



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Downtown Authorization

HEARING DATE: AUGUST 6, 2015

*Date:* July 28, 2015  
*Case No.:* 2015-005689DNX  
*Project Address:* 855 Stevenson Street  
*Zoning:* C-3-G (Downtown – General) Commercial District  
150-S, 120-X & 200-S Height and Bulk District  
*Block/Lot:* 3508/055  
*Project Sponsor:* Paul Grafft  
SRI Nine Market Square LLC  
235 Montgomery Street, 16<sup>th</sup> Floor  
San Francisco, CA 94044  
*Staff Contact:* Lily Yegazu – (415) 575-9076  
[lily.yegazu@sfgov.org](mailto:lily.yegazu@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes to construct a new sky-bridge, connecting two existing buildings at 1355 Market Street and 875 Stevenson Street. The upper floors of the two buildings are currently occupied by the same tenant and the new sky-bridge would connect the common areas of this tenant space on the 9<sup>th</sup> floor of each building. The sky-bridge would also be visually accessible from the 10<sup>th</sup> floor of the 875 Stevenson Street building. The location of the sky-bridge is on a parcel that was recently converted to a semi-public plaza as a result of the City vacating this portion of Stevenson Street, that runs parallel to Market Street (Case No. 2007.0210R).

The sky-bridge will be approximately 460 square feet in area with a maximum width of approximately 14-feet at its widest portion. The sky-bridge will span between the two buildings (approximately 38-feet), will be located approximately 101-feet above the newly created semi-public plaza along the recently vacated portion of Stevenson Street, and will be setback approximately 146-feet from the nearest public right-of-way (10<sup>th</sup> Street). The design of the sky-bridge will consist of overlapping insulated glass shingles, hung from an aluminum curtain wall. The underside of the sky-bridge will be clad with painted aluminum panels that are stepped and shingled in a manner similar to the glass façade. The stepping of the aluminum panels will create a small overlap between each plate where a cove light will be installed.

### SITE DESCRIPTION AND PRESENT USE

The proposed project is located on Lot 055, Block No. 3508 (855 Stevenson Street), a vacant parcel currently used as a semi-public plaza. The proposed project would connect the buildings located on, Lot 001 (1355 Market Street) and Lot 039 (875 Stevenson Street), both also within Block No. 3508. These two parcels are currently developed with a 9-story and 10-story buildings respectively.

The subject property at 855 Stevenson Street consists of the portion of Stevenson Street that runs parallel and south of Market Street, between the buildings at 1355 Market Street and 875 Stevenson Street. This portion of Stevenson Street was vacated by the City in 2007 (Case No. 2007.0210R) and sold to the property owner of both adjacent properties. The subject parcel is located in within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. The vacant parcel is currently landscaped and furnished with outdoor seating fixtures and amenities for use by tenants of both buildings as well as the general public.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

### 1355 Market Street (aka 1301-1363 Market Street)

Historically known as the Western Furniture Exchange & Merchandise Mart, this building adjacent to the Project Site and connected to the project is a Category I (Significant) Building located at 1355 Market Street (1301-1363 Market Street) in Assessor's Block 3508, Lot 001. This property is located on the south side of Market Street between 9<sup>th</sup> and 10<sup>th</sup> Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. Constructed in 1937, the subject building is designed in Art Deco-style with later additions in 1941, 1947, 1958, and 1963. The original building was 8-stories in height, with a rectangular footprint that stopped short of 9<sup>th</sup> Street. The 9<sup>th</sup> Street wing was added in 1947 filling out the Market Street facade to 9<sup>th</sup> Street and giving the building its current "L" shape. This property is occupied by office uses on the upper levels. The ground floor is occupied by a market (Market on Market), a drugstore (Walgreens) and a retail space (Blue Bottle Coffee). Additionally three vacant spaces on the ground floor will be occupied with restaurants (Bon Marche, Cadillac and Dirty Water) in the near future. Parking is provided at the basement level and is shared with and connected to the adjacent property at 875 Stevenson Street.

The rear elevation of the building does not display the decorative elements found on the primary facades, including the glazed terra cotta cladding. The rear elevation has a stucco finish except for a strip of the terra cotta cladding that turns the corner from the 10<sup>th</sup> Street façade treatment. The rear façade is arranged into fifteen bays featuring a regular fenestration pattern, with paired rectangular windows and louvers, referencing the fenestration pattern displayed on the primary facades. The ground floor contains centrally located double height openings that lead to the main lobby of the building.

### 875 Stevenson Street

Historically known as "Mart 2" (currently known as 1-Ten), this building at 875 Stevenson is adjacent to the Project Site and connected to the project. The building is a 10-story reinforced concrete structure constructed in 1975. This property is located on the south side of Stevenson Street between 9<sup>th</sup> and 10<sup>th</sup> Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. This building was designed to be physically connected to the building at 1355 Market Street via a 9-story pedestrian bridge along Stevenson Street and at the subterranean level parking. The 9-story pedestrian bridge was demolished as part of the major renovations of the two subject buildings. The upper levels of this building are occupied by offices and the ground floor is occupied by an exercise facility (Fitness SF).

### Neighborhood

The Project Site consists of one parcel and is connected to two additional parcels, all in the South of Market neighborhood of San Francisco. The surrounding area consists of diverse building types including

residential, office and educational, civic and commercial. The property to the west and across 10<sup>th</sup> Street (1411 Market Street) is developed with a 35-story, mixed-use building. The property to the east and across 9<sup>th</sup> Street (1275 Market Street) is developed with 17-story commercial (office) building. The property to the south and across Jessie Street (1390 Mission Street) is developed with a 12-story multi-family residential building with ground floor commercial uses. The property to the north and across Market Street (1390 Market Street) is developed with a 14-story, mixed-use building.

This District covers the western portions of downtown and is composed of a variety of uses: Retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area. As in the case of other downtown districts, no off-street parking is required for individual commercial buildings. In the vicinity of Market Street, the configuration of this District reflects easy accessibility by rapid transit.

## **ENVIRONMENTAL REVIEW**

The project is exempt from environmental review (Case No. 2014.1388E); pursuant to CEQA Guideline Section 15301 (Class 1 - Existing Facilities. Interior and exterior alterations, additions under 10,000 SF) because the project is a minor alteration of an existing structure with the addition of approximately 430 SF on a secondary façade and meets the *Secretary of the Interior's Standards*.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	N/A	N/A	N/A	N/A
Posted Notice	20 days	July 17, 2015	July 17, 2015	20 days
Mailed Notice	10 days	July 27, 2015	June 24, 2015	43 days

## **PUBLIC COMMENT**

The Department has received inquiries on the project as of the date of this report. One member of the public provided support, over the phone, for the project while one member of the public had general inquiry about the number of sky-bridges currently existing in the City and how many have been demolished in the past.

Staff also received email inquiries about the project's consistency with the General Plan and City Policies regarding sky-bridges over streets, with the understanding that the proposed sky-bridge will be constructed over a public right-of-way. In addition, an inquiry whether a shadow study has been done on the proposed project was received.

## **ISSUES AND OTHER CONSIDERATIONS**

- **Major Permit to Alter:** a Major Permit to Alter application was reviewed and approved by the Historic Preservation Commission (HPC) on July 15, 2015. The HPC's decision on the Permit to Alter may be appealed within thirty (30) days of approval, which will end on August 14, 2015.

- **The Downtown Project Authorization (Section 309):** Major alteration projects in the C-3-R District require a Downtown Project Authorization (Section 309 Review). Although the project does not require the approval of any Planning Code exceptions, the Department felt that this project warranted review under Section 309 by the Planning Commission rather than at a staff-level.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must determine that the Project complies with Planning Code Section 309 for new construction or substantial alterations.

## **BASIS FOR RECOMMENDATION**

- The Project is limited to the installation of a sky-bridge along the rear (Stevenson Street) façade;
- The Project promotes the efficient internal connection of existing commercial tenant use currently occupying two adjacent buildings.
- The Project will result in an addition that is shorter than both existing buildings.
- The Project is well designed to better relate with the Stevenson Street façade of both building elevations, visible from the public right-of-way (10th Street);
- The Project's location on the rear façade of the 1355 Market Street building and substantial setback from adjacent public right-of-ways ensures the sky-bridge reads as a secondary and subordinate addition to the historic resource;
- The Project respects the character-defining features of the Category I (Significant) Building;
- The Project meets the Secretary of the Interior's Standards for Rehabilitation;
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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### **Attachments:**

Parcel Map  
Block Book Map  
Sanborn Map  
Aerial Photographs  
Project Sponsor Submittal

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map          | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

LY \_\_\_\_\_

Planner's Initials

LY: G:\Documents\DNX\855 Stevenson St\2015-005689DNX.docx



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion HEARING DATE: AUGUST 6, 2015

*Date:* July 28, 2015  
*Case No.:* **2015-005689DNX**  
*Project Address:* **855 STEVENSON STREET**  
*Zoning:* C-3-G (Downtown – General) Commercial District  
 150-S, 120-X & 200-S Height and Bulk District  
*Block/Lot:* 3508/055  
*Project Sponsor:* Paul Grafft  
 SRI Nine Market Square LLC  
 235 Montgomery Street, 16<sup>th</sup> Floor  
 San Francisco, CA 94044  
*Staff Contact:* Lily Yegazu – (415) 575-9076  
[lily.yegazu@sfgov.org](mailto:lily.yegazu@sfgov.org)

**ADOPTING FINDINGS PURSUANT TO SECTION 309 OF THE SAN FRANCISCO PLANNING CODE RELATED TO A DETERMINATION OF COMPLIANCE FOR THE CONSTRUCTION OF A SKY-BRIDGE LOCATED ON 855 STEVENSON STREET AND CONNECTING TWO EXISTING STRUCTURES (1355 MARKET STREET & 875 STEVENSON STREET) WITHIN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND A 120-X, 150-X & 200-S HEIGHT AND BULK DISTRICTS. ONE OF THE TWO CONNECTED BUILDINGS LOCATED ON LOT 001 IN ASSESSOR’S BLOCK 3508 IS A CATEGORY I (SIGNIFICANT) BUILDING HISTORICALLY KNOWN AS THE WESTERN FURNITURE EXCHANGE BUILDING AND LOCALLY DESIGNATED UNDER ARTICLE 11, APPENDIX A OF THE PLANNING CODE.**

### PREAMBLE

On May 6, 2015, SRI Nine Market Square LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Downtown Project Authorization under Planning Code Section 309 to allow the construction of a new sky-bridge that provides connection between the 9<sup>th</sup> floor common areas within the buildings at 1355 Market Street and 875 Stevenson Street. The Project Site is located on Lot 055 in Assessor’s Block 3508 and involves two adjacent properties on Lots 001 and 039 in Assessor’s Block 3508 within a C-3-G (Downtown General Commercial) Zoning

District and a 120-X, 150-X & 200-S Height and Bulk Districts. One of the two subject building located on Lot 001 in Assessor's Block 3508, is a Category I (Significant) building historically known as the Western Furniture Exchange Building and locally designated under Article 11, Appendix A of the Planning Code.

On August 6, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2015-005689DNX.

On June 22, 2015, pursuant to CEQA Guidelines Section 15301, a Certificate of Determination of Categorical Exemption from Environmental Review was published by the Environmental Planning division of the Planning Department (Case No. 2014.1388E).

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 Determination of Compliance requested in Application No. 2015-005689DNX, 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 proposed project is located on Lot 055, Block No. 3508 (855 Stevenson Street), a vacant parcel used as semi-public plaza. The proposed project would connect the buildings located on Lot 001 (1355 Market Street) and Lot 039 (875 Stevenson Street), both also within Block No. 3508. These two parcels are currently developed with a 9-story and 10-story buildings respectively.

### 855 Stevenson Street

The subject property at 855 Stevenson Street consists of the portion of Stevenson Street that runs parallel and south of Market Street, between the buildings at 1355 Market Street and 875 Stevenson Street. This portion of Stevenson Street was vacated by the City in 2007 (Case No. 2007.0210R) and sold to the property owner of both adjacent properties. The subject parcel is located in Assessor's Block 3508, Lot 055 and within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. The vacant parcel is currently landscaped and furnished with outdoor seating fixtures and amenities for use by tenants of both buildings as well as the general public.

3. **Surrounding Properties and Neighborhood.**

1355 Market Street (aka 1301-1363 Market Street)

Historically known as the Western Furniture Exchange & Merchandise Mart, this building adjacent to the Project Site and connected to the project is a Category I (Significant) Building located at 1355 Market Street (1301-1363 Market Street) in Assessor's Block 3508, Lot 001. This property is located on the south side of Market Street between 9th and 10th Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. Constructed in 1937, the subject building is designed in Art Deco-style with later additions in 1941, 1947, 1958, and 1963. The original building was 8-stories in height, with a rectangular footprint that stopped short of 9th Street. The 9th Street wing was added in 1947 filling out the Market Street facade to 9th Street and giving the building its current "L" shape. This property is occupied by office uses on the upper levels. The ground floor is occupied by a market (Market on Market), a drugstore (Walgreens) and a retail space (Blue Bottle Coffee). Additionally three vacant spaces on the ground floor will be occupied with restaurants (Bon Marche, Cadillac and Dirty Water) in the near future. Parking is provided at the basement level and is shared with and connected to the adjacent property at 875 Stevenson Street.

The rear elevation of the building does not display the decorative elements found on the primary facades, including the glazed terra cotta cladding. The rear elevation has a stucco finish except for a strip of the terra cotta cladding that turns the corner from the 10th Street façade treatment. The rear façade is arranged into fifteen bays featuring a regular fenestration pattern, with paired rectangular windows and louvers, referencing the fenestration pattern displayed on the primary facades. The ground floor contains centrally located double height openings that lead to the main lobby of the building.

875 Stevenson Street

Historically known as "Mart 2" (currently known as 1-Ten), this building at 875 Stevenson is adjacent to the Project Site and connected to the project. The building is a 10-story reinforced concrete structure constructed in 1975. This property is located on the south side of Stevenson Street between 9th and 10th Streets within the C-3-G (Downtown General Commercial) Zoning District and a 120-X, 150-S & 200-S Height and Bulk District. This building was designed to be physically connected to the building at 1355 Market Street via a 9-story pedestrian bridge along Stevenson Street and at the subterranean level parking. The 9-story pedestrian bridge was demolished as part of the major renovations of the two subject buildings. The upper levels of this building are occupied by offices and the ground floor is occupied by an exercise facility (Fitness SF).

Neighborhood

The Project Site consists of one parcel and is connected to two additional parcels, all in the South of Market neighborhood of San Francisco. The surrounding area consists of diverse building types including residential, office and educational, civic and commercial. The property to the west and across 10th Street (1411 Market Street) is developed with a 35-story, mixed-use building. The property to the east and across 9th Street (1275 Market Street) is developed with 17-story commercial (office) building. The property to the south and across Jessie Street (1390 Mission Street) is developed with a 12-story multi-family residential building with ground floor



commercial uses. The property to the north and across Market Street (1390 Market Street) is developed with a 14-story, mixed-use building.

This District covers the western portions of downtown and is composed of a variety of uses: Retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area. As in the case of other downtown districts, no off-street parking is required for individual commercial buildings. In the vicinity of Market Street, the configuration of this District reflects easy accessibility by rapid transit.

4. **Project Description.** The Project Sponsor proposes to construct a new sky-bridge, connecting two existing buildings at 1355 Market Street and 875 Stevenson Street. The upper floors of the two buildings are currently occupied by the same tenant and the new sky-bridge would connect the common areas of this tenant space on the 9<sup>th</sup> floor of the two subject buildings. The sky-bridge would also be visually accessible from the 10<sup>th</sup> floor of the 875 Stevenson Street building. The location of the sky-bridge is on a parcel that was recently converted to a semi-public plaza as a result of the City vacating the portion of Stevenson Street, located between the two subject properties (Case No. 2007.0210R).

The sky-bridge will be approximately 430 square feet in area with a maximum width of approximately 14-feet at the widest portion. In addition, the sky-bridge will span between the two buildings (approximately 38-feet), will be located approximately 101-feet above the newly created semi-public plaza along the recently vacated portion of Stevenson Street, and will be setback approximately 146-feet from the nearest public right-of-way (10<sup>th</sup> Street). The design of the sky-bridge will consist of overlapping insulated glass shingles, hung from an aluminum curtain wall. The underside of the sky-bridge will be clad with painted aluminum panels that are stepped and shingled in a manner similar to the glass façade. The stepping of the aluminum panels will create a small overlap between each plate where a cove light will be installed.

5. **Public Comment.** The Department has received public inquiries and correspondence on the project as of the date of this report. One member of the public provided support for the project while one member of the public had general inquiry about the number of sky-bridges currently existing in the City and how many have been demolished in the past. In addition, the Department received email inquiries about the project's consistency with the General Plan and City Policies regarding sky-bridges over streets, with the understanding that the proposed sky-bridge will be constructed over a public right-of-way. In addition, an inquiry whether a shadow study has been done on the proposed project was received.
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. **Floor Area Ratio (Section 124).** The floor area ratio (FAR) limit as defined by Planning Code Section 124 for the Downtown General Commercial District is 6.0 to 1, and can be increased to 9.0 to 1 with the purchase of Transferable Development Rights ("TDR").

*The proposed sky-bridge will have a gross floor area of approximately 430 square feet. The lot area of the Subject Property where the sky-bridge is proposed is 8,050 square feet. The base FAR allows for up to 48,300 square feet at the Property. The parcel is currently vacant except for landscaping and furnishing associated with outdoor seating fixtures and amenities for use by tenants of both buildings as well as the general public.*

- B. Public Open Space (Section 138).** New buildings or an addition equal to twenty percent or more of the existing building shall provide public open space.

*The Project does not propose a new free-standing building (the project is technically a major alteration, since the sky-bridge will be connected to the two existing buildings on the adjacent parcels), nor does it propose a twenty percent addition; the project results in an overall gross floor area of approximately 430 square feet. Although no publicly accessible open space is required under these circumstances, the Project Site is currently landscaped and furnished with outdoor seating fixtures and amenities for use by tenants of both buildings as well as the general public as public open space.*

- C. Streetscape Improvements (Section 138.1).** Planning Code Section 138.1 requires Project Sponsors to make streetscape improvements where the proposed project includes the construction of a new building or the addition of floor area equal to twenty percent or more of an existing building. Under Section 138.1(c), the Commission may also require the Project Sponsor to install additional sidewalk improvements such as lighting, special paving, seating and landscaping in accordance with the guidelines of the Downtown Streetscape Plan if it finds that these improvements are necessary to meet the goals and objectives of the General Plan.

