



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 11, 2013

Date: July 3, 2013
Case No.: **2013.0209CV**
Project Address: **1019 Market Street**
Zoning: C-3-G (Downtown General Commercial)
120-X Height and Bulk District
Block/Lot: 3703/076
Project Sponsor: 1019 Market Street Property, LLC
c/o Sentinel Development
27741 Crown Valley Parkway, Suite 200
Mission Viejo, CA 92691
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes alterations to the existing ground and basement floors in order to accommodate new retail and office tenants. The vacant retail space fronting Market Street would be remodeled to be 2,585 sf (a 281 sf reduction), and would include a new storefront. New office space (tenant unknown) would be established on the ground and basement floors, totaling 11,782 gsf (4080 gsf on the ground floor fronting Stevenson Street, and 7,702 gsf in the basement). The proposed storefront improvements along Market Street and Stevenson Street are currently undergoing review by the Department's Historic Preservation staff, through a separate Minor Permit to Alter. The Project Sponsor has also filed an application for a Mills Act Contract, which is pending final City approval.

The Project requires a Conditional Use Authorization for the establishment of an office use on the ground and basement floors that does not provide on-site services to the general public, pursuant to Planning Code Section 219(d). The office use, although an active use, requires a variance pursuant to Planning Code Section 145.1(c)(5), to not be open to the public during business hours.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the south side of Market Street, between Sixth and Seventh Streets, Assessor's Block 3703, Lot 076. It is located within the C-3-G (Downtown General) Zoning District, Downtown Area Plan, and the 120-X Height and Bulk District.

The Project Site is occupied by a seven-story-over-basement building containing mostly office space, along with a vacant ground floor retail space fronting Market Street. The ground floor consists of

approximately 2,891 gsf of retail space fronting Market Street, and approximately 4,736 gsf of additional vacant space that was previously office use (previously occupied by Mindy Ziao Cen and M&A Fashion) at the rear of the building fronting Stevenson Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a variety of one-to-six-story, mixed-use buildings. The Property is located within the C-3-G Zoning District, which covers the western portions of the downtown area and is composed of retail, office, hotel, entertainment, clubs, institutions, and high-density residential uses. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area.

The Property is also located within the Mid-Market neighborhood, which has experienced significant revitalization and an influx of office uses in recent years, including Twitter, Square, Desmos, Yammer, Benchmark Capital, Call Socket, One Kings Lane, Dolby Laboratories, Zoosk, and Zendesk. Additionally, buildings in the immediate vicinity of the Property predominantly contain office uses over ground floor commercial, retail, or entertainment uses. The Property is located less than two blocks from Civic Center and UN Plaza, within easy walking distance of the downtown core, and in an area well-served by a range of public transit options, including BART, AC Transit, Muni Metro and Muni street care lines.

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	June 21, 2013	June 19, 2013	22 days
June 21, 2013	June 21, 2013	June 21, 2013	June 20, 2013	21 days
Mailed Notice	10 days	July 1, 2013	June 21, 2013	22 days

PUBLIC COMMENT

- The Department has not received public comments regarding this Project.

ISSUES AND OTHER CONSIDERATIONS

- The Project includes an active 2,585 gsf ground floor retail space along the Market Street frontage, which ensures that the property will retain a pedestrian-oriented use along one of the City's major pedestrian thoroughfares.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow business and professional offices that do not offer on-site services to the general public on the ground floor and basement, pursuant to Planning Code Section 219(d) and 303.

BASIS FOR RECOMMENDATION

- The Project retains an active ground floor retail use along Market Street.
- The Project will increase the availability of office space within the Mid-Market area, which is seeing an influx of office uses located above ground floor retail spaces.
- The Project is desirable for, and compatible with, the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photo
- Context Photos
- Plans, dated February 27, 2013
- Sponsor Brief, dated June 24, 2013

Attachment Checklist

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

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

EW
Planner's Initials

EW: G:\Documents\ICUS\1019 Market Street\PC Documents\Executive Summary_Draft.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input checked="" type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 219(d) AND 303, TO ALLOW PROFESSIONAL AND BUSINESS OFFICES THAT DO NOT OFFER ON-SITE SERVICES TO THE GENERAL PUBLIC AT AND BELOW THE GROUND FLOOR OF THE EXISTING SEVEN-STORY-OVER-BASEMENT BUILDING WITHIN THE C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT, AND THE 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 27, 2013, Cameron Bassett of 1019 Market Street Property, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 219(d) and 303, to allow an office use at and below the ground floor of an existing building within the C-3-G Zoning District and a 120-X Height and Bulk District.

One June 10, 2013, the Project Sponsor filed an application with the Department for a Variance pursuant to Planning Code Section 145.1(c)(5), to allow a ground-floor active use to be closed to the public during business hours.

On July 11, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0209CV.

On June 25, 2013, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2013.0209CV, 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 south side of Market Street, between Sixth and Seventh Streets, Assessor's Block 3703, Lot 076. It is located within the C-3-G (Downtown General) Zoning District, Downtown Area Plan, and the 120-X Height and Bulk District.

The Project Site is occupied by a seven-story-over-basement building containing mostly office space, along with a vacant ground floor retail space fronting Market Street. The ground floor consists of approximately 2,891 sf of retail space fronting Market Street, and approximately 4,736 sf of additional vacant space that was previously office use (previously occupied by Mindy Ziao Cen and M&A Fashion) at the rear of the building fronting Stevenson Street.

3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a variety of one-to-six-story, mixed-use buildings. The Property is located within the C-3-G Zoning District, which covers the western portions of the downtown area and is composed of retail, office, hotel, entertainment, clubs, institutions, and high-density residential uses. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area.

The Property is also located within the Mid-Market neighborhood, which has experienced significant revitalization and an influx of office uses in recent years, including Twitter, Square, Desmos, Yammer, Benchmark Capital, Call Socket, One Kings Lane, Dolby Laboratories, Zoosk, and Zendesk. Additionally, buildings in the immediate vicinity of the Property predominantly contain office uses over ground floor commercial, retail, or entertainment uses. The Property is

located less than two blocks from Civic Center and UN Plaza, within easy walking distance of the downtown core, and in an area well-served by a range of public transit options, including BART, AC Transit, Muni Metro and Muni street care lines.

4. **Project Description.** The Project includes alterations to the existing ground and basement floors in order to accommodate new retail and office tenants. The vacant retail space fronting Market Street would be remodeled to be 2,585 sf (a 306 sf reduction), and would include a new storefront. New office space (tenant unknown) would be established at the rear of the ground floor and in the basement, totaling 11,782 gsf (4,080 gsf on the ground floor fronting Stevenson Street, and 7,702 gsf in the basement). The proposed storefront improvements along Market Street and Stevenson Street are currently undergoing review by the Department's Historic Preservation staff, through a Minor Permit to Alter. The Project Sponsor has also filed an application for a Mills Act Contract, which is pending final City approval. This Conditional Use Authorization, however, does not include any exterior alterations.

The Project requires a Conditional Use Authorization for the establishment of an office use on the ground and in the basement floors that would not provide on-site services to the general public, pursuant to Planning Code Section 219(d). The ground-floor office use, although an active use, requires a variance pursuant to Planning Code Section 145.1(c)(5), to not be open to the public during business hours.

5. **Public Comment.** The Department has not received any opposition to, or support for, the Project.
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. **Use.** Planning Code Sections 219(d) states that professional and business offices that do not provide on-site services to the general public require a Conditional Use Authorization if located at or below the ground floor of a building in the C-3-G District.

The Subject Property is located in the C-3-G District, and pursuant to Planning Code Section 219(d), offices closed to the public are permitted on the ground and basement floors with a Conditional Use Authorization. The Project Sponsor is requesting Conditional Use Authorization in order to allow an office use to occupy the rear of the ground and the majority of the basement.

- B. **Floor Area Ratio.** Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts. FAR is the ratio of the gross floor area of all the buildings on a lot to the total area of the lot. Under Section 124(a), the FAR for the C-3-G Zoning District is 6.0-to-1.

The Project will result in a 154 gsf reduction in overall floor area, going from 15,696 gsf to 15,542 gsf within the ground and basement floors. The upper floors are not affected by this Project. The Project therefore does not increase the FAR associated with this building

- C. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail and office uses are not required to provide off-street freight loading if they contain less than 10,000 square feet in gross floor area.

The Project includes less than 10,000sf of retail use, and less than 10,000 sf of office use; it is thus exempt from providing any off-street loading.

- D. **Public Open Space (Section 138).** New buildings or an addition of gross floor area equal to 20 percent or more of an existing building in the C-3 Zoning Districts must include public open space at a ratio of one square foot per 50 gross square feet of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building.

The project does not trigger the requirement for public open space, since it results in a net decrease in gross floor area.

- E. **Street Trees (Sections 138.1).** Section 138.1 requires the installation of street trees in the case of construction of a new building; relocation of a building; the addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building; the addition of a new dwelling unit, a garage, or additional parking; or paving or repaving more than 200 square feet of the front setback.

The Project does not trigger the requirement for the installation of new street trees since the Project includes less than a 20 percent addition of gross floor area.

- F. **Street Frontage in Commercial Districts: Active Uses (145.1(c)(3)).** Section 145.1(c)(3) of the Planning Code requires that within Downtown Commercial Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor.

The first 25 feet of the ground floor spaces along Market Street and Stevenson Streets will be developed with “active uses”, consistent with this Code Section.

- G. **Street Frontage in Commercial Districts: Street-Facing Ground-Level Spaces (Section 145.1(c)(5)).** Section 145.1(c)(5) of the Planning Code requires that within Downtown Commercial Districts, 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. Such required street-facing entrances shall remain open to the public during business hours.

The Project has two street frontages with active uses: a retail space along Market Street and an office space along Stevenson Street. The Market Street retail space is level with the adjacent sidewalk and will be open to the public during business hours. The Stevenson Street frontage, however, will not be open to the public during business hours, which is the reason for this Conditional Use Authorization. Due to the noncompliance with this Section 145.1(c)(5), the Project is also seeking a variance to allow an active use that is not open to the public during business hours along Stevenson Street.

- H. **Street Frontage in Commercial Districts: Ground Floor Transparency (Section 145.1(c)(6)).** Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses that are not residential or PDR 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 Project has two street frontages with active uses: Market Street and Stevenson Street. The Market Street frontage is 50 feet long and includes approximately 44 feet, or 88 percent, transparency. The Stevenson Street frontage is 75 feet long and includes approximately 49.5 feet, or 66 percent, transparency. Both frontages will meet the minimum 60 percent transparency requirement and exterior renovations of these frontages are in the process of being reviewed as part of a separate application by the Department's Historic Preservation staff through Case No. 2013.0252H; BPA No. 2013.02.28.1144.

- I. **Bicycle Parking (Section 155.5).** Planning Code Section 155.5 requires new and renovated commercial buildings to provide bicycle parking in the amount outlined in this Section. Renovated buildings include major alterations (expansion and a construction cost of over \$1,000,000), a major change of use (any change of use involving half or more of the building's square footage, or 10,000 or more square feet), or the addition of off-street parking.

The Project does not trigger the bicycle parking requirement, in that there is no expansion to the building, the construction cost is less than \$1,000,000 (estimated at \$275,000), and the change of use involves less than 10,000 sf (approximately 7,046 gsf of new office space).

- J. **Additional Requirements for Certain Uses in C and M Districts (Section 212).** In order to assure continuity of retail and consumer service uses in the C-3-R District, and in other important commercial streets in C-3 Districts, such as along Market Street, ground-floor commercial frontages must include uses listed in Sections 218 and 221 within the first 20 feet of the building.

The Project includes a retail use, pursuant to Planning Code Section 218, within the first 78 feet of the building along the Market Street frontage, and therefore complies with this Code Section.

- K. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 sf to an existing building in a C-3 District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building.

The Project does not trigger the requirement for the provision of public art, in that the Project does not include an addition of more than 25,000 sf of gross floor area.

- L. **Downtown Park Fee (Section 412).** Section 412 applies to any proposed office development project within the C-3-G Zoning Districts that results in a net addition of gross floor area of office use.

The Project includes approximately 7,046 gsf of new office space, and is subject to the Downtown Park Fee.

7. **Planning Code Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

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

The Project is necessary and desirable because it will provide office space that is compatible with the surrounding neighborhood and community. The Property is located within a C-3-G Zoning District, where office uses are prevalent, and within the Mid-Market area, which has experienced significant redevelopment and an influx of office uses in recent years. Other buildings in the Property's immediate vicinity along Market Street contain similar office uses with ground floor retail space. This area is ideal for such office uses, as it is located in close proximity to Civic Center, UN Plaza, and the Downtown Core, and is well-served by local and regional public transit systems. The Project would provide approximately 2,585 square feet of renovated ground floor retail space fronting on Market Street, which would comply with the Planning Code's active use street frontage requirements in this area and would continue to contribute to the pedestrian-oriented character of the street. The Project would provide approximately 4,080 square feet of ground floor office space only at the rear of the building, in an area that is less desirable for retail use due to its lack of visibility from Market Street and low foot-traffic along Stevenson Street. In addition, the Project will provide approximately 7,702 square feet of office use in the building's basement. The Project would be of a size and intensity contemplated for and compatible with the surrounding area.

- 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 Project will involve a change of use to the ground floor and basement of an existing building containing predominantly office uses. The size, shape, and arrangement of the structure are ideal for office use. In addition, the building is located in an area where office uses are prevalent. Ground-floor office space would be located only at the rear of the building, in an area where the location of retail uses would be undesirable due to a lack of visibility from Market Street and the low foot-traffic along Stevenson Street. Therefore, the location of approximately 11,782 square feet of office space at the ground floor and basement of the building will not be detrimental to the health, safety, convenience or general welfare of individuals working in the vicinity.

- 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 Project proposes to locate approximately 11,782 square feet of professional and business offices not offering on-site services to the general public within the basement and ground floor of an existing office building. No off-street parking is provided within the existing building, and none would be provided as part of the Project. Additionally, no off-street loading docks are provided within the existing building, and none would be created as part of the Project. As the Project would decrease the existing amount of ground-floor retail space by approximately 306 square feet, it would likely decrease the need for ground-floor freight loading access within the building.

Moreover, there would continue to be a multitude of public transportation options near the Property that ensure the Project would have minimal adverse effects on traffic and parking in the area. The Property is located within a few blocks of residential neighborhoods to the north of Market Street and only a few blocks from the residential development that is under construction in the Mid-Market area, and would be easily accessible by walking or biking. The Property is located approximately one block from the Civic Center BART and MUNI light rail station, and the 6, 9, 9L, 21, K-OWL, L-OWL, M-OWL, N-OWL, and T-OWL bus lines all have stops essentially adjacent to the property.

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

The Project will not produce or include uses that would emit noxious or offensive emissions such as noise, glare, dust and odor. Such uses are inconsistent with the Project Sponsor's objectives.

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

The Project proposes a change of use on the ground floor and basement of an existing building. Exterior alterations proposed through a separate Minor Permit to Alter application (Case No. 2013.0252H) along the ground floor facades of the Market Street and Stevenson Street frontages are currently being reviewed by the Department's Historic Preservation staff. All alterations will be given appropriate treatment, consistent with the requirements and intent of the Planning Code. However, this Conditional Use Authorization does not include any exterior alterations.

