, since I have very minimal experience with car service except for the usual oil change and tire rotation, however I know customer service... and this place gets an A+. Had to get my bumper replaced after someone hit my car... anyway, they ordered the part and had my car fixed in one day. They even washed and cleaned out the inside of my car! They fixed my horn too, which had nothing to do with the accident. Very professional, honest, friendly, and efficient staff... Anthony was so nice! Thank you Selecta!!!



Jason M.
Not that there's anything w rong with that!
Charleston, SC

★★★★★ 2/13/2009

I think these guys did fine.



Sabrina K.
Off-Duty Fashion Police
San Francisco, CA

★★★★★ 4/9/2008

I got into a little fender bender recently that required some body work. My insurance company offered me a list of repair shops that they work directly with in handling claims. Selecta was on the list. I also called my favorite mechanic who specializes in my car manufacturer for recommendations. Selecta was not on his list. I decided to go with my mechanic's recommendation, just because I trust him so much. Unfortunately, in the process of decision making, I semi-selected Selecta, only to turn around and de-select them. JR, the owner of Selecta called me back at some point in the decision-making fray. When I explained to him that I was going with another shop, I fully assumed he would be a little grouchy about it. Instead he asked me which one I chose, and told me about how they are a great shop etc., and explained the insurance process in a little more detail, etc. He was informative and helpful. He's an all around salt of the earth kind of fella. If I didn't have such an affinity towards supporting my mechanic and the body shop he recommended, I would definitely go to Selecta. Hopefully, I won't have to though! Fingers crossed.



J.H.
San Francisco, CA

2/9/2009

I love being able to use local services, and my recent transaction with Selecta was great. After mashing my bumper, I came to Selecta and got an estimate, which they promptly emailed me. I brought my car in on the scheduled day, they had the parts, I picked it up that same day, and it looks really nice. Perfect!



Sharon K.
San Francisco, CA

★★★★★ 6/7/2009

I emailed Selecta on Thursday and received a prompt reply that evening with an offer to meet regarding an estimate the next afternoon. When I arrived, JR greeted me and immediately came out to inspect my car. He determined that much of the damage could be buffed out. He had one of his guys work on it there on the spot at no charge and we discussed the extent of the remaining visible damage and cost to repair. After consulting with him, I decided to do nothing for now. JR didn't sell me service I didn't need. I couldn't have been happier. When my car absolutely does need repair, JR will be the first person I call!



Laura B.
San Francisco, CA

★★★★★ 10/13/2009

I don't know enough about cars to judge their work, but the customer service is good and I get good vibes from them. They completed the work ahead of schedule too.



Rosie A.
San Francisco, CA

★★★★★ 9/28/2010

Style, humor and honesty. J.R. has created an environment where car repairs are not fraught with anxiety.



Charlotte P.
San Francisco, CA

★★★★★ 10/12/2009

They were so helpful and provided excellent customer service for my insurance claim. I needed a copy of my registration faxed over to the insurance company and since it was in the glove box of my car which was in their shop, I asked if they could send it and they were happy to help. It even took several tries to get through to the insurance company and they kept at it until they did. I arrived to pick up my car just as they were closing, but they opened back up to let me in so I could get my car. They did an excellent job on the repair and they really went above and beyond in their service.



Susan H.
San Francisco, CA

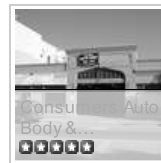
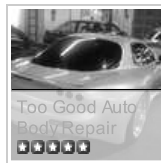
★★★★★ 8/4/2010

It's three blocks away from my house so with their terrific service & competency it was a perfect fit. Toyota was going to charge much more—a new back panel—but it could be fixed by Selecta & look like new. Susan

(4 Filtered)

Best of Yelp: San Francisco - Auto Repair

See More





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TANK REMOVAL INC.
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415.548.3418

3730

3730

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\$5 HAIR
\$5 ESPRESSO

JUN
BEAUTY
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LTS-817-11



GREEN BAY
TANK REMOVAL INC.
415 568 3416
& SORENSEN ENVIRONMENTAL INC.

3730

Available
415 568 3416
The Garage

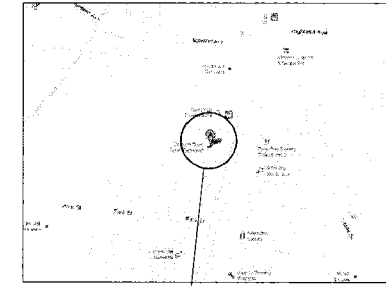
3730

DAY OR NIGHT
NO PARKING

MISSION LIMITED
200 CH

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2010 CALIFORNIA BUILDING CODE AND SAN FRANCISCO BUILDING CODE REQUIREMENTS.
- DESIGN AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE CODE AC 318.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING/PROTECTION DURING CONSTRUCTION.
- CONCRETE $F_c = 3000$ psi.
- REINFORCING STEEL TO BE ASTM 615, GRADE 60.
- STRUCTURAL STEEL ASTM A992 F_y 50,000 psi.
- LUMBER D.F. # 1 $F_b = 1000$ psi, $F_v = 95$ psi.
- CONSTRUCTION INSPECTION SHALL BE CARRIED OUT BY A REGISTERED ENGINEER AND A CITY BUILDING OFFICIAL.