*The Project does not entail the construction of a new free-standing building or an addition of floor area equal to 20-percent; therefore, it does not require a streetscape plan per Section 138.1. Nonetheless, the Project Site is already improved as a public plaza on the ground level for use and enjoyment by the general public as well as the tenants of the two adjacent buildings.*

- D. Street Frontage Controls in Commercial Districts (Section 145.1(c)).** Planning Code Section 145.1(c) requires that within Downtown Commercial Districts, certain street frontage standards be included in the design of the lower floors of buildings:

- i. Above Grade Parking Setback. *Neither the Project nor the existing adjacent buildings include any above ground parking, and therefore this requirement does not apply.*
- ii. Parking and Loading Entrances. *No more than one third or 20-feet, whichever is less, of any given street frontage may be devoted to ingress or egress to parking or loading. No frontage of the Project Site is devoted to vehicular ingress or egress or loading.*
- iii. Active Uses. *With some exceptions, "active uses" must be provided in the first 25-feet of the ground floor and 15-feet on floors above from any façade facing a street of at least 30 feet. The*

*Project Site at 855 Stevenson Street provides landscaping and is furnished with outdoor seating fixtures and amenities for use by tenants of both adjacent buildings as well as the general public at the ground floor. The proposed sky-bridge will be located at the 9<sup>th</sup> floor level with approximately 101-foot height from grade. The Project therefore complies with this requirement.*

- iv. Ground Floor Height. *The ground floor height of buildings in the C-3 District must be at least 14 feet. The new sky-bridge will be located at the 9<sup>th</sup> floor of the adjacent buildings at 1355 Market Street and 875 Stevenson Street. No new construction is proposed at the ground floor level. The Project therefore meets this requirement.*
  - v. Street-Facing Ground-Level Spaces. *Street-fronting interior spaces with non-residential uses and lobbies must be as close as possible to the level of the adjacent sidewalk and must open directly to the street, instead of just through building lobbies. The proposed sky-bridge does not include a ground-level, street-facing space.*
  - vi. Transparency. *Frontages with active uses must be at least 60 percent transparent on the ground floor in order to allow visibility to the inside of the building. The Project does not involve construction at the ground floor; nevertheless, the sky-bridge is proposed to be comprised of clear glazing on both side elevations.*
- E. **Shadows on Public Sidewalks (Section 146).** Planning Code Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146 (c) requires that other buildings, not located on the specific street identified in Section 146(a), shall be shaped to reduce substantial shadow impacts on public sidewalks, if it can be done without unduly creating an unattractive design and without unduly restricting development potential.

*Section 146(a) provides that in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods, projects must avoid the penetration of a sun access plane as defined in Table 146. The east side of 10<sup>th</sup> Street is not subject to these requirements, although the south side of Market Street is subject to these requirements. On the south side of Market Street, between 10<sup>th</sup> and 2<sup>nd</sup> Streets, buildings can be no more than 119-feet at the property line, and no portion of the building can penetrate a sun access plane, defined by a 50-degree angle sloping away from the street at a height of 119-feet. The Project does not penetrate the defined sun access plane, in that it is located on the rear elevation of the building fronting Market Street (1355 Market Street), is setback approximately 158-feet from the building face along Market Street, and is lower in height (approximately 121.5-foot max) than the existing building's overall height (approximately 151.5-feet). As such, the Project complies with these requirements.*

*As it relates to Section 146(c), the Project would construct a new sky-bridge on a portion of Stevenson Street that has been vacated by the City in 2007 and is considered private property. Although there would be new shadows on the newly created semi-public plaza below, the sky-bridge will not cast shadows on public sidewalks adjacent to the site; the Project's shadow effects would be limited in scope*

*and would not increase the total amount of shading above levels that are commonly and generally accepted in urban areas. The Project is proposed at a height that is slightly lower than the adjacent two properties and is shorter than the height district allows. In addition, the sky-bridge is substantially setback (approximately 146-feet) from the nearest public right-of-way (10<sup>th</sup> Street) and is designed to be a maximum of 1-story along the 1355 Market Street building and is double-height (a maximum of 2-stories) along the 875 Stevenson Street building, starting at the 9<sup>th</sup> floors of each building. Therefore, the Project will not create substantial shadow impacts to public sidewalks.*

- F. **Shadows on Public Open Spaces (Section 147).** Planning Code Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50-feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147. In determining whether a shadow is substantial, the following factors shall be taken into account; the area shaded, the shadows duration, and the importance of sunlight to the area in question.

*The Project will be slightly shorter than the existing adjacent two buildings in overall height and will only be 2-stories in height at its maximum. In addition, the maximum width of the sky-bridge at its widest section is approximately 14-feet and a maximum length of approximately 38-feet.*

*A preliminary shadow analysis determined that the Project would not cast net new shadow on any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission. The Project would cast new shadow year-round about noon time on the landscaped semi-public plaza below, but would not be expected to adversely affect the use of this space.*

- G. **Ground Level Wind (Section 148).** Pursuant to Section 148, in C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

*The subject building is surrounded by taller buildings. Tall buildings, particularly buildings that are much taller than their neighbors, can redirect and accelerate naturally occurring winds. This is not a concern at the Project Site, where neighboring buildings to the north and west (the prevailing wind direction in San Francisco) are taller than the proposed height of the Project. As such, the Project would not appreciably alter existing wind conditions in the vicinity.*

- H. **Parking (Section 151.1).** Planning Code Section 151.1 does not require any off-street parking for projects in the C-3 districts. Parking up to 7 percent of the gross floor area of office use is permitted.

*The Project does not propose any new off-street parking. No changes are proposed to the existing subterranean parking spaces within the two existing buildings at 1355 Market Street and 875 Stevenson Street.*

- I. **Off-Street Freight Loading (Section 152.1).** Planning Code Section 152.1 requires one off-street freight loading space when a retail space is between 10,000 gross square feet and 30,000 gross square feet and 0.1 spaces per 10,000 gross square area of offices.

*The Project provides a sky-bridge that connects the office tenant space at the 9<sup>th</sup> floors of the existing buildings at 1355 Market Street and 875 Stevenson Street, to be used as circulation only. As such, no additional off-street freight loading is required. Nevertheless, the two existing buildings have a shared off-street freight loading area that is accessed off of Jessie Street.*

- J. **Loading Access.** Planning Code Section 155(s)(5) limits façade openings for off-street loading to 15'-0" wide in the C-3 Districts.

*No new loading access is required for the Project and no changes are proposed to the existing off-street loading access along Jessie Street, therefore complies with this Code requirement.*

- K. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires existing commercial buildings that undergo major renovations that increase the building's gross floor area by more than 20 percent to include bicycle parking spaces.

*Since the Project results in a net gross floor area of approximately 430 square feet, additional bicycle parking is not required.*

- L. **Use (Sections 210.2).** The Project Site is located in a Downtown General Commercial (C-3-G) District wherein office uses are principally permitted above the ground level.

*The Project will retain office uses and improve internal circulation between the two buildings where a single tenant occupies the majority of the upper level of both buildings. As such, the Project complies with Planning Code Section 210.2.*

- M. **Height and Bulk (Section 260 and 270).** The properties are located within three Height and Bulk Districts. The western third of each subject parcel (approximately 130-feet) is located in a 200-S Height and Bulk District, the middle third of the parcel (approximately 98.5 feet) is located within a 150-S Height and Bulk District and the eastern third (approximately 180-feet) is located within a 120-X Height and Bulk District.

*The proposed sky-bridge location falls within the 150-S Height and Bulk District, thus permitted up to 150-feet.*

- i. **Base:** The base is the lowest portion of the building extending vertically to a streetwall height up to 1.25 times the width of the widest abutting street or 50 feet, whichever is more. There are no length or diagonal dimension limitations applicable to the base. The building base shall be delineated from the lower and upper tower and related to abutting buildings by a setback, cornice line or equivalent projection or other appropriate means.

*The only abutting street (10th Street) is approximately 80-feet wide, allowing a base height of 100-feet. The proposed sky-bridge starts at the 9th floor of the two adjacent buildings, at a height of approximately 101-feet above grade and is above the base defined above. As such, the base requirements are not applicable to the sky-bridge.*

- ii. **Lower Tower:** Bulk controls for the lower tower apply to that portion of the building height above the base. For buildings of less than 160 feet in height, the lower tower controls are the only bulk controls above the base of the building. The bulk controls for the lower tower are a maximum length of 160 feet, a maximum floor size of 20,000 square feet, and a maximum diagonal dimension of 190 feet.

*The lower tower bulk controls are applicable to the proposed sky-bridge which is approximately 101-feet above grade. The sky-bridge has a maximum length of approximately 38-feet, a maximum floor size of approximately 430 square feet and a maximum diagonal dimension of approximately 40.5-feet. The Project would therefore be well under the Planning Code's lower tower permitted length of 160-feet, floor size of 20,000 square feet and diagonal dimension of 190-feet.*

- iii. **Upper Tower:** Upper tower bulk controls apply to buildings taller than 160 feet. They apply to the upper tower portion of a building up to the height shown on Chart B, which height excludes the vertical attachment and other features exempted by Section 260 and excludes the extended upper tower height exceptions provided for in Section 263.7 of this Code. The bulk controls for the upper tower are: a maximum length of 130 feet; a maximum average floor size of 12,000 square feet; a maximum floor size for any floor of 17,000 square feet; and a maximum average diagonal measure of 160 feet. In determining the average floor size of the upper tower, areas with a cross-sectional area of less than 4,000 square feet may not be counted and sculptured architectural forms that contain

large volumes of space but no usable floors shall be included in average floor size calculation by computing the cross section at 12.5-foot intervals.

*The Project maximum height is approximately 121.5-feet above grade and is not subject to the upper tower bulk requirements in that the Project would be well under the Planning Code's upper tower height threshold of 160-feet.*

- N. **Shadows on Parks (Section 295).** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

*The Department conducted a shadow analysis as part of the Environmental Review and determined that the Project would not have the potential to create any net-new shadow on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Department, since the project results in a sky-bridge structure of lesser height than the existing two adjacent buildings. As such, the Project complies with this requirement.*

7. **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 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 supports this policy in that it enhances the commercial economic base by facilitating the retention and efficiency of an existing office tenant within the City's South of Market neighborhood.*

#### OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

#### Policy 4.1:

Maintain and enhance a favorable business climate in the City.

*The project supports this policy by allowing for the retention of the existing commercial use and efficient connection of the existing office space within the two adjacent buildings.*

## 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 1.1:**

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

*The Project supports this Policy in that it provides efficient internal connectivity between the two adjacent buildings, where currently a single tenant occupies the upper floors of the two subject buildings. As such, the Project will maintain the level of commercial activity and employment, and will therefore produce substantial net benefits while minimizing undesirable consequences.*

#### **OBJECTIVE 9:**

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS AND VISITORS.

#### **Policy 9.2:**

Provide different kinds of open space downtown.

#### **Policy 9.4:**

Provide a variety of seating arrangements in open spaces throughout downtown.

*The Project strongly supports these Policies, in that it is designed with a three-dimensional expression to add to the visual interest of the recently improved semi-public plaza below.*

#### **OBJECTIVE 10:**

ASSURE THAT OPENSACES ARE ACCESSIBLE AND USABLE.

#### **Policy 10.3:**

Keep open space facilities available to the public.

#### **Policy 10.3:**

Provide open space that is clearly visible and easily reached from the street or pedestrian way.

*The Project Site has been recently improved as a plaza that is accessible from 10<sup>th</sup> Street and the two adjacent buildings as a result of this portion of Stevenson Street being vacated by the City. The reconfigured ally that is turned into a semi-public plaza will be available to the public and is clearly visible from the public right-of-way (10<sup>th</sup> Street). Furthermore, the design of the sky-bridge will add to the visual*



*interest of the semi-public plaza below yet its location is high enough (9<sup>th</sup> floor) that it will not restrict the visibility or accessibility of the semi-public plaza to the public.*

8. **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 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 Project would connect two existing buildings via an elevated pedestrian walkway on the 9<sup>th</sup> floor and would not alter the existing neighborhood-serving retail uses. The two subject buildings currently have neighborhood-serving retail uses including a market, a drug-store and exercise facility which will be persevered.*

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

*The subject properties are currently occupied by commercial buildings with ground floor retail uses. As such, the Project would not impact existing housing and neighborhood character and would preserve the cultural and economic diversity of the existing neighborhood.*

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

*The Project provides internal connection to two adjacent buildings that do not include housing via a sky-bridge, and as such, will not adversely 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 site is located just south of Market Street, which is well served by transit and is within two blocks of BART and MUNI metro, and within a half block of numerous MUNI bus lines. The Project does not include any new uses that would impede MUNI transit service or overburden the streets or parking in the vicinity.*

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the two adjacent properties' ability to withstand an earthquake.*

G. That landmarks and historic buildings be preserved.

*The Project involves alterations to a known historic resource at 1355 Market Street, which is designated as a Category I (Significant) Building under Article 11 of the Planning Code. The Project was reviewed by the Historic Preservation Commission on July 15, 2015 and was found to be consistent with the Secretary of the Interior's Standards and would preserve the historic resource. Specifically, the Project is located on a secondary façade, ensuring it will not alter any character-defining features of the Category I (Significant) Building. The removal of the two non-historic windows on the 9th floor will not substantially alter the fenestration pattern on this façade. The overall size of the connection points of the sky-bridge will ensure the rhythm of the window openings on the upper floors of the rear façade at 1355 Market Street is continued by aligning the outer edges of the sky-bridge with the sides of the paired existing windows. The Project is designed to read as a contemporary addition that is sufficiently differentiated from the historic features of the existing building at 1355 Market Street. Additionally, the location of the sky-bridge on the rear façade of the 1355 Market Street building and substantial setback from adjacent public right-of-ways ensures the sky-bridge reads as a secondary and subordinate addition to the historic resource. As such, the proposed sky-bridge will preserve the historic building and will not detract from the historic character of the subject building.*

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

*The project will have no negative impact on existing parks and open spaces given its location on private property, including its location approximately 101-feet above grade and 146-feet setback from the nearest public right-of-way (10<sup>th</sup> Street), access to sunlight and vistas in the open space below will not be impacted. The Project does not have an impact on the open space below.*

9. 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.
10. The Commission hereby finds that approval of the Downtown Project 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 Downtown Project Authorization Application No. 2015-005689DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2015, 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 Downtown Project 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 06, 2015.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 06, 2015

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Downtown Project Authorization to allow the construction of a sky-bridge located at 855 Stevenson Street, Block 3508, and Lot 055 to connect the existing two buildings at 1355 Market Street, Block 3508, and Lot 001 and at 875 Stevenson Street, Block 3508, and Lot 039 pursuant to Planning Code Section(s) 309 within the C-3-G (**Downtown General Commercial**) District and a 150-S, 120-X and 200-S Height and Bulk District; in general conformance with plans, dated May 6, 2015 and stamped "EXHIBIT B" included in the docket for Case No. 2015-005689DNX and subject to conditions of approval reviewed and approved by the Commission on August 6, 2015 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 **August 6, 2015** 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 Planning Code Section 309 Determination of Compliance and any 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 Planning Code Section 309 Determination of Compliance.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

6. **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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

9. **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](http://www.sf-planning.org)*

10. **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.

