



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: AUGUST 23, 2018

*Date:* August 16, 2018  
*Case No.:* **2018-000948CUA**  
*Project Address:* **Eight 10<sup>th</sup> Street**  
*Zoning:* C-3-G (Downtown-General) Zoning District  
320-S Height and Bulk District  
*Block/Lot:* 3507 / 041  
*Project Sponsor:* Terri Dickerhoff  
1120 Manzanita Street  
Los Angeles, CA 90029  
*Staff Contact:* Seema Adina – (415) 575-8722  
[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposed project ("Project") is to establish a Formula Retail Gym (d.b.a. Orangetheory Fitness) within the ground-floor of a vacant 3,200 square-foot tenant space within the building also known as the NEMA building. The Project includes interior tenant improvements. No other exterior building alterations, parking, or bicycle parking are proposed. A Code-compliant signage program has been reviewed by the Planning Department, and the proposed signage program was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of a Formula Retail Gym (d.b.a. Orangetheory Fitness) within the C-3-G Zoning District subject to the Formula Retail controls, pursuant to Planning Code Sections 303, 303.1, and 210.2.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received a petition in support of the Project with 201 signatures. The Department is not aware of any opposition to the Project.
- **Formula Retail Use.**
  - The proposed establishment (d.b.a. Orangetheory Fitness) is considered a Formula Retail use. Orangetheory Fitness was established in 2007 and is headquartered in Boca Raton, Florida. Orangetheory Fitness maintains two locations in San Francisco.

- Within the C-3-G Zoning District subject to the Formula Retail controls (Market Street from 6<sup>th</sup> Street to 12<sup>th</sup> Street), there are 99 ground-floor storefronts. Of those 99 storefronts, 93 storefronts contain land uses that are subject to Formula Retail controls. 22 of the 93 storefronts are Formula Retail uses, leading to an existing concentration of Formula Retail uses within the C-3-G Zoning District subject to the Formula Retail controls of approximately 23.7%. As measured in linear feet, the concentration of Formula Retail uses within the District is approximately 33.7%. The difference in the percentages (# of storefronts subject to Formula Retail controls versus linear feet of frontage subject to Formula Retail controls) is likely attributable to the large amount of street frontage possessed by a small number of the Formula Retail businesses (e.g. Bank of America).
- Within the vicinity (defined as ¼ mile) of the subject property, there are 157 ground-floor storefronts. Of those 157 storefronts, 138 storefronts contain land uses that are subject to Formula Retail controls; 26 of the 157 are Formula Retail uses, leading to an existing concentration of Formula Retail uses within ¼ mile of the subject property of approximately 18.8%. As measured in linear feet, the concentration of Formula Retail uses within ¼ mile of the subject property is approximately 31.2%.
- With the addition of one new Formula Retail use, the concentration of Formula Retail uses within the District would increase by approximately 1.1% from 23.7% to 24.7% (as measured by number of storefronts subject to the Formula Retail controls) or by 1.0% from 33.7% to 34.7% (as measured by linear feet). The concentration of Formula Retail uses within the vicinity of the subject property would increase by approximately 0.7% from 18.8% to 19.6% (as measured by number of storefronts subject to Formula Retail controls) or by 0.6% from 31.2% to 31.8% (as measured by linear feet).
- **City-wide retail uses and daily needs-serving retail uses.** The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus citywide retail uses (defined as all other uses) leans slightly towards citywide-serving uses within the C-3-G subject to Formula Retail controls with 58.6% versus 41.4% for daily needs-serving retail uses. Within ¼ mile of the subject property, the mix of daily needs-serving and citywide-serving retail uses similarly leans toward citywide-serving retail uses at 68.2% and citywide-serving retail uses at 31.8%.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project introduces an established business in a vacant tenant space and would contribute to the vitality of the overall neighborhood by providing a daily needs-serving retail use. The Project would increase the concentration of Formula Retail uses (as measured by number of storefronts subject to Formula Retail controls) by approximately 1.1% within the C-3-G Zoning District, and by approximately 0.7% within ¼ mile of the subject property; the increase is considered nominal. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not be detrimental to persons or adjacent properties in the vicinity.

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Conditional Use Authorization Application  
Exhibit C – Environmental Determination  
Exhibit D – Formula Retail Affidavit and Map  
Exhibit E – Public Correspondence  
Exhibit F – Maps and Context Photos  
Exhibit G – Plans and Signage Program



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 23, 2018

*Case No.:* 2018-004679CUA  
*Project Address:* 711 EDDY STREET  
*Zoning:* RC-4 (Residential- Commercial, High Density District)  
80-T Height and Bulk District  
*Block/Lot:* 0742/014  
*Project Sponsor:* Alexis Burck  
SGPA Architecture and Planning  
200 Pine Street, #500  
San Francisco, CA 94104  
*Property Owner:* Yumiko Westland  
Northern California Presbyterian Homes and Services  
1525 Post Street  
San Francisco, CA 94109  
*Staff Contact:* Seema Adina– (415) 575-8722  
Seema.Adina@sfgov.org

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Suite 400  
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**ADOPTING FINDINGS RELATED TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3, 303, AND 317 TO ALLOW THE CONVERSION OF AN EXISTING 483 SQUARE-FOOT RESIDENTIAL UNIT AT 711 EDDY STREET TO AN INSTITUTIONAL USE THAT PROVIDES SOCIAL SERVICES FOR BUILDING RESIDENTS LOCATED IN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 3, 2018, Alexis Burck (hereinafter "Project Sponsor") filed Application No. 2018-004679CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the conversion of one existing residential unit at the subject property to a social service use (hereinafter "Project") at 711 Eddy Street, Block 0742, Lot 014 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-004679CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 23, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-004679CUA

On July 24, 2018, 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 as requested in Application No. 2018-004679CUA, 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. **Project Description.** The Project proposes to legalize a change of use from an existing 483-square-foot (sf) residential unit (Unit 1-L) to an accessory institutional use – social service facility, for building residents. The project includes minor interior improvements. No exterior modifications are proposed at this time.
3. **Site Description and Present Use.** The 26,434 sf subject property is located on the south side of Eddy Street, between Polk Street and Van Ness Avenue, on Lot 014 in Assessor's Block 0742. The subject property is located within the Residential-Commercial, High-Density Zoning District and the 80-T Height and Bulk District and is developed with a XX story building containing 202 dwelling units. While there are 202 existing legal dwelling units on the Project Site, according to the Project Sponsor, Unit 1-L has never been rented. The Department of Housing and Urban Development's (HUD) Housing Assistance Payments Program contract with the building owner also indicates there are 201 rental units at the site. Unit 1-L has not been occupied and has operated as an accessory space for resident services since at least 1992.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown/Civic Center neighborhood. . The property directly abuts the Academy of Art University to the south, and several residential buildings to the east. Directly across Eddy Street is a motel, while across Polk Street, there are several mixed-use buildings with ground-floor retail and residential units on subsequent floors. The Project Site is well-served by transit; the Van Ness Muni line and Civic Center BART station are within walking distance, with several MUNI lines within close proximity on Van Ness Avenue. Other zoning districts in the vicinity of the project site include: NC-3 (Neighborhood Commercial, Moderate Scale) and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has received a petition of support with 201 signatures. The Department is not aware of any opposition to 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. **Parking.** Section 151 of the Planning Code does not require parking. Up to one space for every two units is principally permitted, and up to three spaces for every four units are permitted with Conditional Use Authorization.

*The Project retains the existing twenty-six (26) off-street parking spaces. The Project does not add any additional dwelling units nor does it propose additional off-street parking. With 201 dwelling units, the principally permitted amount of off-street parking is 101 off-street parking, thus the Project remains in compliance with the Planning Code.*

7. **Dwelling Unit Conversion.** Planning Code Section 317 provides five criteria for Planning Commission consideration in the case of a dwelling unit conversion.

- a. Whether the conversion eliminates only owner-occupied housing, and if so, for how long the unit(s) were occupied;

*The Project Sponsor has indicated that the unit has never been owner-occupied or occupied by the tenant, and has been used for social services for the residents since at least 1992. The subject parcel has been continuously owned by the Northern California Presbyterian Home since 1974, while the subject building was built in 1979.*

*There is no indication that 711 Eddy Street Unit 1-L, the unit proposed for conversion, was occupied by a tenant. The following documents establish a history of the site's number of units: the 1976 HUD Contract states that 201 units were available for rental and one unit was classified as "non-revenue;" the 1978 HUD Housing Assistance Payments Program contract documents 201 rental units; and a 2001 HUD inspection report noting 201 units on site. These documents are included as Exhibit D. Based upon documentation furnished by the Project Sponsor, there is ample information that indicates the 202<sup>nd</sup> unit was never considered as revenue generating rental housing available to the public.*

- b. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

*An Institutional use - Social Service Facility and its associated functions are a permitted and appropriate use. The service connects seniors to programs both within the building and throughout the community for healthy living, independence, and social interaction. The institutional use proposed for the building is low impact and has no significant negative effect on the residential and commercial uses in the vicinity. No significant internal alterations are proposed; the unit can easily be converted back to residential use in the future.*

- c. Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

*The conversion from residential use to institutional use is permitted as a conditional use in the RC-4 zoning district. The proposal does not include any exterior physical changes to the building, and thus remains consistent with the existing character of the building and the zoning district.*

*The immediate area includes several residential buildings as well as mixed-use buildings with ground-floor commercial spaces.*

- d. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

*The unit has never been occupied, and there is no significant alterations proposed. As such, there is no effect to the City's housing stock and the unit can be converted back to residential use very easily.*

- e. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

*The conversion of the residential unit is not necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.*

8. **Conditional Use Findings.** Planning Code Section 303 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 proposed unit conversion would provide a social service facility for critical resident services to the 201 low-income senior households within the building. This service connects seniors to programs both within the building and throughout the community that supports their healthy living, independence, and provides social interaction. There is no physical change to the exterior of the building, and the lack of any structural changes to the interior greatly increases the opportunity for the unit to be converted back to residential use in the future. In addition, the project is desirable because it would help retain a vulnerable population in the City.*