LOCATION MAP
NTS

LEGEND

- U.N.O. UNLESS NOTED OTHERWISE
- N.T.S. NOT TO SCALE
- C.B. COLUMN BASE
- E.C.C. END COLUMN CAP
- C.C. COLUMN CAP
- EG EXISTING GRADE
- BOE BOTTOM OF EXCAVATION
- PT PRESSURE TREATED
- SSD SEE STRUCTURAL DRAWINGS

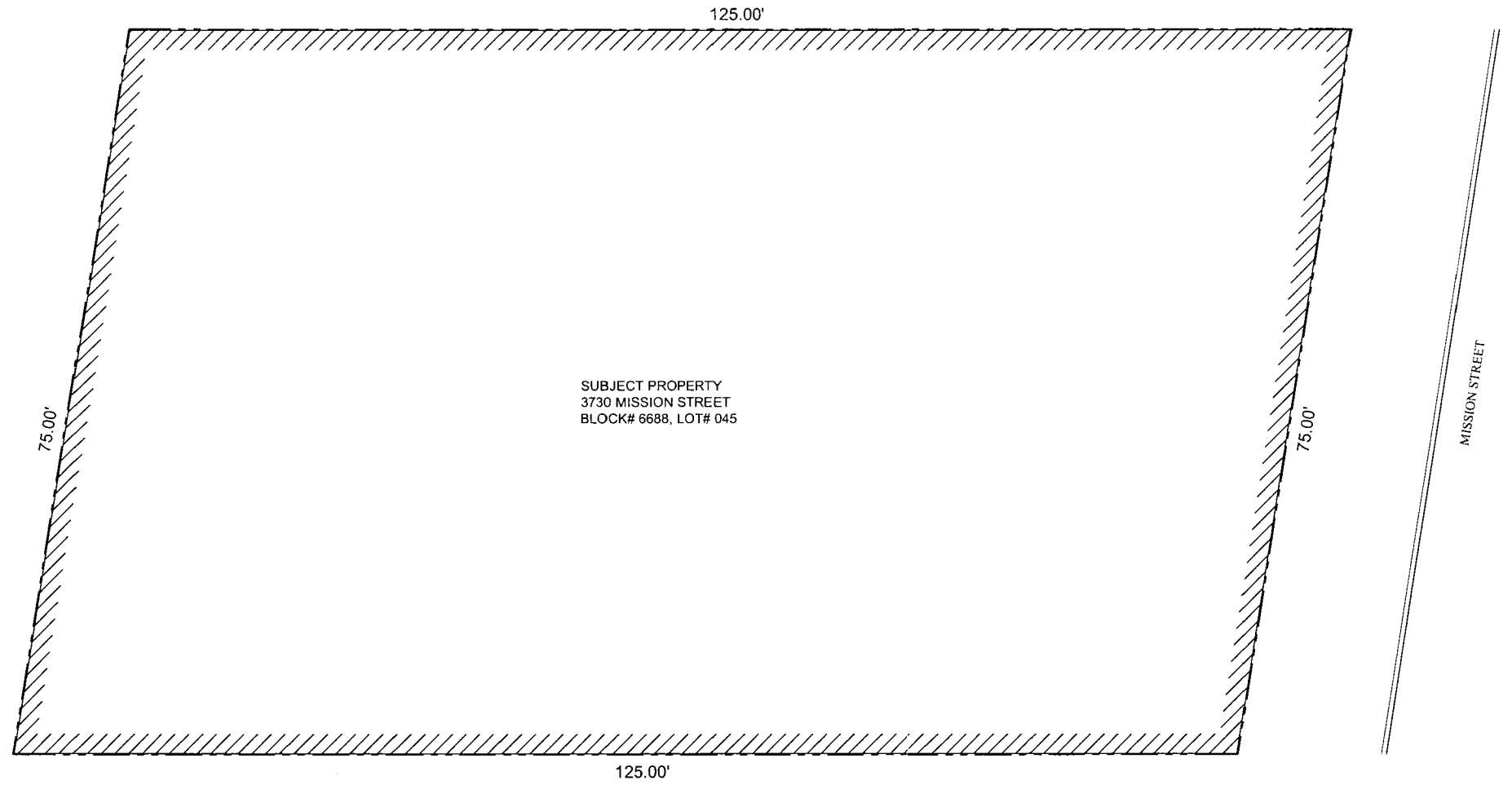
- SYMBOLS**
- SECTION/ DETAIL 1 SECTION/ DETAIL
 - S5 DRAWING WHERE SECTION/ DETAIL IS LOCATED OR DRAWING ON WHICH SECTION IS CUT
 - SECTION/ DETAIL 2 SECTION/ DETAIL LOCATED ON SAME DRAWING

SHEET INDEX

- A1 GENERAL NOTES AND SITE PLAN
- A2 (E) FIRST FLOOR PLAN
- A3 (E) MEZZANINE PLAN
- A4 (E) ROOF PLAN
- A5 (E) MEZZANINE PLAN
- A6 (E) ROOF PLAN
- A7 (E) FRONT AND REAR ELEVATIONS
- A8 (E) LEFT-SIDE AND RIGHT-SIDE ELEVATIONS

SCOPE OF WORK

TENANT IMPROVEMENTS FOR EXISTING AUTO REPAIR SHOP



SITE PLAN
1/8"=1'-0"