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

The Project complies with all relevant requirements and standards of the Planning Code - other than those deviations being sought through a separate variance application - and is consistent with Objectives and Policies of the General Plan as detailed below.

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

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 Project will affirmatively support these policies by increasing foot traffic and employment opportunities in the neighborhood, and by providing desirable goods and services through a renovated and improved retail space along Market Street. The Project's additional office space would be located in the Mid-Market area, which is currently experiencing significant revitalization and an influx of office uses. Additionally, the existing buildings in the immediate vicinity of the Property contain similar office-over-ground-floor-retail uses. The proposed addition of office space at the Property will therefore be consistent with the existing and emerging character of the surrounding area, minimizing any potential undesirable consequences. The Project is also located in an area well-served by public transportation, and therefore little additional traffic or parking demand is expected to be generated as a result of the Project.

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 Project will attract new commercial activity to the Mid-Market area, which is currently experiencing significant revitalization and an influx of office uses.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project directly furthers this policy by creating additional office uses in an area well-served by local and regional public transit systems. The Property is located within a few blocks of established and emerging residential neighborhoods, and would be easily accessible by walking or biking. The Property is located approximately one block from the Civic Center BART and MUNI light rail station. The 6, 9, 9L, 21, K-OWL, L-OWL, M-OWL, N-OWL and T-OWL bus lines all have stops essentially adjacent to the Property. The numerous public transit options will reduce any adverse effect that the Project may have on traffic patterns in the vicinity of the Property.

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.2:

Reduce pollution, noise and energy consumption.

The Project specifically and significantly furthers this policy by being located in an area in close proximity to residential communities and well-served by local and regional public transit services. The Property's easy access by public transportation will encourage employees of retail and office uses in the building to utilize public transit, thereby reducing pollution, noise, and energy consumption relating to automobile use.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The Project will affirmatively support these policies by increasing foot traffic and employment opportunities in the neighborhood, and by providing desirable goods and services through a renovated and

improved retail space along Market Street. The Project's additional office space would be located in the Mid-Market area, which is currently experiencing significant revitalization and an influx of office uses. Additionally, the existing buildings in the immediate vicinity of the Property contain similar office-over-ground-floor-retail uses. The proposed addition of office space at the Property will therefore be consistent with the existing and emerging character of the surrounding area, minimizing any potential undesirable consequences. The Project is also located in an area well-served by public transportation, and therefore little additional traffic or parking demand is expected to be generated as a result of the Project.

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.1:

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

Policy 2.2:

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The Project will affirmatively support these policies by increasing the availability of relatively small-scale office spaces while not displacing any other protected use.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would provide approximately 2,585 sf of neighborhood-serving retail use at the front of the building, fronting Market Street. This area will comply with the active-use street frontage requirements of the Planning Code and will contribute to the pedestrian-oriented character of the neighborhood. Although the Project would reduce the overall ground-floor retail space in the building by approximately 306 gsf, the existing space is currently vacant and therefore its removal will not adversely affect any current opportunities for resident employment and ownership in the building's retail space. In contrast, the Project would enhance future opportunities for residential employment through the creation of the new/improved office space at the ground floor and basement. In the basement of the building, the Project would provide approximately 7,702 sf of office use, in character with the surrounding neighborhood. The remodeled retail space and office spaces at the building's ground floor and basement would also enhance the resident employment opportunities.

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

The Project will not result in removal of any dwelling units from the City's housing stock. In addition, the Project proposes office and retail uses that are consistent with the character of the surrounding neighborhood.

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

The Project will not affect the City's supply of affordable housing.

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

The Project will not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation and it is expected that many of the office's employees will walk or take public transit to and from work.

- 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 Project proposes a slight reduction of approximately 306 sf to the existing retail space on the building's ground floor. However, because the existing ground floor is vacant, no service sector employees will be directly displaced by the Project. The Project will also retain approximately 2,585 sf of retail space at the front of the building, fronting Market Street, which will comply with the active use street frontage controls of the Planning Code and will continue to provide future opportunities for residential employment and ownership. The ground floor office space provided by the Project will be located only at the rear of the building, in an area where retail use is undesirable due to the lack of visibility from Market Street. The new office space proposed by the Project is consistent with the character and intensity of similar uses in the surrounding neighborhood, and will attract new businesses to the area, creating new opportunities for residential employment and ownership.

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

The Project does not involve any construction activities that will compromise the structural integrity of the existing building. Any future tenant improvements will conform to the structural and seismic safety requirements of the City's Building Code.

- G. That landmarks and historic buildings be preserved.

The Property is a Known Historic Resource. The Property Owner has proposed alterations to the ground floor facades along Market Street and Stevenson Street as part of a separate application, and these alterations are currently under review by the Department's Historic Preservation Staff, through Minor Permit to Alter Case No. 2013.0252H. This Conditional Use Authorization, however, does not include any exterior alterations.

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

The Project, which does not include any physical expansion of the building envelope, will not affect any parks or open spaces, or their access to sunlight.

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. 2013.0209CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with floor plans on file, dated February 27, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion 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 July 11, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 11, 2013

EXHIBIT A

AUTHORIZATION

1. This authorization is for a Conditional Use Authorization to allow an office use that does not provide on-site services to the general public at the ground floor and basement of the existing building at 1019 Market Street, Block 3903 in Assessor's Lot 076, pursuant to Planning Code Sections **219(d) and 303**, within the C-3-G (Downtown General) Zoning District and a 120-X Height and Bulk District; in general conformance with plans, dated **February 27, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.0209CV** and subject to conditions of approval reviewed and approved by the Commission July 11, 2013, under Motion No. XXXXX. 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

2. 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 11, 2013**, under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

3. 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

4. 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

5. 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

6. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

7. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

8. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

9. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

10. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

11. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from Planning Code Section 145.1(c)(5) to allow an active use on the ground floor that is not open to the public during business hours. The conditions set forth below are additional conditions required in

connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

12. **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

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

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

PROVISIONS

14. **Downtown Park Fee - C-3 District.** Pursuant to Planning Code Section 412 (formerly 139), the Project Sponsor shall pay the Downtown Park Fee. The fee shall be based on drawings of the net addition of gross floor area of office to be constructed as set forth in the building permit and shall be paid prior to the issuance of a temporary certificate of occupancy.

MONITORING - AFTER ENTITLEMENT

15. **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.

16. **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

17. **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>

18. **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. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

19. **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

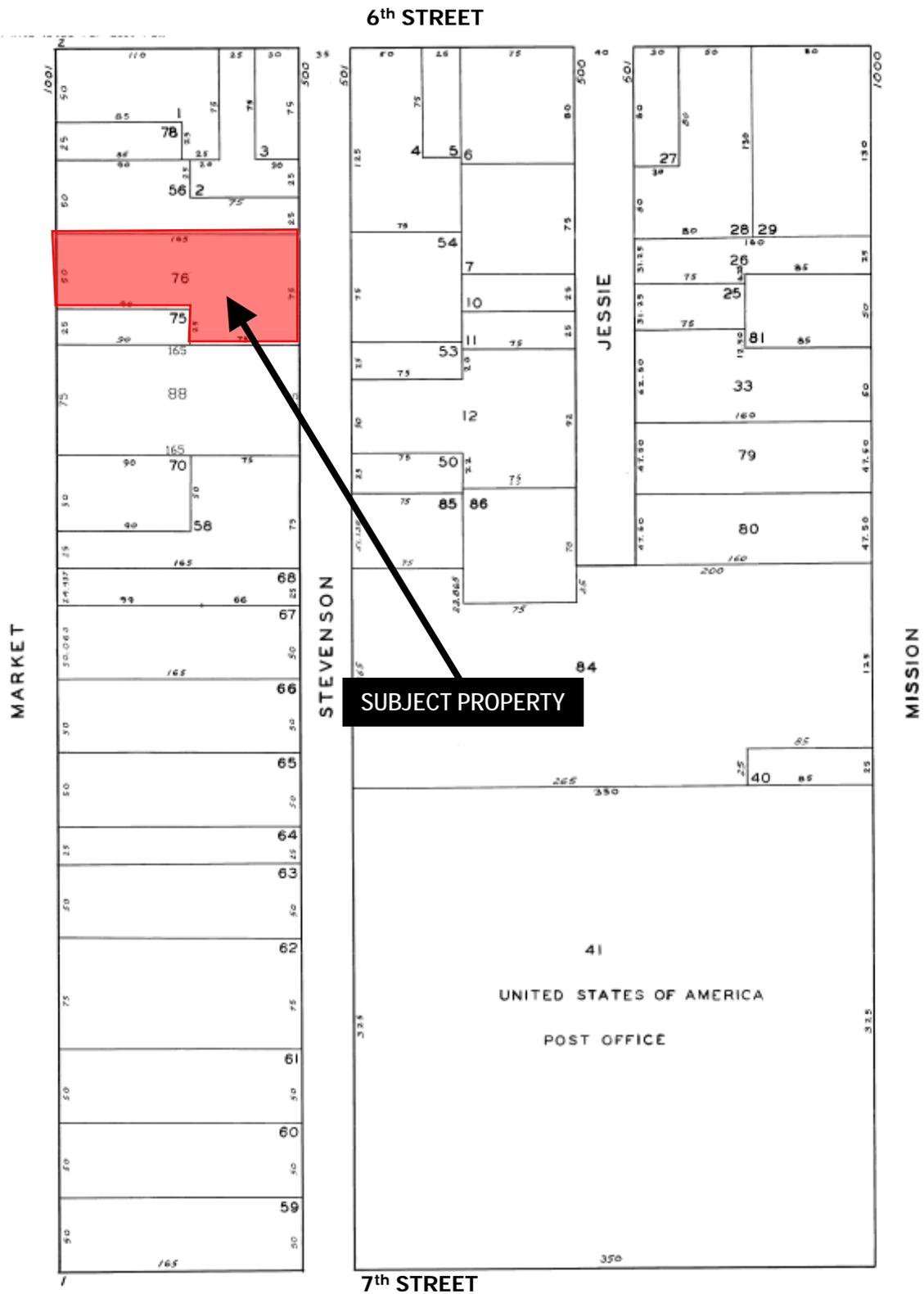
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

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

20. **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.

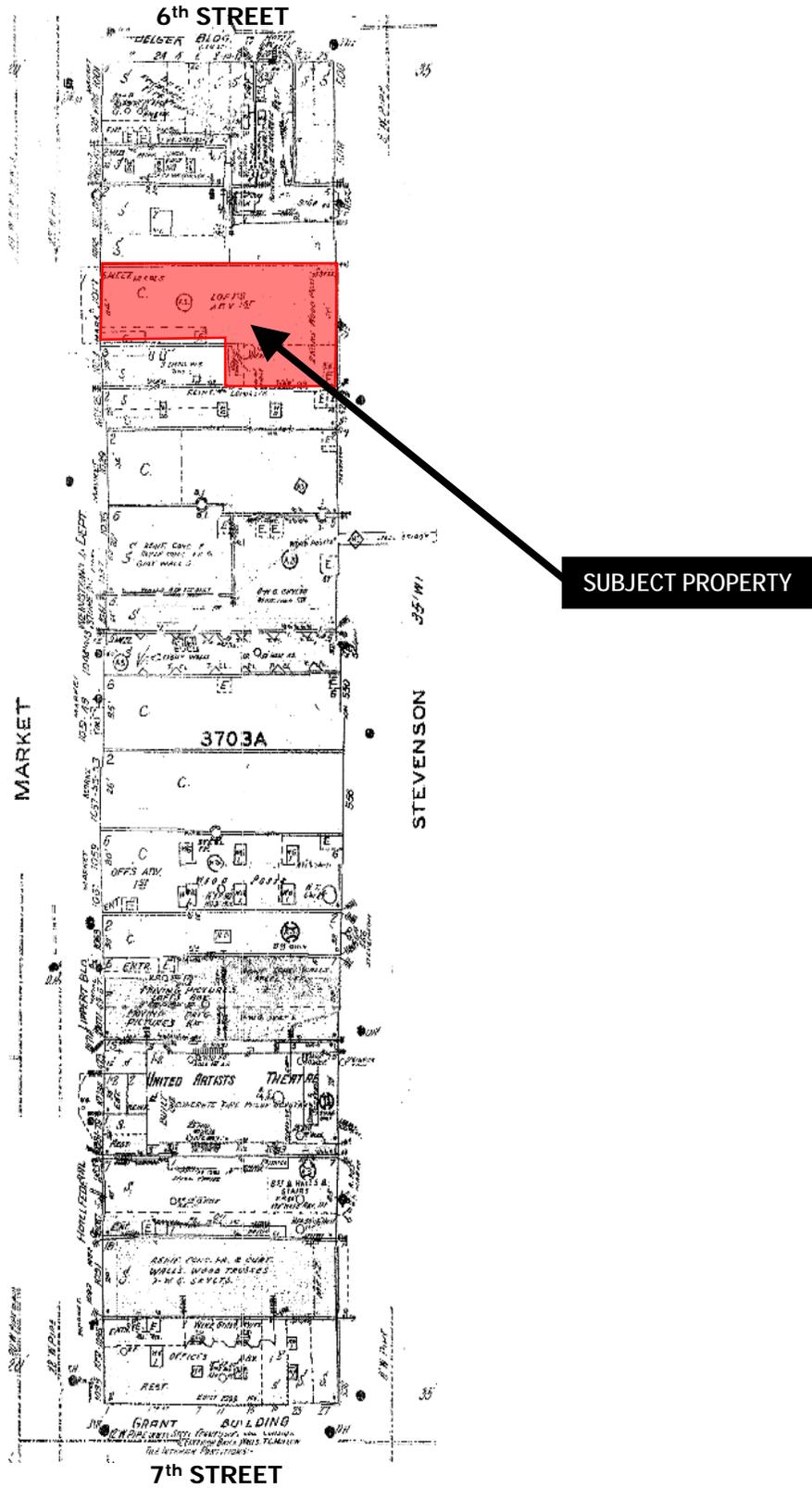
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Block Book Map



Conditional Use Authorization
 Case Number 2013.0209CV
 Change of Use to Office
 1019 Market Street