- 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:

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

*The height, massing and bulk of the existing building will remain the same and the proposed use will not alter the existing appearance of the project vicinity. The proposed work will not affect the building envelope and the institutional use of the unit will not result in a noticeable change in character.*

- (2) 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 does not seek to add additional off-street parking. The services provided are for residents of the building only, thus there will be no increase in traffic from persons or vehicles to and around the site.*

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

*No noxious or offensive emissions will be associated with the institutional use of the site.*

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

*The existing landscaping and open space would be retained. No new parking, loading areas, service areas, or lighting is proposed.*

- 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 will help preserve the neighborhood's character, diverse economic base, and allow long-time residents to remain in the community by offering supportive services that are critical to the 201, on-site low income senior households. The services connect residents to the community, enhance longevity, and offer vital programs that encourage social interaction. The building has always operated as 201 units, utilizing HUD Section 8 rental vouchers. There is no change proposed to the total number of affordable rental units available to the public.*

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

*The Project does not fall in a Neighborhood Commercial District.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 11:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

#### Policy 11.3:

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

**Policy 11.4:**

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.2:**

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

**Policy 7.3:**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*The proposed use of an appropriate neighborhood activity will have minimal impact on the neighboring residential area due to its containment in one area. The dwelling unit converted to institutional use is not designated affordable housing. The institutional use provides necessary and desirable health and social services for a vulnerable community within the building. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

10. **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 proposal will not add or remove any neighborhood-serving retail uses.*

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

*According to the Project Sponsor, the unit has not been occupied by a tenant since the building was built in 1979. The conversion of the residential use will not change the visual character of the structure or the character of the neighborhood.*

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

*The City's supply of affordable housing will remain unchanged, as the unit in question was never available as affordable housing. Additionally, the institutional use will provide essential services to on-site, low-income seniors, thus enhancing the viability of the building's affordable housing stock.*

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

*The institutional use will support two employees, which will have no significant impact on transit service to the site or overburden neighborhood streets or parking.*

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

*The 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 within an existing building designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

- 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.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-004679CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **June 1, 2018** and stamped "EXHIBIT G", 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. 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 23, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Gym (d.b.a. **Orangetheory Fitness**) located at Eight 10th Street, Block 3507 Lot 041 pursuant to Planning Code Section(s) **303, 303.1, and 210.2** within the **C-3-G** District and a **320-S** Height and Bulk District; in general conformance with plans, dated **May 9, 2018** and stamped "EXHIBIT G" included in the docket for Case No. **2018-000948CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 23, 2018** 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 23, 2018** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



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

### PERFORMANCE

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)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Signage.** All sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-575-8722, [www.sf-planning.org](http://www.sf-planning.org)* MONITORING - after entitlement
7. **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)*
8. **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

9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**EXHIBIT B:**  
**CONDITIONAL USE AUTHORIZATION**  
**APPLICATION**

**Case Number 2018-000948CUA**  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street

CASE NUMBER:  
For Staff Use only

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Tenth and Market LLC	
PROPERTY OWNER'S ADDRESS: Jonathan Trestyn 2200 Biscayne Boulevard Miami, FL 33137	TELEPHONE: (415 ) 819-4425 EMAIL: Ssimpson@crescentheights.com

APPLICANT'S NAME: Orangetheory Fitness <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: 3507/041 3507/043-052 (10 lots)	TELEPHONE: (949 ) 701.7702 EMAIL: mthomas@orangetheoryfitness.com

CONTACT FOR PROJECT INFORMATION: Terri Dickerhoff <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: 1120 Manzanita Street Los Angeles, CA	TELEPHONE: (213 ) 422-1450 EMAIL: cgrdev@sbcglobal.net

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Lighthouse Public Affairs/Taylor Jordan <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: 857 Montgomery Street San Francisco, CA 94133	TELEPHONE: ( 415 ) 802-7572 EMAIL: Taylor@lh-pa.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 8 10th Street	ZIP CODE: 94103
CROSS STREETS: Market and 10th Streets	

ASSESSORS BLOCK/LOT: 5507 / 041	LOT DIMENSIONS:	LOT AREA (SQ FT): 91,014	ZONING DISTRICT: C-3-G	HEIGHT/BULK DISTRICT: 200-S, 320-S
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### 3. Project Description

( Please check all that apply ) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b> Multi-storied, mixed use building with 754 residential units and ground floor retail/commercial
		<b>PROPOSED USE:</b> Orangetheory Fitness studio for this request
		<b>BUILDING APPLICATION PERMIT NO.:</b> 200607207084 Original Bldg

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	754	754	0	754
Hotel Rooms	0	0	0	0
Parking Spaces	531	531	0	531
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	99' to 387'	99' to 387'	0	99' to 387'
Number of Stories	9 to 35	9 to 35	0	9 to 35
Bicycle Spaces	201	201	0	201
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	763,547	763,547	0	763,547
Retail	10,836	10,836	0	10,836
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	93,279	93,279	0	93,279
Other (Specify Use)	3,200 (Vacant)	3,200 (OTF - CUP - FRD)		3,200 (OTF - CUP - FR)
<b>TOTAL GSF</b>	<b>951,676</b>	<b>951,676</b>	<b>0</b>	<b>951,676</b>

Please describe any additional project features that are not included in this table:  
 ( Attach a separate sheet if more space is needed )

Orangetheory Fitness for the Conditional Use Permit for Formula Retail will occupy 3,200 square feet of the retail/commercial space.

Common area space of 142,804

The Total GSF listed above does not include the 93,279 square feet of parking.

CASE NUMBER:  
For Staff Use only

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Conditional Use Authorization for Formula Retail, per Section 303.1.

## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

PLEASE SEE ATTACHED FOR ALL CONDITIONAL USE FINDINGS

# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Orangetheory will move into vacant space in a new mixed use building with 754 residential units over ground floor retail. Since this is vacant space, no neighborhood-serving retail uses will be displaced by the Project. The Project will provide employment opportunities for San Francisco residents, both teaching the fitness classes as well as managing the studio. Orangetheory Fitness will add to the diversity of existing amenities in the mixed-use building, as well as the neighborhood, thereby making this a desirable place to live and work.

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

Orangetheory Fitness will be located on the ground floor of a mixed-use building, with 754 luxury, residential units and ground floor retail. The studio will be an amenity to the residents and will have no affect on the existing housing stock in the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The addition of an Orangetheory Fitness studio will have no affect on the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The Project is located on Market Street, a dense urban corridor, and is well served by public transit. OTF will occupy approximately 3,200 square feet of the ground floor space in a mixed-use building. Commercial uses were planned for and approved with the original entitlements. OTF is a neighborhood based studio and most members will work and/or live in the neighborhood. Therefore, the studio will not create commuter traffic and the use is not anticipated to significantly increase local traffic or parking requirements.

CASE NUMBER:  
For Staff Use only

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

The Project is not a commercial office development. The Project will contribute to a diverse economic base by adding a thriving, new fitness brand as an amenity within a district in which there are a number of retail vacancies. The studio will create a number of part-time and full-time positions at both the teaching and managerial levels. Additionally, the tenant improvement work will create new, temporary construction jobs.

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

All structural and seismic requirements of the San Francisco Building Code will be incorporated into the plans for the tenant improvement, and will therefore meet this requirement.

7. That landmarks and historic buildings be preserved; and

The Project will be located in a newly construed building and will not adversely alter any landmark building, contributory building, or architecturally significant building on the Project site or in the vicinity.

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

The Project does not involve any expansion of the existing building and will therefore have no effect on parks or open space, or their access to sunlight and views.



# Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use Permit	
OCCUPANCY CLASSIFICATION: B	
BUILDING TYPE: I-A (sprinklered)	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  3,200 sf tenant improvement area only	BY PROPOSED USES: Fitness Studio
ESTIMATED CONSTRUCTION COST: 600,000	
ESTIMATE PREPARED BY: Marc Thomas, Franchisee for Orangetheory Fitness	
FEE ESTABLISHED: 1/3/2018	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

**Terri Dickerhoff** Digitally signed by Terri Dickerhoff  
Date: 2018.01.03 23:59:08 -08'00'

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name, and indicate whether owner, or authorized agent:

Terri Dickerhoff/Authorized Agent

Owner / Authorized Agent (circle one)

**Exhibit "A"**  
**CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL**  
**Site Address: 1411 Market Street**  
**Block 5507/Lot 041**  
**Applicant: Orangetheory Fitness**

**THE REQUEST**

Orangetheory Fitness ("the Applicant") is seeking the following discretionary approval:

- **Pursuant To Section 303.1**, the Applicant requests a Conditional Use Authorization for Formula Retail Use to allow a 3,200 square foot, fitness studio in the C-3-G District.

**A. PROJECT DESCRIPTION AND SITE INFORMATION**

If approved, Orangetheory Fitness will be located in the newly constructed NEMA building, a mixed use residential/retail building designed by Handel Architects. NEMA is located directly across from the Twitter Headquarters (across 10th Street) and adjacent to Uber Headquarters on Market Street. The residential complex has north and south high rise and north and south mid-rise towers ranging from 9 stories to 35 stories that house 754 luxury residential units. There is 14,036 square feet of retail on the ground floor along Market Street. The retail has been vacant since the building opened in 2013.

**B. SURROUNDING AREA CONDITIONS**

The Project site is located on Market Street, a dense commercial thoroughfare that connects the Castro District to the Financial District. Market Street is lined with a diverse mixture of retail, service, office, residential and restaurant uses. The Market, in the Twitter building across 10<sup>th</sup> Street, is directly adjacent to the site. The Market has a plethora of food and beverage offerings drawing people from the neighborhood to this corner. Across Market Street is Fox Plaza, with both offices and residential units. Directly to the west of the proposed project site, is the Uber headquarters. Additionally, there are many more commercial, retail, restaurant and residential uses in this district. Orangetheory Fitness is the perfect complement to both the established and new uses in SOMA and along Market Street. A welcome amenity for residents and workers alike.