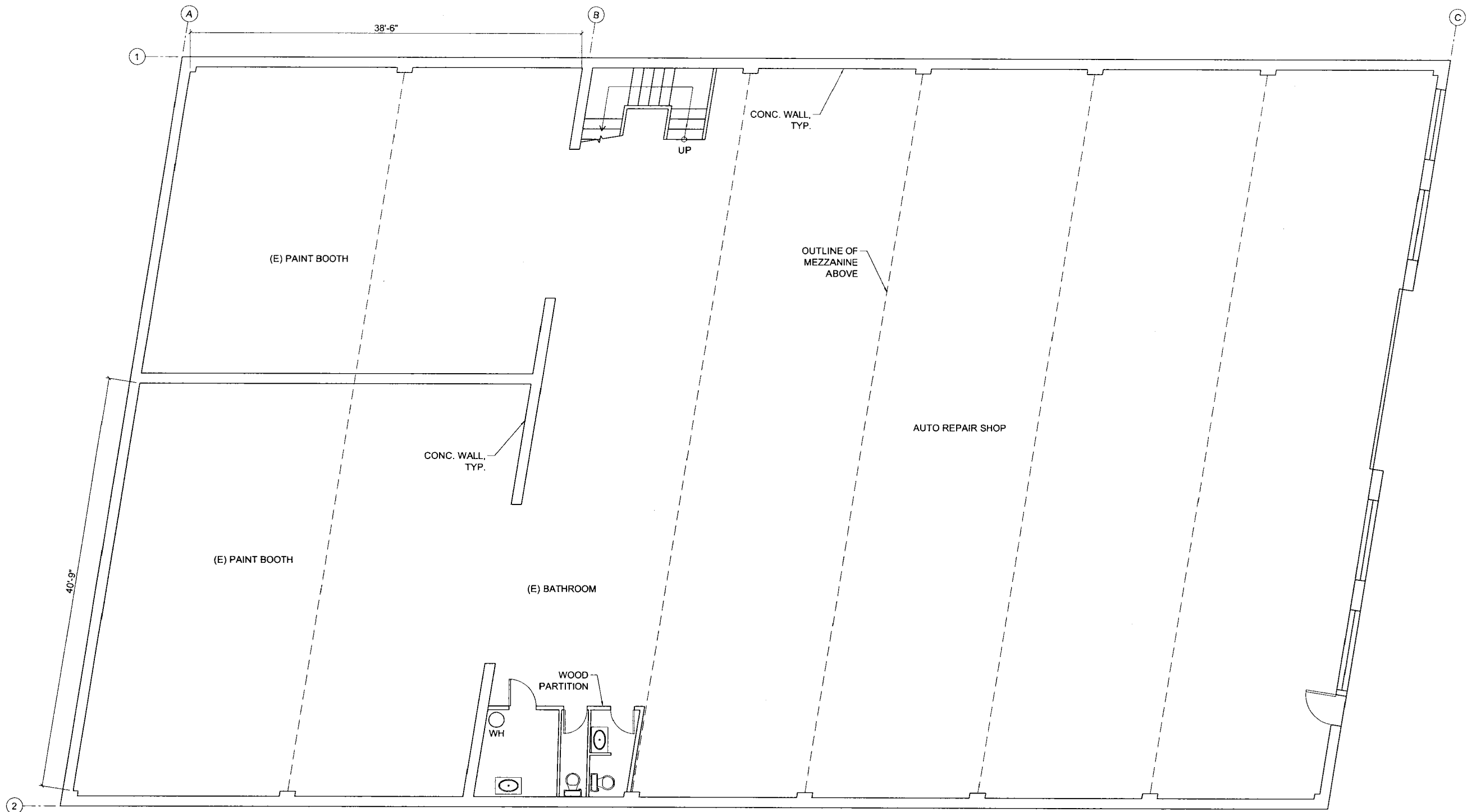
PROJECT NORTH

HALF-SIZED SET



A1

DESIGNED K.O.C.	DATE 2/20/12	K.O.C. ENGINEERING 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-266-3442 FAX: 415-665-6252 WWW.KOCENGINEERING.COM
DRAWN K.P.	DATE 2/20/12		
CHECKED K.O.C.	DATE 2/20/12	TITLE TENANT IMPROVEMENT 3730 MISSION STREET SAN FRANCISCO, CA 94103	