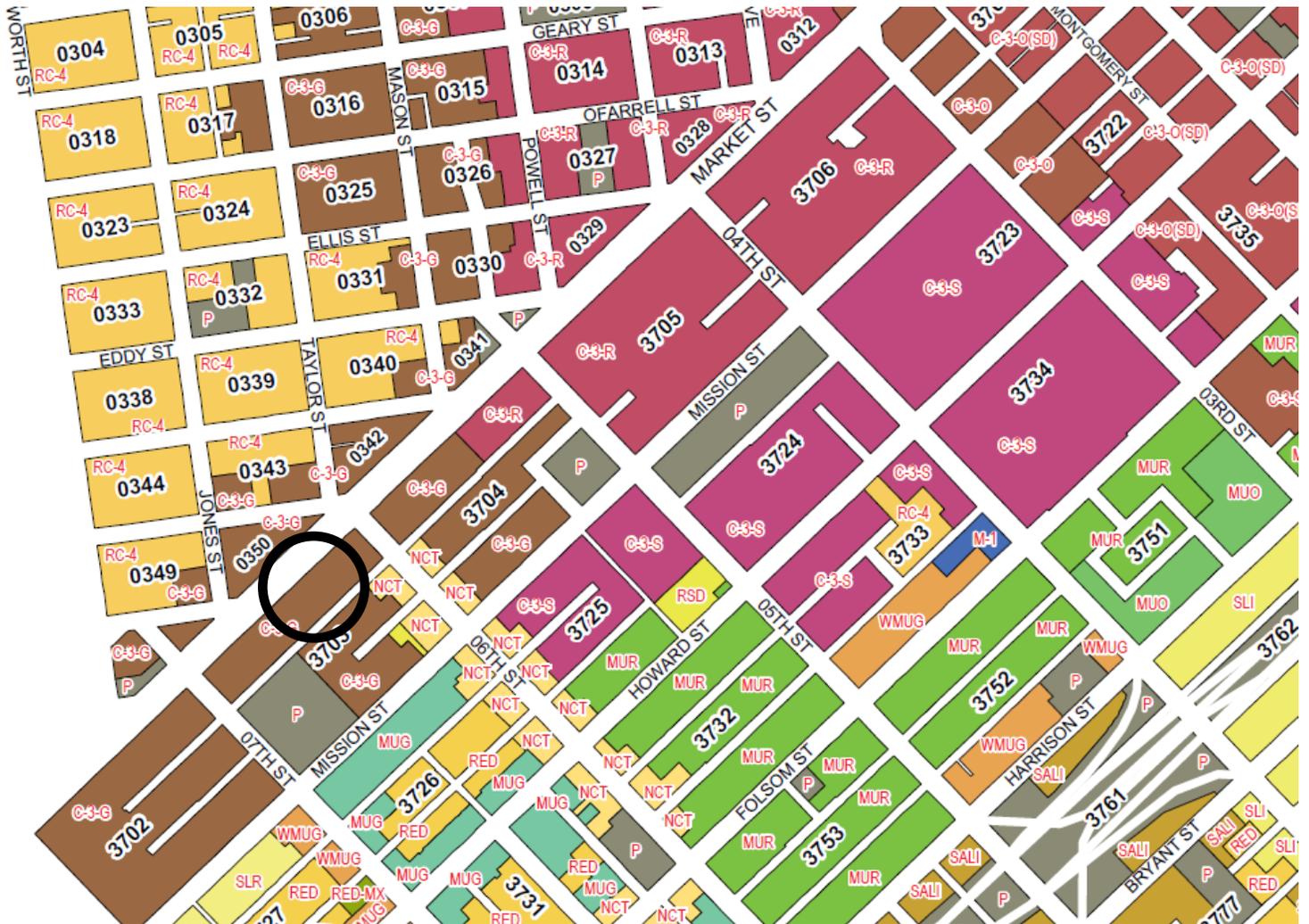
Sanborn Map*



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

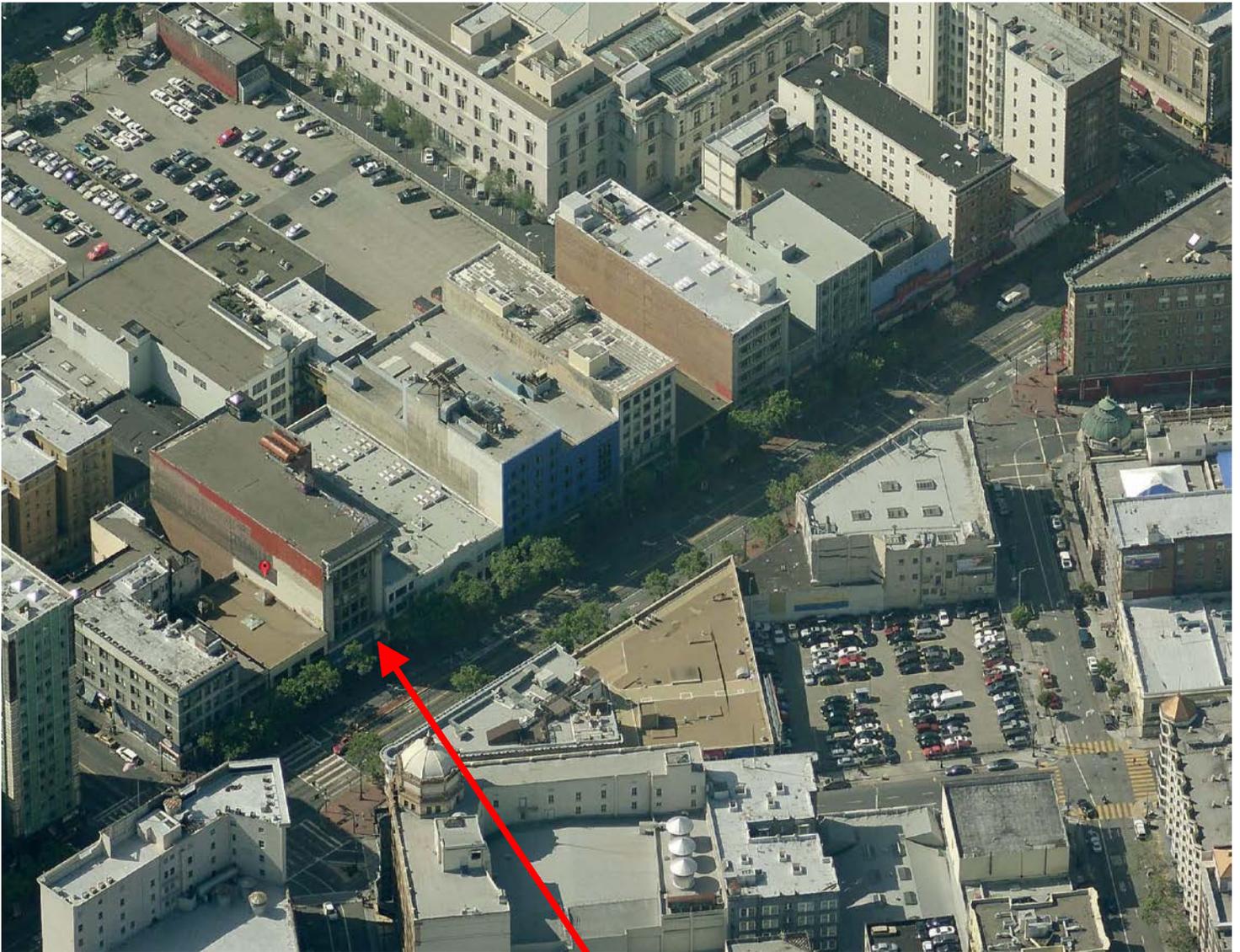


Zoning Map



Conditional Use Authorization
Case Number 2013.0209CV
Change of Use to Office
1019 Market Street

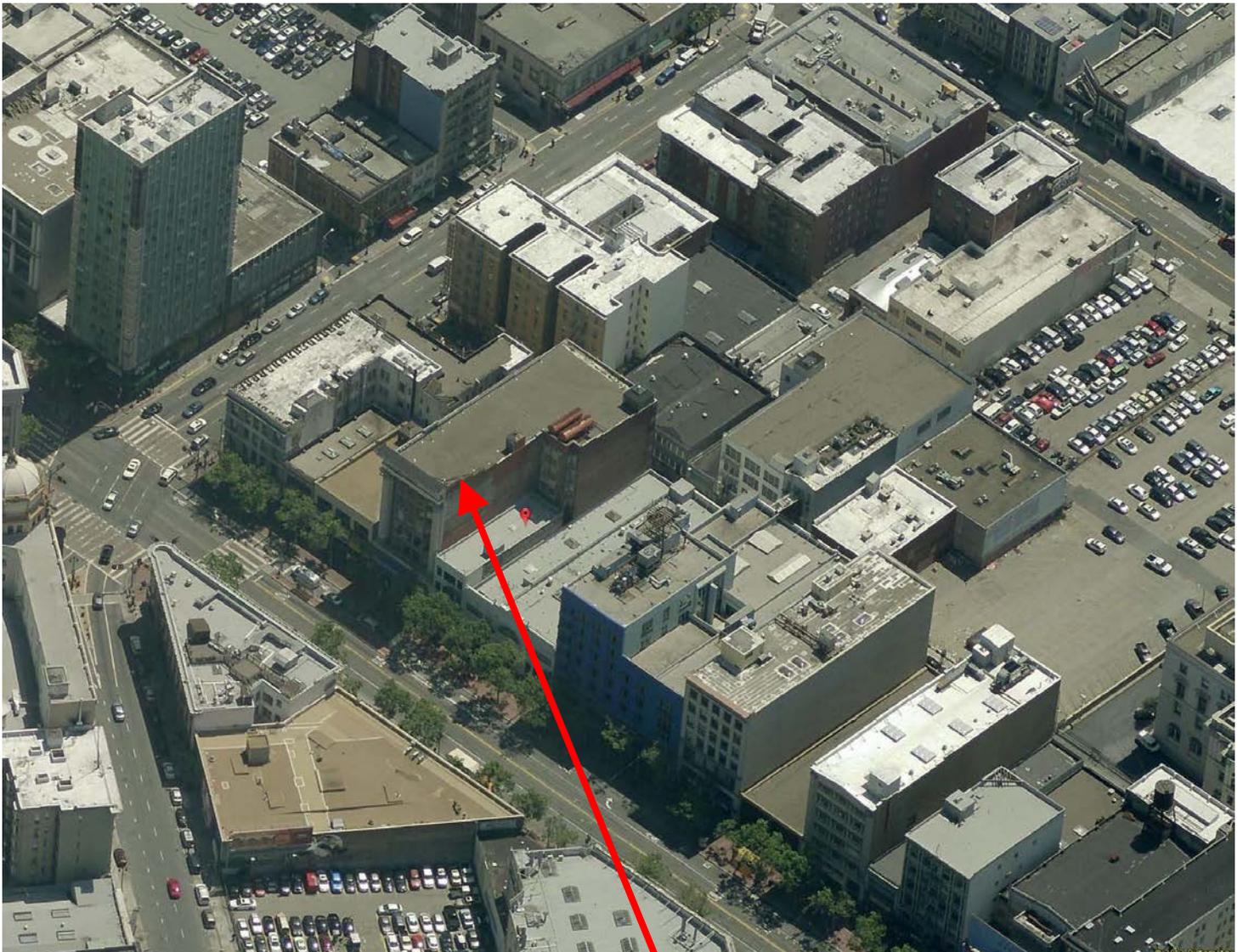
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

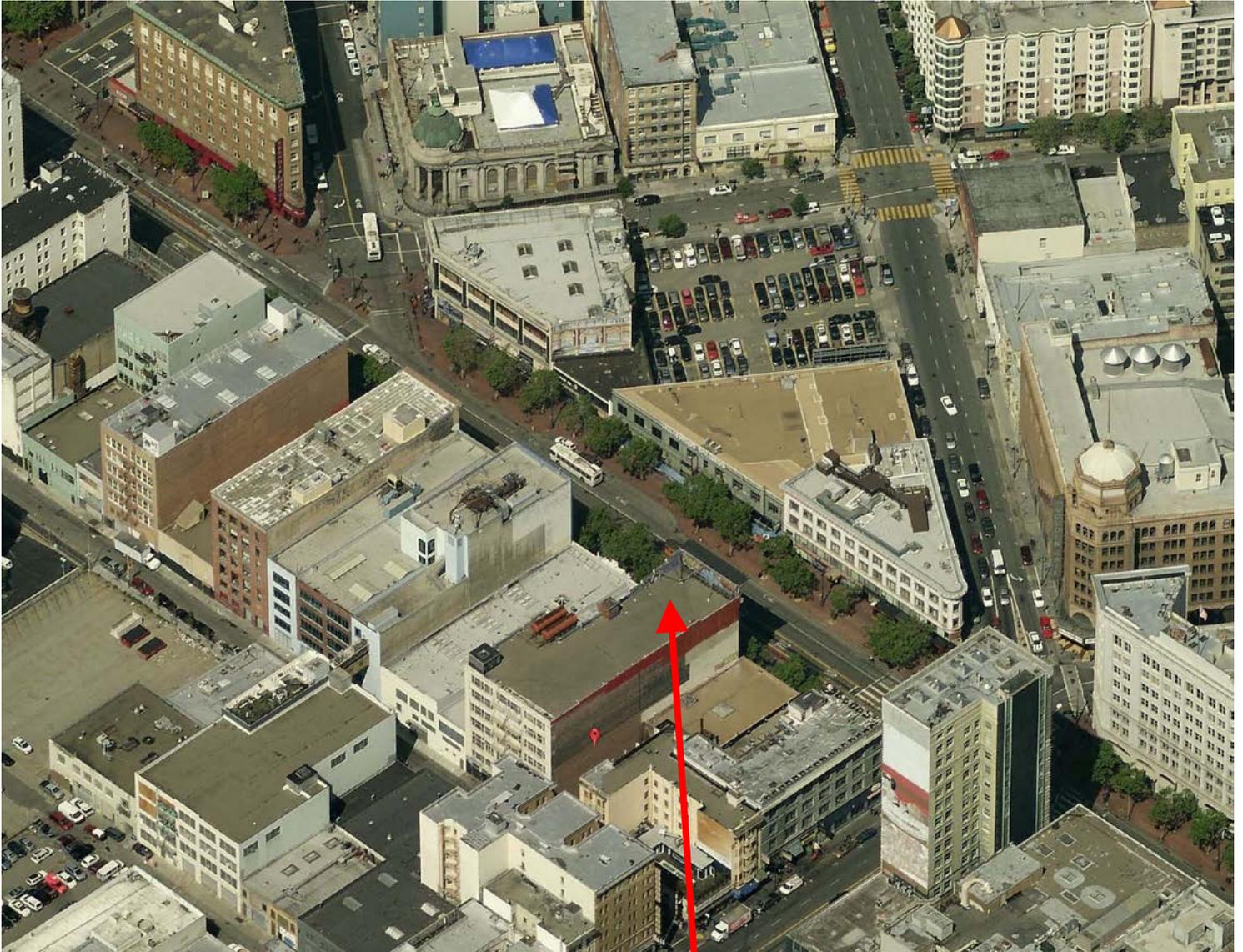


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0209CV
Change of Use to Office
1019 Market Street