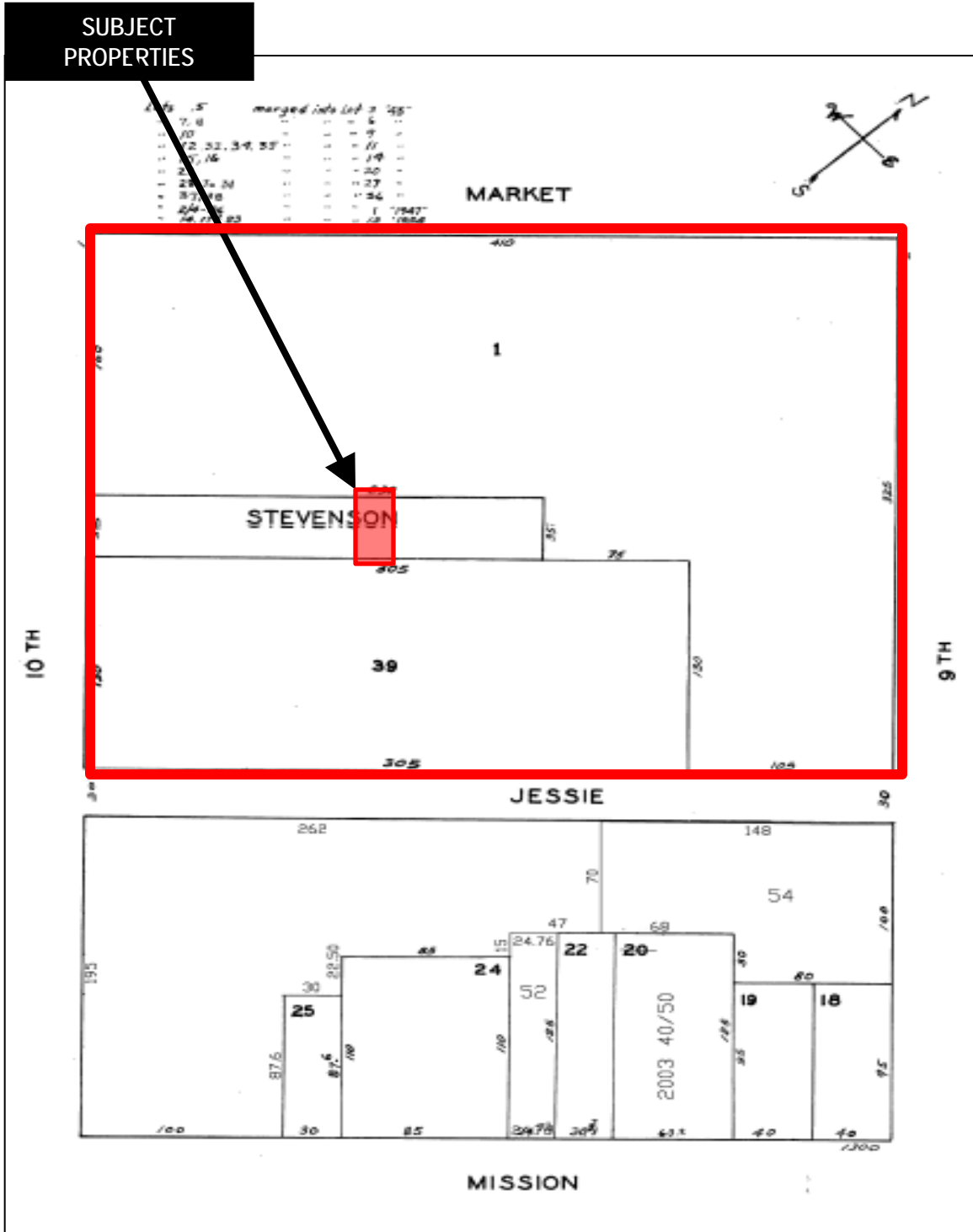
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

11. **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](http://www.sf-planning.org)*

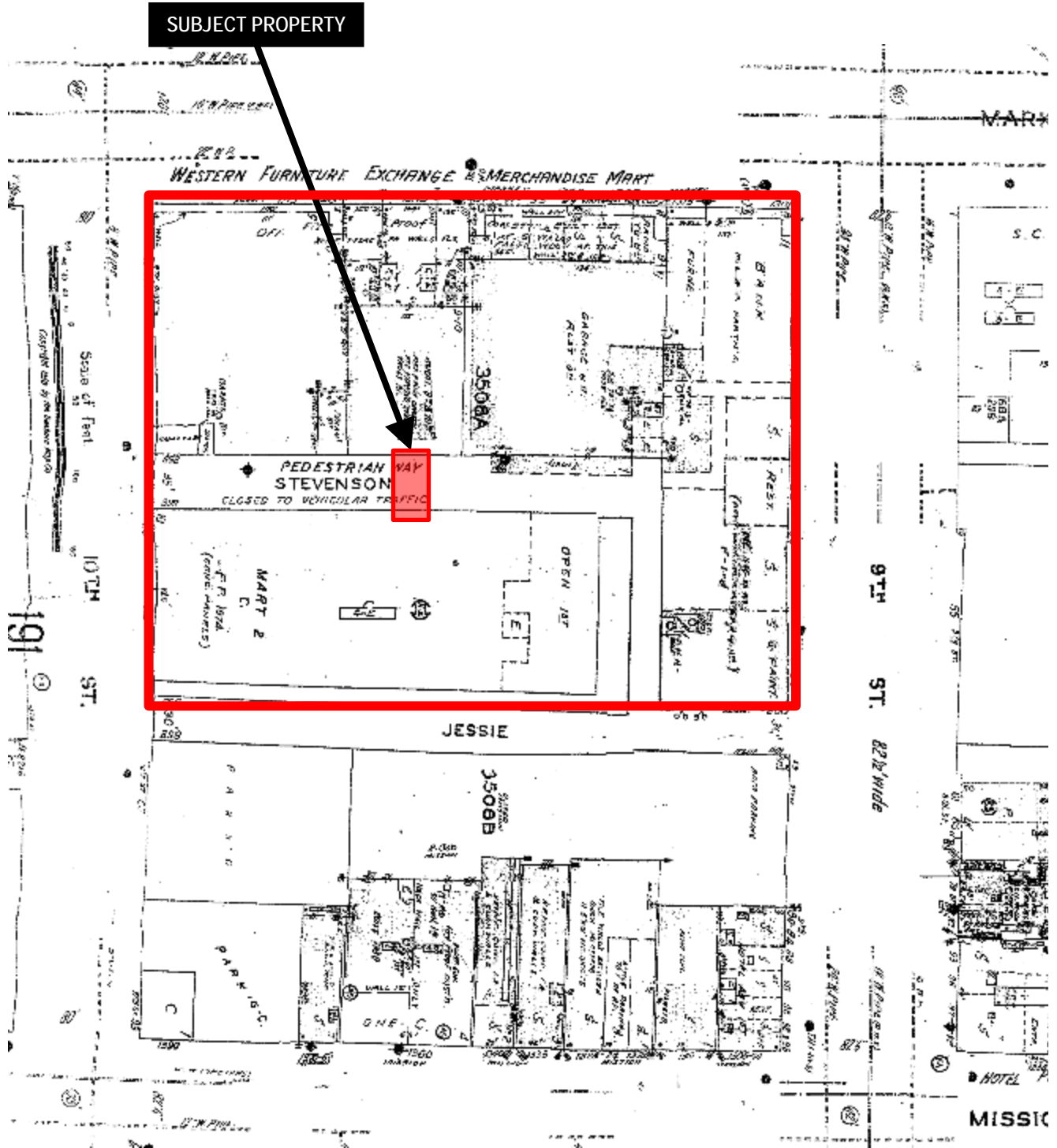
# Parcel Map



Major Permit to Alter Hearing  
Case Number 2015-005689DNX  
855 Stevenson Street



# Sanborn Map\*



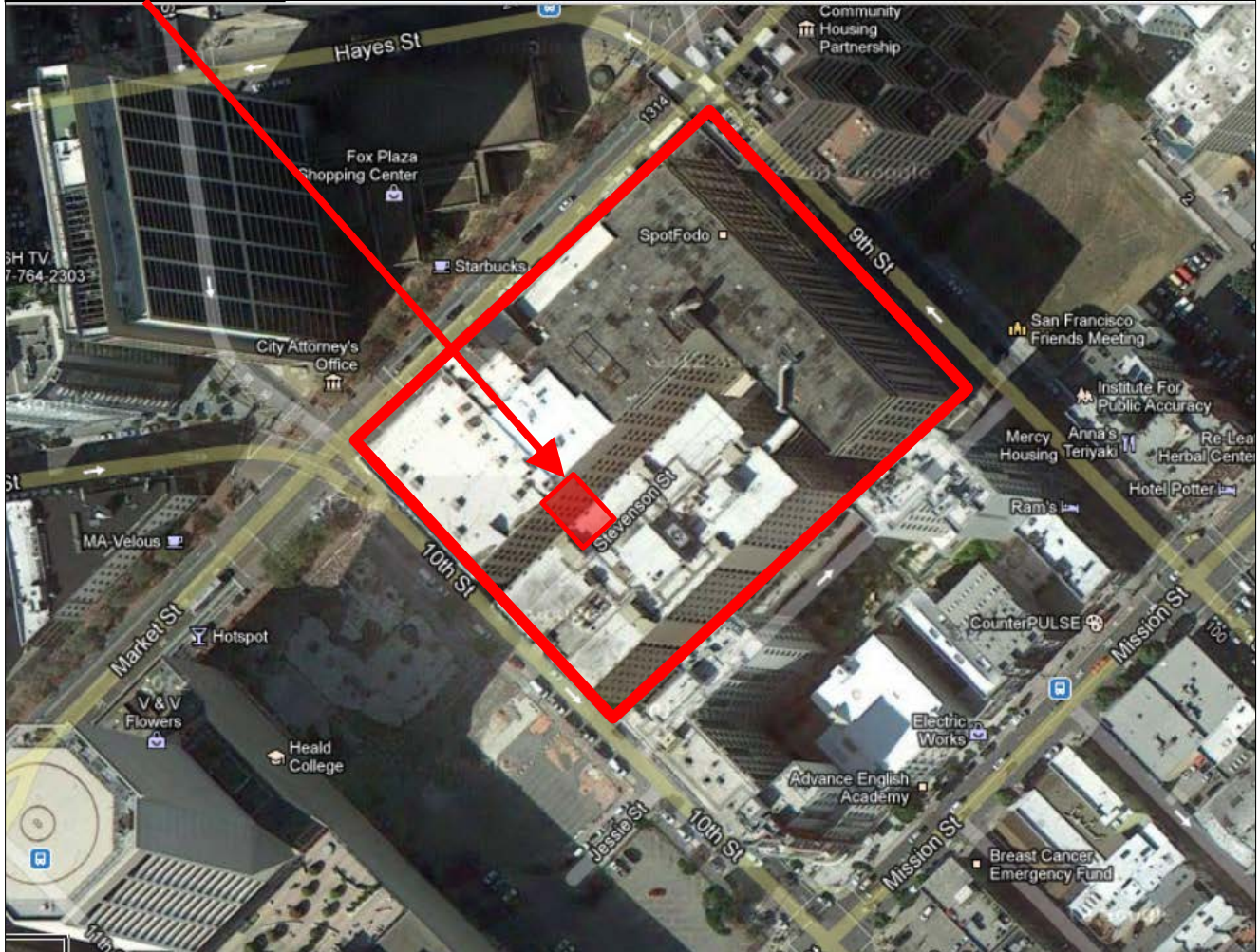
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Downtown Project Authorization  
Case Number 2015-005689DNX  
855 Stevenson Street

# Aerial Photo

SUBJECT PROPERTY



Downtown Project Authorization  
Case Number 2015-005689DNX  
855 Stevenson Street

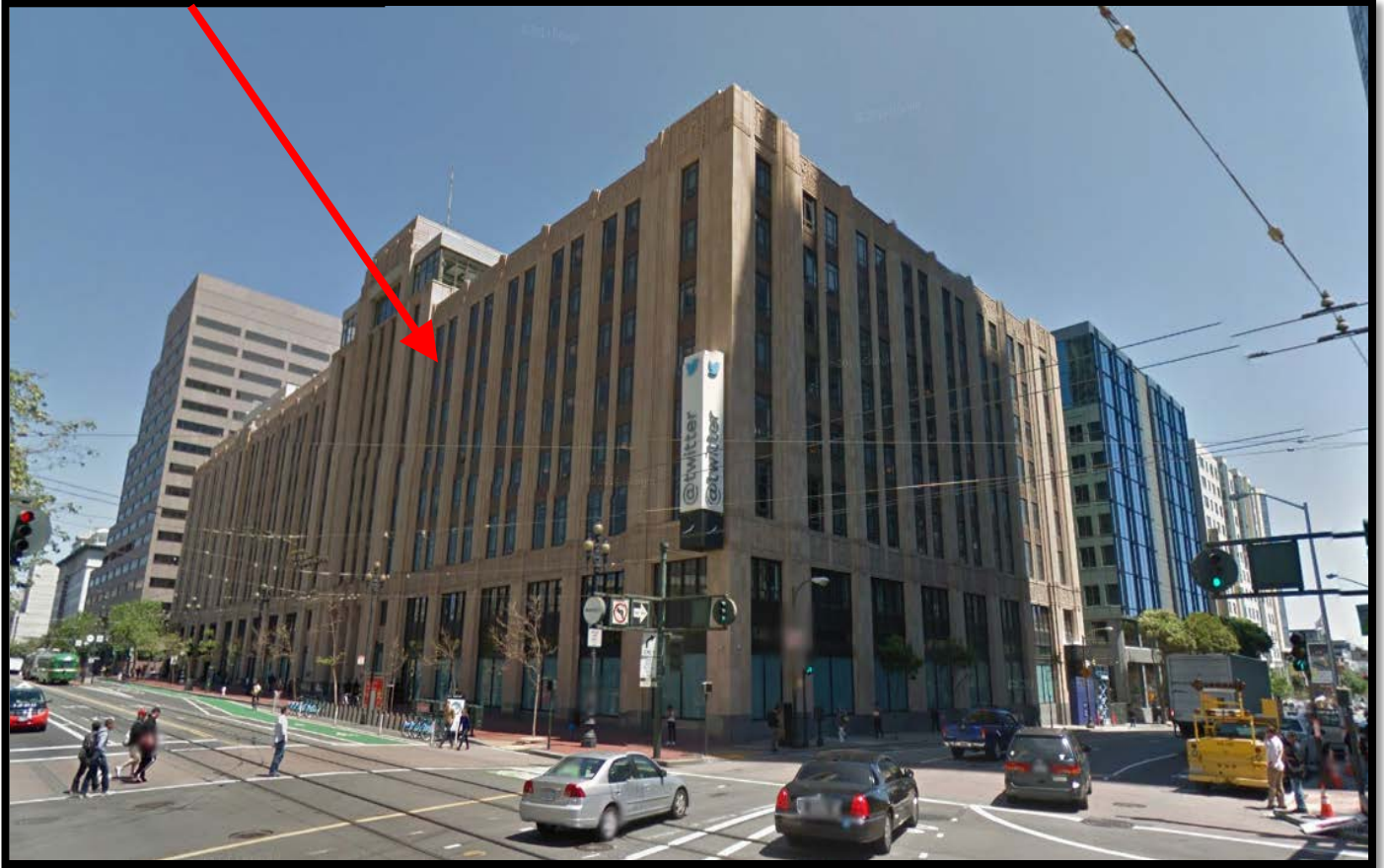


# Zoning Map



# Site Photos

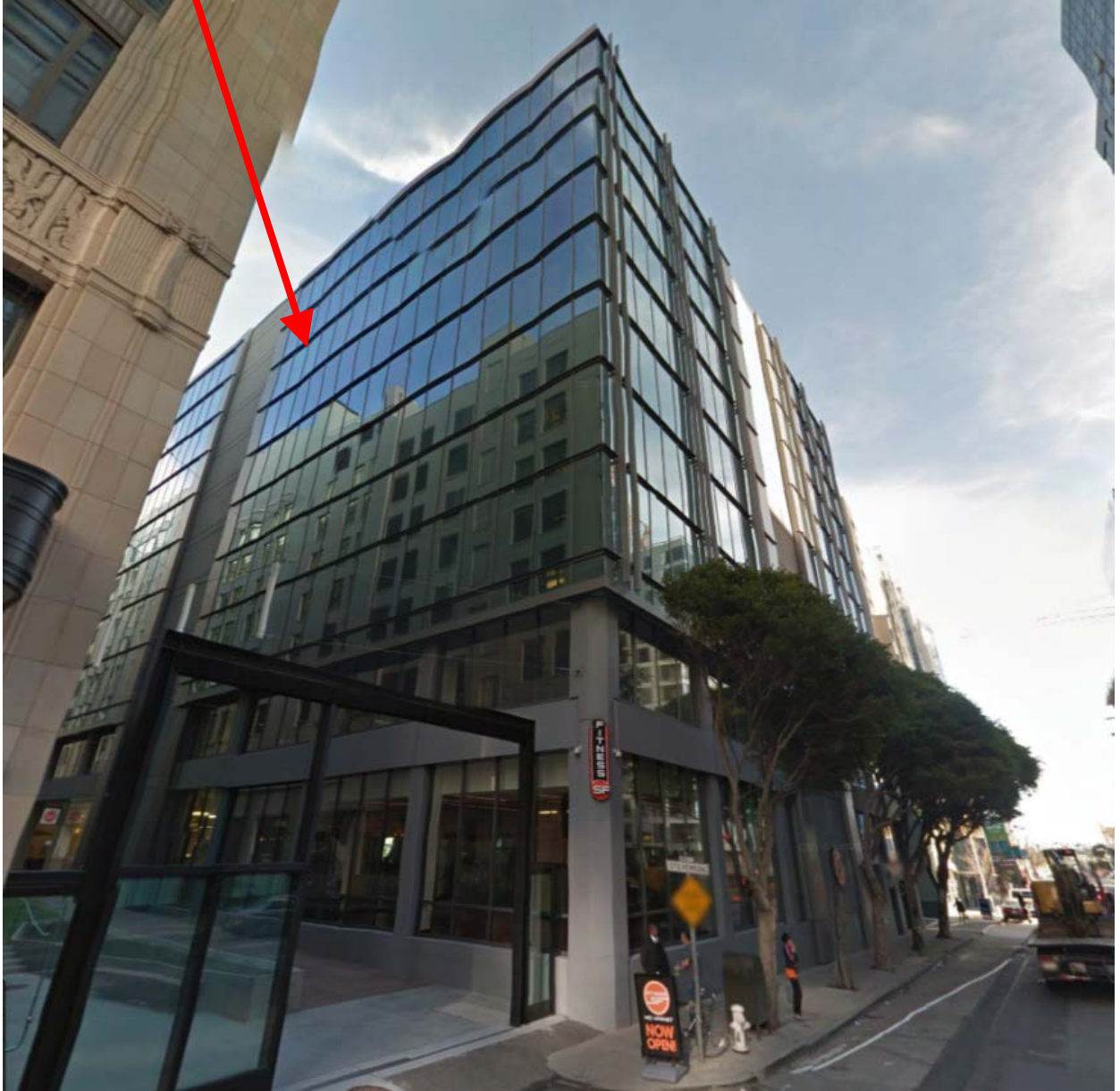
SUBJECT PROPERTY AT 1355  
MARKET STREET



Downtown Project Authorization  
Case Number 2015-005689DNX  
855 Stevenson Street