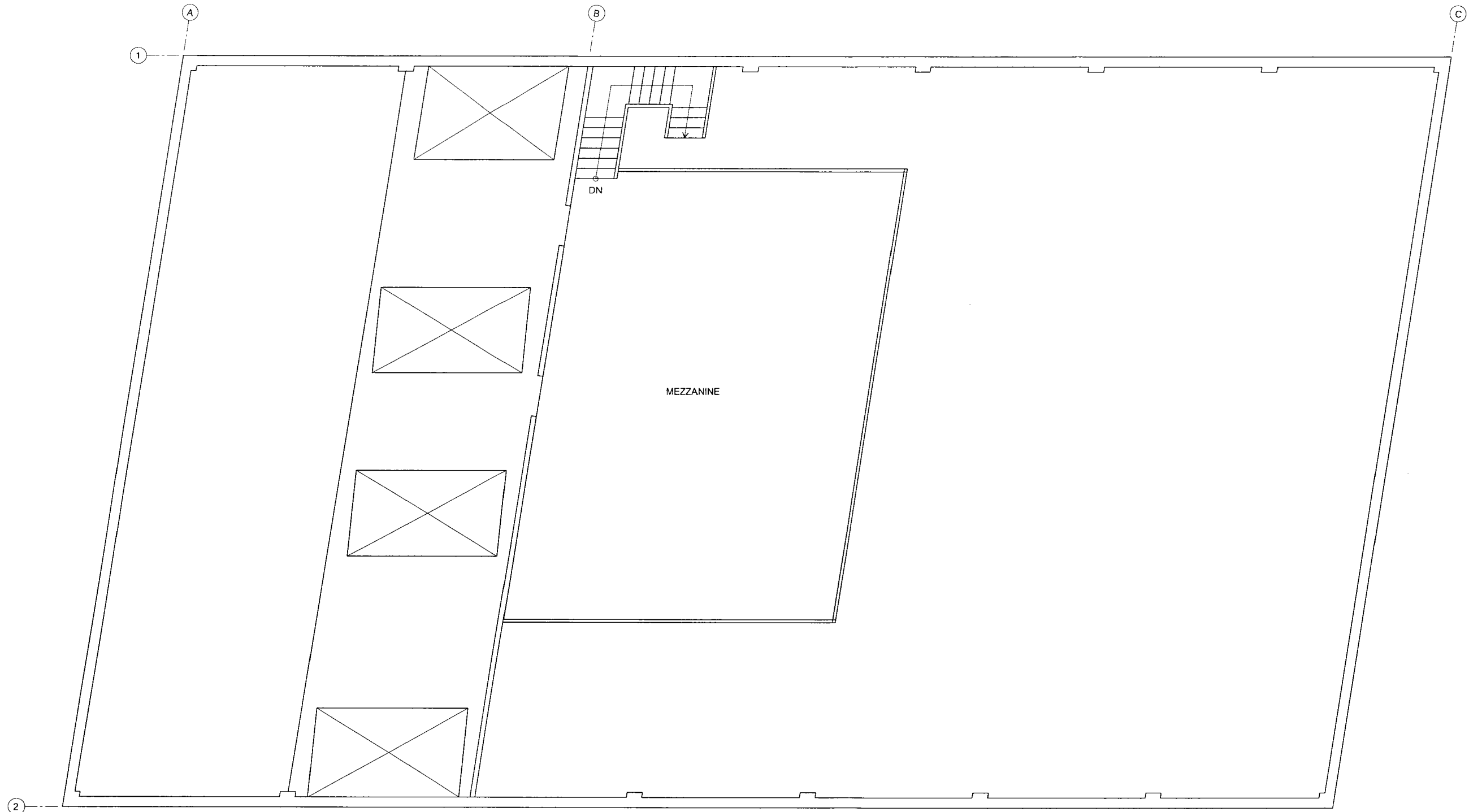
(E) FIRST FLOOR PLAN FLOOR AREA = 9,224 SF
 3/16" = 1'-0"

HALF-SIZED SET

A2



DESIGNED	DATE	K.O.C. ENGINEERING		TEL: 415-285-3442
K.O.C.	2/20/12	3401 LAWTON STREET		FAX: 415-665-5252
DRAWN		San Francisco CA 94122		WWW.KOCENGINEERING.COM
K.P.	2/20/12			
CHECKED	TITLE			
K.O.C.	2/20/12	TENANT IMPROVEMENT		
		3730 MISSION STREET		
		SAN FRANCISCO, CA 94112		



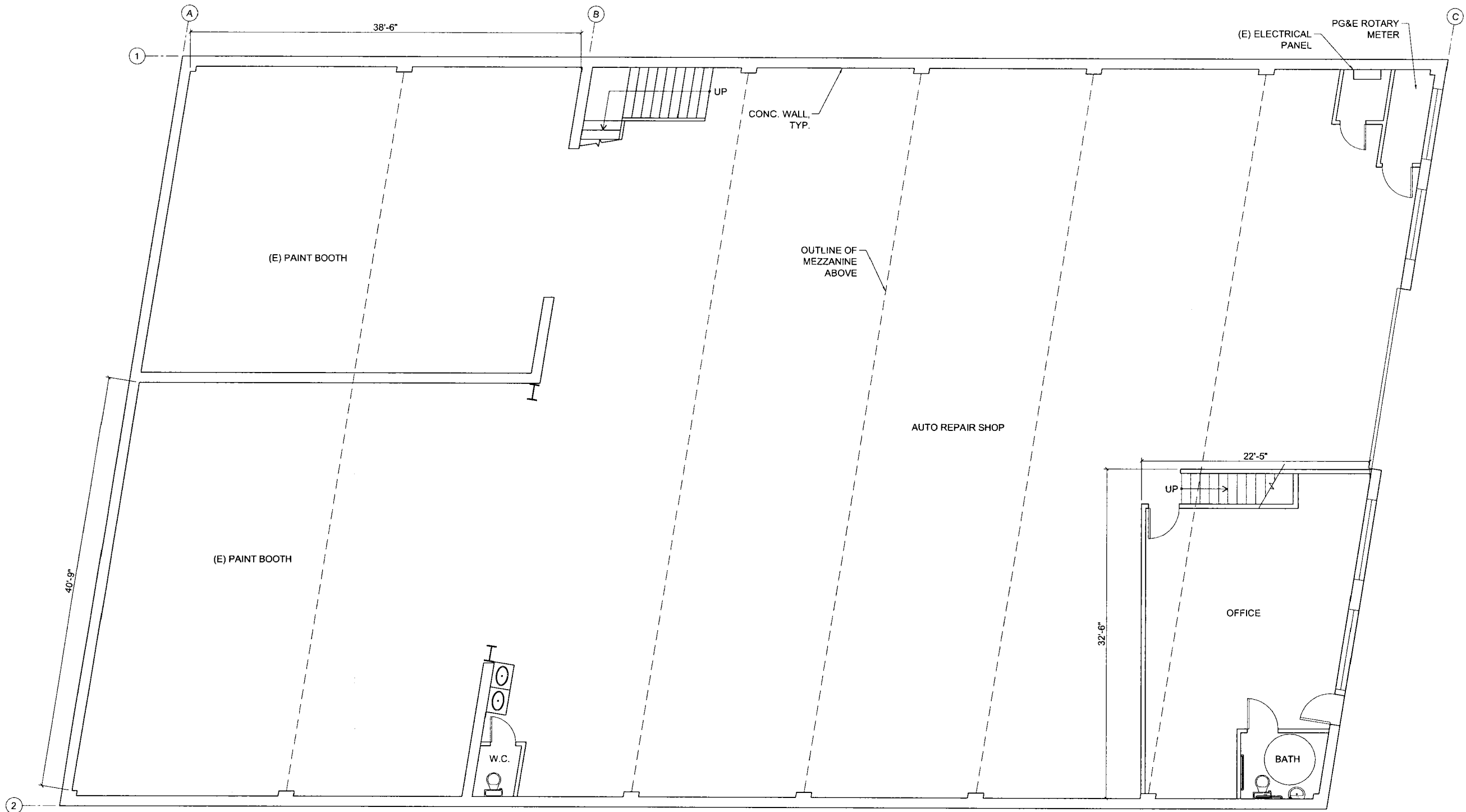
(E) MEZZANINE PLAN
 3/16"=1'-0"