**C. PROJECT SUMMARY**

Street Address:	1411 Market Street (vacant space, first time use)
Cross Streets:	10 <sup>th</sup> and Market Streets
Assessor's Block/Lot:	Block 5507, Lot 041
Zoning District:	Downtown-General, C-3-G
Height/bulk district:	200-S, 320-S
Special Use districts:	None

1411 Market Street  
Orangetheory Fitness

Building Area: Approximately 951,676 square feet  
 Tenant Space: Approximately 3,200 square feet

Present use: Vacant  
 Proposed use: Orangetheory Fitness  
 Use size (existing): 3,200  
 Use size (proposed): Unchanged  
 Parking spaces (existing): None for retail use  
 Parking spaces (proposed): Unchanged  
 No. of Levels (existing): Ranges from 9 to 35  
 No. of Levels (proposed): Unchanged  
 Occupancy Classification: R-1, M, S-3, A-3  
 Type: I-A

#### **D. ORANGETHOERY FITNESS**

##### **Proposed Fitness Studio**

Orangetheory Fitness is a studio that is open to members for class based circuit training. Classes are approximately 60 minutes long and run throughout the day. The proposed hours of operation are Monday through Friday from 5 am to 9 pm and Saturday and Sunday from 6 am to 6 pm. There is a minimum interval of 15-minutes between classes. The number of classes each day will be dependent on demand, but are typically held in the early to mid-morning, lunch time and late afternoon and evening. Since this is a circuit training based fitness program, the class size is dictated by the pieces of equipment in the studio. This space has 15 treadmills and 15 rowing machines, which allows for 30 total students per class.

##### **The Science of the Orangetheory Workout**

Orangetheory Fitness is a one-of-a-kind workout broken into intervals of cardiovascular and strength training, using a variety of equipment including treadmills, rowing machines, TRX suspension training™ and free weights to tone the body and gain energy throughout the day. There are three components to the 60-minute workout, treadmill training, indoor rowing and weight training using the TRX bands. Backed by the science of post-exercise oxygen consumption (EPOC), the heart-rate monitored training is designed to keep heart rates in a target zone that stimulates metabolism and increases energy.

Orangetheory Fitness uses the science of Heart Rate Based Treadmill Interval Training, the efficiency of Indoor Rowing for increased power and the proven concept of Weight Training Blocks to create the fitness level and body desired. Highly qualified and motivational Personal Trainers increase the safety and effectiveness of the workout.

**Class Benefits****Physical Benefits:**

- Increase strength, balance & flexibility
- Increase energy & vitality
- Weight loss
- Cross-train for other athletic pursuits

**Emotional Benefits:**

- Reduce stress
- Increase self-confidence
- Connect more deeply with loved ones and your community
- Gain a stronger sense of self
- Increase sense of calm
- Improve mental focus

**E. PRE-APPLICATION MEETING**

On November 17, 2017, invitations to a pre-application meeting were sent to immediate neighbors and all community groups on the Planning Department's roster for the South of Market neighborhoods. The pre-application meeting was held on December 5, 2017 at the NEMA building, from 6 pm to 7:30 pm.

Attached please find:

- (a) the mailing list of invitees;
- (b) copy of the invitation and proof of timely mailing and delivery;
- (c) sign-in sheet;
- (d) summary of public comments and responses; and
- (e) the pre-application meeting affidavit.

There was one attendee at this meeting, a woman who lives in the building. She is very excited that Orangetheory Fitness is moving in and wanted more information on membership. She currently attends class in Mission Bay and this will be more convenient for her and her schedule.

**F. ENVIRONMENTAL REVIEW**

Projects involving "minor alteration of existing public or private structures involving negligible or no expansion of use" are categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines. The Project entails the use of a vacant retail space, and other than interior tenant improvements and signage on the exterior facade, the building will not be modified or expanded. Therefore, the Project is exempt from environmental review.

# EXHIBIT C:

# ENVIRONMENTAL DETERMINATION



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
8 10TH ST		3507041
<b>Case No.</b>		<b>Permit No.</b>
2018-000948PRJ		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Conditional Use Authorization application to establish a formula retail establishment d.b.a. Orangetheory Fitness.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Seema Adina</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.



<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>				
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><b>Project Approval Action:</b> Commission Hearing</td> <td style="width: 40%;"><b>Signature:</b> Seema Adina</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>08/08/2018</td> </tr> </table>		<b>Project Approval Action:</b> Commission Hearing	<b>Signature:</b> Seema Adina	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/08/2018
<b>Project Approval Action:</b> Commission Hearing	<b>Signature:</b> Seema Adina				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/08/2018				
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>					

**EXHIBIT D:**  
**FORMULA RETAIL AFFIDAVIT**  
**AND MAP**

**Case Number 2018-000948CUA**  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street

# AFFIDAVIT FOR Formula Retail Uses

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 1411 Market Street		
ASSESSORS BLOCK/LOT: 3507 / 041 3507/043-052 (10 lots)	ZONING DISTRICT: C-3-G	HEIGHT/BULK DISTRICT: 200-S, 320-S

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Fitness Studio	
PROPOSED BUSINESS NAME: Orangetheory Fitness	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: A 3,200 square foot fitness studio with accessory retail sales	
BUILDING PERMIT APPLICATION NO.: (if applicable)	PLANNING DEPARTMENT CASE NO.: (if applicable)

## 3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	900+
3.b	How many of the above total locations are in San Francisco?	2

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. *Continue to section 4 below.*

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

## 4. Standardized Features

Will the proposed business use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL			

Enter the total number of Yes/No answers above.

If the total YES responses are **two (2) or more**, then the proposed use is a Formula Retail Use.

## 5. Applicant's Affidavit

NAME: <b>Terri Dickerhoff</b>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <b>1120 Manzanita Street, Los Angeles, CA 90029</b>			
PHONE: <b>( 213 ) 422-1450</b>	EMAIL: <b>cgrdev@sbcglobal.net</b>		

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE:	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required	
COMMENTS:	
VERIFIED BY:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

### FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: <http://www.sfplanning.org>

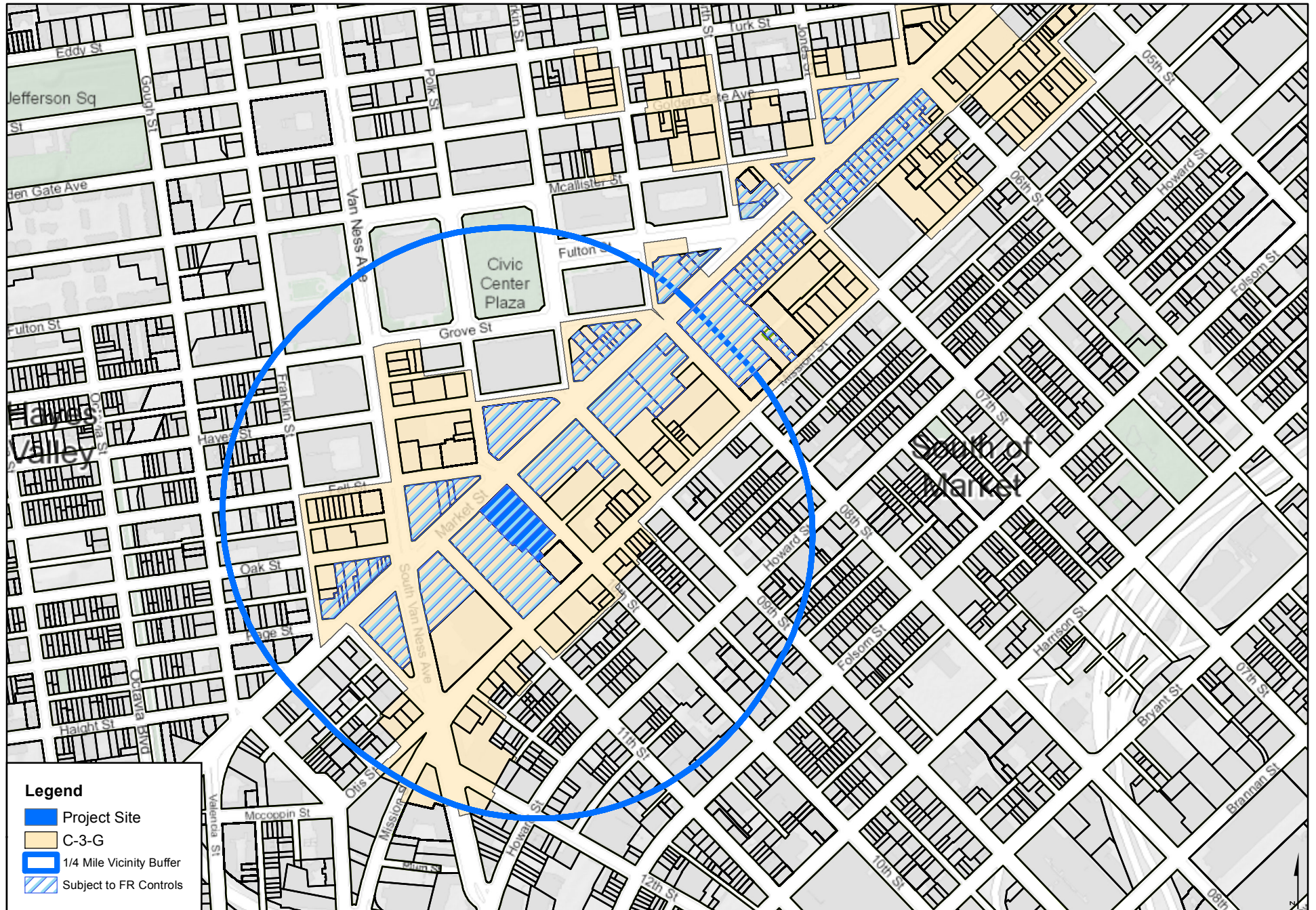
**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

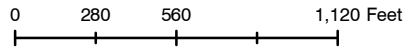


# 8 10th Street Map of District and Vicinity



**Legend**

- Project Site
- C-3-G
- 1/4 Mile Vicinity Buffer
- Subject to FR Controls



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

# EXHIBIT E:

# PUBLIC CORRESPONDENCE

Case Number 2018-000948CUA  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street