Aerial Photo



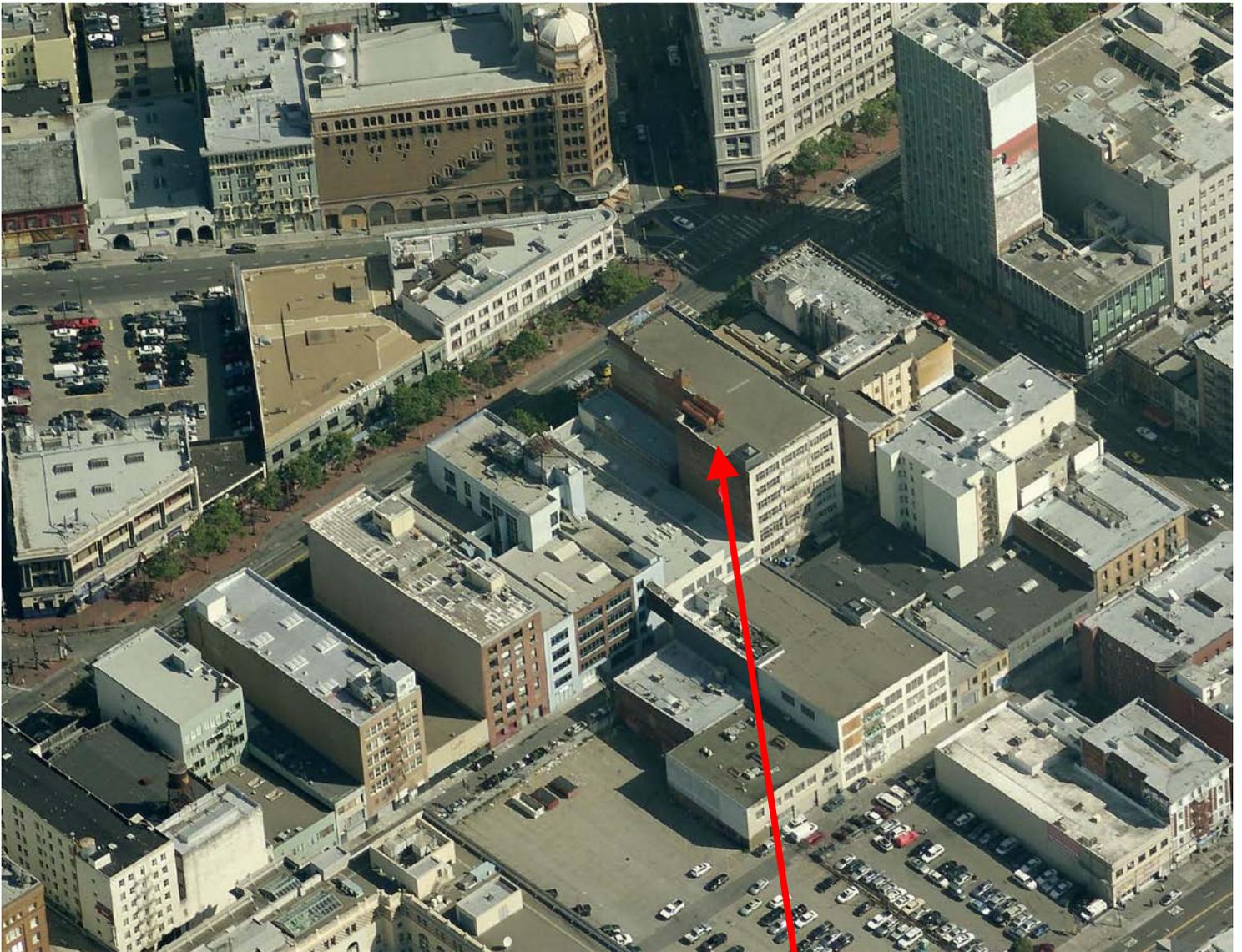
SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization
Case Number 2013.0209CV
Change of Use to Office
1019 Market Street

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2013.0209CV
Change of Use to Office
1019 Market Street



REUBEN, JUNIUS & ROSE, LLP

June 24, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 1019 Market Street
Project Sponsor's Brief in Support
Planning Case No. 2013.0209CV
Hearing Date: July 11, 2013
Our File No.: 7304.03**

Dear President Fong and Commissioners:

This office represents 1019 Market Street, LLC ("Project Sponsor"), the sponsor of a project to remodel the interior ground floor and basement of an existing building located at 1019 Market Street in San Francisco ("Property"). This project is part of a broader refurbishment and re-tenanting of the building.

To advance this project, we respectfully request that the Planning Commission grant conditional use authorization to allow the location of professional and business offices not offering on-site services to the general public, at or below a ground floor in the C-3-G Zoning District, pursuant to Planning Code Sections 303 and 219(d).

In addition, the Project Sponsor is requesting a variance from the Zoning Administrator, in order to allow an existing ground-level entrance at the rear of the building on Stevenson Street to remain inaccessible to the public during business hours.

We look forward to presenting the project to you on July 11, 2013.

A. Existing Area Conditions

The Property is located on the south side of Market Street, between 6th and 7th Streets, within the Downtown-General ("C-3-G") Zoning District. This District covers the western portions of the Downtown area. Office uses are principally permitted on all floors above the ground level in the C-3-G District, but conditional use authorization is required to locate office uses not offering on-site services to the public at or below the ground floor. The Property is within easy walking distance of the downtown core, and is well-served by a range of public transit options, including BART, AC Transit, Muni Metro and Muni street car lines.

The building has frontage on both Market and Stevenson Streets. However, Stevenson Street is primarily used by adjacent properties with frontage on Jesse, Market and Mission Streets for freight delivery and secondary building access, and contains few active

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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street-fronting ground-floor uses that would attract pedestrian foot traffic. Buildings in the Property's immediate vicinity along Market Street predominantly contain office over ground floor commercial, retail, or entertainment uses.

The Property is located within the Mid-Market area, which has suffered from blight in recent years, characterized by boarded-up storefronts, unkempt street facades, a high concentration of social service agencies and open drug use. Revitalization of the area has become the focus of a major cooperative effort between the San Francisco Mayor's Office and the Board of Supervisors. Public and private partnerships have been launched with the goals of increasing the number of businesses in the area and restoring the neighborhood's character. As a result of these efforts, the Mid-Market area is becoming a popular location for new office uses within the City. Prominent companies that have recently located offices in the Mid-Market area include Twitter, Square, Yammer, Dolby Laboratories, and Zendesk. This trend is desirable for the surrounding neighborhood, as it re-activates vacant building spaces, attracts new employees, and contributes to the progressive revitalization of Mid-Market.

The existing building at the Property has been vacant for six months. It most recently housed approximately 2,866 square feet of ground-floor retail fronting on Market Street, 4,736 square feet of vacant office space at the rear of the building's ground floor, and 10,295 square feet of basement storage area, serving the building's office tenants. The building's remaining six upper levels contain office uses.

B. Project Description

The project would remodel the interior of the existing building's basement and ground floors, in order to provide additional private office space and to improve access, safety and circulation for tenants on all floors. This project is part of a broader refurbishment and re-tenanting of the building. The Project Sponsor will also be working with planners to appropriately clean and remodel the exterior of the building in accordance with the Planning Code. **The current application concerns only renovation and changes of use in the interior of the building's ground floor and basement levels.**

Ground Floor

The remodeled ground floor would contain approximately 2,585 square feet of retail space, fronting on Market Street, which would enhance the active, pedestrian-oriented character of neighborhood street frontages. In addition, approximately 3,196 square feet of private office space would be provided at the rear of the building, along Stevenson Street. The remaining area at the building's ground level would be utilized for common access space including stairs, elevators, restrooms, and building services. In order to provide a secure working environment, the Project Sponsor would provide a security desk at the Market Street entrance that would be common to all office uses in the building and provide a key-card access system for building tenants. Accordingly, the secondary building access from Stevenson Street would not be accessible to the public during business hours.

Basement

In the building's basement, approximately 7,702 square feet of new private office space would be provided. The remodeled basement and ground floor office spaces would be accessed via either the existing entrance located at the northeast corner of the building along Market Street, or from an existing entrance on Stevenson Street.

The overall square footage of the building's ground floor and basement area would be reduced by approximately 718 square feet. At this time, the Project Sponsor has not identified a particular tenant to occupy the proposed ground floor or basement office spaces. The upper floors of the building would continue to house office uses.

C. Benefits of the Project

This project is desirable and compatible with the surrounding neighborhood, and would offer numerous benefits, including:

- Remodeling and Re-Activating the Existing Retail Space. The existing building has been vacant for the past six months, and previously housed a dated retail space fronting on Market Street (d.b.a. "City Finest Clothing"). The project would remodel the interior of the existing retail space, making it more attractive to future tenants. Locating a new neighborhood-serving retail tenant in this space will serve to re-activate the building's Market Street frontage, attracting new consumers and enhancing the intended active, pedestrian-oriented character of the Market Street commercial corridor.
- Contributing to the Revitalization of Mid-Market Area. The project would contribute to the revitalization of Mid-Market by providing approximately 10,898 square feet of modern, remodeled office space within the ground floor and basement of the existing building. This remodeled space would attract new office tenants to the area, increasing opportunities for neighborhood and City employment and drawing an influx of new neighborhood consumers and visitors. In addition, the project would provide approximately 2,585 square feet of remodeled retail space that would reactivate the building's Market Street frontage and attract new neighborhood-serving retail tenants.
- Advancing the City's Transit First Policy. The Project would locate approximately 10,898 square feet of newly remodeled office space and 2,585 square feet of newly remodeled retail space in an existing building that is within easy walking distance to a range of City and regional public transit options including BART, AC Transit, Muni Metro and Muni street car lines. In addition, the Property is centrally located, within easy walking distance to the City's Downtown Core and residential neighborhoods, and the project would provide no off-street parking. Locating additional modern office and retail space in this area will encourage employees and consumers visiting

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the Property to walk, bike, or use public transit, consistent with the City's Transit First policies.

D. Conclusion

The project will provide approximately 10,898 square feet of desirable remodeled office space at the ground floor and basement of an existing building along the busy Market Street commercial corridor. The availability of additional office space will draw new tenants to the area, contributing to the ongoing revitalization of the Mid-Market area. In addition, the project would provide approximately 2,585 square feet of remodeled retail space at the front of the building, re-activating its Market Street frontage and enhancing the pedestrian experience within the neighborhood. For these reasons, the Project Sponsor respectfully requests that the Commission grant approval pursuant to Planning Code Sections 303 and 219(d), in order to allow the development of this highly-beneficial project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures

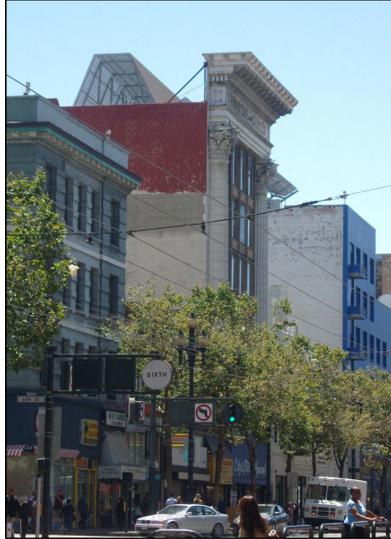
cc: Vice-President Cindy Wu
Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Bill Sugaya
Jonas P. Ionin – Acting Commission Secretary
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Elizabeth Watty – Planning Department
Cameron Bassett – 1019 Market Street Property, LLC
Eric Clapp – 1019 Market Street Property, LLC
Melinda Sarjapur – Reuben, Junius & Rose, LLP

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REUBEN, JUNIUS & ROSE, LLP

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VIEW LOOKING WEST



VIEW LOOKING SOUTH



VIEW LOOKING EAST



DETAIL VIEW LOOKING SOUTH

MARKET STREET VIEWS (NORTH)

SCALE: NA

1



VIEW LOOKING WEST



DETAIL VIEW LOOKING EAST

STEVENSON STREET VIEWS (SOUTH)

SCALE: NA

2

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TMT

planning / architecture / interiors

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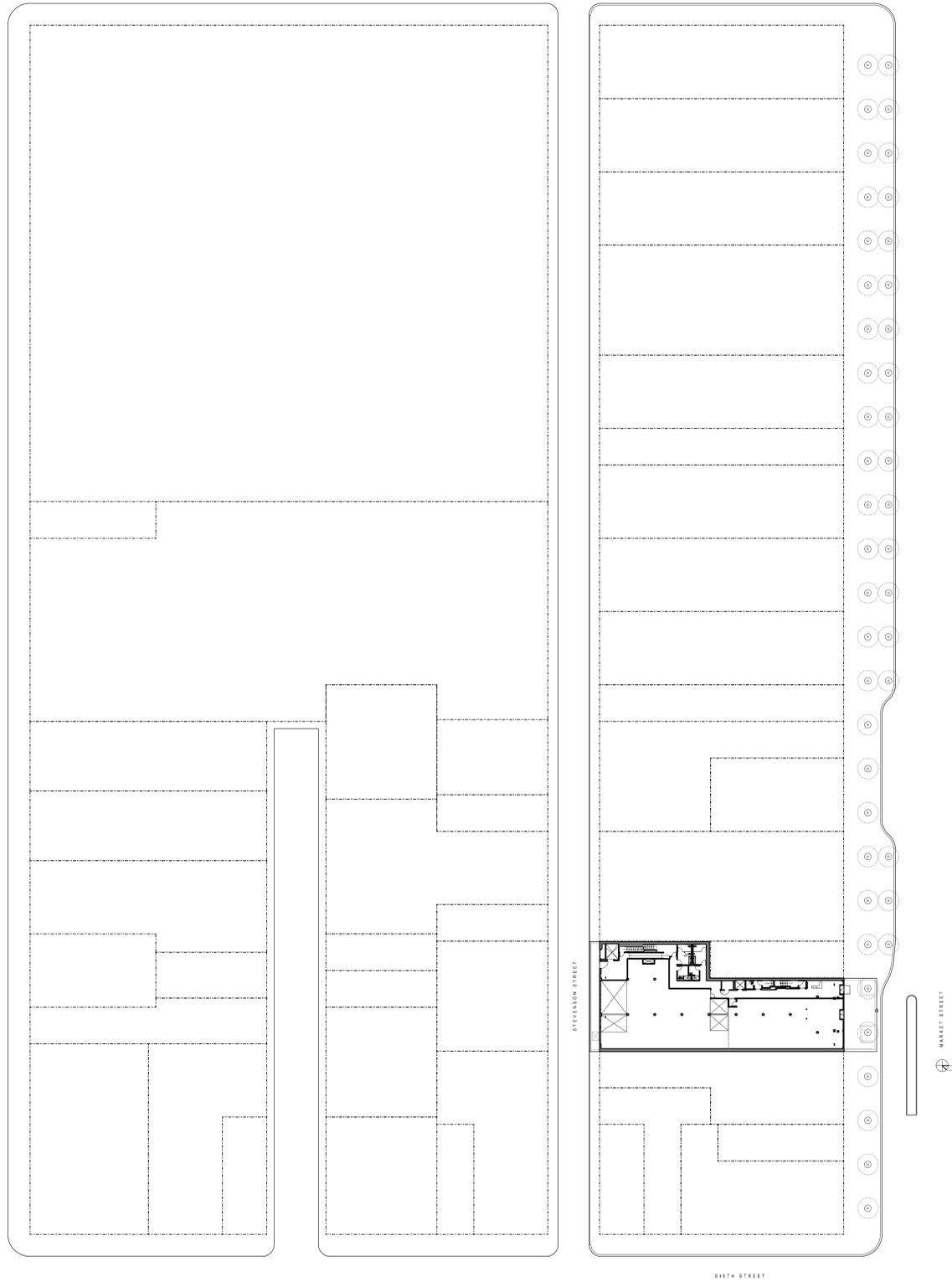
Issues	Date
ISSUE FOR CUP	02.27.13