HALF-SIZED SET



A3

DESIGNED K.O.C.	DATE 2/20/12	K.O.C. ENGINEERING 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442
DRAWN K.P.	DATE 2/20/12		FAX: 415-685-8752
CHECKED K.O.C.	DATE 2/20/12		WWW.KOCENGINEERING.COM
		TITLE	TENANT IMPROVEMENT 3730 MISSION STREET SAN FRANCISCO, CA 94118



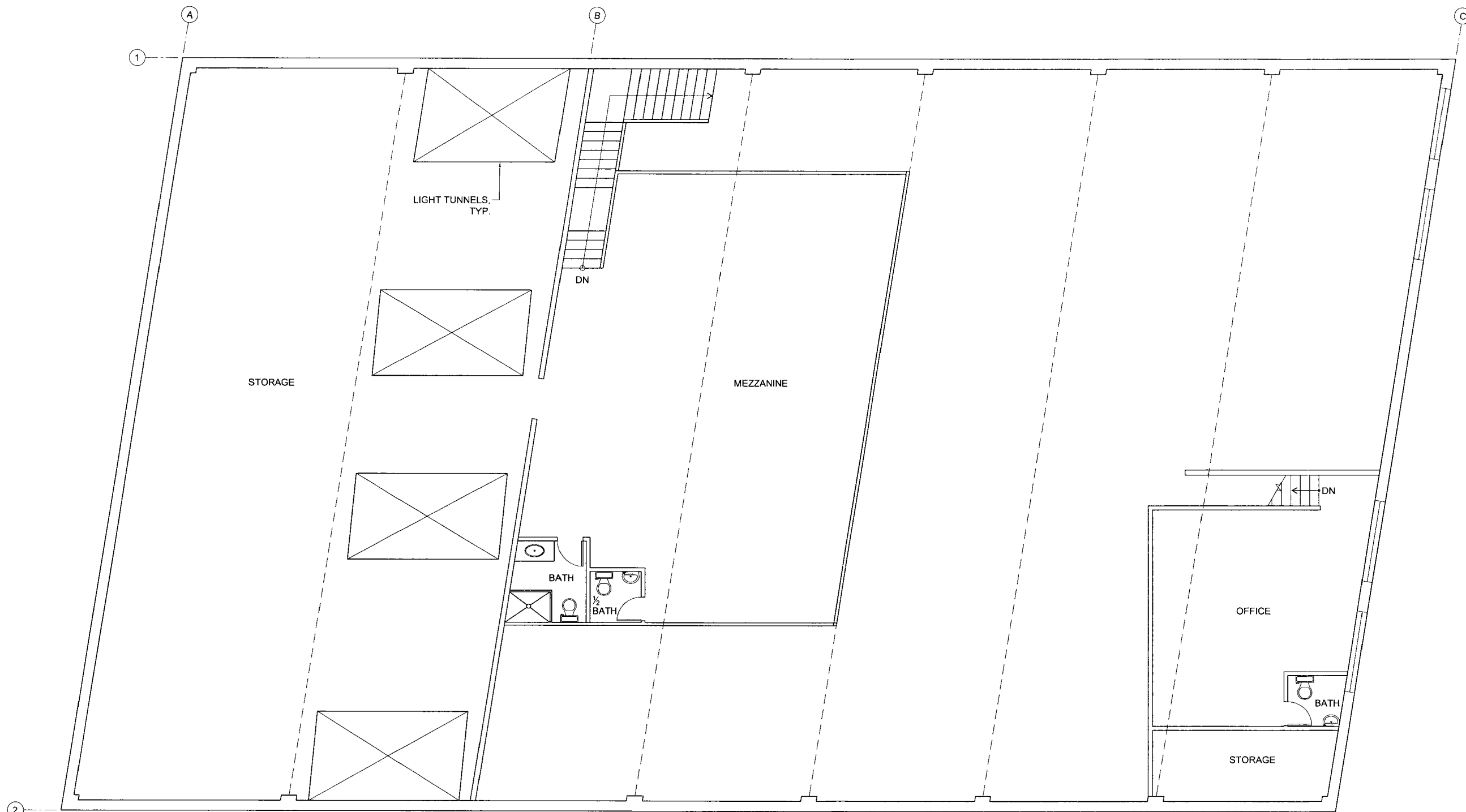
(P) FIRST FLOOR PLAN
 3/16" = 1'-0"
 FLOOR AREA = 9,224 SF