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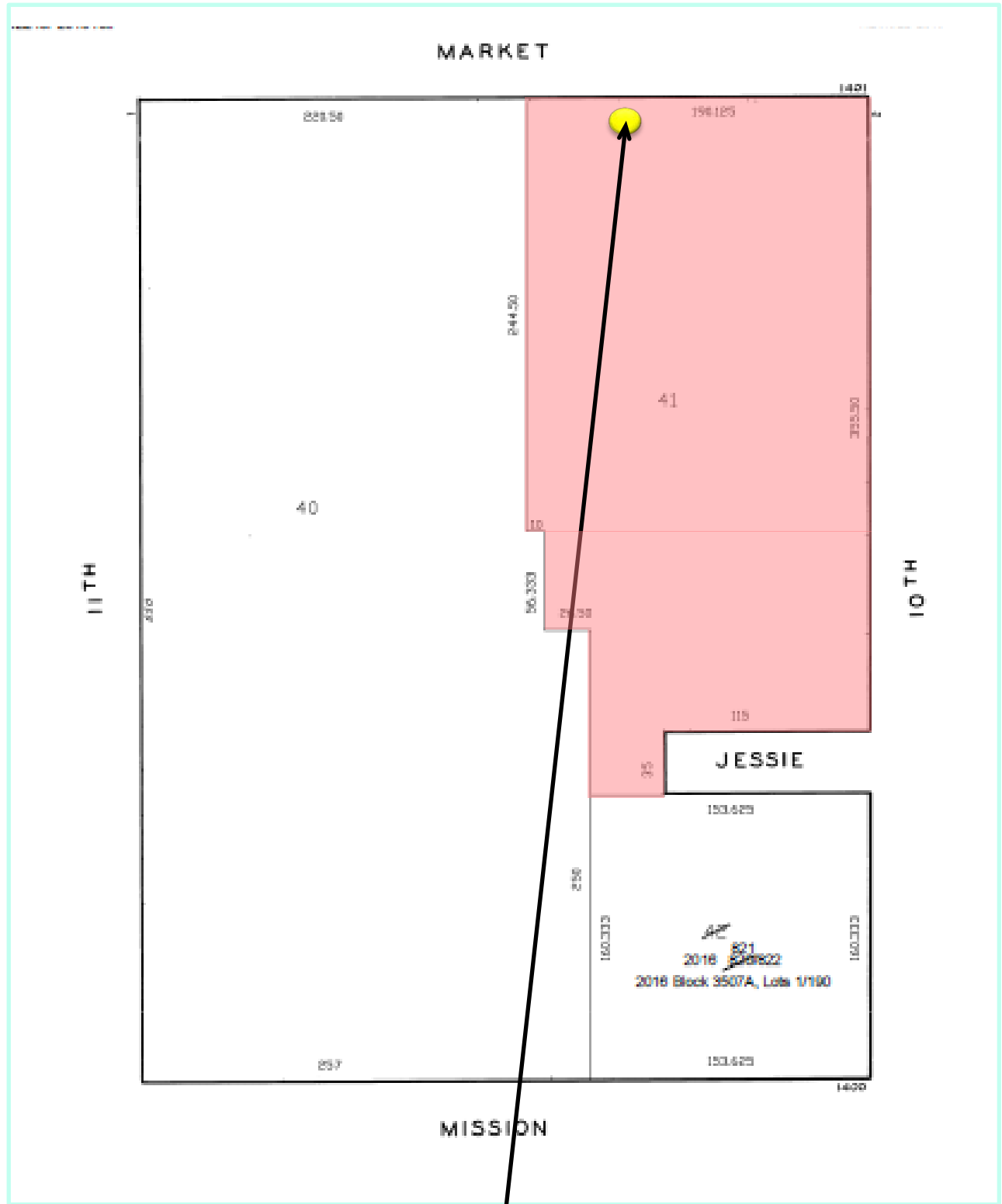
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24	GINA WU	831-234-9533	GINAWU@YAHOO.COM	94103	[Signature]
25	Sydney Odgaard	914 580 8344	sydney@entelo.com	94133	[Signature]
26	Heidi Kau	518 321 3755	Kau.heidi@gmail.com	12804	[Signature]
27	Blake Hedlund	925 457 2244	Blake@inkling.com	94104	[Signature]
28	Justin Gronadyke	949 357 3622	justin Gronadyke@yahoo.com	94131	[Signature]
29	Jordan Calvin	949 871 3913	JordanCalvin92@gmail.com	94131	[Signature]
30	Lucas Shaw	619 384 4571	Lucas.Shaw@yahoo.com	92110	[Signature]

# EXHIBIT F:

## MAPS AND CONTEXT PHOTOS

Case Number 2018-000948CUA  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street