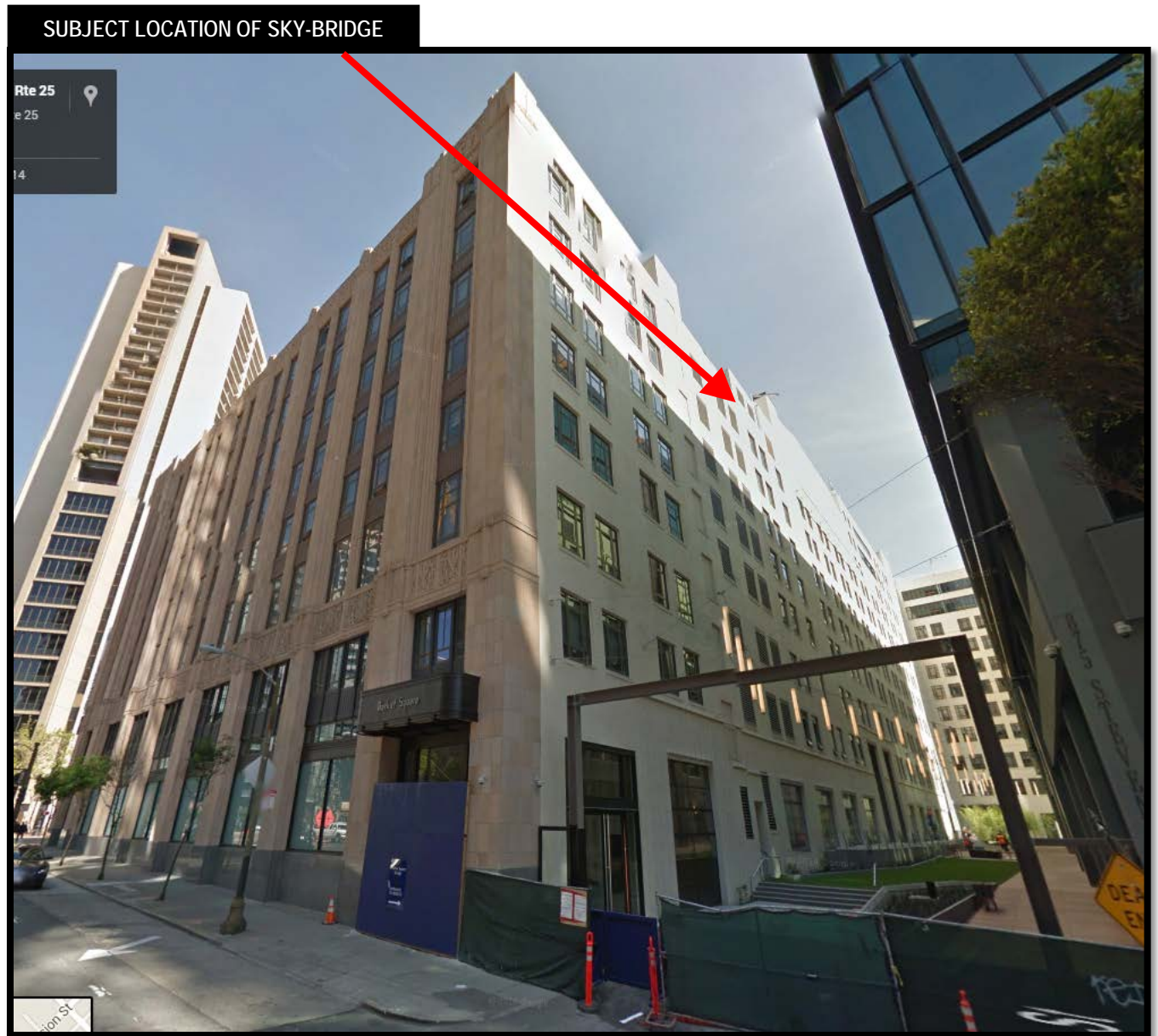
# Site Photos

SUBJECT PROPERTY AT 875 STEVENSON STREET



Downtown Project Authorization  
Case Number 2015-005689DNX  
855 Stevenson Street

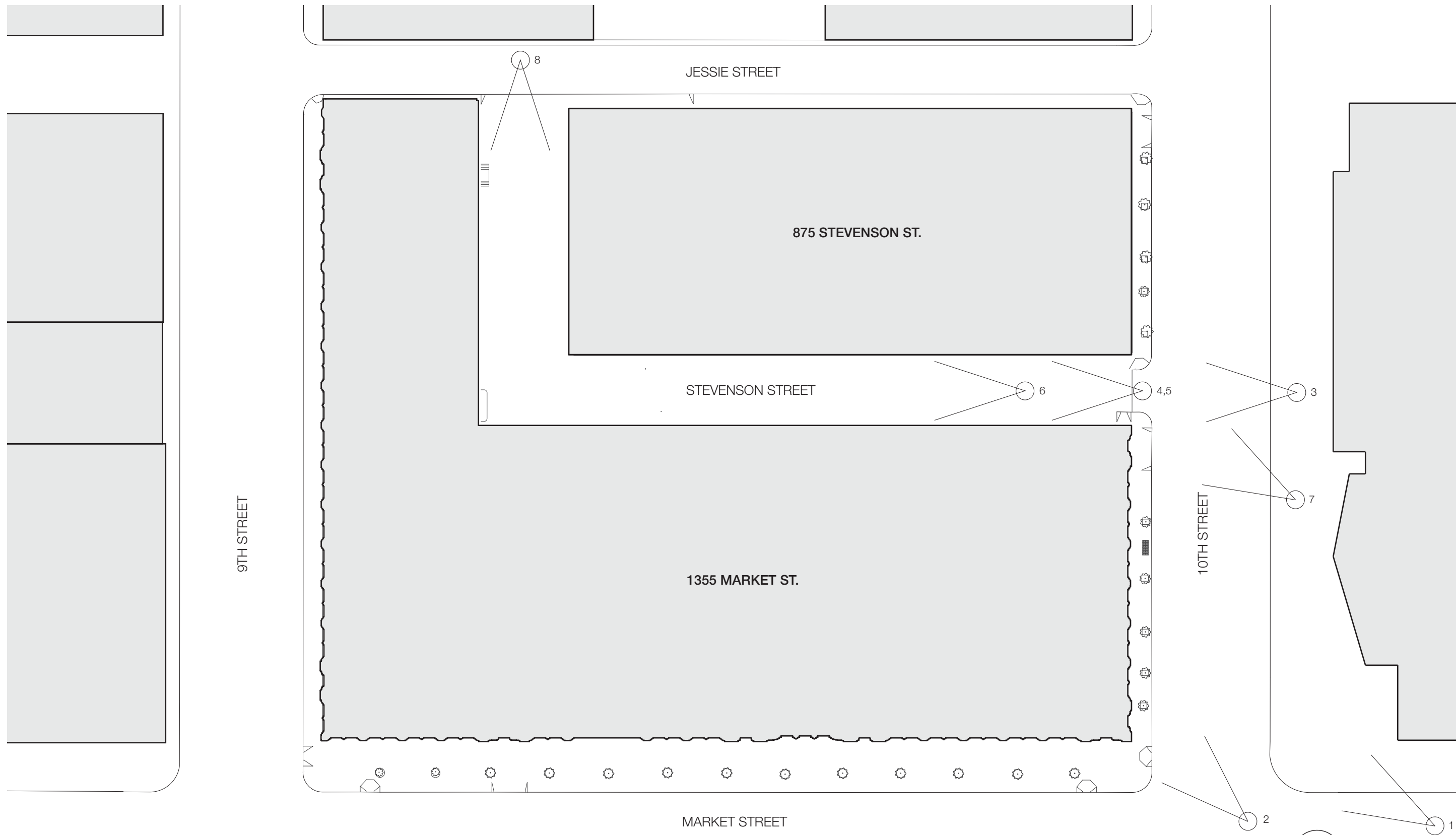
# Site Photos



Downtown Project Authorization  
Case Number 2015-005689DNX  
855 Stevenson Street

PROPOSED SKYBRIDGE BETWEEN 1355 MARKET STREET AND 875 STEVENSON STREET





SITE CONTEXT PHOTOS - KEY PLAN  
 SCALE: 1" = 50'

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson





1. Aerial view looking east at 1355 Market Street and 875 Stevenson Street buildings.



2. View looking east from Market Street.

## SITE CONTEXT PHOTOS

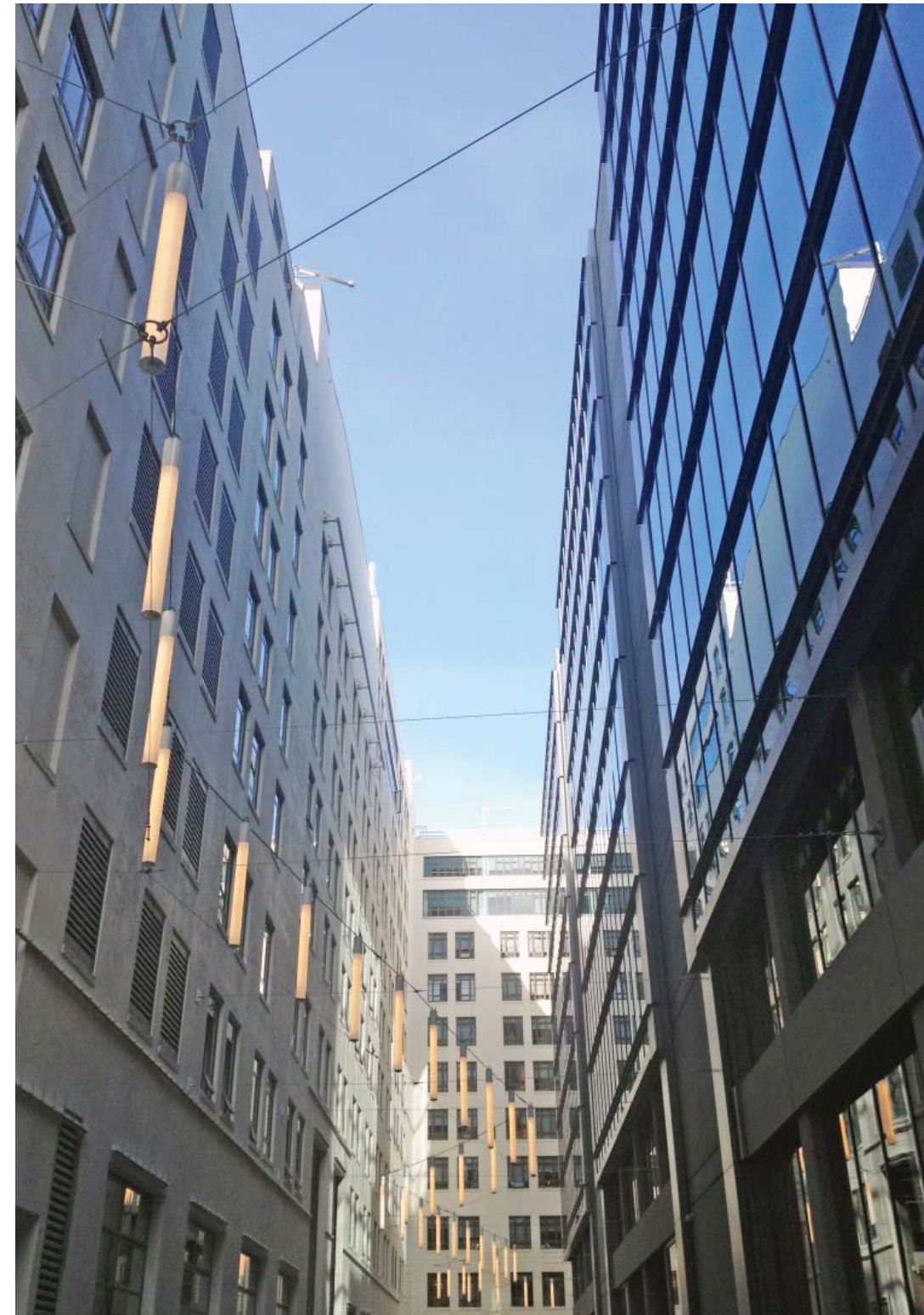
Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



3. Stevenson street view looking east from 10th Street.



4. Stevenson street view looking up towards the east.

## SITE CONTEXT PHOTOS

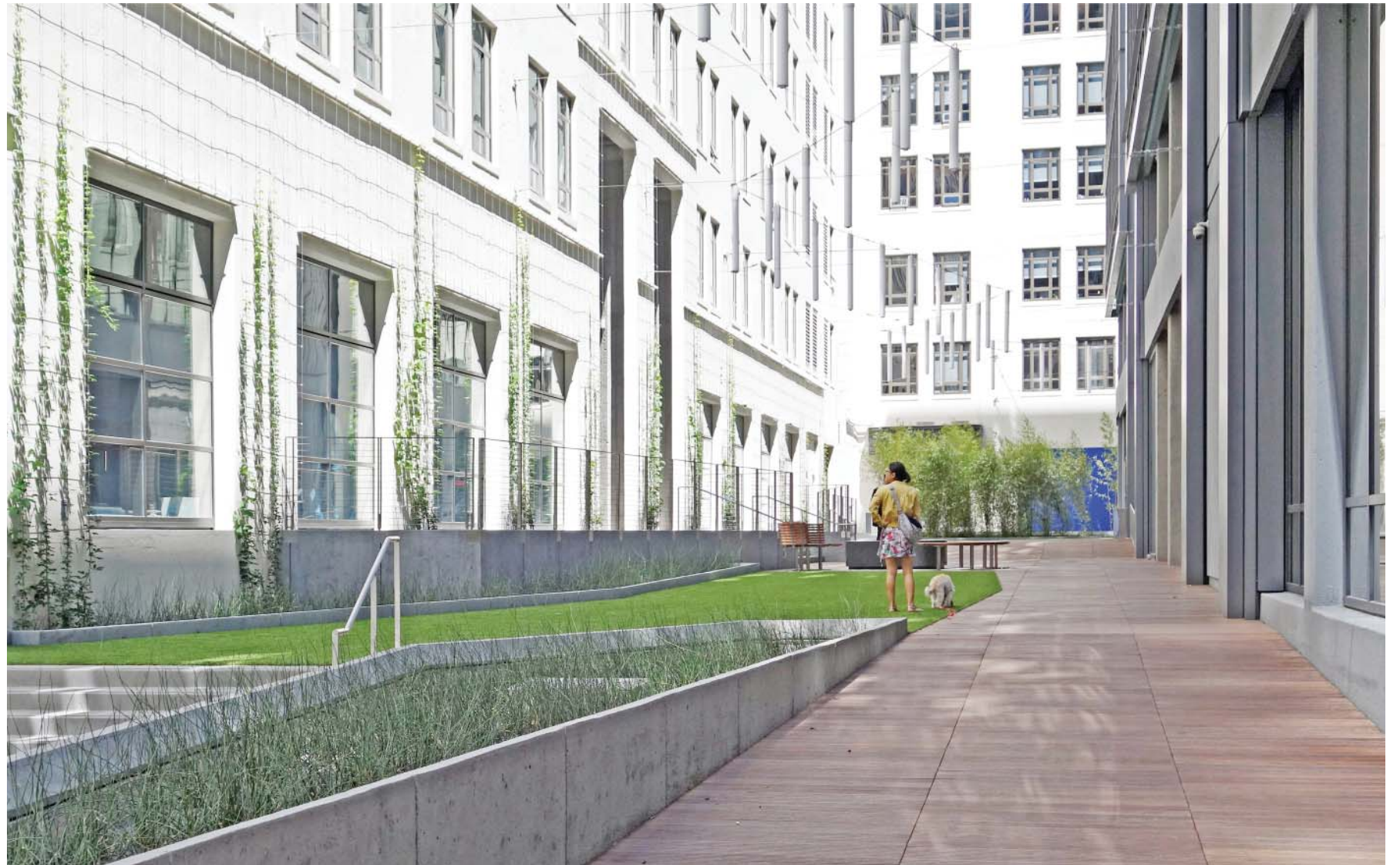
Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



5. Stevenson street view looking east.



6. Stevenson street view looking east.

## SITE CONTEXT PHOTOS

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



Detail view of 1355 Market Building rear (south) facade.



7. View looking east from 10th Street into Stevenson street.



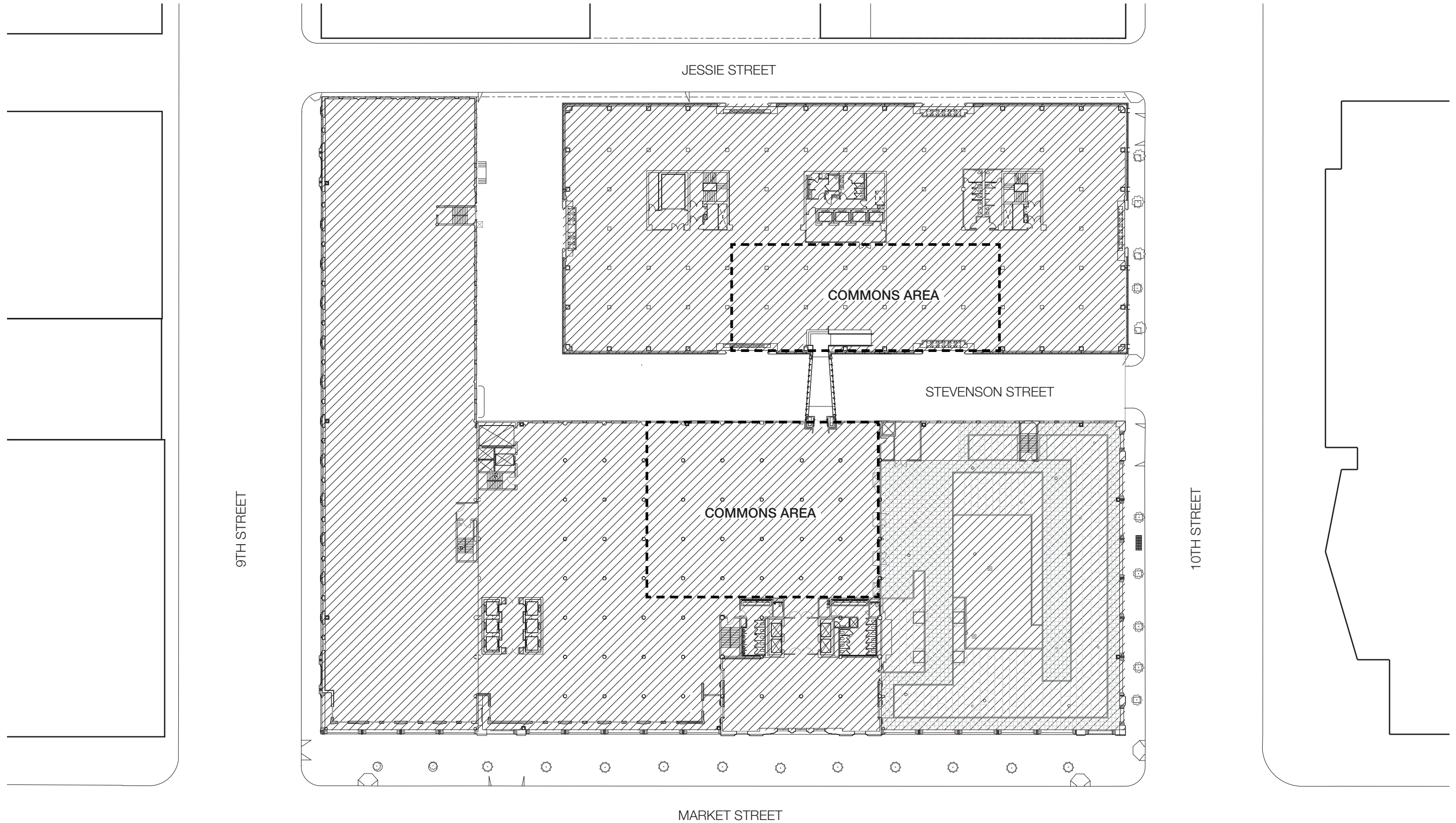
8. View looking north from Jessie Street towards Stevenson Street.