HALF-SIZED SET

A4



DESIGNED	DATE	K.O.C. ENGINEERING		TEL: 415-286-3442
K.O.C.	2/20/12	3401 LAWTON STREET		FAX: 415-665-5252
DRAWN		San Francisco CA 94122		WWW.KOCENGINEERING.COM
K.P.	2/20/12			
CHECKED		TITLE		
K.O.C.	2/20/12	TENANT IMPROVEMENT		
		3730 MISSION STREET		
		SAN FRANCISCO, CA 94112		



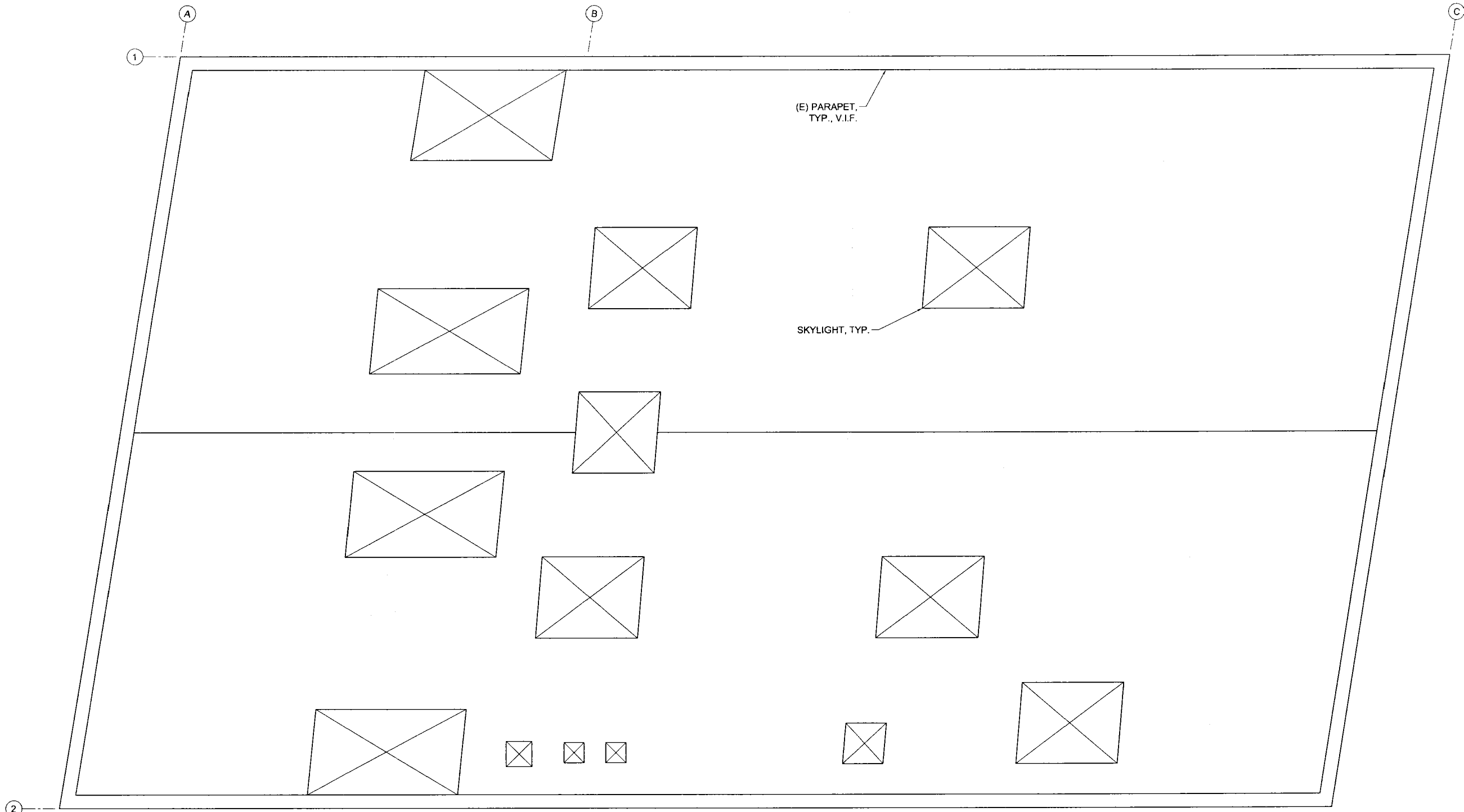
(P) MEZZANINE PLAN
3/16" = 1'-0"

HALF-SIZED SET



A5

DESIGNED K.O.C.	DATE 2/20/12	K.O.C. ENGINEERING 3401 LAWTON STREET San Francisco CA 94122	TEL 415-286-3442
DRAWN K.P.	DATE 2/20/12		FAX 415-685-5252
CHECKED K.O.C.	DATE 2/20/12		WWW.KOCENGINEERING.COM
TITLE		TENANT IMPROVEMENT	
		3730 MISSION STREET	
		SAN FRANCISCO, CA 94118	