# Block Book Map

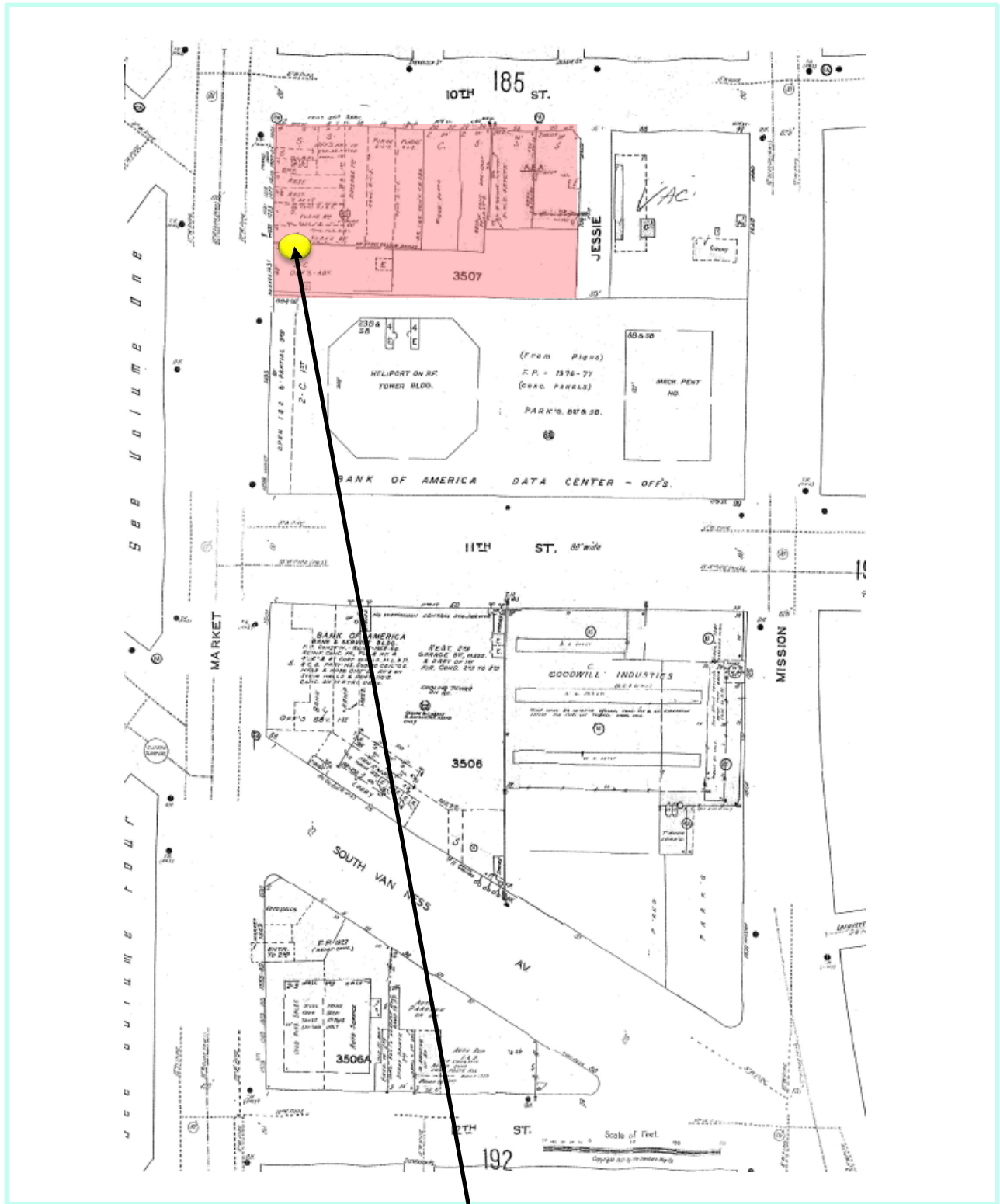


**SUBJECT PROPERTY**





# Sanborn Map\*



**SUBJECT PROPERTY**

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

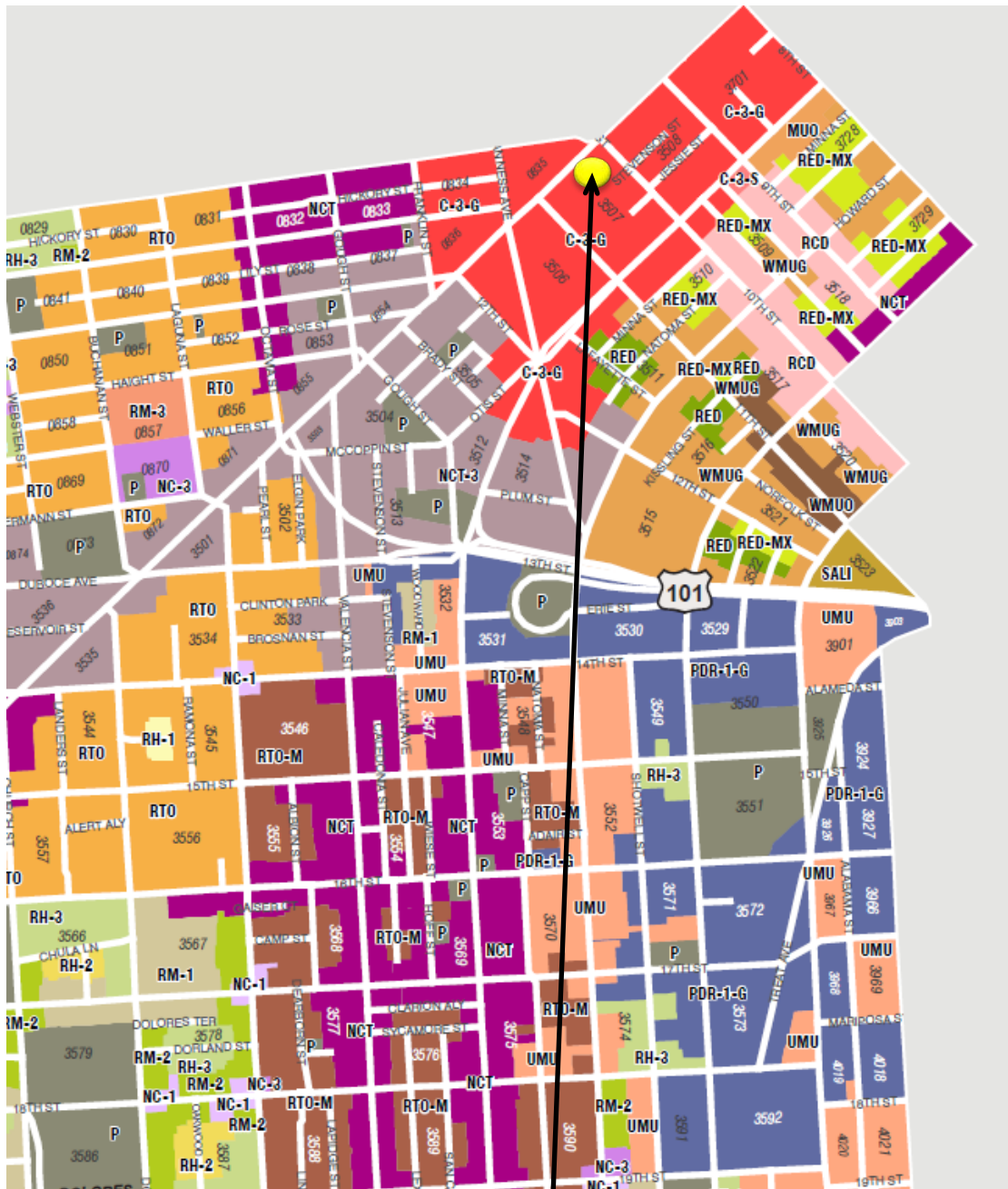


**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Case Number 2018-000948CUA**  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street



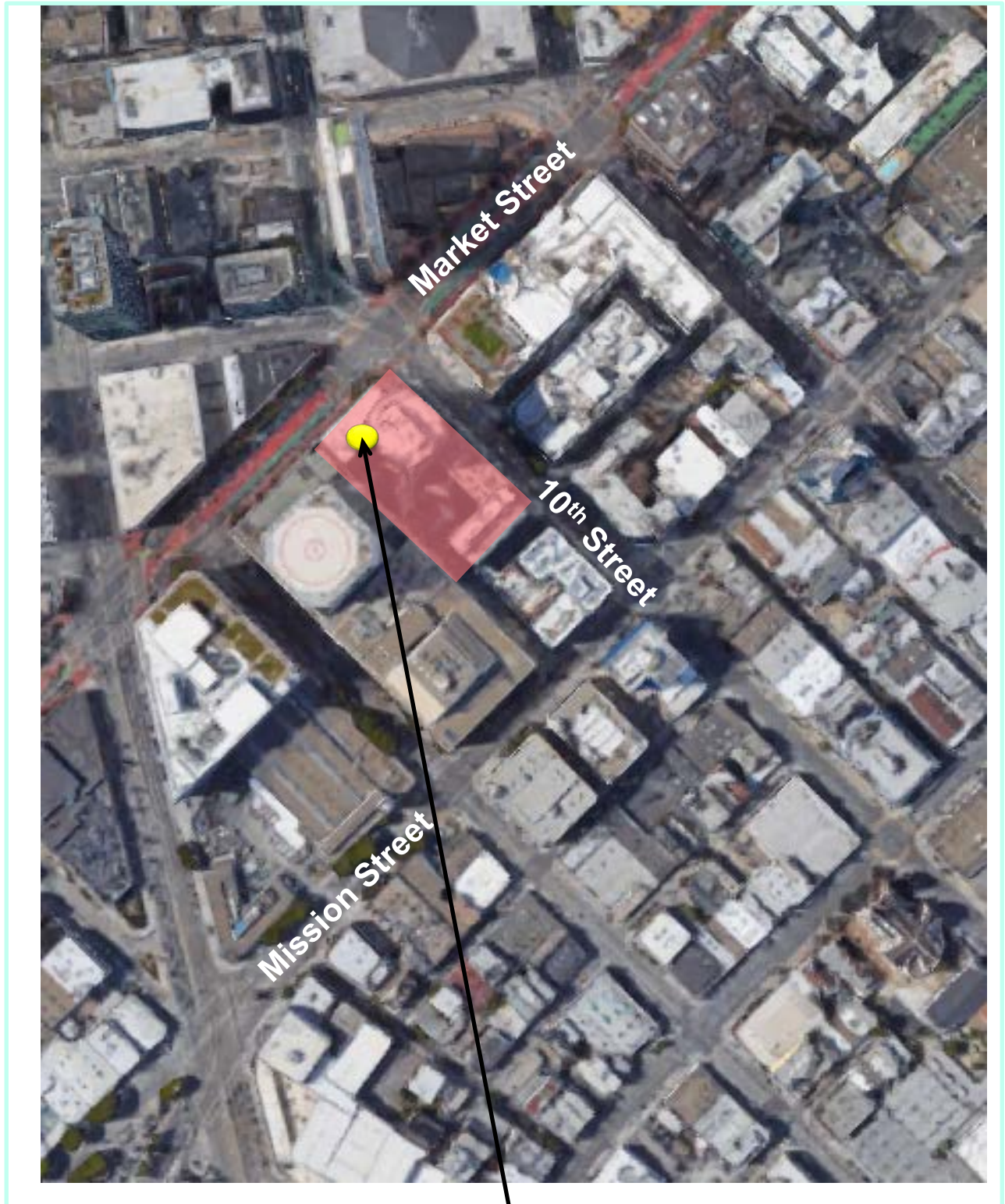
# Zoning Map



**SUBJECT PROPERTY**



# Aerial Photograph



SUBJECT PROPERTY

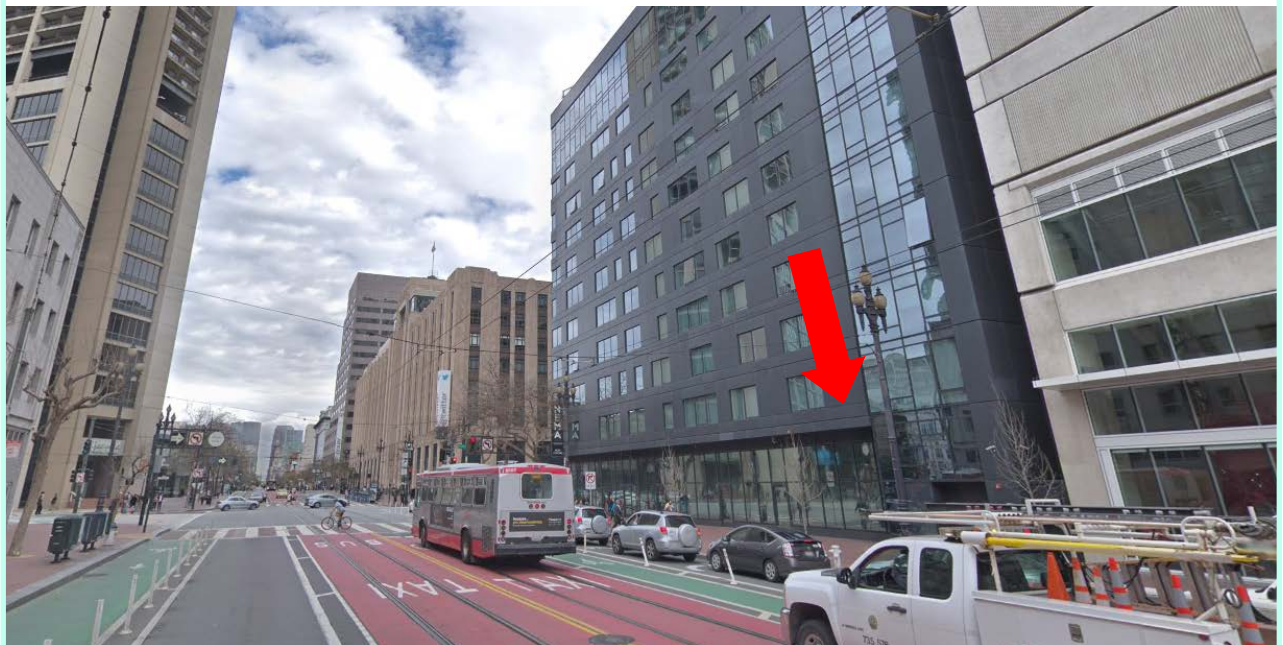
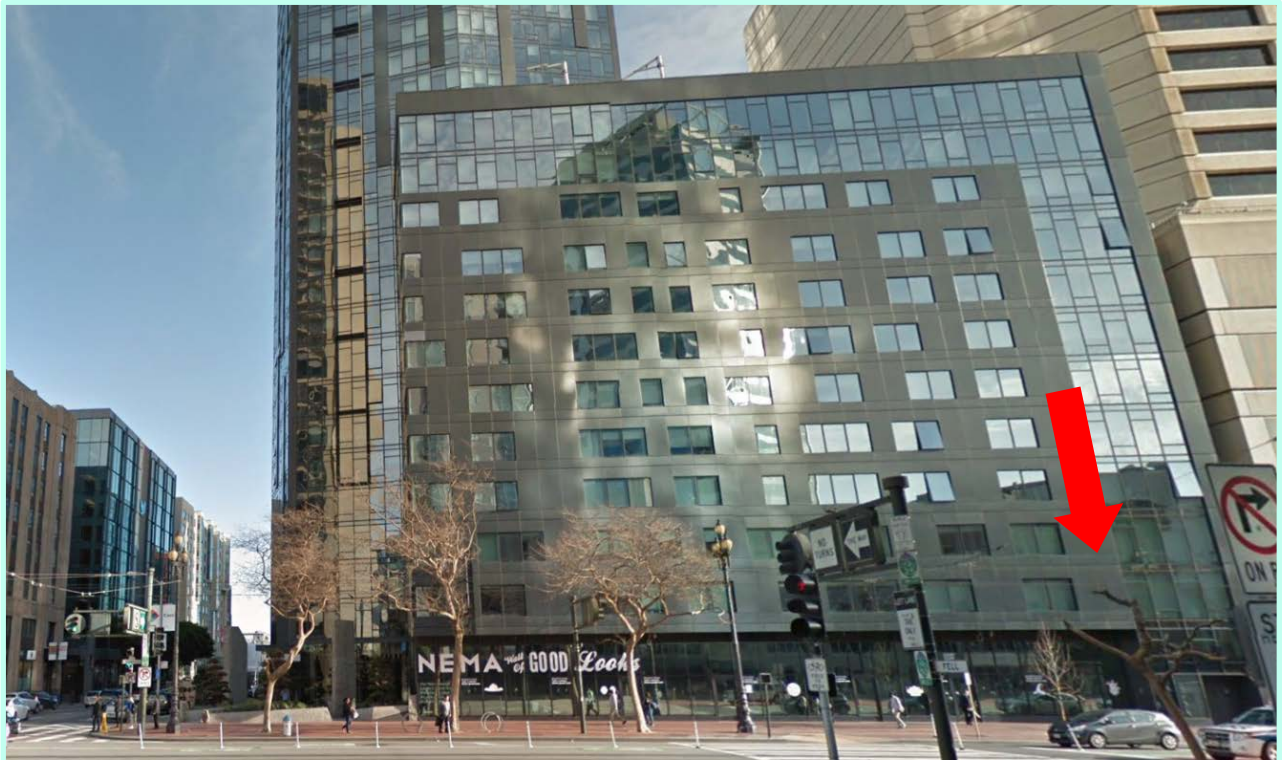


SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2018-000948CUA  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street



# Contextual Photographs



Case Number 2018-000948CUA  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street

# EXHIBIT G:

## PLANS AND SIGNAGE PROGRAM

Case Number 2018-000948CUA  
Conditional Use Authorization  
Formula Retail Gym  
8 10<sup>th</sup> Street

CORPORATE - APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# APPROVALS

FRANCHISEE - APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

## PROJECT DATA

PROJECT NAME: \_\_\_\_\_ ORANGETHEORY FITNESS  
PROJECT LOCATION: \_\_\_\_\_ 1411 MARKET ST. - SAN FRANCISCO, CA

GOVERNING CODES:  
ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

- BUILDING: 2016 CALIFORNIA BUILDING CODE
- MECHANICAL: 2016 CALIFORNIA MECHANICAL CODE
- PLUMBING: 2016 CALIFORNIA PLUMBING CODE
- ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE
- ENERGY: 2016 CALIFORNIA ENERGY CODE
- ACCESSIBILITY: 2016 CBC CHAPTER 11

SPRINKLERS: \_\_\_\_\_ YES

### OCCUPANT LOAD

OCCUPANCY: \_\_\_\_\_ B(A-3)<50 PER CBC 2016 CH.3 / 303.4 & 304.1 / (FITNESS STUDIO W/ LESS THAN 50 OCCUPANTS) 301.1 A<50 TO BE CLASSIFIED AS A GROUP B OCCUPANCY

EXERCISE ROOM:	1,950 SF / 50 = 39
RECEPTION:	485 SF / 100 = 5
OFFICE:	90 SF / 100 = 1
STORAGE:	40 SF / 300 = 1
CORRIDOR:	534 SF / 0 = 0
RESTROOM:	344 SF / 0 = 0

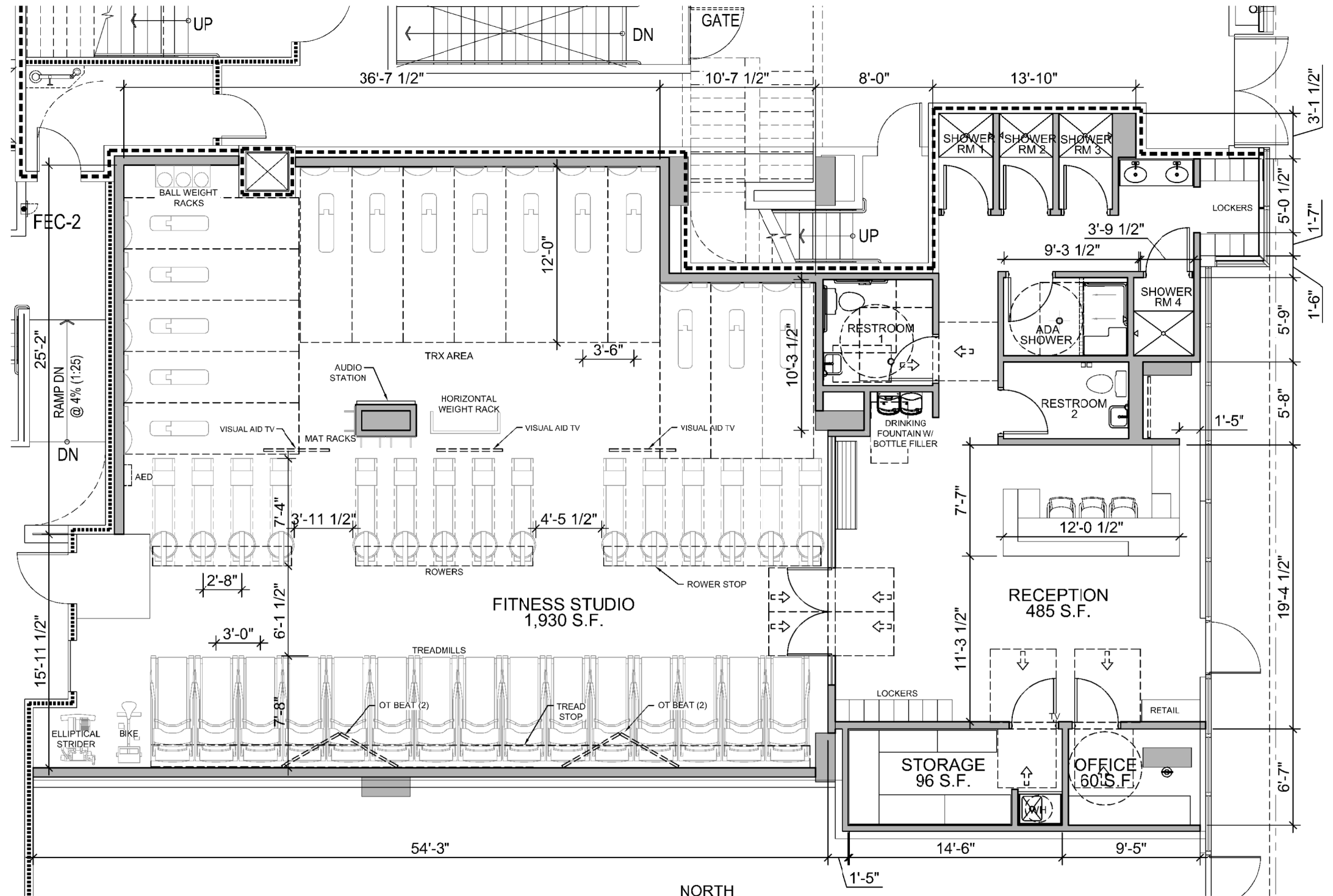
TOTAL OCCUPANTS: 46 OCCUPANTS

GROSS AREA: \_\_\_\_\_ 3,200 SQ. FT.

EXIT REQUIREMENTS: \_\_\_\_\_ TOTAL NUMBER OF EXITS REQUIRED = 1  
PROVIDED = 2

### PLUMBING FIXTURE LOAD

REQUIRED: 1 UNISEX (CPC SECTION 422.2 EXCEPTION 3).  
PROVIDED: 2 UNISEX RESTROOMS



**1 PRELIMINARY FLOOR PLAN**  
SCALE: 1/8" = 1'-0" APPROX. 3,200 SF



NUMBER OF MACHINES = 15

MARKET STREET



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1411 MARKET STREET  
SAN FRANCISCO, CA 94103



JOB NUMBER: 17-348  
DATE: 05.09.18  
DESIGNER: gdm  
LAYOUT NO: SD-2G



OWNER:  
TENTH AND MARKET, LLC  
2200 BISCAYNE BOULEVARD, MIAMI, FL 33137 305-374-5700

ARCHITECT:  
HANDEL ARCHITECTS, LLP  
735 MARKET ST., 2ND FLOOR, SAN FRANCISCO, CA 94103 415-495-5588

CONTRACTOR:  
SWINERTON BUILDERS  
280 TOWNSEND STREET, SAN FRANCISCO, CA 94107 415-421-2980

STRUCTURAL ENGINEER:  
MAGNUSON KLEMENCIC ASSOCIATES 206-292-1200  
1301 FIFTH AVENUE, SUITE 3200, SEATTLE, WA 98101

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:  
CB ENGINEERS 415-437-7330  
449 10TH STREET, SAN FRANCISCO, CA 94103

LANDSCAPE ENGINEER:  
CLIFF LOWE ASSOCIATES 415-431-0394  
1175 FOLSOM STREET, SAN FRANCISCO, CA 94103

CIVIL ENGINEER:  
KCA ENGINEERS, INC. 415-546-7111  
318 BRANNAN STREET, SAN FRANCISCO, CA 94107

SMOKE CONTROL CONSULTANT:  
HUGHES ASSOCIATES, INC. 925-314-7910  
2501 SAN RAMON BOULEVARD, SUITE 209, SAN RAMON, CA 94583-1692

