



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 26, 2014

Date: June 6, 2014
Case No.: **2008.0197! CEKX**
Project Address: **942 Mission Street**
Zoning: C-3-G (Downtown General Commercial)
160-F Height and Bulk District
Block/Lot: 3704/015
Project Sponsor: J. Michael McGinn, Jay Singh
Paradigm Hotels Group
150 West Harris Ave.
South San Francisco, CA 94080
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Informational Only**

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BACKGROUND

On December 16, 2010, the Planning Commission approved a Conditional Use Authorization to allow construction of a 15-story, 152-foot-tall mixed use project at 942 Mission, which is a through lot to Jesse Street, between 6th Street and Mint Street in the South of Market neighborhood. The project includes 79,265 total square feet of space, including approximately 72,000 square feet of hotel use for 174 rooms, and approximately 3,240 square feet of retail space.

Pursuant to Planning Code Section 449, the Project required a public art component valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor has commissioned an artist to provide on-site public art to satisfy this requirement.

CURRENT PROPOSAL

The artist selected for the public art installation at 942 Mission is K.P. Tripathi. As discussed in his biography (attached), Mr. Tripathi is a San Francisco-based photographer who captures vibrant and energetic cityscapes with his unique composition and use of color filtration techniques. Entirely self-taught, he has established himself among the top professionals in the area of Landscape and Cityscape photography and had been recognized by publications, galleries, and individual collectors worldwide.

As it relates to this project, the sponsor and Mr. Tripathi have chosen the hotel lobby as the primary location for the proposed mosaic. The mosaic will occupy 360 square feet of the west wall in the entry hallway off Mission Street, and will be publicly accessible 24 hours a day. The artist and project sponsor have also chosen to install an additional, smaller mural in the lobby, as well as a mosaic plaque on the exterior façade to encourage the passerby to enter the hotel and view the larger piece within.

Mr. Tripathi will present his vision for the public art installation to the Planning Commission on June 26, 2014.

REQUIRED COMMISSION ACTION

The final art concept and location are required to be submitted for review by the Planning Director in consultation with the Planning Commission. Staff is seeking comments from the Planning Commission as to the concept and location of the proposed public art installation at 942 Mission Street; the Department supports the concept and location of the public art as proposed.

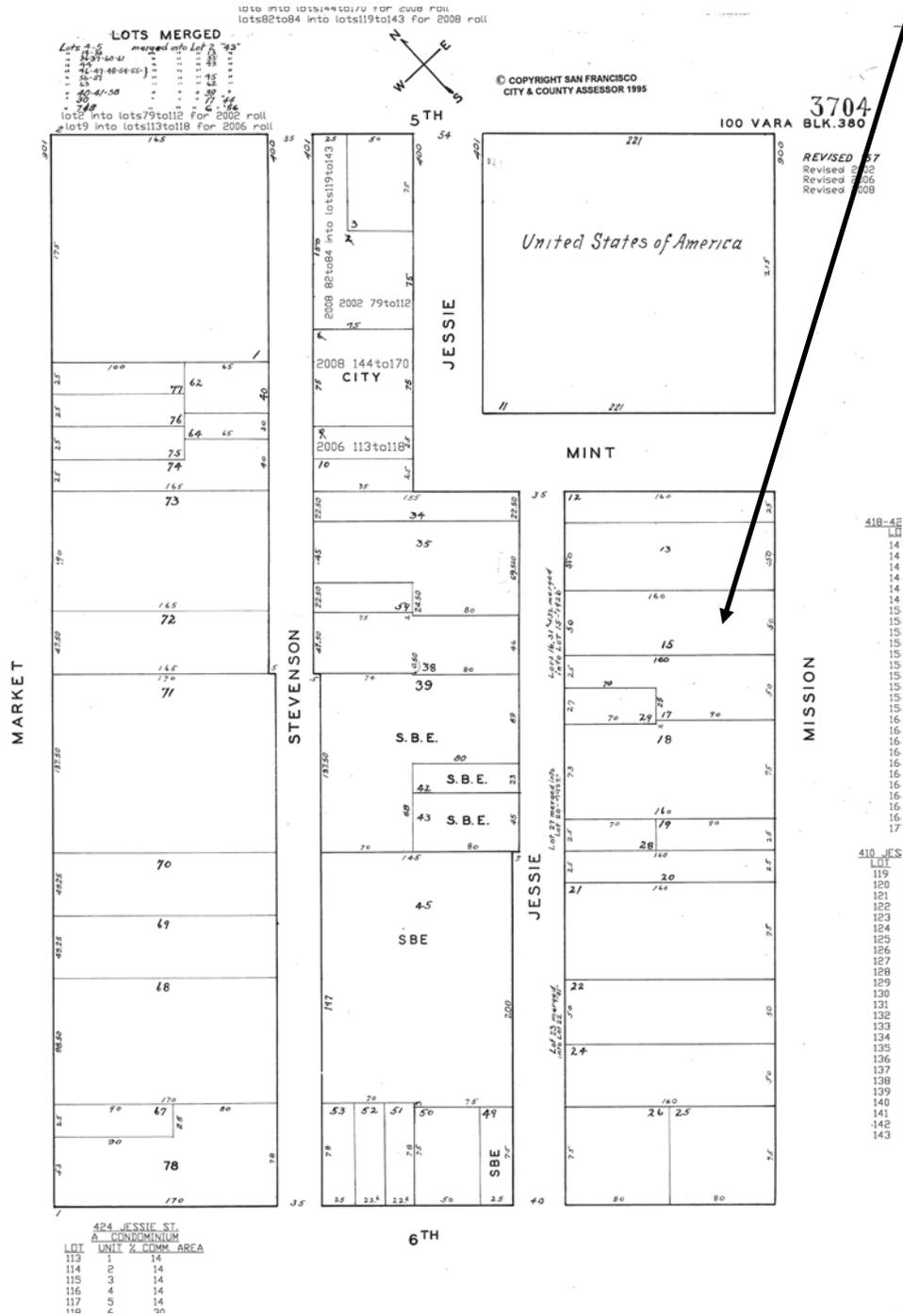
RECOMMENDATION: Informational Only
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Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Site Plan
- Floor Plan of Hotel Lobby
- Public Art Description
- Public Art Graphics
- Artist Biography (KP Tripathi)
- Installation Information (Artaic Co.)