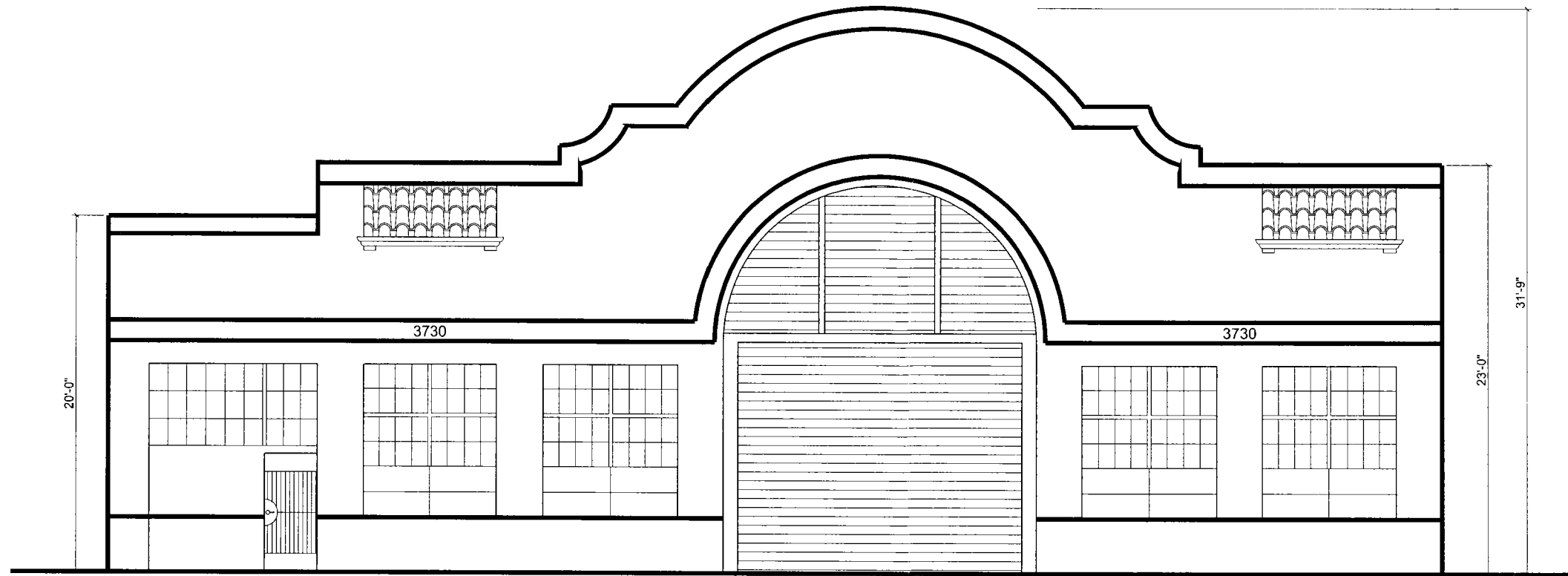
(E) ROOF PLAN
 3/16"=1'-0"

HALF-SIZED SET



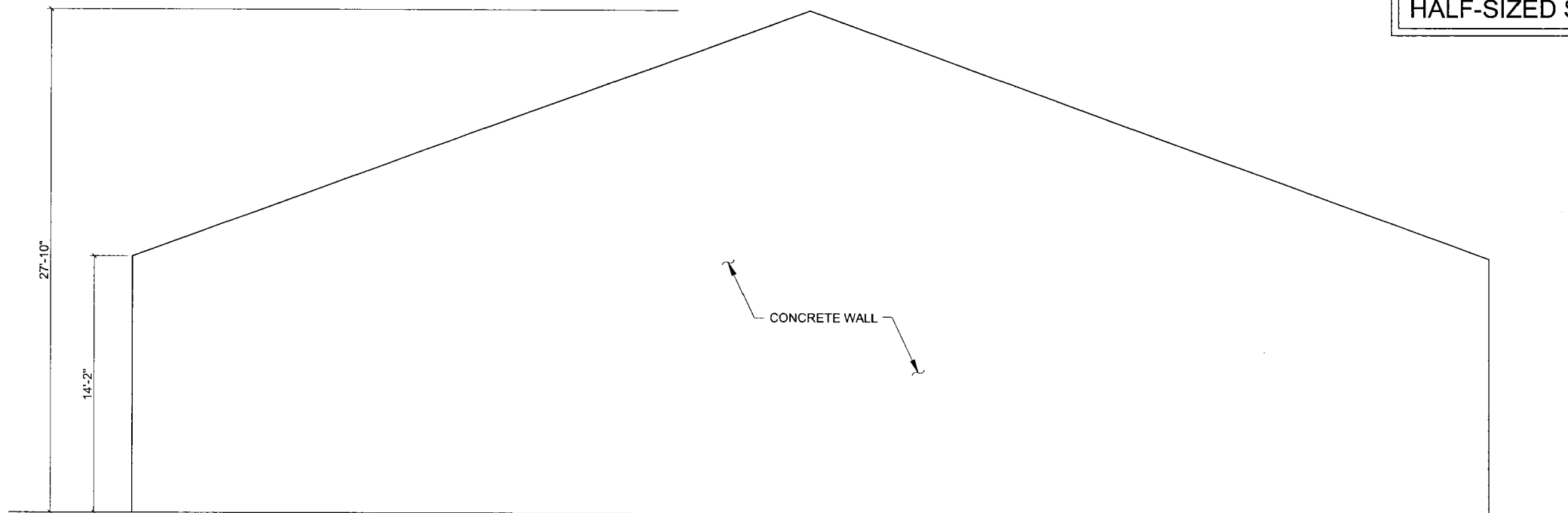
A6

DESIGNED K.O.C.	DATE 2/20/12	K.O.C. ENGINEERING 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-286-3442
DRAWN K.P.	DATE 2/20/12		FAX: 415-665-5252 WWW.KOCENGINEERING.COM
CHECKED K.O.C.	DATE 2/20/12	TITLE TENANT IMPROVEMENT 3730 MISSION STREET SAN FRANCISCO CA 94118	