CODE CONSULTANT:  
ROLF JENSEN & ASSOCIATES, INC. 925-314-7910  
2125 OAK GROVE ROAD, SUITE 300, WALNUT CREEK, CA 94598-2539

VERTICAL TRANSPORTATION CONSULTANT:  
ERGETT WILLIAMS CONSULTING GROUP, P.C. 415-388-1880  
102 EAST BLITHEDALE, SUITE 1, MILL VALLEY, CA 94641

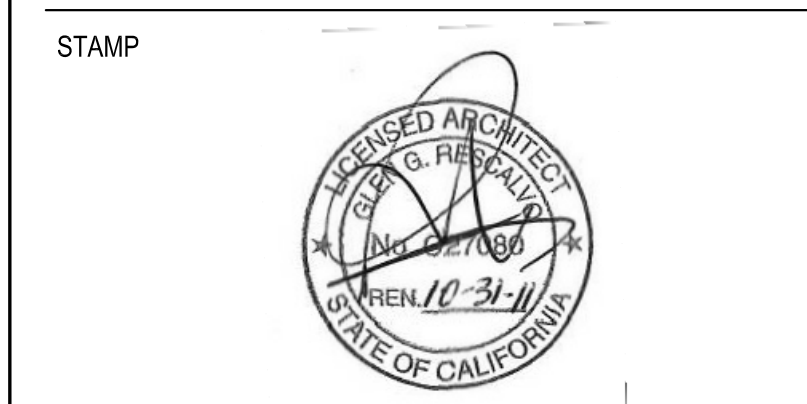
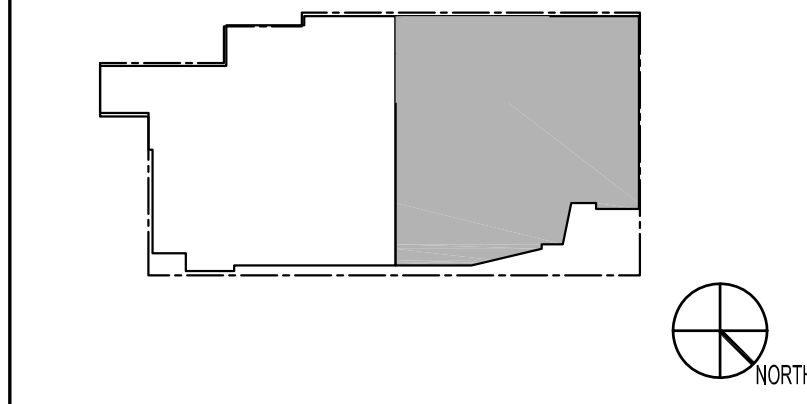
ACOUSTICAL CONSULTANT:  
SHEN MILSON WILKE, LLC 415-391-7610  
33 NEW MONTGOMERY STREET, SAN FRANCISCO, CA 94105

EXTERIOR WALL CONSULTANT:  
WISS, JANNEY, ELSTNER ASSOCIATES, INC. 510-428-2907  
2000 POWELL STREET SUITE 1650, EMERYVILLE, CA 94608

WATERPROOFING CONSULTANT:  
SIMPSON GUMPERTZ & HEGER, INC. 415-405-3700  
ONE MARKET STREET SUITE 600, SAN FRANCISCO, CA 94105

REV.	DESCRIPTION	DATE
	REVISED SITE PERMIT	11.19.2010
	PERMIT SET - ADDENDUM 3	03.15.2011
A	HUD REVIEW SET	05.02.2011
A	ADDENDUM 3 REVISION SET	06.15.2011
A	BULLETIN 3-CDs	08.15.2011
A	BULLETIN 6	09.01.2011
A	BULLETIN 7	11.15.2011
A	BULLETIN 9	12.02.2011
A	BULLETIN 10	12.22.2011
A	BULLETIN 16	04.05.2012
A	BULLETIN 23	10.04.2012
A	BULLETIN 26a	12.21.2012
A	BULLETIN 26c	01.18.2013
A	BULLETIN 26d	02.19.2013

KEYPLAN



SCALE: 1/8" = 1'-0"  
DRAWN BY: TEAM  
HA PROJECT NO: 807

**LEVEL 1  
PLAN - NORTH**

**A2.01.20**

**SHEET KEYNOTES**

- 1 NOT USED
- 2 NOT USED

**MARKET STREET**

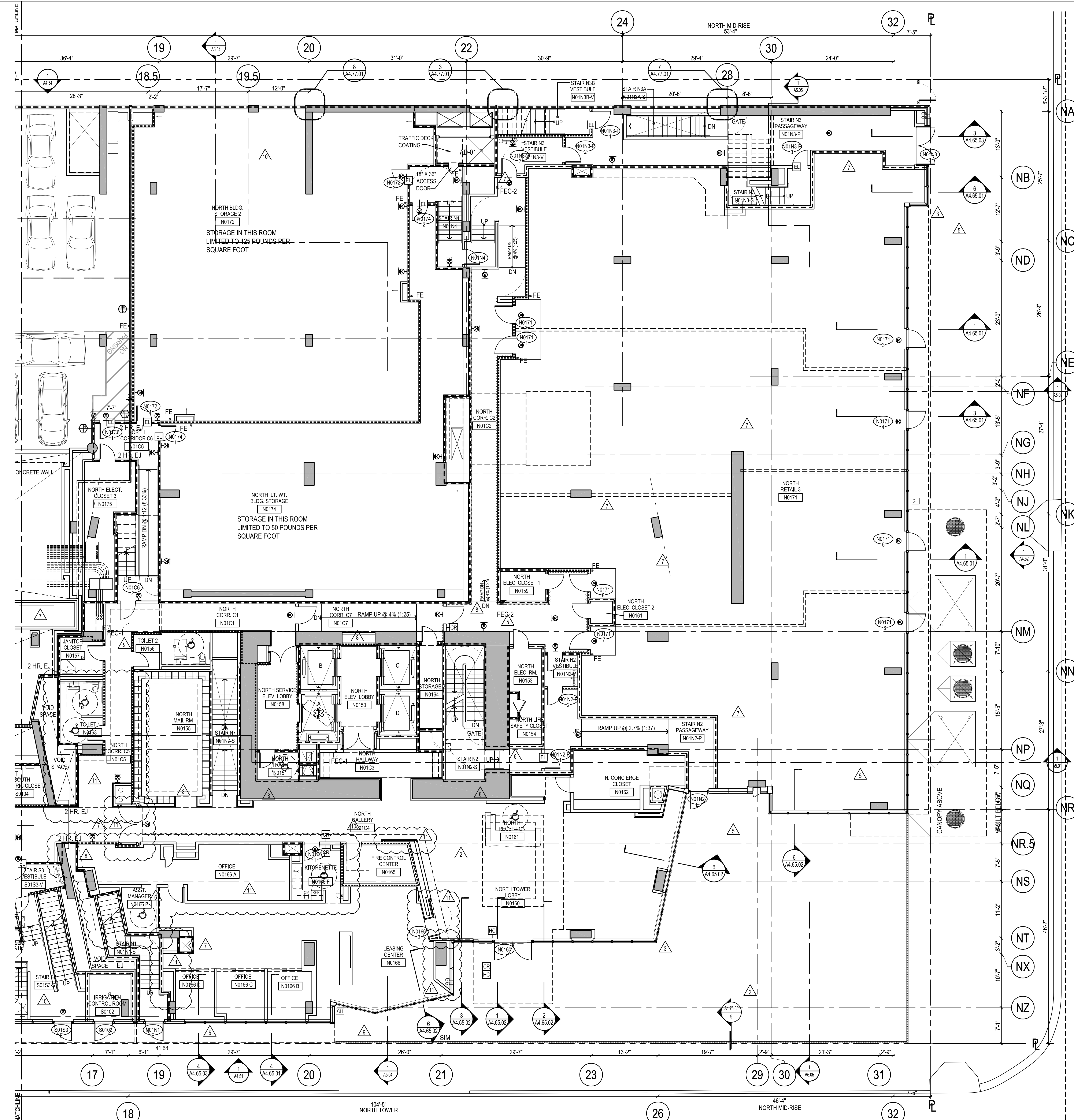
**PARTITION KEY**

- CONCRETE STRUCTURAL WALLS CAN CARRY UP TO A 4 HOUR FIRE RATING. ALL PENETRATIONS THROUGH CONCRETE STRUCTURAL WALL MUST MEET REQUIRED FIRE SEPARATION RATINGS.
- 4 HOUR WALL
- 3 HOUR WALL
- 2 HOUR WALL
- 1 HOUR WALL
- 4" HIGH PLASTIC PROTECTIVE PANEL, PPI

NOTE: SMALL SHAFTS ARE CONSIDERED TO BE SMOKE BARRIERS, BUT ARE NOT INCLUDED IN THE SMOKE BARRIER DRAWINGS FOR CLARITY.

DEMISING PARTITIONS BETWEEN RESIDENTIAL UNITS TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIAL AND HAVE 20-MIN. OPENINGS.

PARTITIONS BETWEEN STAIRS AND STAIR VESTIBULES TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIAL AND HAVE 20-MIN. OPENINGS.