## SITE CONTEXT PHOTOS

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



SITE PLAN AT 9TH FLOOR - PROPOSED

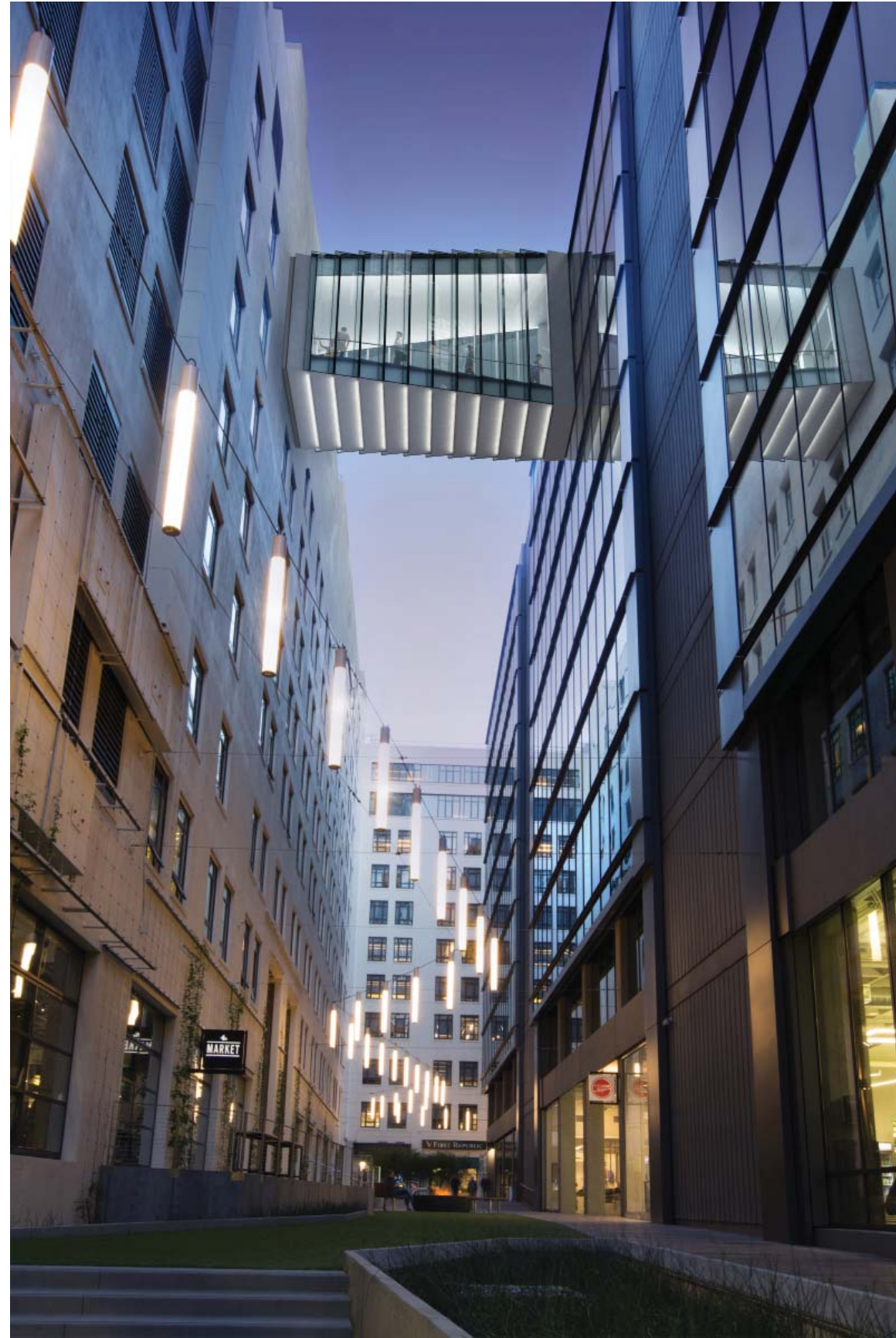
SCALE: 1" = 200'

Proposed Skybridge

875 Stevenson Street, San Francisco, CA



Bohlin Cywinski Jackson



Proposed Skybridge  
875 Stevenson Street, San Francisco, CA



Proposed Skybridge  
875 Stevenson Street, San Francisco, CA

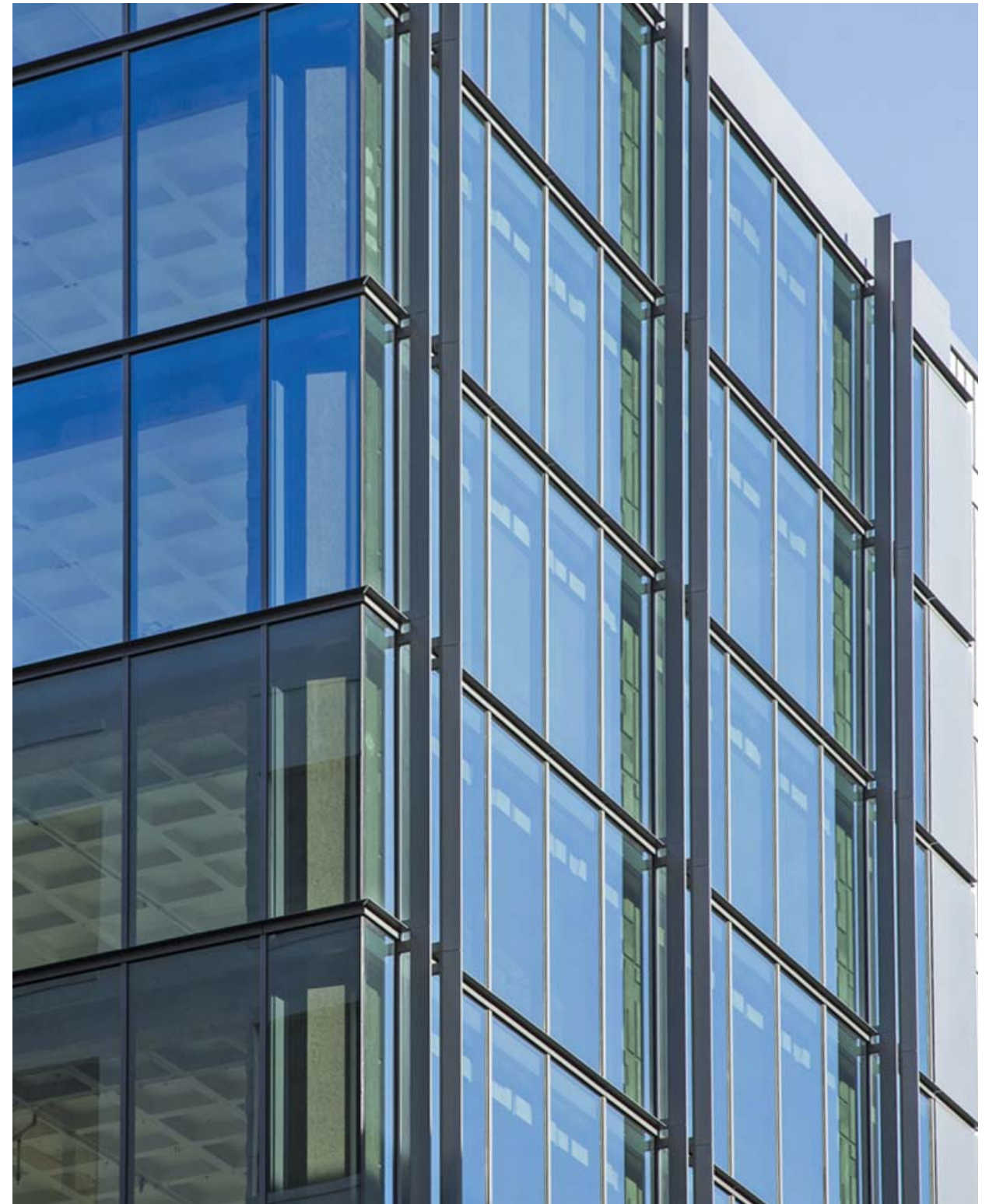
Bohlin Cywinski Jackson



Proposed Skybridge  
875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson





CONTEXT DETAIL

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

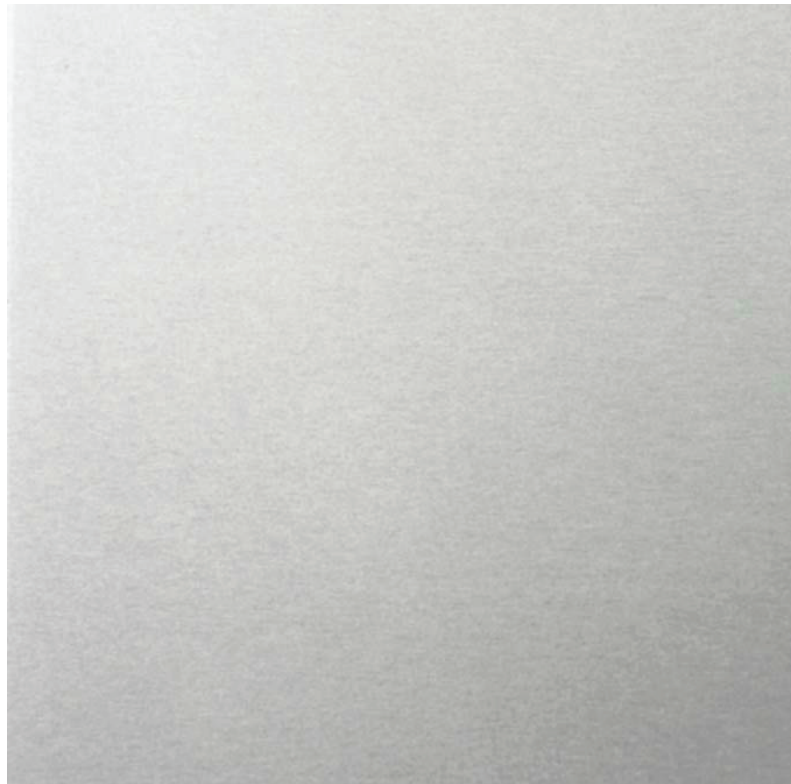
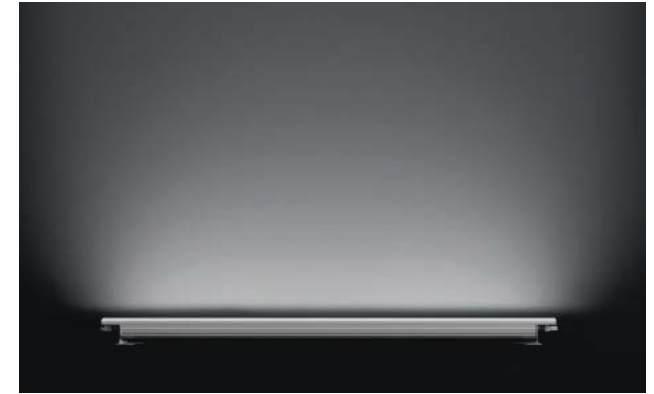
Bohlin Cywinski Jackson



Interior Flooring: Polished Concrete



Lighting: LED Cove Lighting



Exterior Metal Panels: Aluminum with Kynar Finish



Exterior Glazing: Shingled Glass Panels

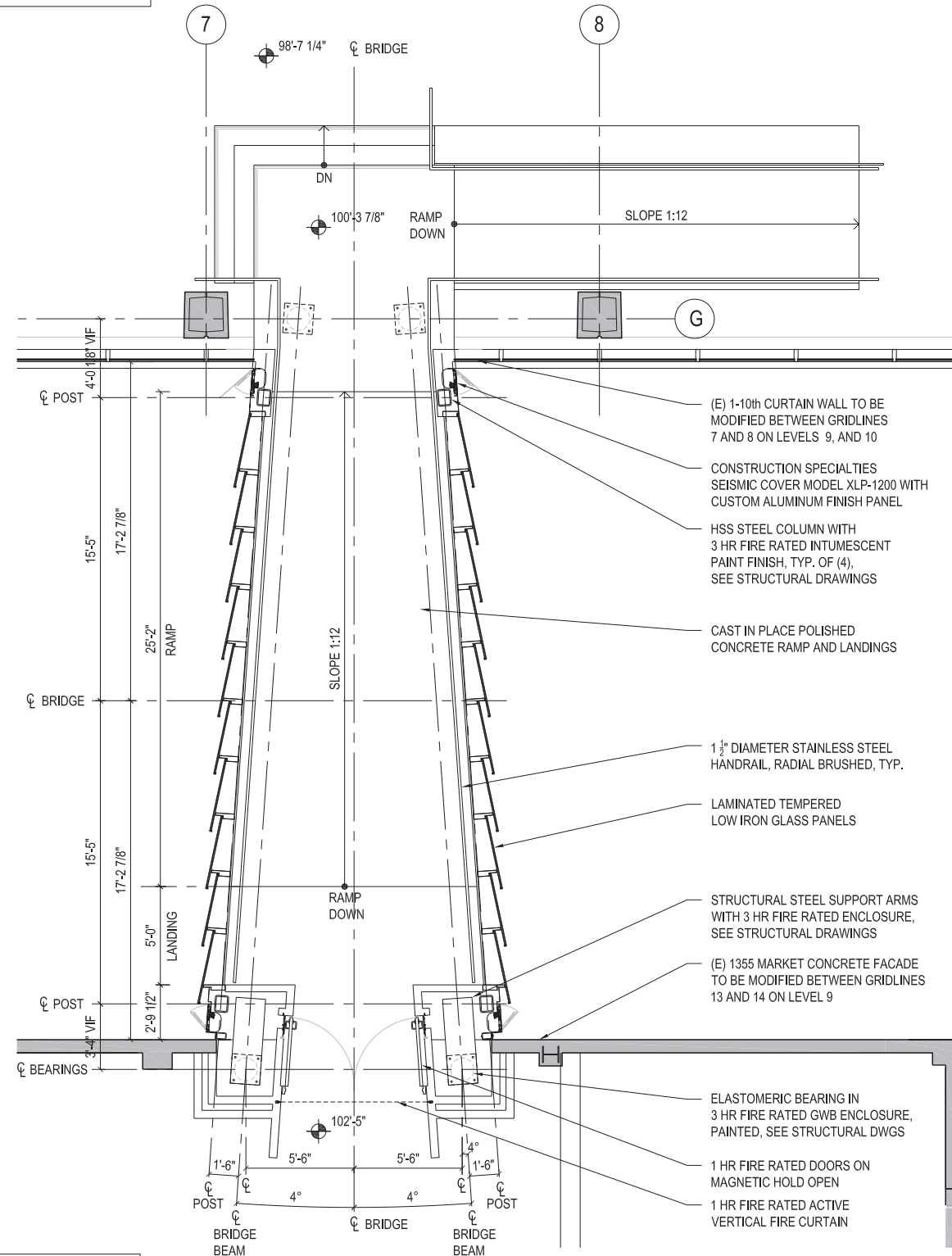
## MATERIAL PALETTE

### Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

875 STEVENSON  
STREET LEVEL 9



1355 MARKET ST.  
LEVEL 9

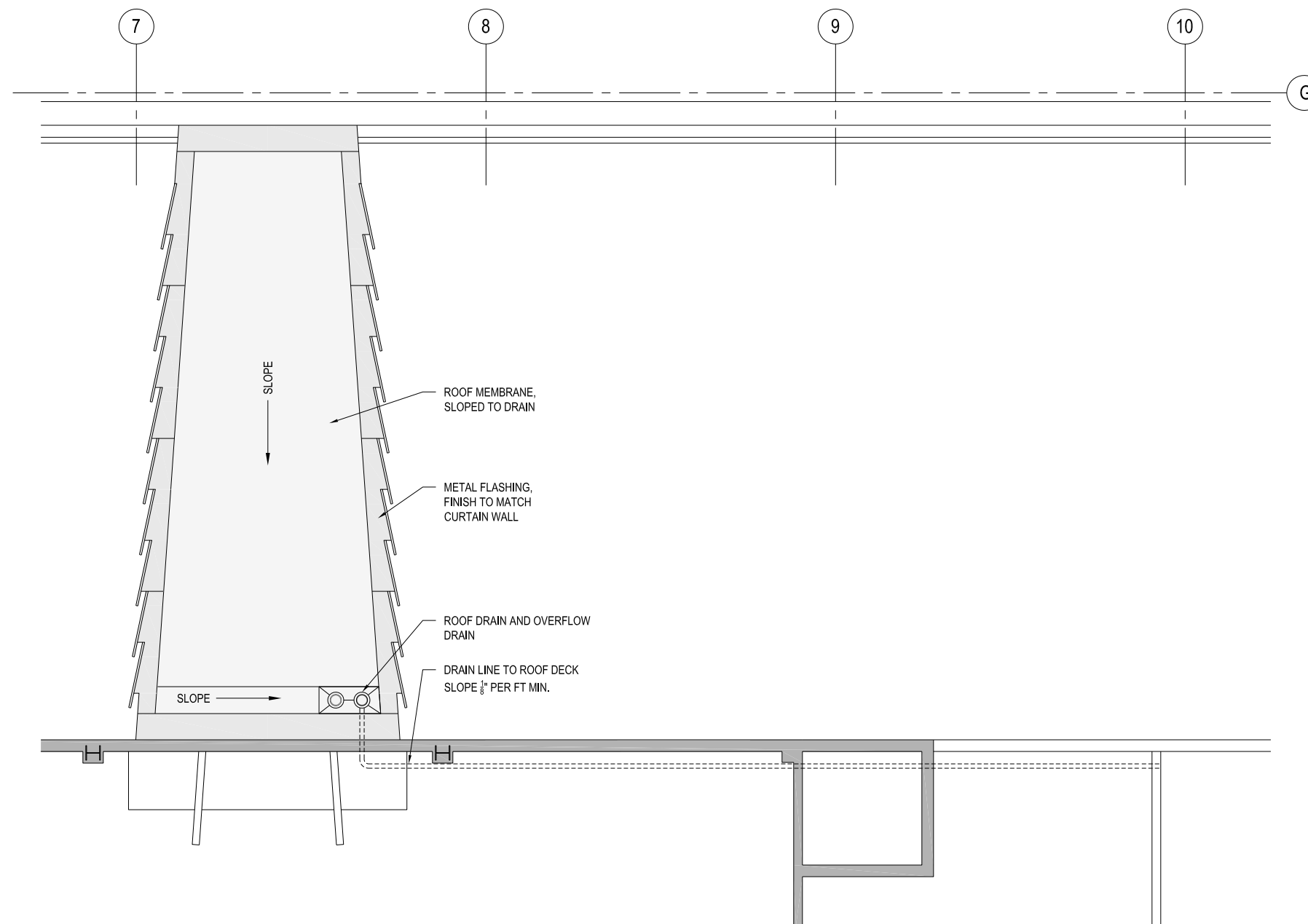
9TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA



Bohlin Cywinski Jackson



ROOF PLAN

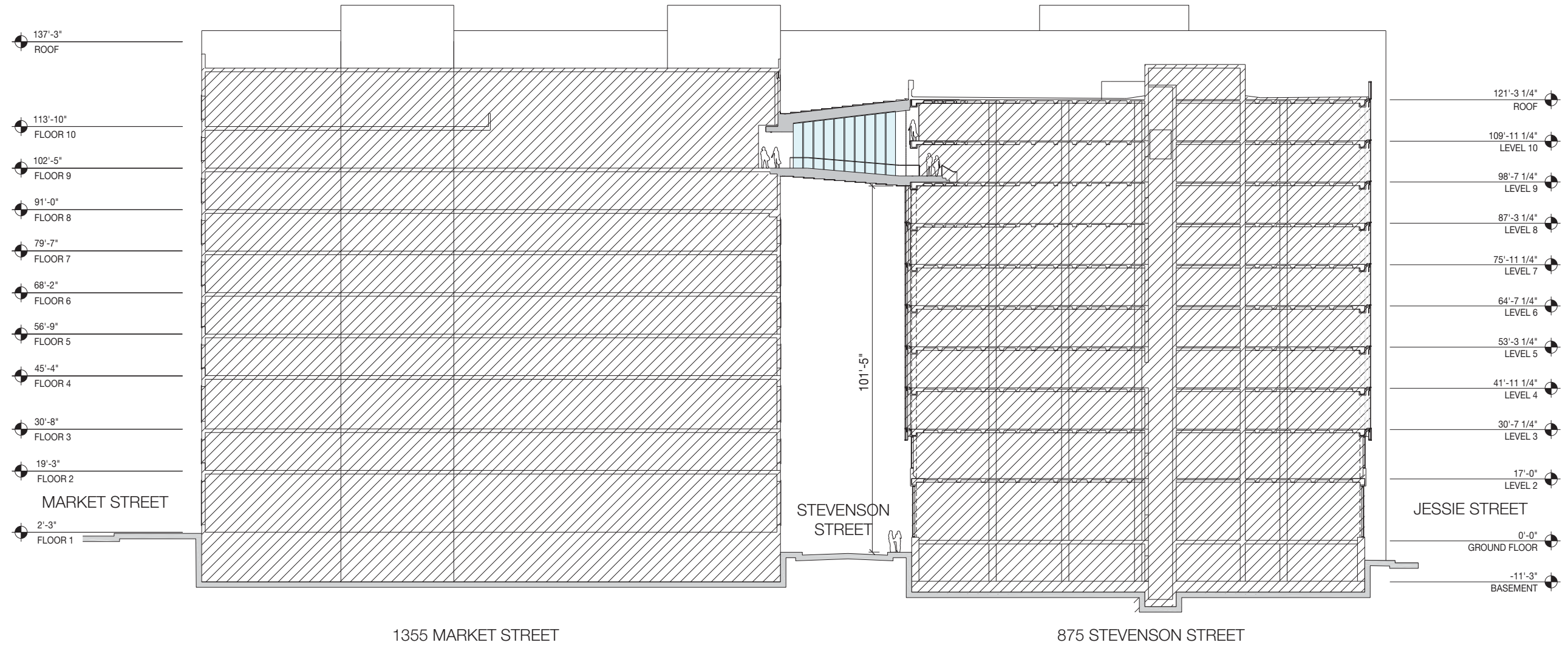
SCALE: 1/8" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA



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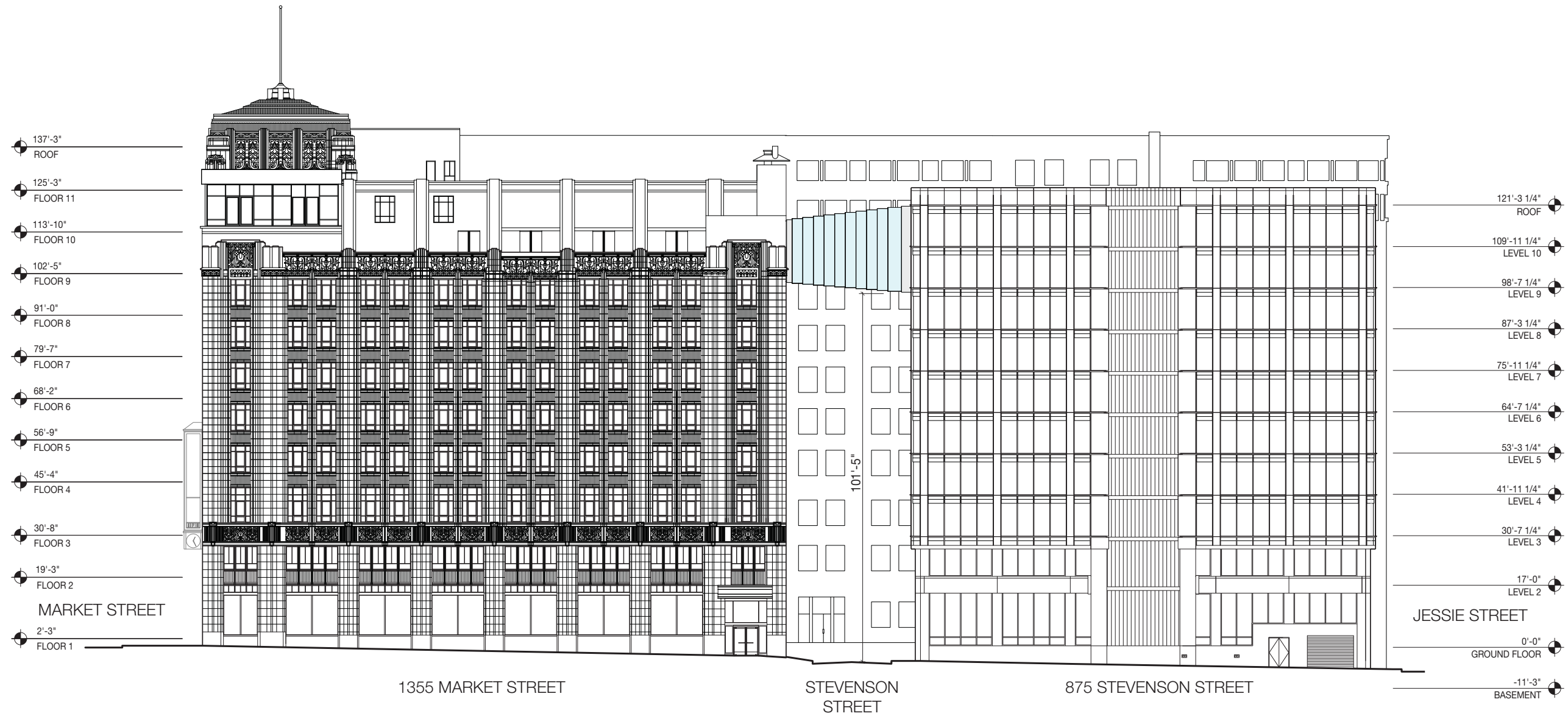
SECTION THROUGH 1355 MARKET ST., PROPOSED SKYBRIDGE, AND 875 STEVENSON ST.

SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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PROPOSED 10TH STREET ELEVATION

SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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1355 MARKET ST. REAR (SOUTH) ELEVATION - EXISTING  
 SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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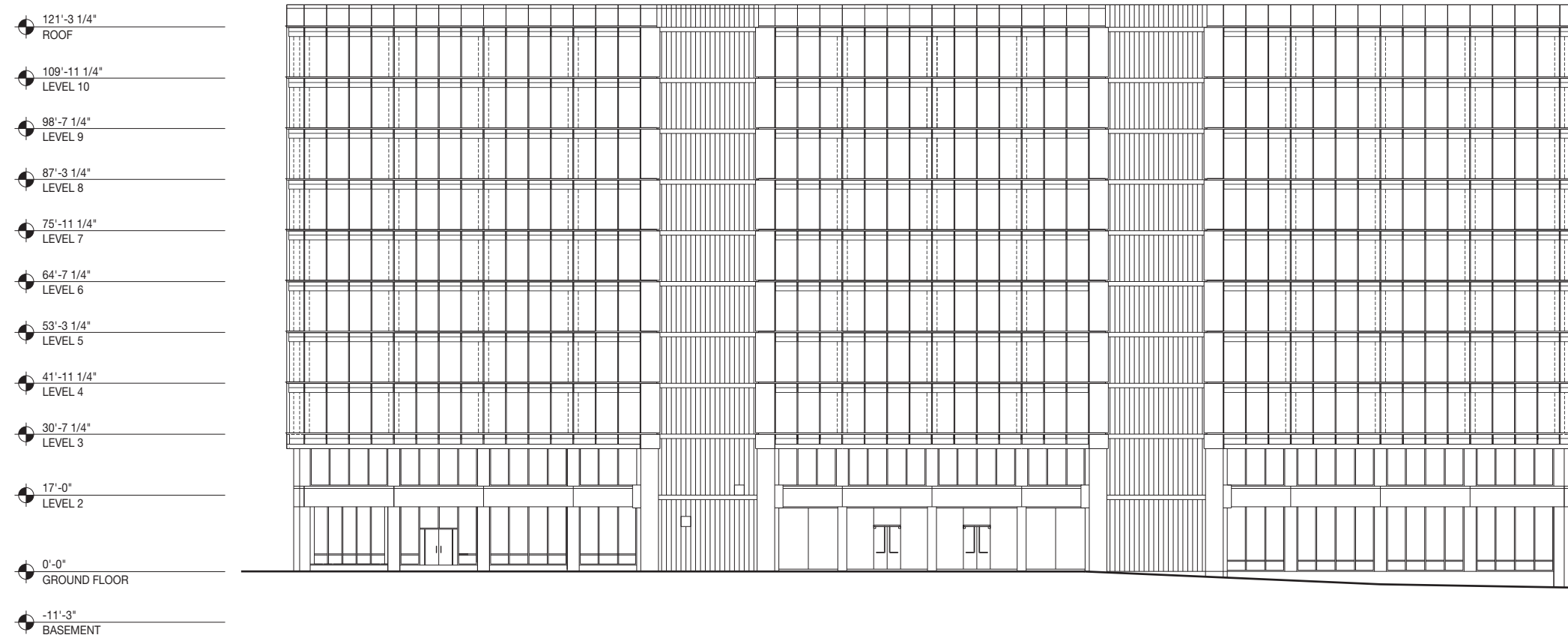
1355 MARKET ST. REAR (SOUTH) ELEVATION WITH PROPOSED SKYBRIDGE  
 SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson





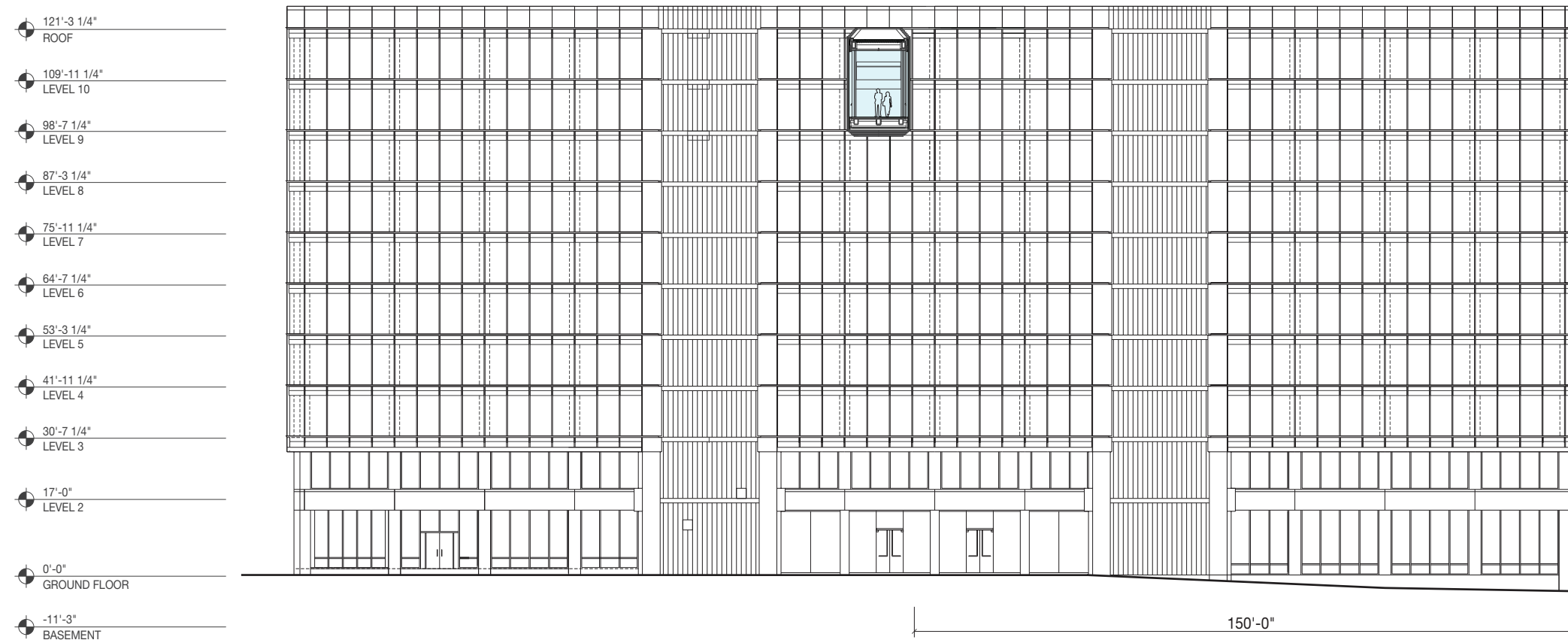
875 STEVENSON ST. FRONT (NORTH) ELEVATION - EXISTING

SCALE: 1/32" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



875 STEVENSON ST. FRONT (NORTH) ELEVATION WITH PROPOSED SKYBRIDGE  
 SCALE: 1/32" = 1'-0"

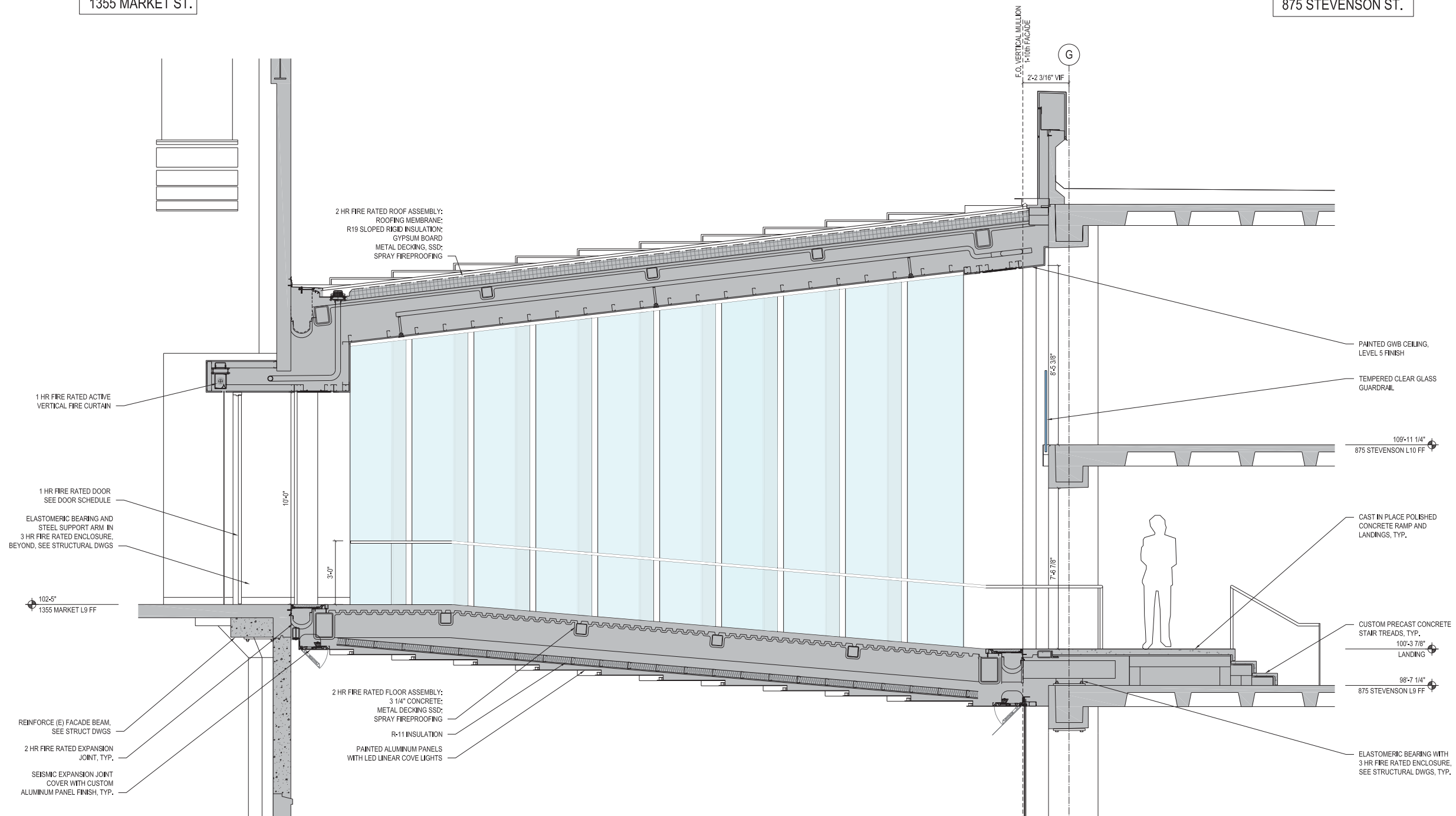
Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson

1355 MARKET ST.

875 STEVENSON ST.



SECTION  
SCALE: 3/32" = 1'-0"

Proposed Skybridge  
875 Stevenson Street, San Francisco, CA

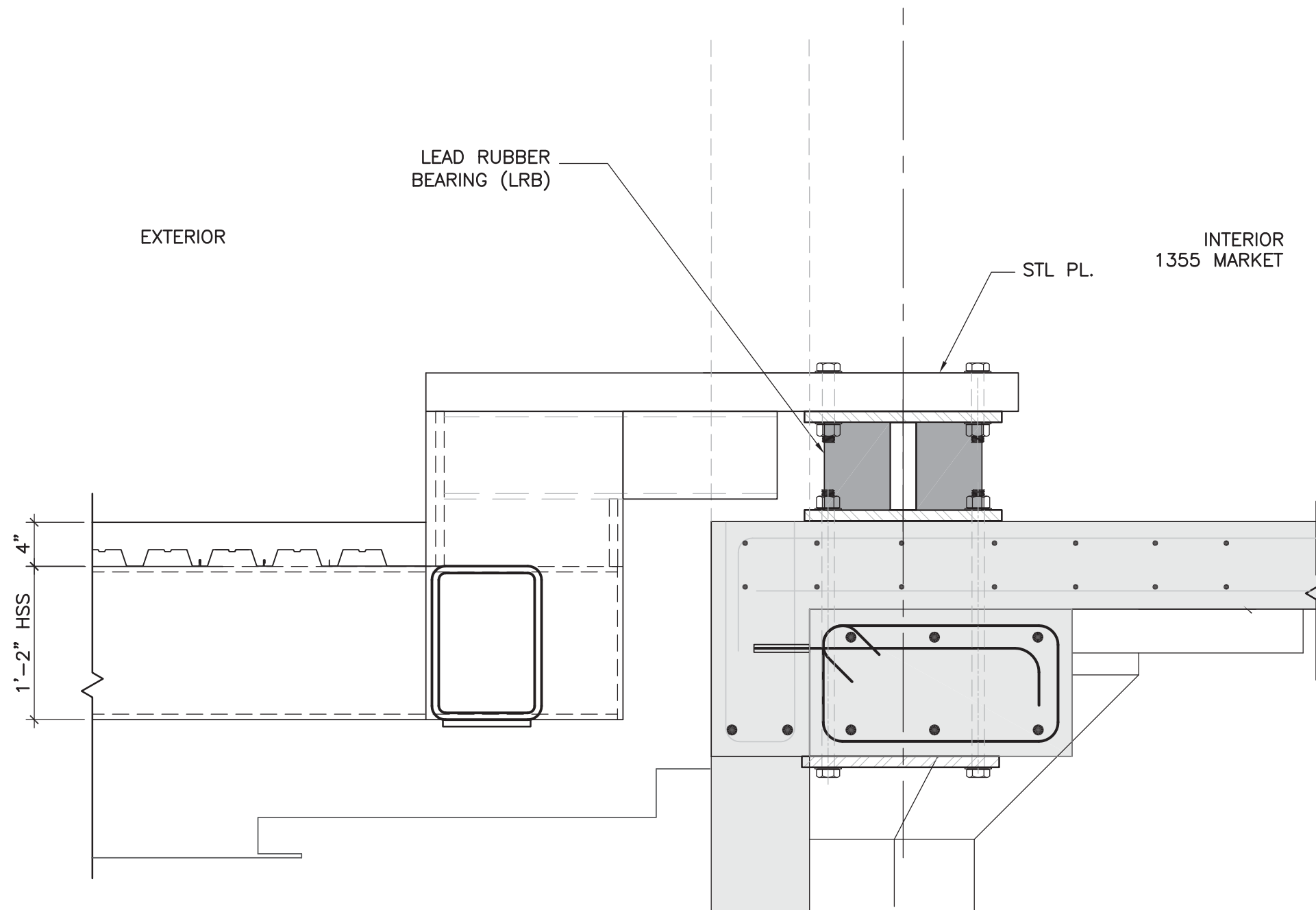
Bohlin Cywinski Jackson



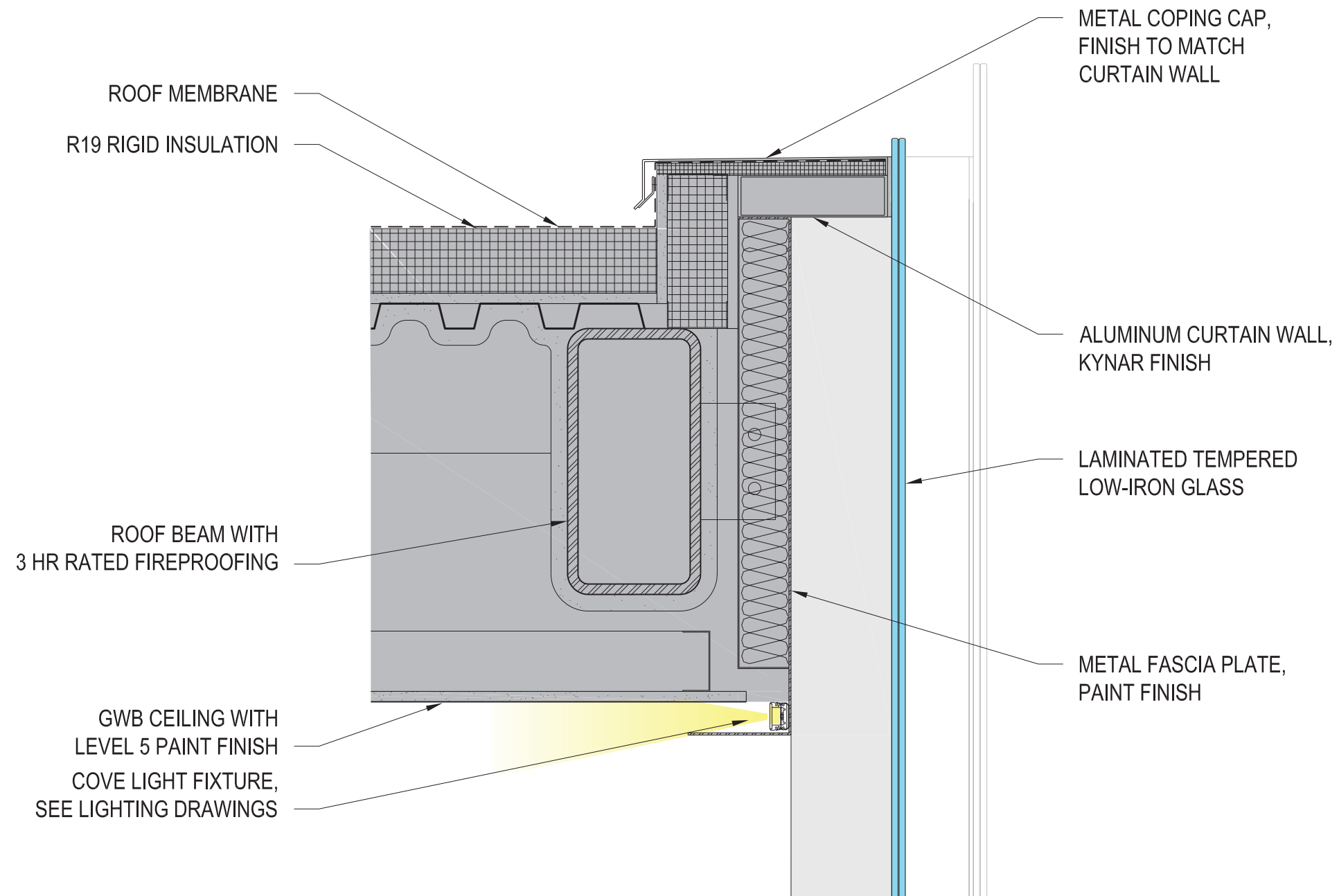
SEISMIC JOINT COVER

Proposed Skybridge  
875 Stevenson Street, San Francisco, CA

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STRUCTURAL CONNECTION DETAIL



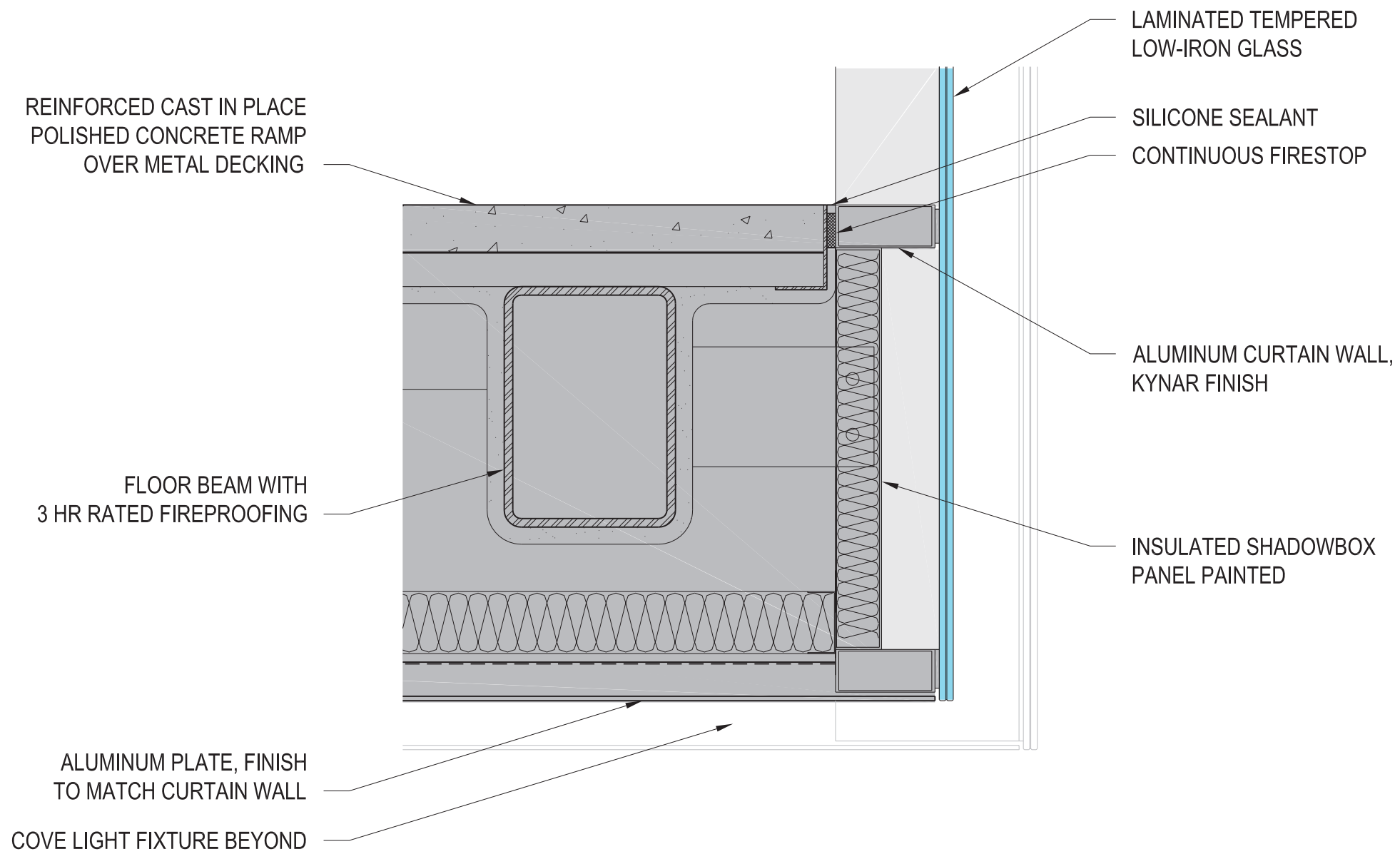
CURTAIN WALL SECTION DETAIL AT TOP OF BRIDGE

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



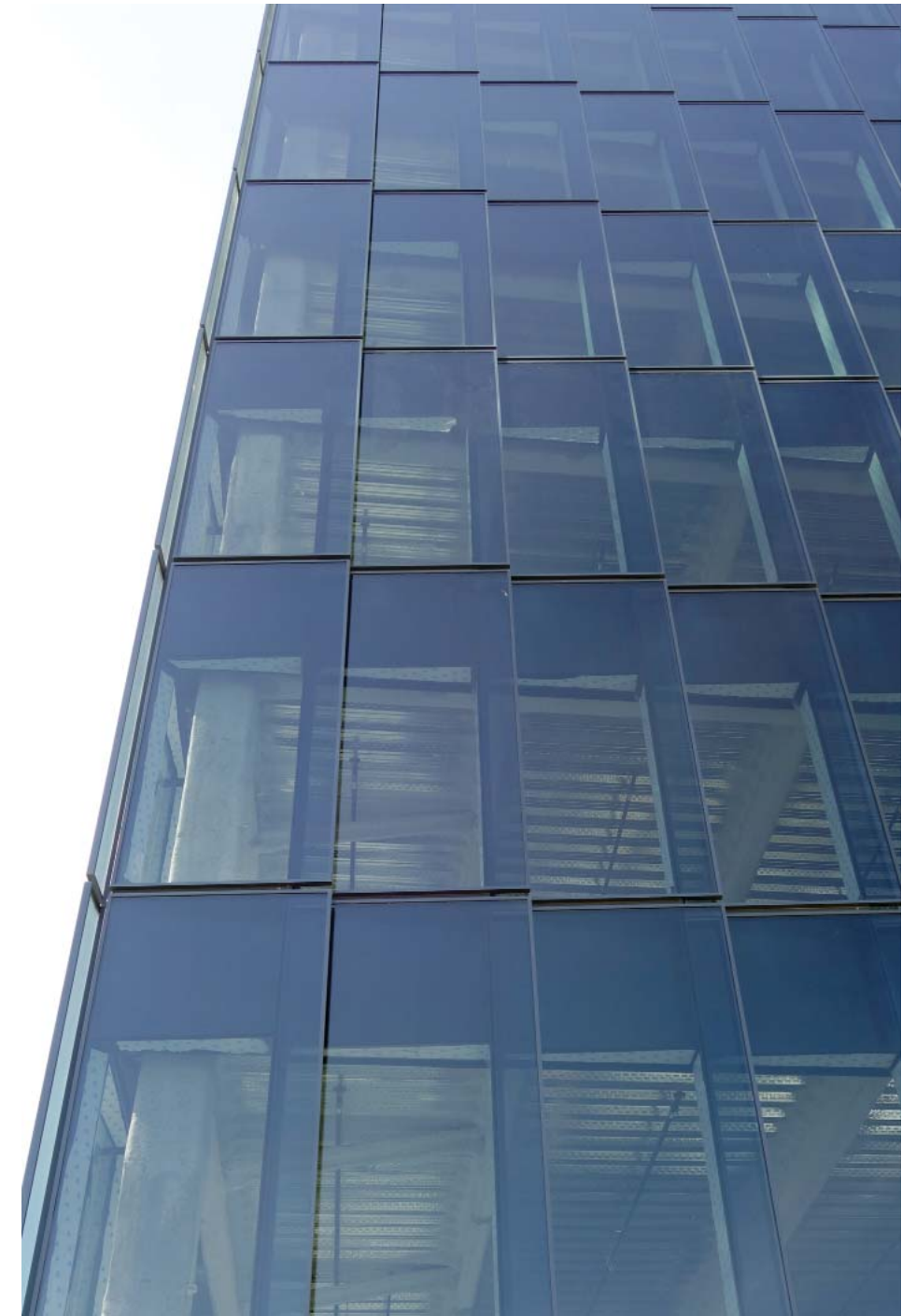
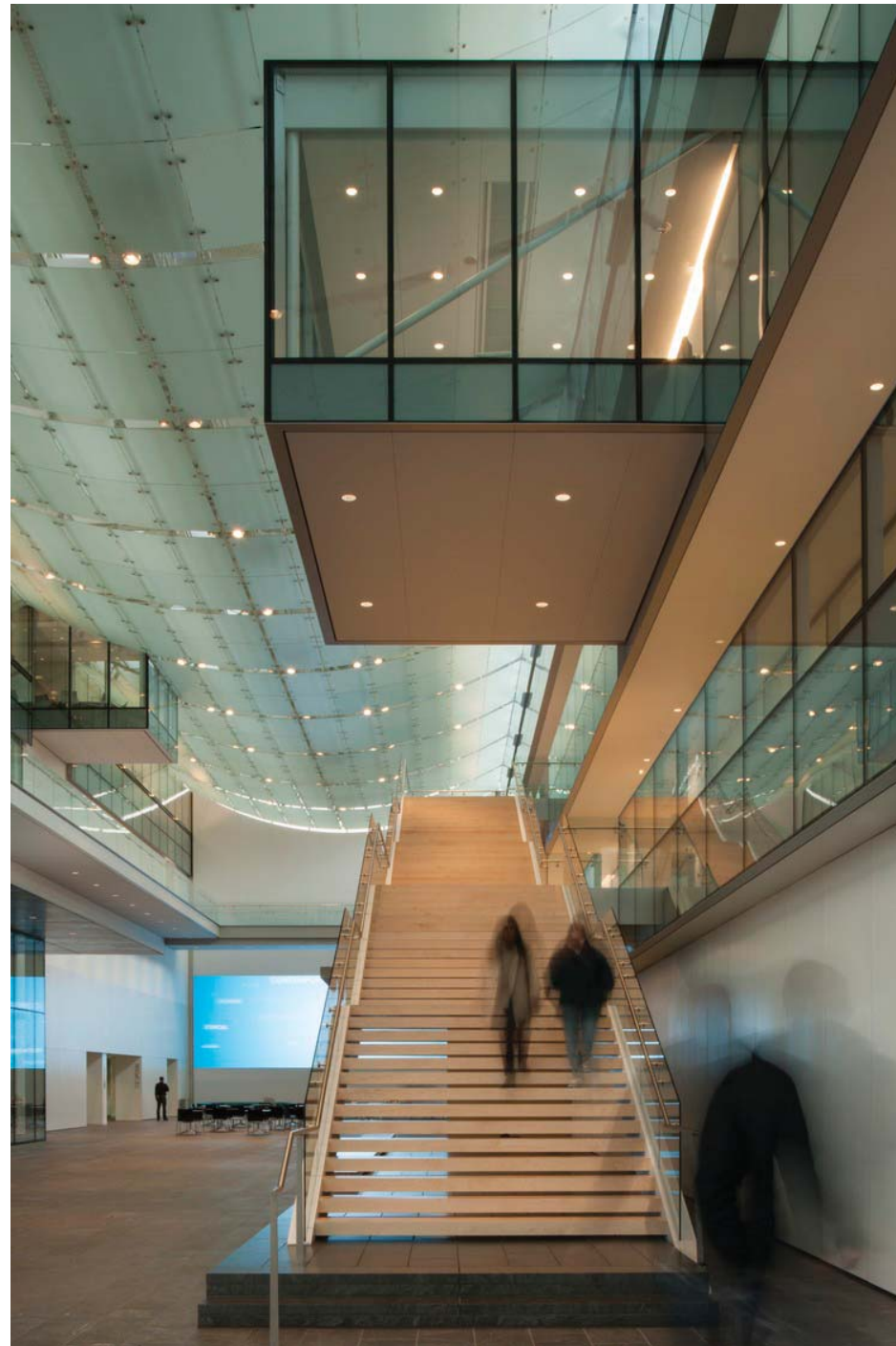
CURTAIN WALL SECTION DETAIL AT BOTTOM OF BRIDGE