(E) FRONT ELEVATION (NO CHANGE)
 1/4" = 1'-0"

HALF-SIZED SET

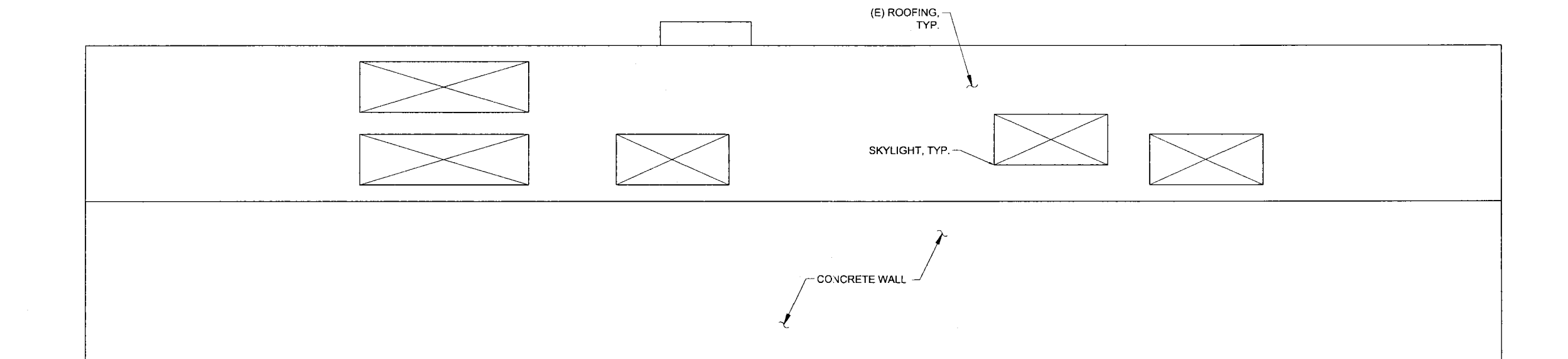


(E) REAR ELEVATION (NO CHANGE)
 1/4" = 1'-0"

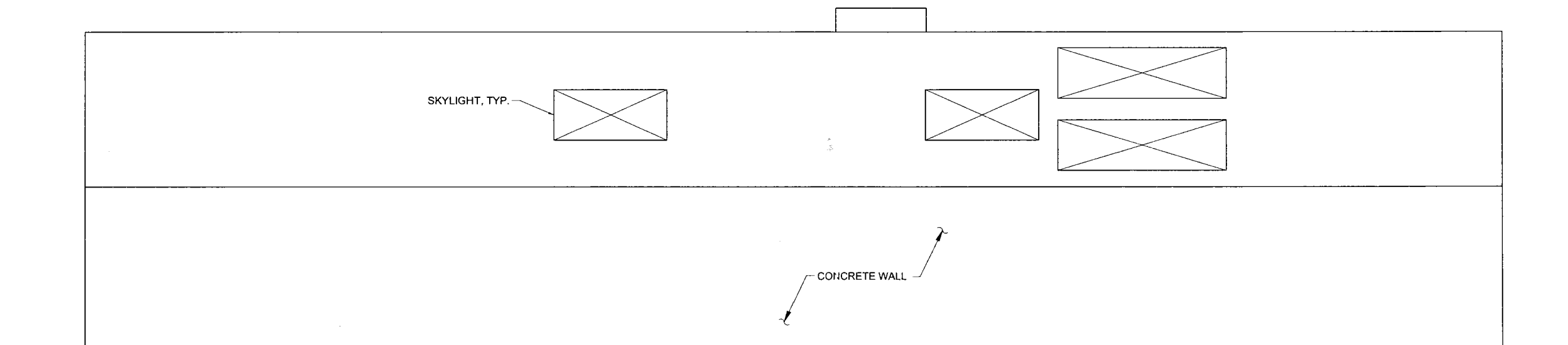


A7

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DRAWN K.P.	2/20/12		FAX: 415-685-6252
CHECKED K.O.C.	2/20/12		WWW.KOCENGINEERING.COM
TITLE		TENANT IMPROVEMENT 3730 MISSION STREET SAN FRANCISCO, CA 94118	



(E) LEFT-SIDE ELEVATION (NO CHANGE)
 3/16" = 1'-0"



(E) RIGHT-SIDE ELEVATION (NO CHANGE)
 3/16" = 1'-0"

HALF-SIZED SET

A8



DESIGNED	DATE	K.O.C. ENGINEERING 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-288-3442 FAX: 415-685-3252 WWW.KOCENGINEERING.COM
K.O.C.	2/20/12		
DRAWN			
K.P.	2/20/12		
CHECKED	TITLE	TENANT IMPROVEMENT	
K.O.C.	2/20/12	3730 MISSION STREET SAN FRANCISCO, CA 94118	