Sheet Title
**PHOTOGRAPHS OF
EXISTING CONDITIONS**

Project No	12017.00
Scale	AS NOTED
Drawn	XX
Checked	XX
Sheet No.	A00.1

**EASTERN OUTFITTING
BUILDING**

1017-1019 MARKET STREET
SAN FRANCISCO, CA



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TMT

planning / architecture / interiors

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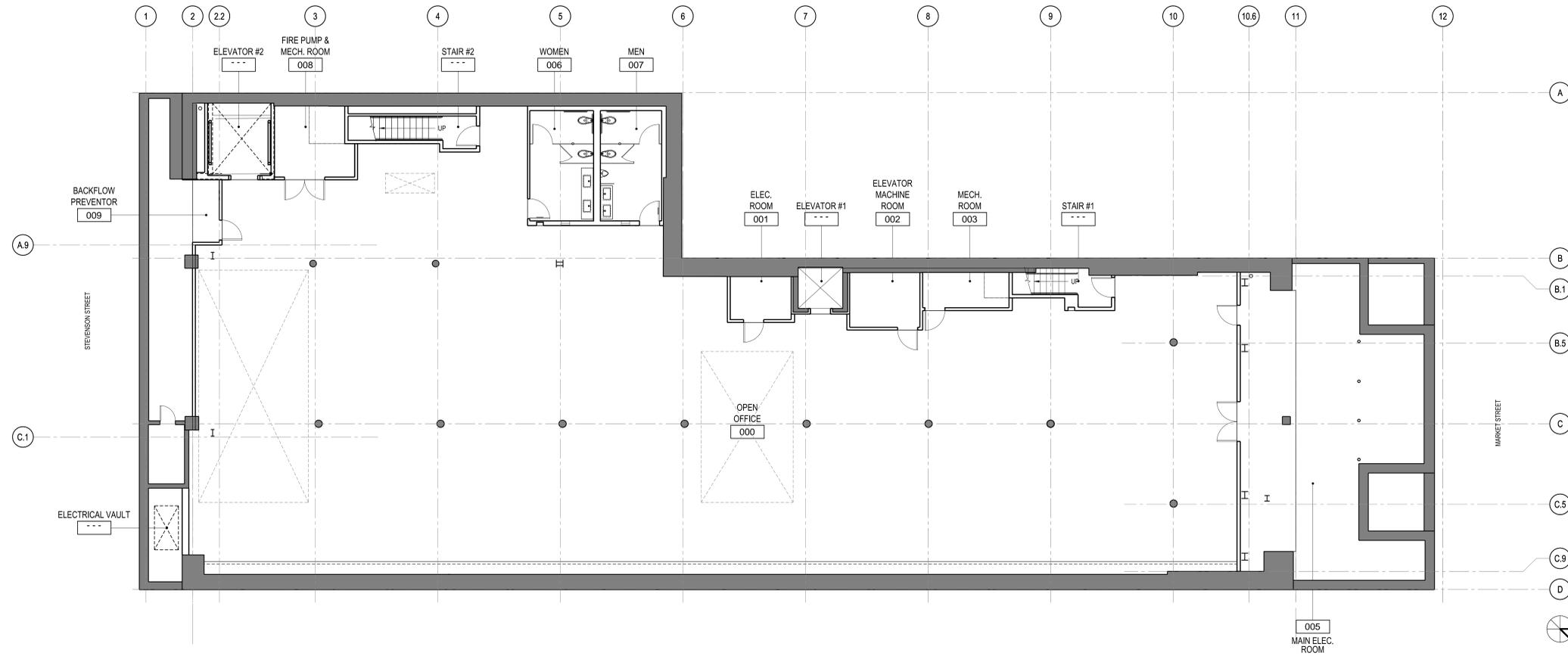
Issues	Date
ISSUE FOR CUP	02.27.13

Sheet Title

SITE PLAN

Project No	12017.00
Scale	AS NOTED
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Checked	XX
Sheet No.	A01.0

SITE PLAN
SCALE: 1"=40'-0"



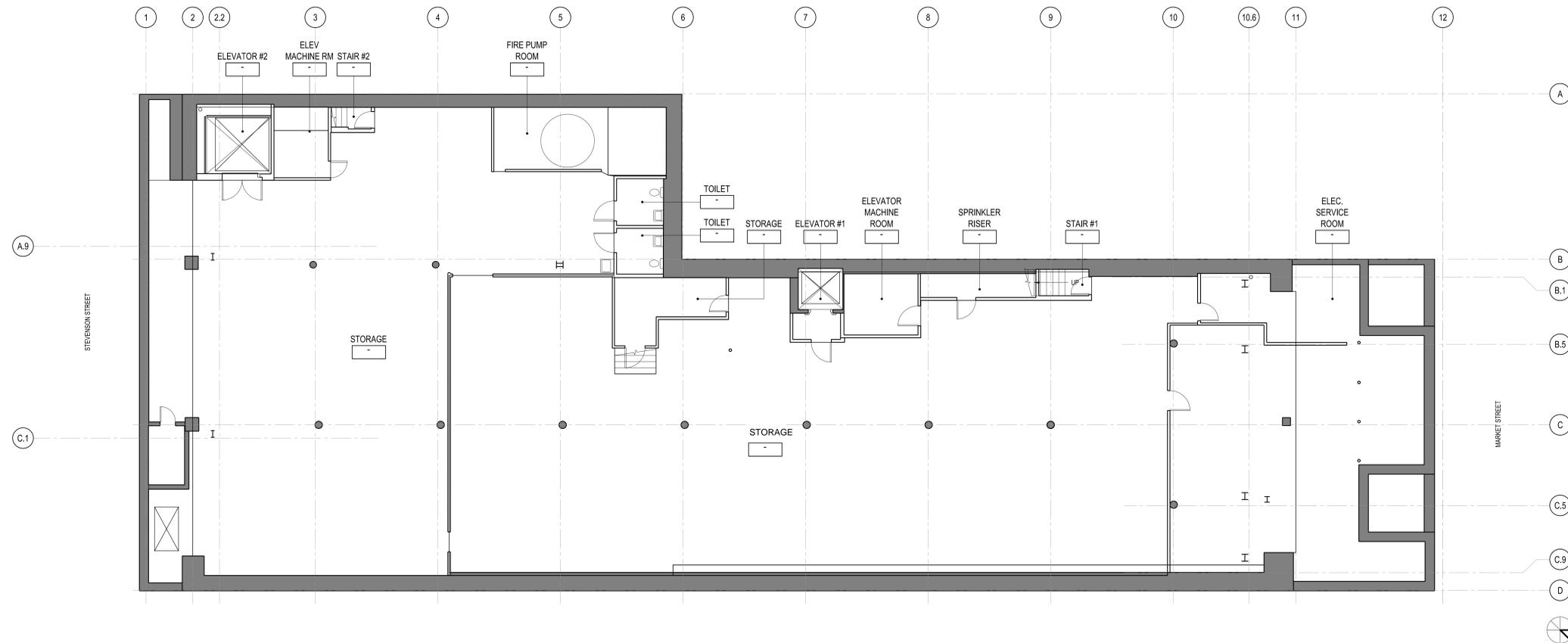
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

2

FLOOR AREA

ORIGINAL BASEMENT AREAS	
STORAGE	8,103 SF
OFFICE	0 SF
COMMON*	1,092 SF
TOTAL	9,195 SF
UNDERSIDEWALK	1,100 SF
PROPOSED BASEMENT FLOOR AREAS	
STORAGE	0 SF
OFFICE	7,702 SF
COMMON*	1,582 SF
TOTAL	9,284 SF
UNDERSIDEWALK	1,100 SF

*COMMON IS STAIRS, ELEVATORS, TOILETS & BUILDING SERVICES.



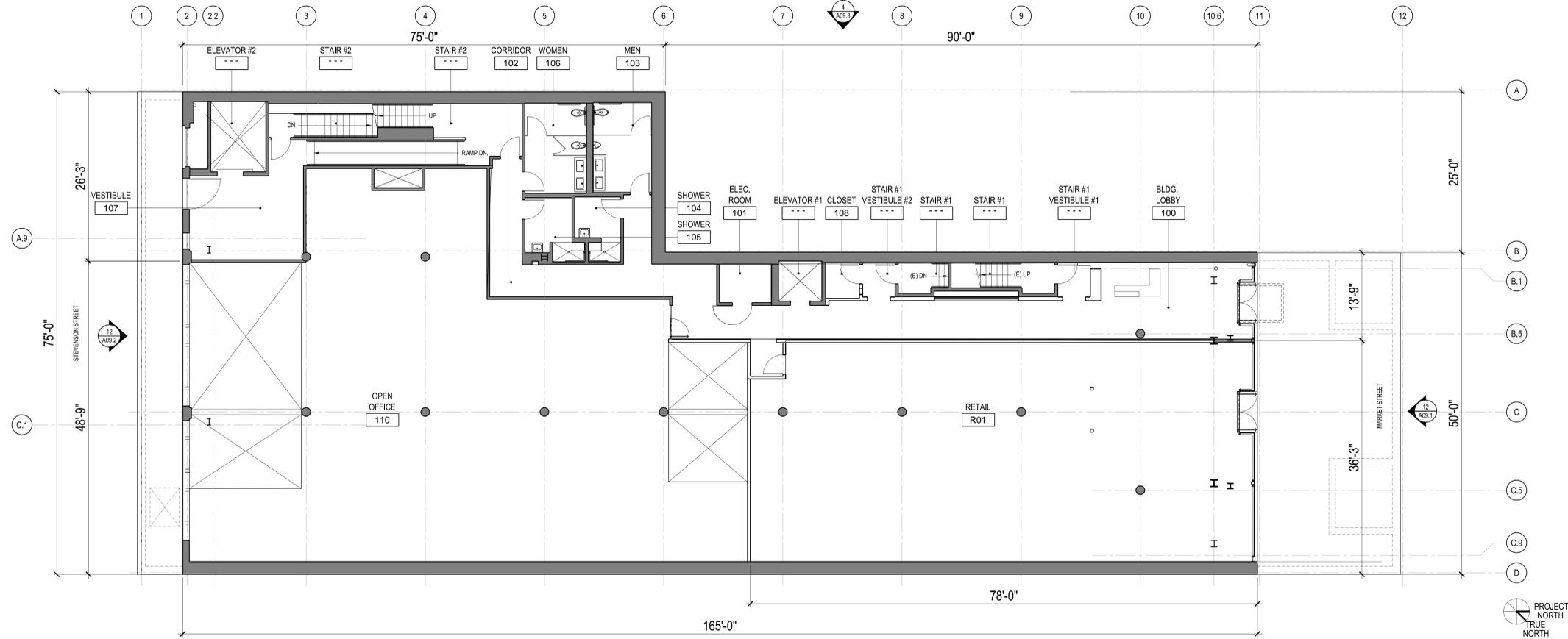
EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

4

Issues	Date
ISSUE FOR CUP	02.27.13
REISSUE FOR CUP	06.03.13

Sheet Title
BASEMENT EXISTING & PROPOSED FLOOR PLANS

Project No.	12017.00
Scale	AS NOTED
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Checked	XX
Sheet No.	A02.0



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

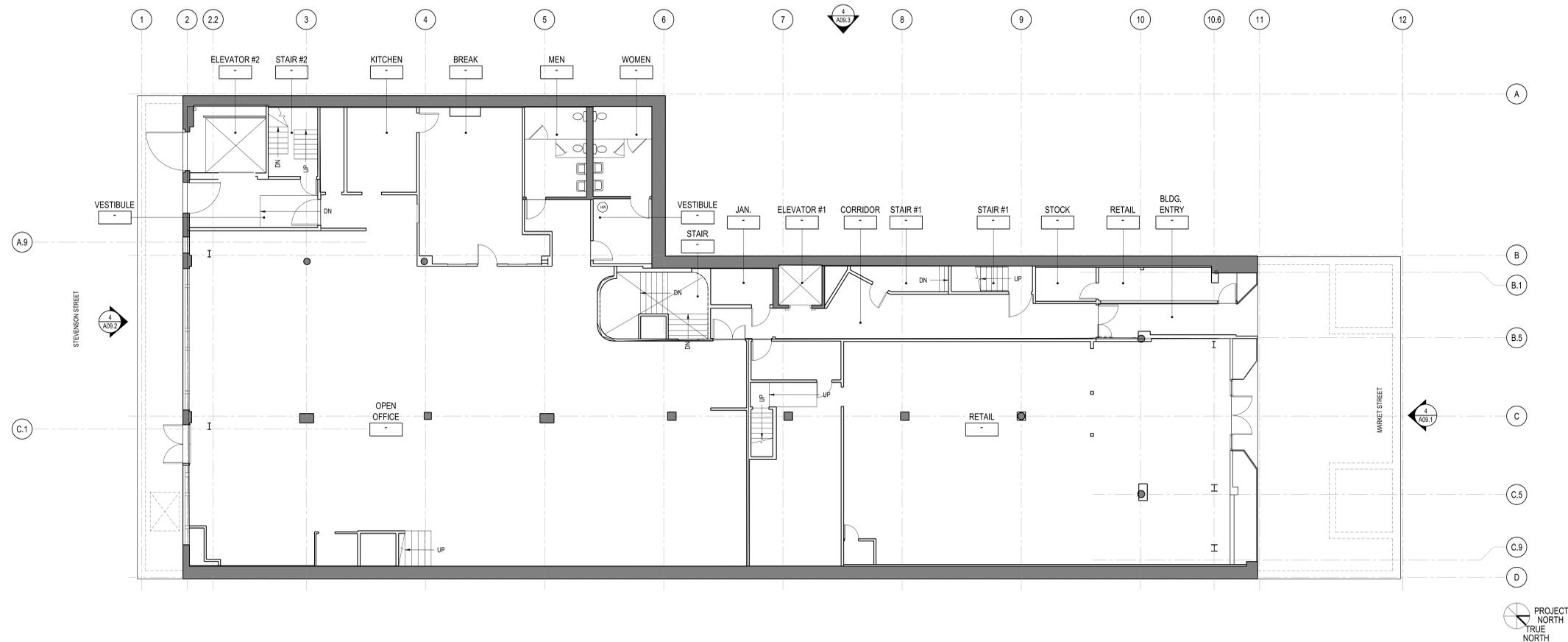
2

FLOOR AREA

ORIGINAL FIRST FLOOR AREAS	
RETAIL	2,866 SF
OFFICE	4,736 SF
COMMON*	1,602 SF
TOTAL	9,204 SF

PROPOSED FIRST FLOOR AREAS	
RETAIL	2,585 SF
OFFICE	3,196 SF
COMMON*	2,616 SF
TOTAL	8,397 SF

*COMMON IS STAIRS, ELEVATORS, TOILETS & BUILDING SERVICES.