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

Bohlin Cywinski Jackson



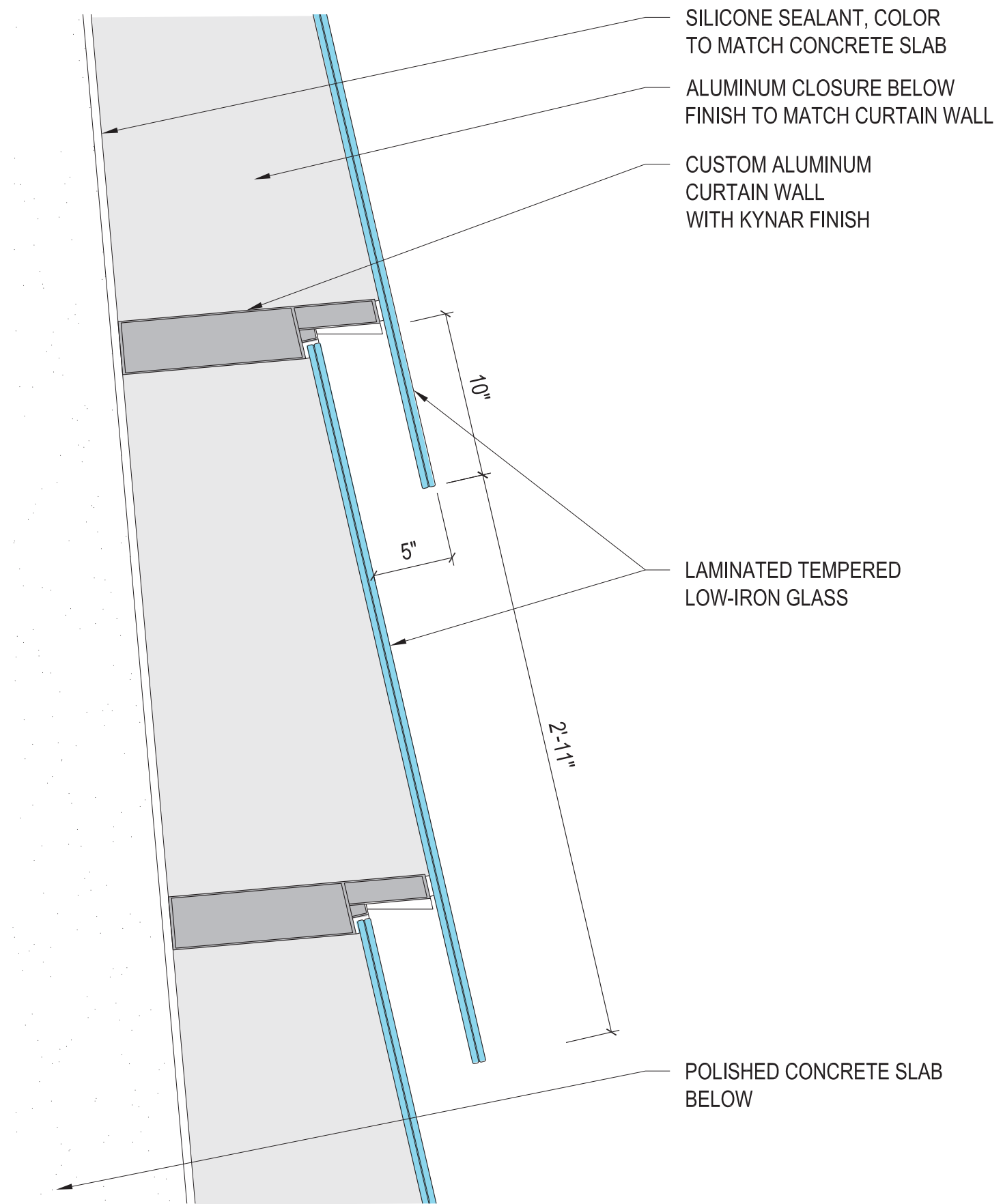
CURTAIN WALL SHADOW BOX PRECEDENTS

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

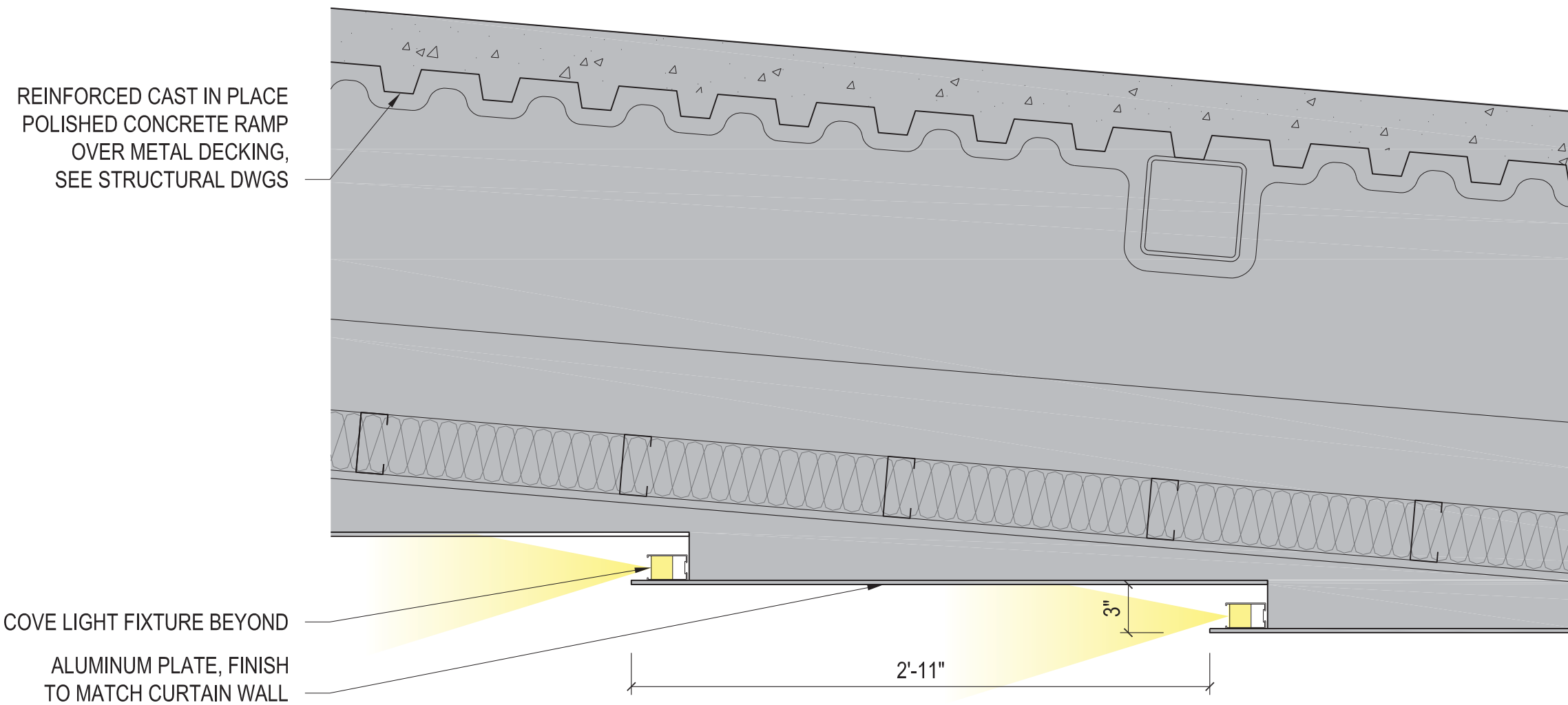
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BRIDGE CURTAIN WALL DETAIL  
 SCALE: 1 1/2" = 1'-0"

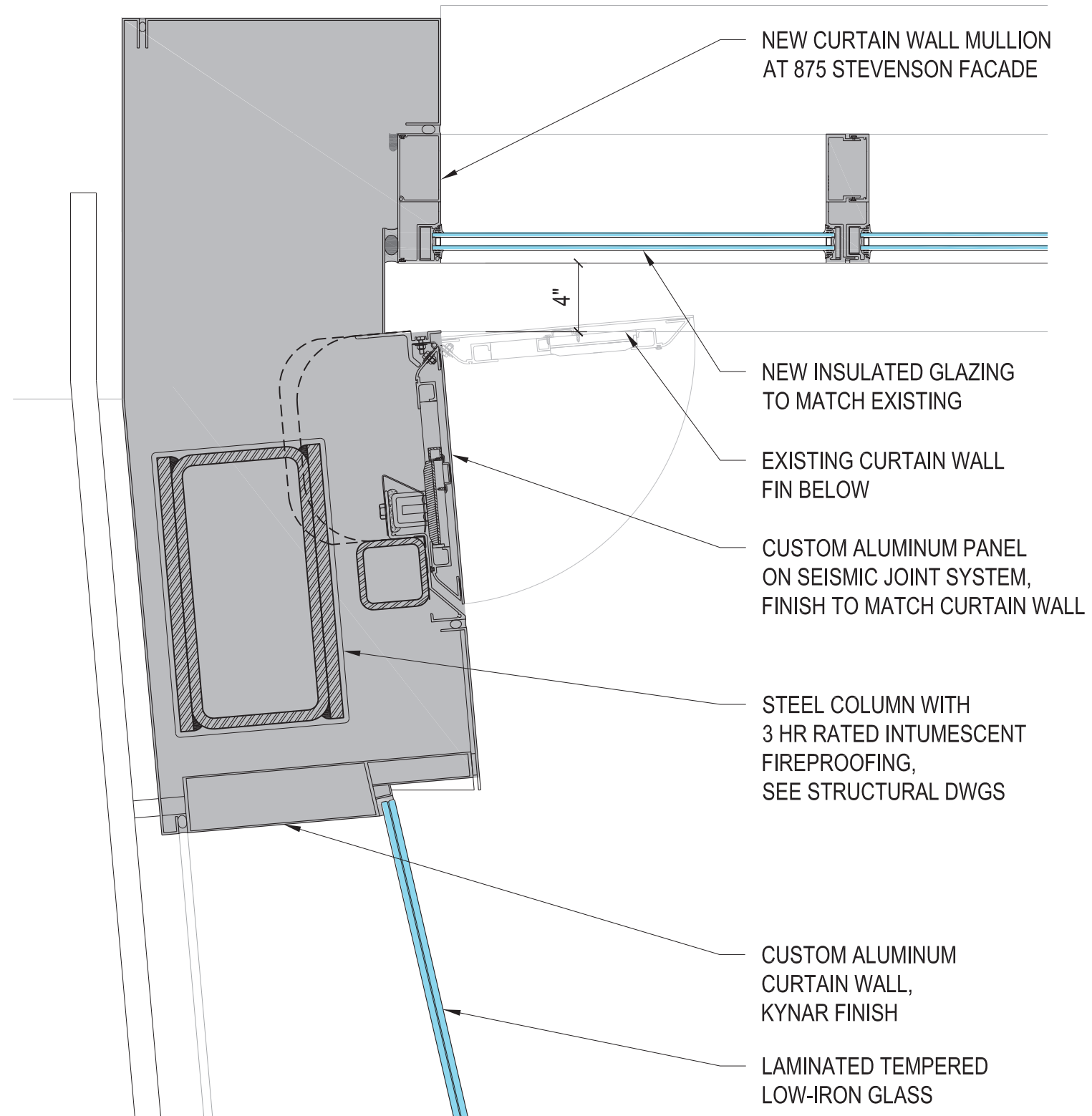
Proposed Skybridge  
 875 Stevenson Street, San Francisco, CA



BRIDGE SOFFIT LIGHTING DETAIL  
 SCALE: 1 1/2" = 1'-0"

Proposed Skybridge  
 875 Stevenson Street, San Francisco, CA

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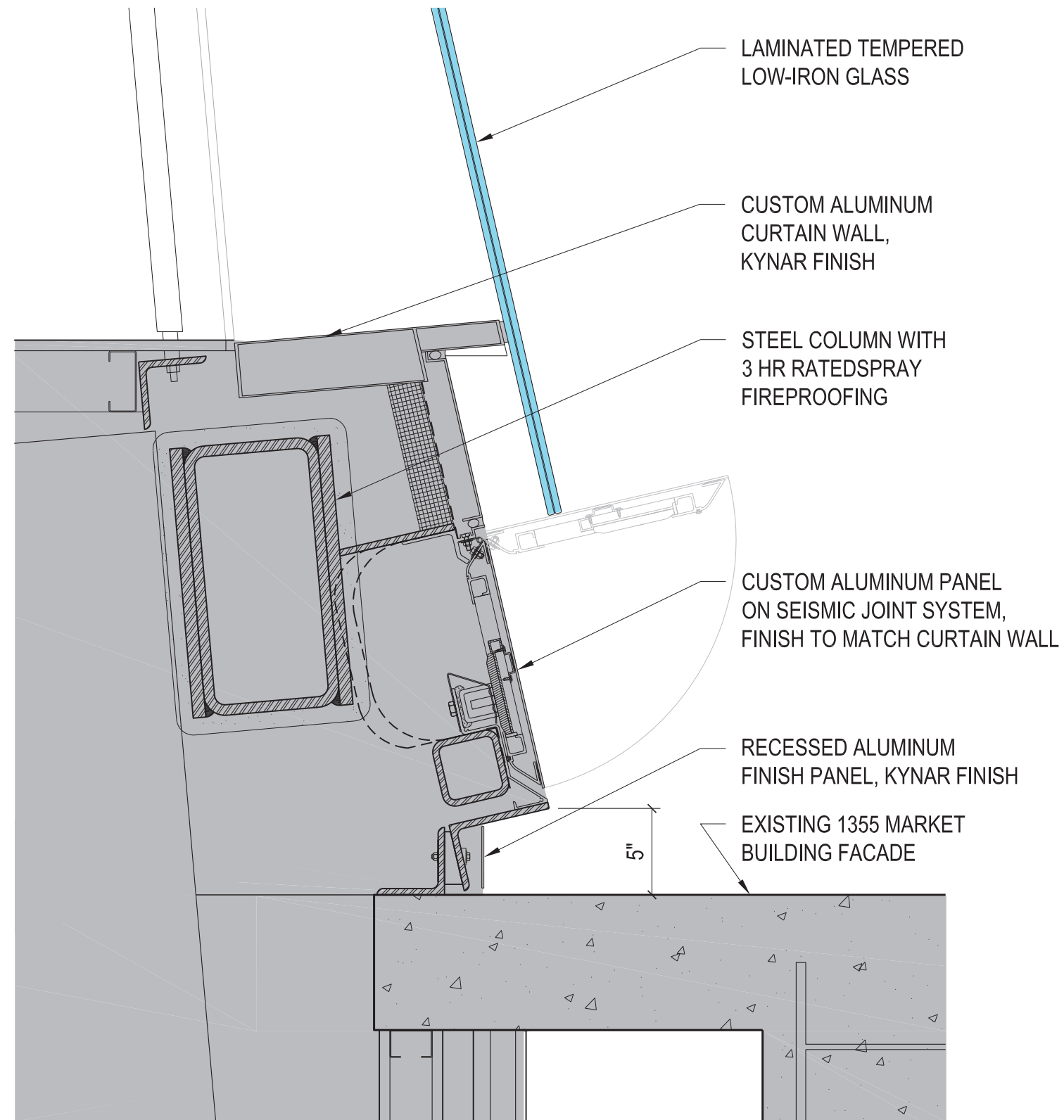


CONNECTION PLAN DETAIL AT 1 TENTH  
 SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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CONNECTION PLAN DETAIL AT 1355 MARKET

SCALE: 1 1/2" = 1'-0"

Proposed Skybridge

875 Stevenson Street, San Francisco, CA

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