Parcel Map

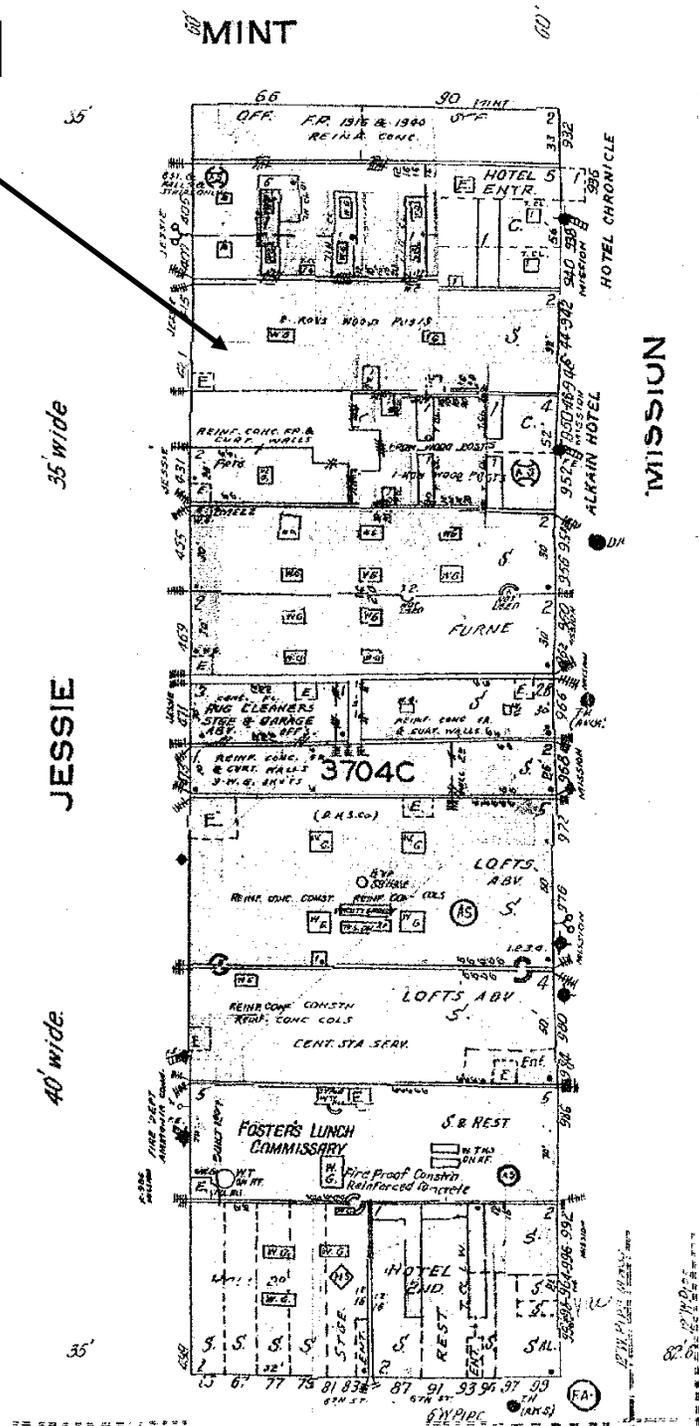
SUBJECT PROPERTY



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Sanborn Map*

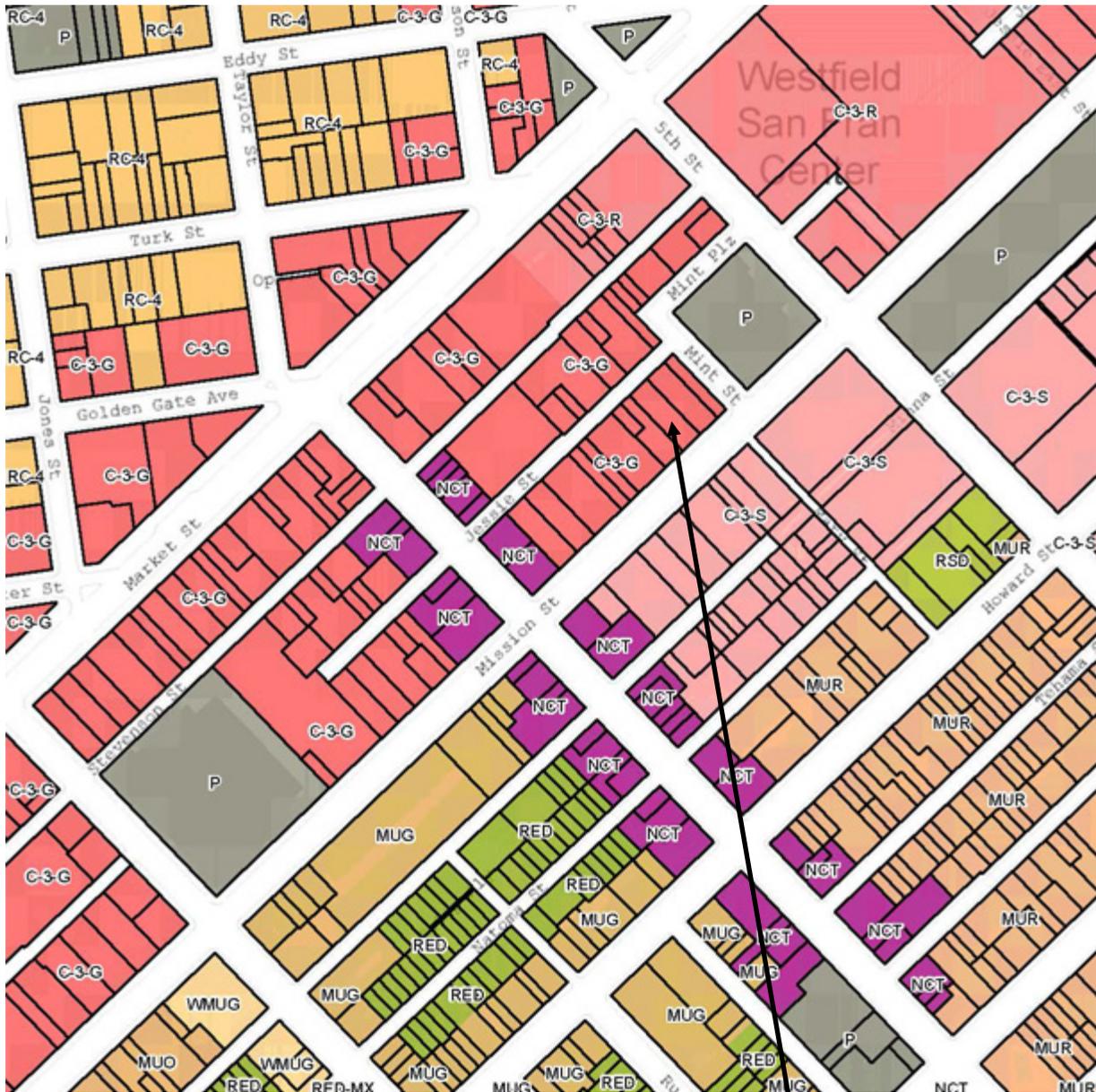
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*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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Zoning Map



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