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

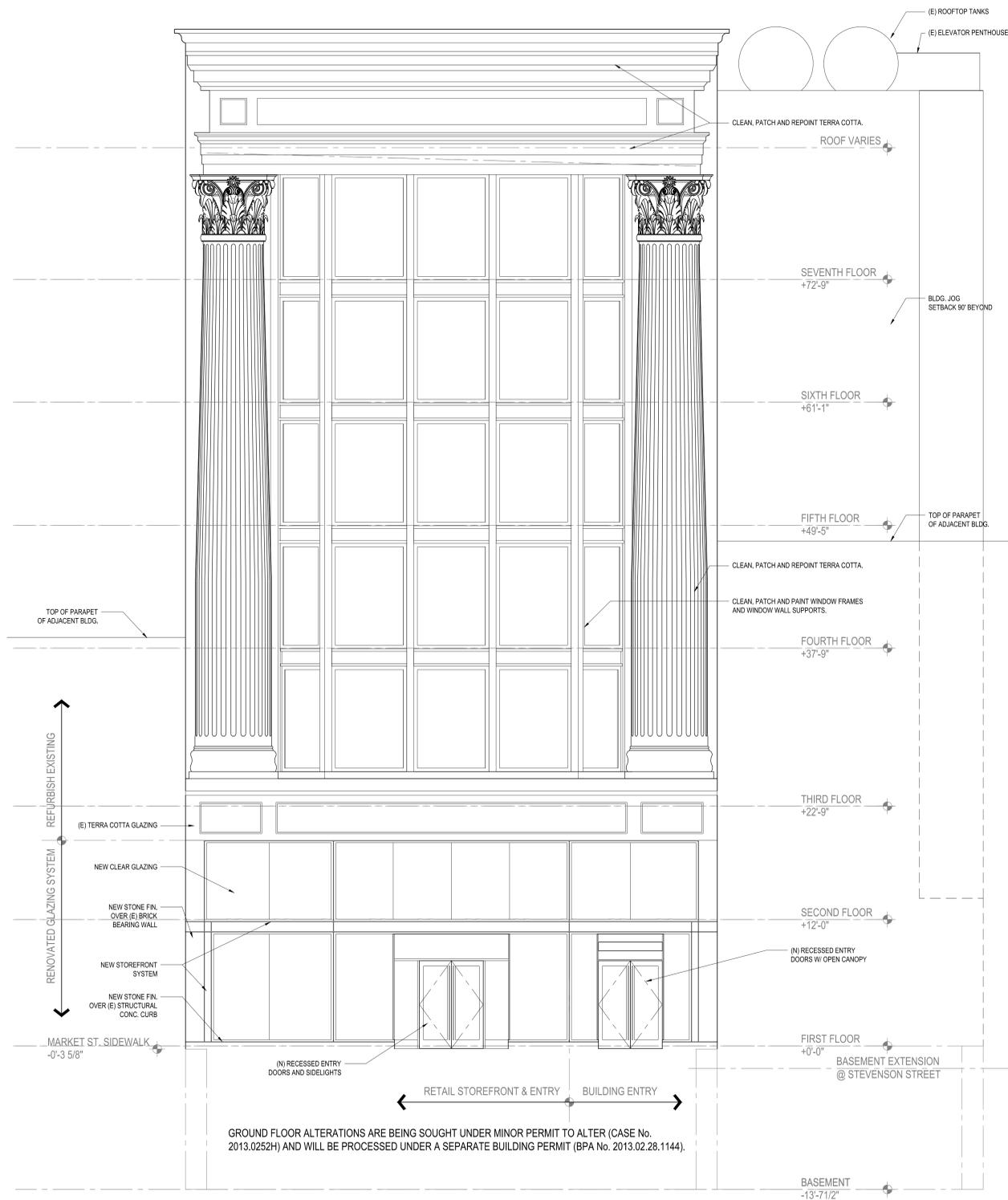
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Issues	Date
ISSUE FOR CUP	02.27.13
REISSUE FOR CUP	06.03.13

Sheet Title
FIRST FLOOR EXISTING & PROPOSED PLANS

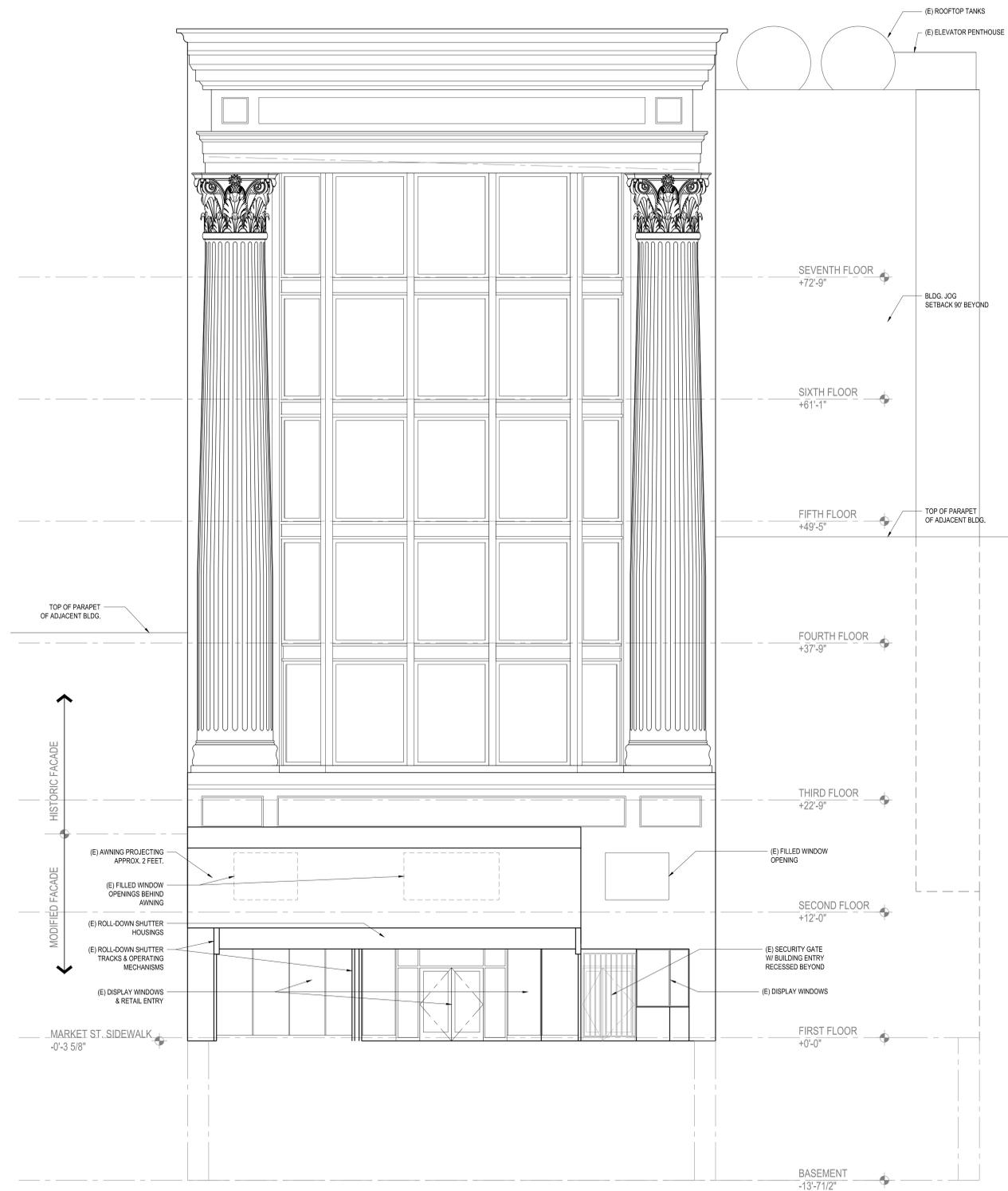
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Sheet No.	

A02.1



PROPOSED NORTH (MARKET STREET) ELEVATION

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

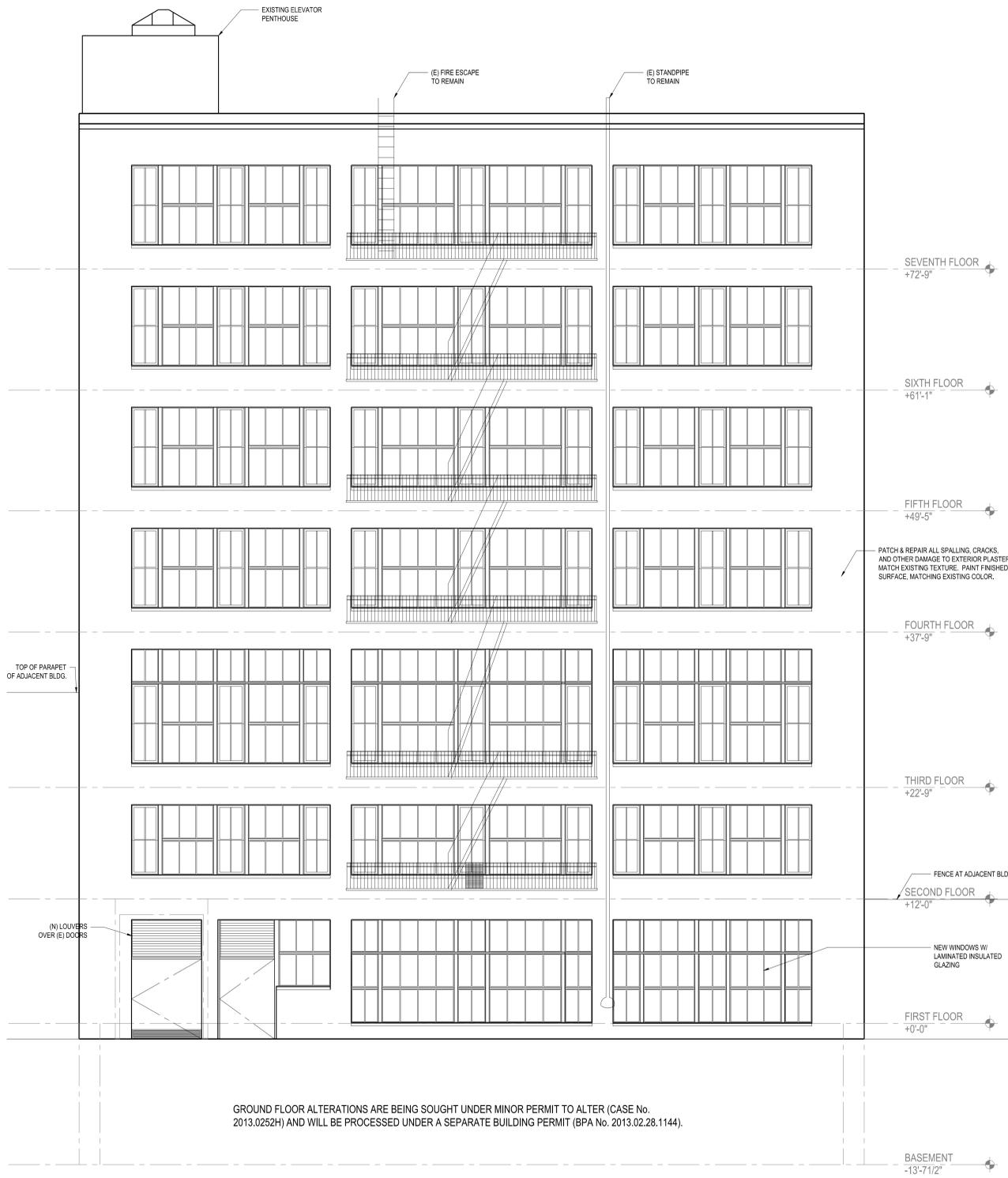


EXISTING NORTH (MARKET STREET) ELEVATION

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

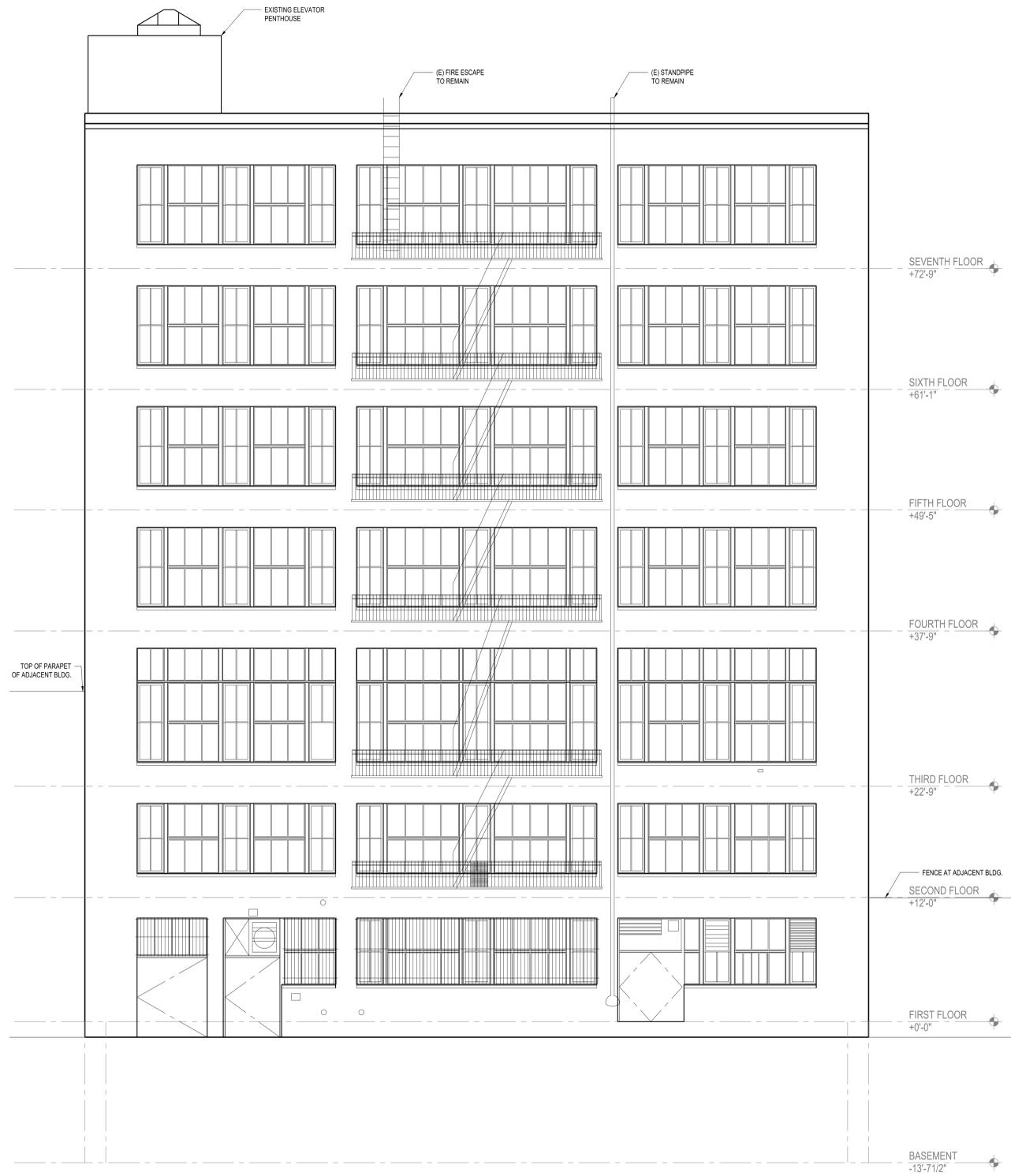
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REISSUE FOR CUP	06.03.13

Project No.	12017.00
Scale	AS NOTED
Drawn	XX
Checked	XX
Sheet No.	A09.1



PROPOSED SOUTH (STEVENSON STREET) ELEVATION

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



EXISTING SOUTH (STEVENSON STREET) ELEVATION

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

**studio
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planning / architecture / interiors

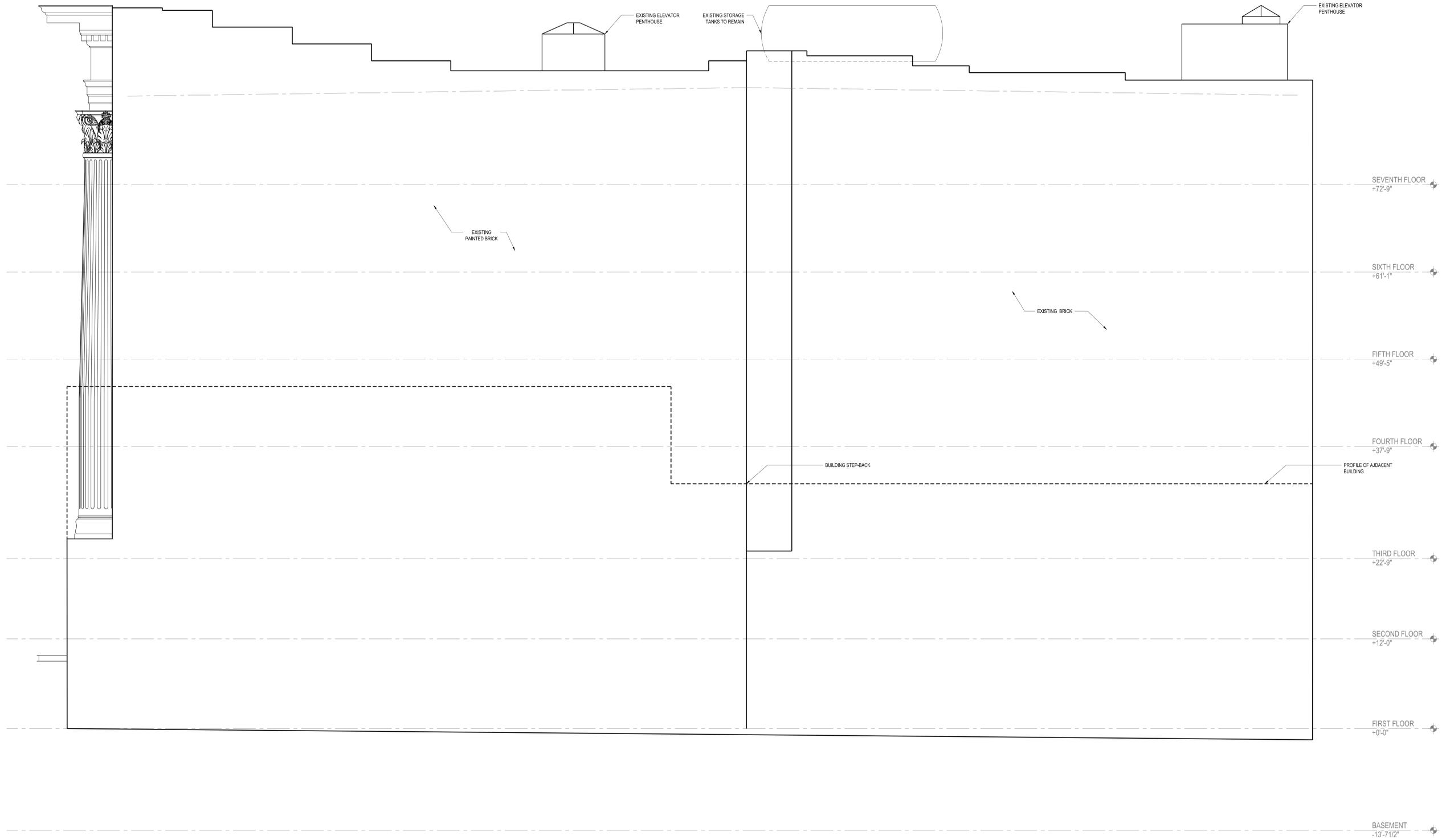
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Issues	Date
ISSUE FOR CUP	02.27.13
REISSUE FOR CUP	06.03.13

Sheet Title
**EXTERIOR ELEVATIONS
SOUTH (STEVENSON)**

Project No.	12017.00
Scale	AS NOTED
Drawn	XX
Checked	XX
Sheet No.	A09.2



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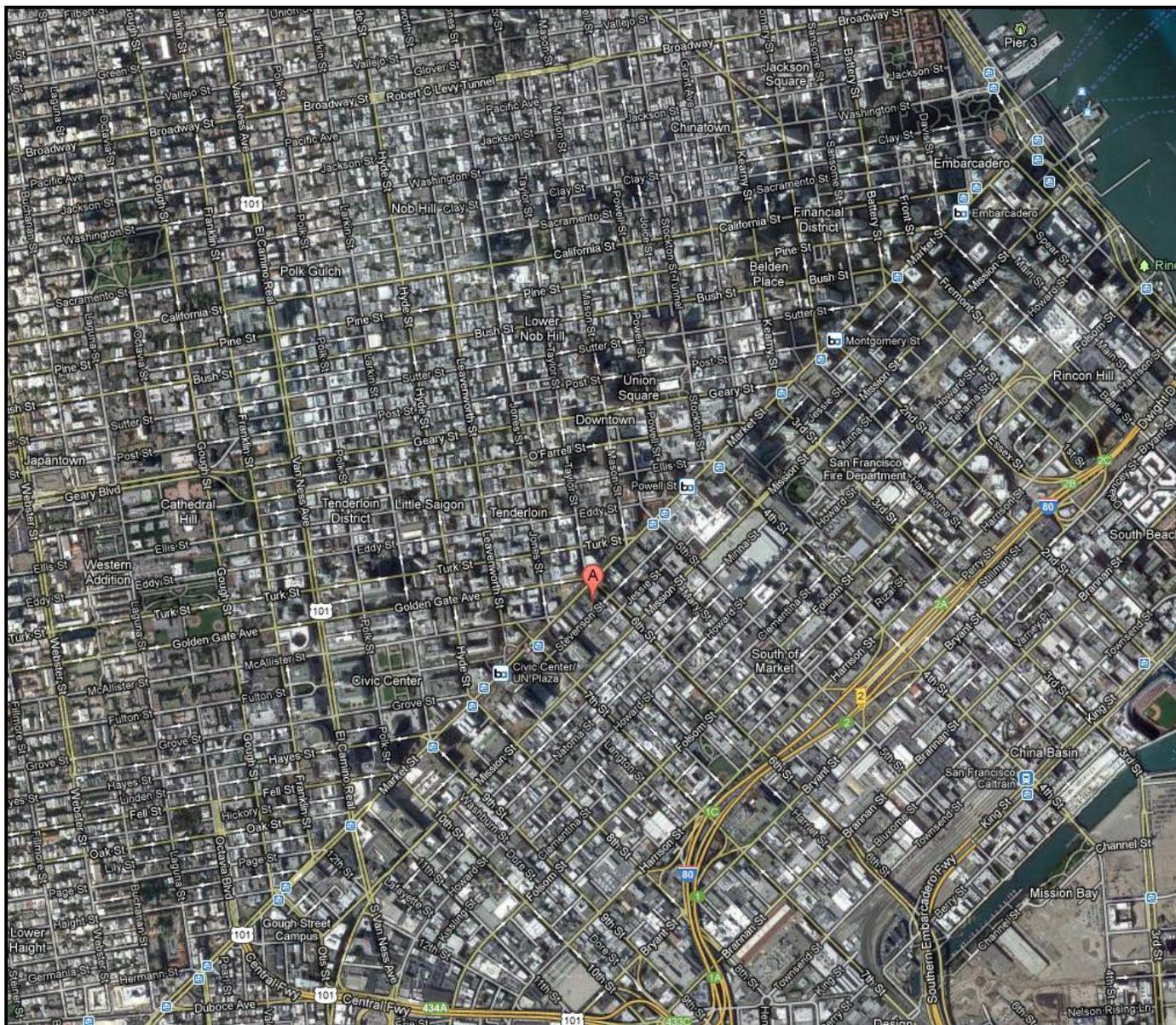
Issues	Date
ISSUE FOR CUP	02.27.13

Sheet Title
EXTERIOR ELEVATION WEST

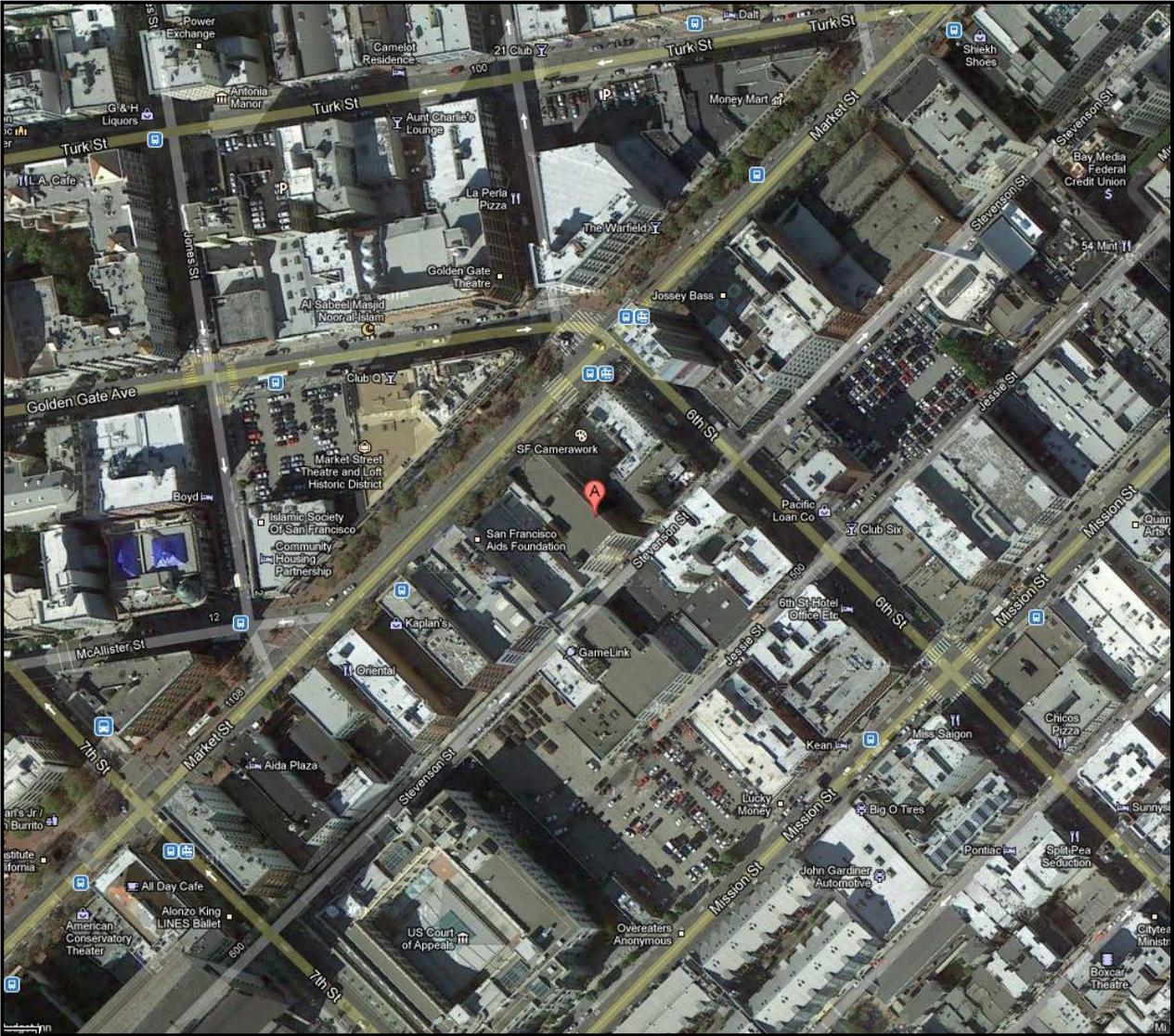
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Sheet No.	

A09.3

1019 Market Street – Aerial View



1019 Market Street – aerial view



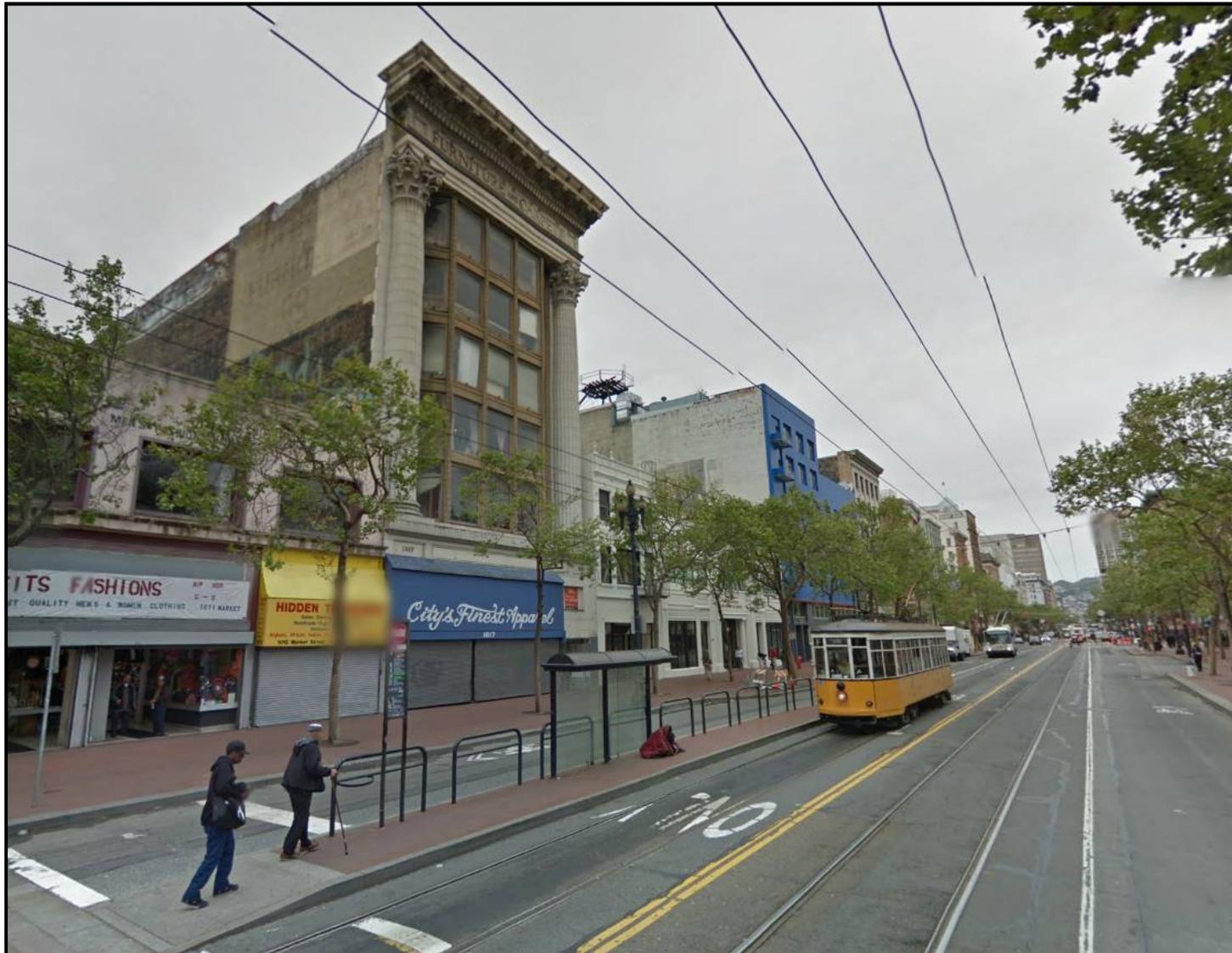
1019 Market Street – Street View, Front, on Market Street



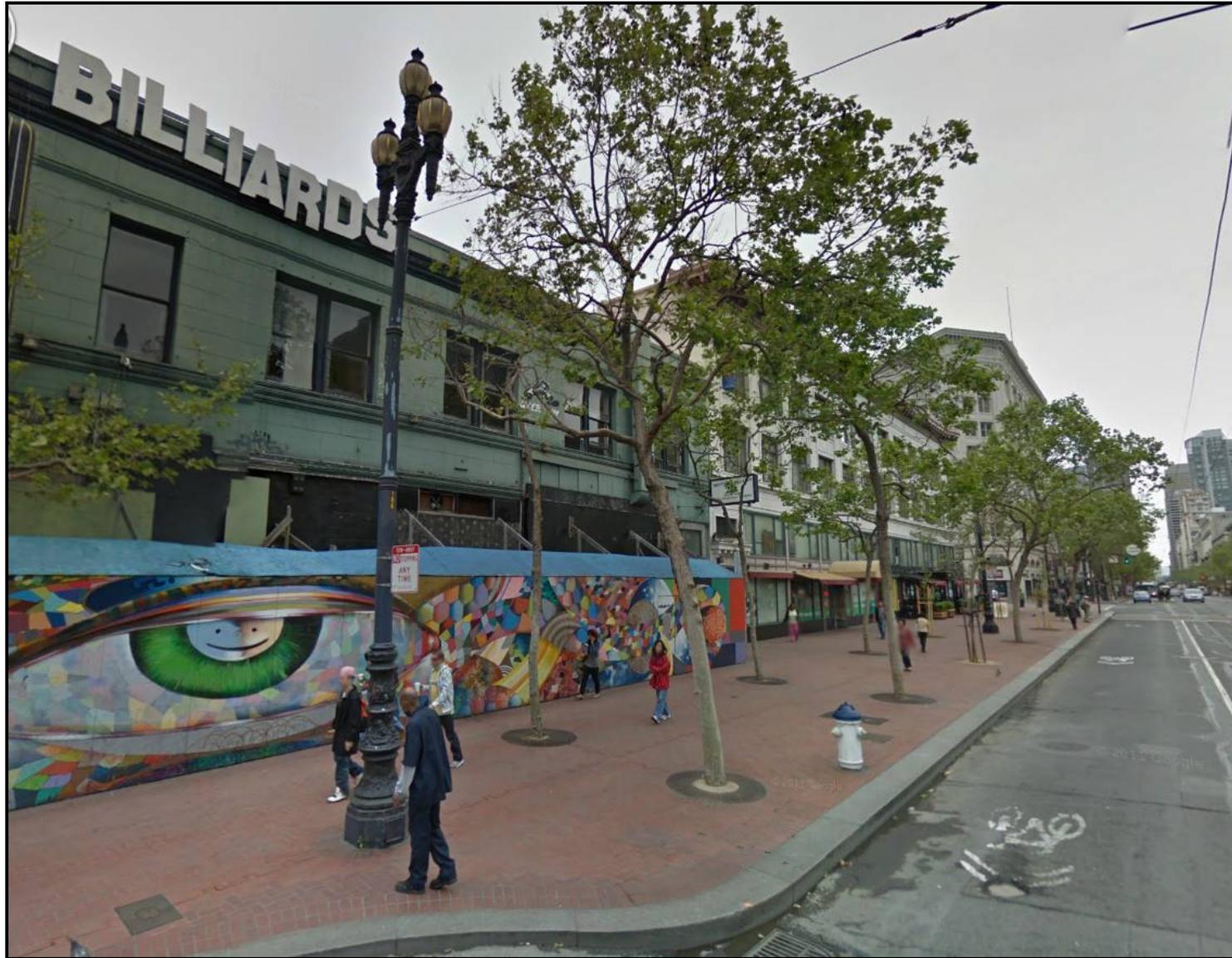
1019 Market Street – Street View, East on Market Street



1019 Market Street – Street View, West on Market Street



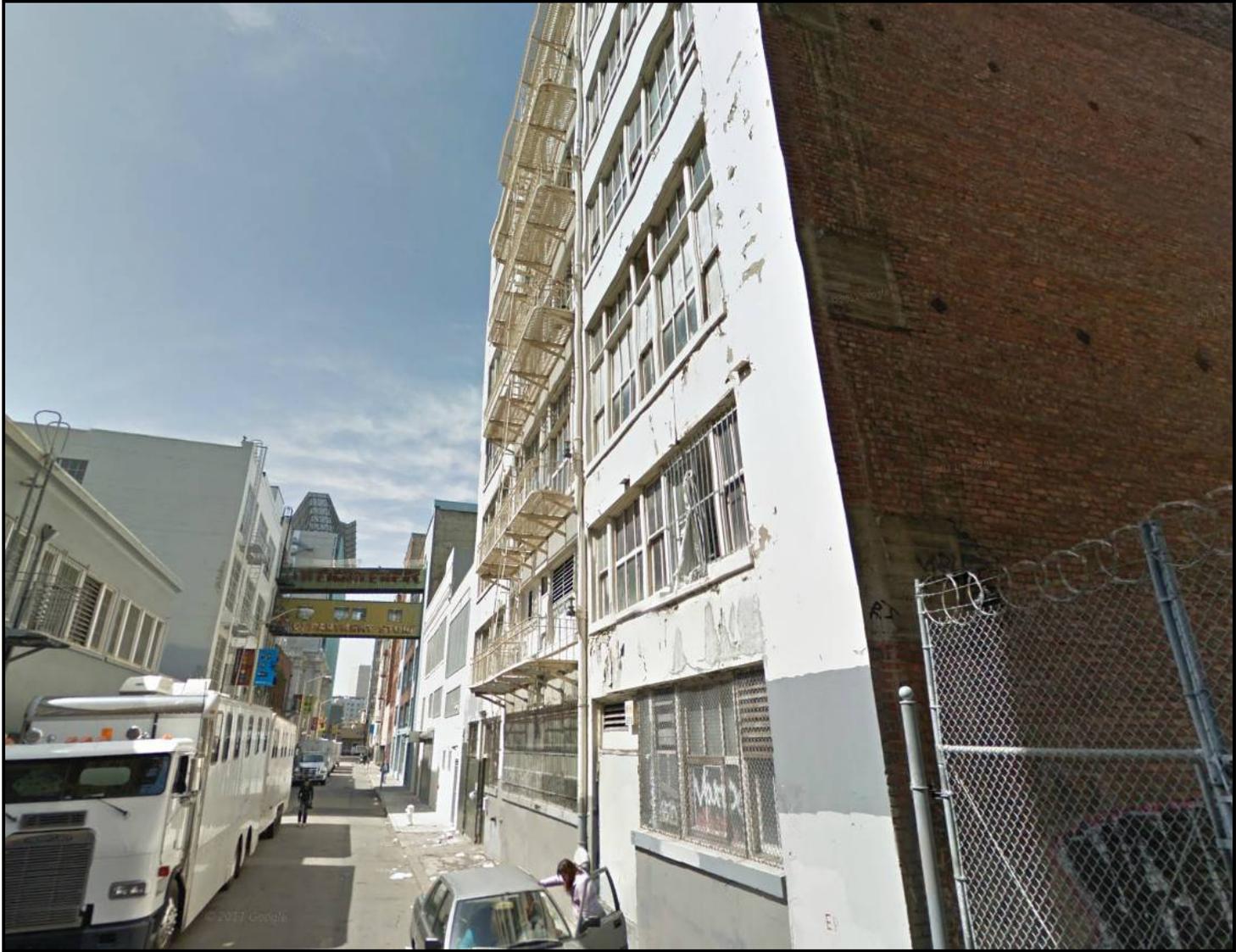
1019 Market Street – Opposite Street View on Market Street , Looking East



1019 Market Street – Opposite Street View on Market Street, Looking West



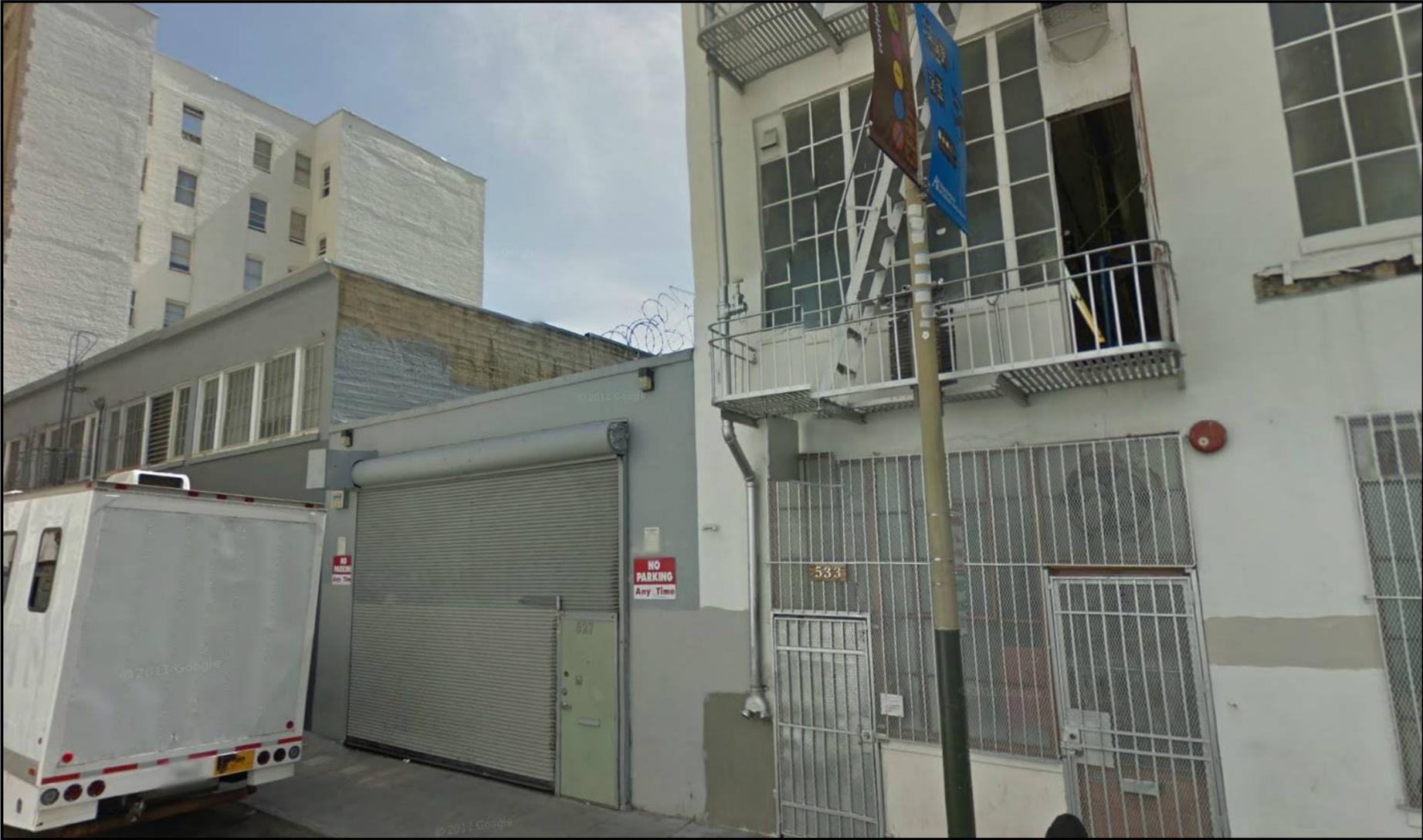
1019 Market Street – Street View, Looking West on Stevenson Street



1019 Market Street – Street View, Looking East on Stevenson Street



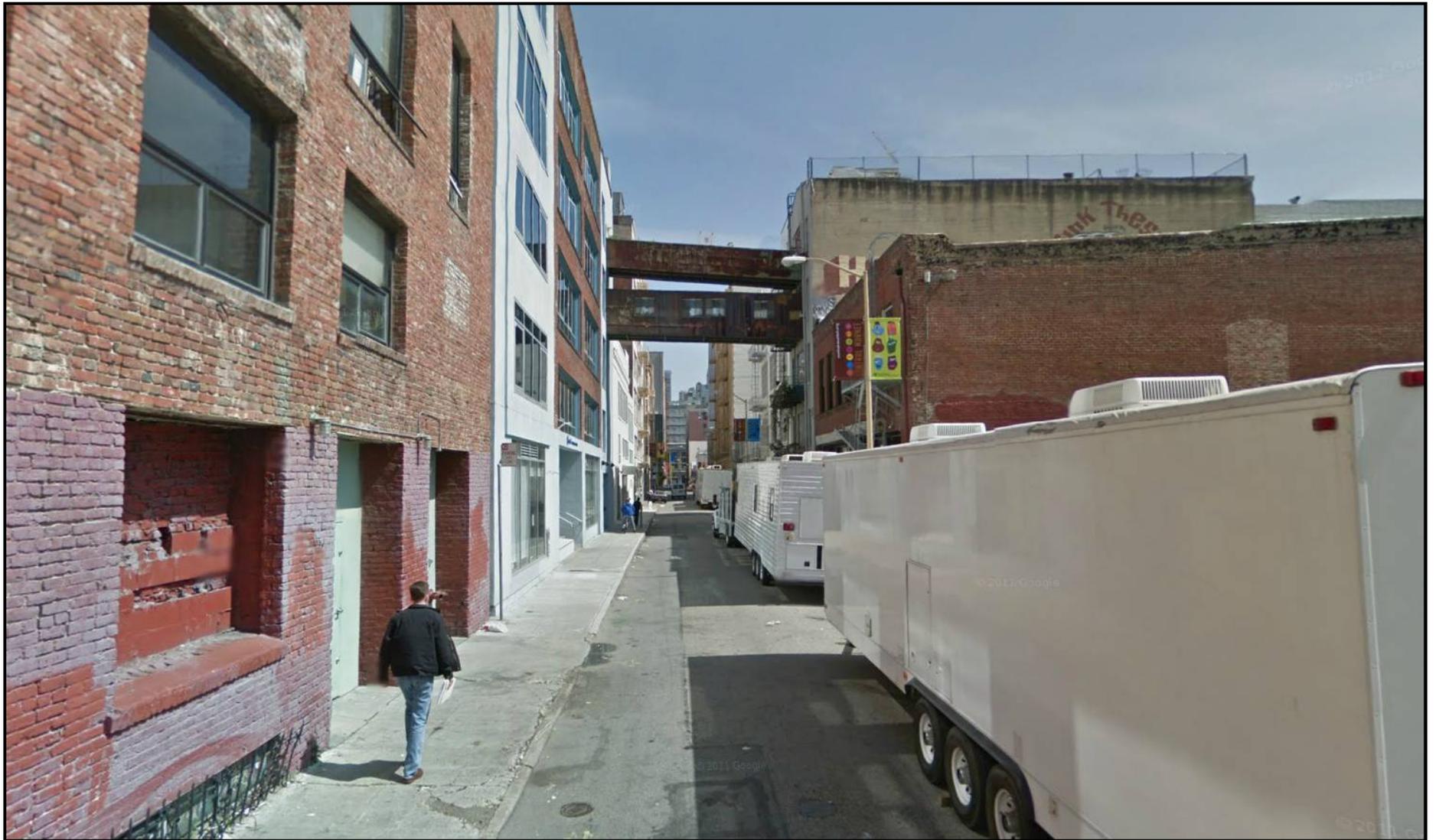
1019 Market – Looking East on Opposite Side of Stevenson Street



1019 Market – Looking West on Opposite Side of Stevenson Street



View East on Stevenson Street



View West on Stevenson Street