**10 TH STREET**

**LEVEL 1 - NORTH**





**SIGNDESIGNLAB**

707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 05-06-18

SHEET : 1 of 9

**Customer Information**

Company

**Orangetheory Fitness**

Contact

**NA**

**Project Details**

1411 Market St  
San Francisco, CA 94103

**Scale**

**NOTED**

**Proof Number**

**A-2**

**Customer Approval**

Approved with No Changes

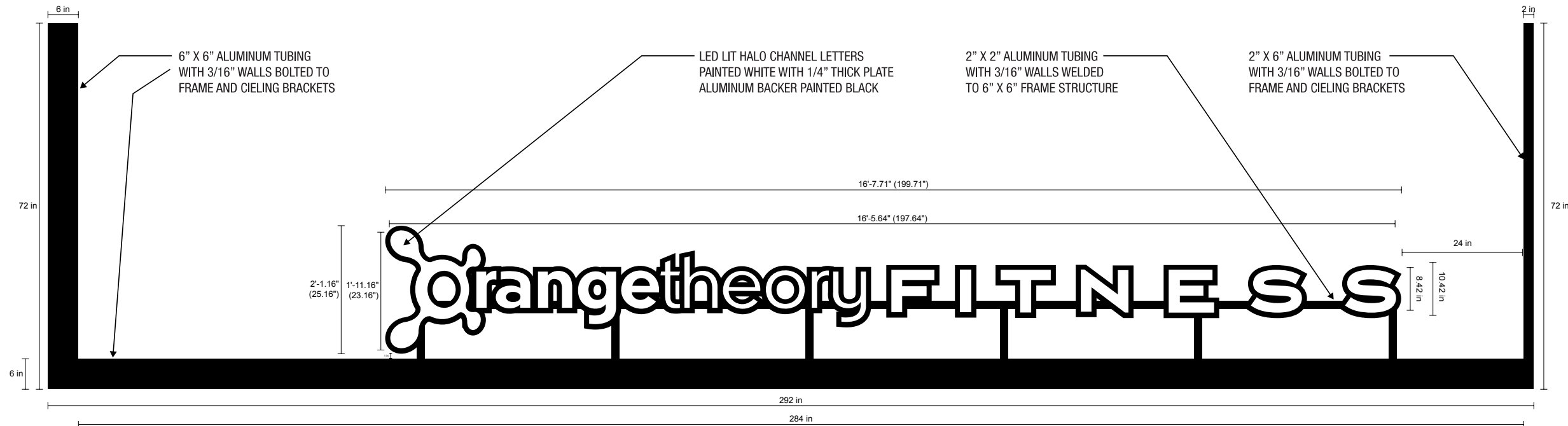
Revise as Noted

Signature \_\_\_\_\_

Date \_\_\_\_\_

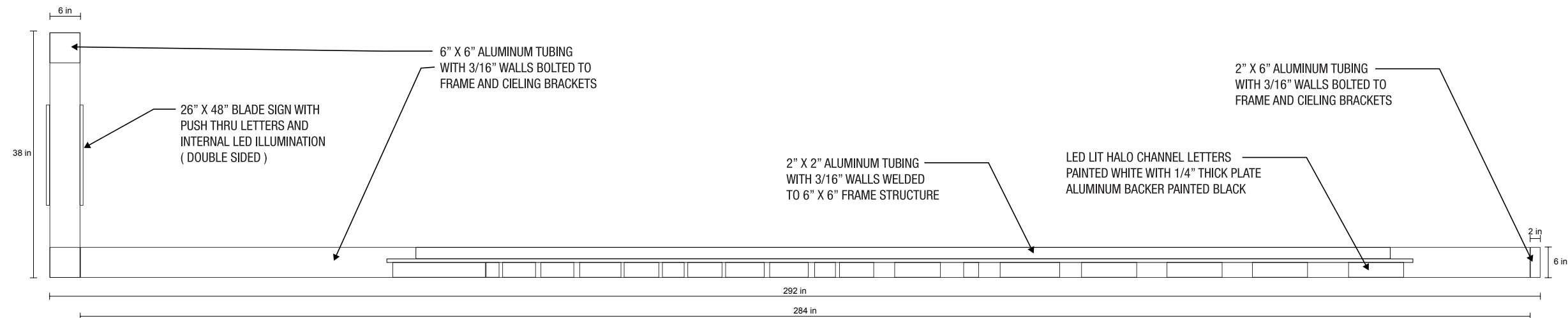
All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.

Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.

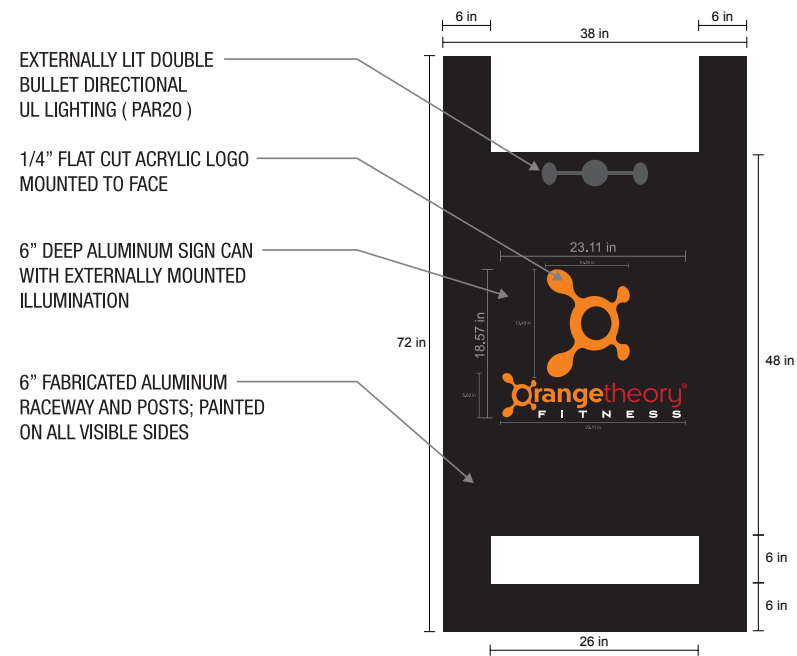


**1** CHANNEL LETTER ELEVATION DETAIL  
Scale: 1/2" = 1'

15.7 SQ FT



**2** CHANNEL LETTER PLAN DETAIL  
Scale: 1/2" = 1'



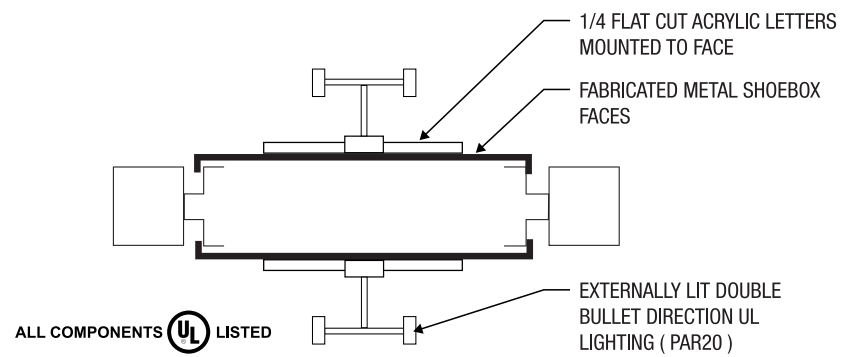
**1** **BLADE SIGN ELEVATION DETAIL**  
Scale: 1/2" = 1'

2.99 SQ FT

32' Linear Frontage

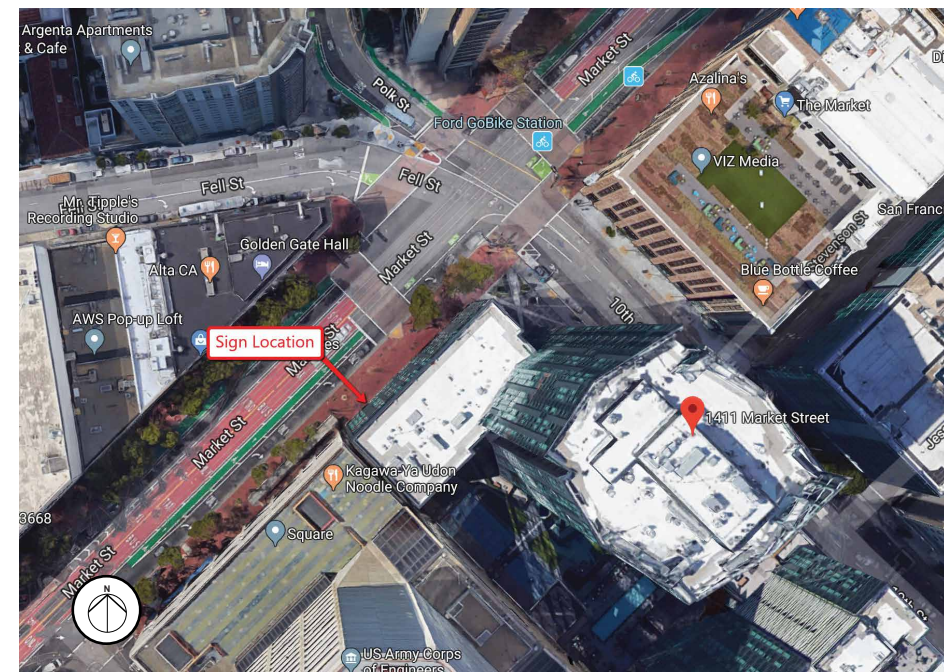
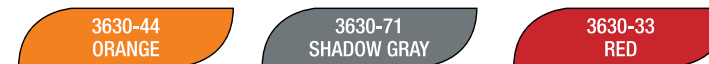


**3** **NORTH WEST ELEVATION**  
Scale: 1/8" = 1'



**2** **BLADE SIGN PLAN DETAIL**  
Scale: NTS

3M SCOTCHCAL TRANSLUCENT VINYL



**4** **SITE PLAN**  
Scale: NTS



707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 05-06-18  
SHEET : 3 of 9

**Customer Information**

Company

**Orangetheory Fitness**

Contact

**NA**

**Project Details**

1411 Market St  
San Francisco, CA 94103

**Scale**

**NOTED**

**Proof Number**

**A-3**

**Customer Approval**

- Approved with No Changes
- Revise as Noted

Signature \_\_\_\_\_

Date \_\_\_\_\_

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**SIGNDESIGNLAB**

707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 05-06-18

SHEET : 2 of 9

**Customer Information**

Company

**Orangetheory Fitness**

Contact

**NA**

**Project Details**

1411 Market St  
San Francisco, CA 94103

**Scale**

**NOTED**

**Proof Number**

**A-2**

**Customer Approval**

Approved with No Changes

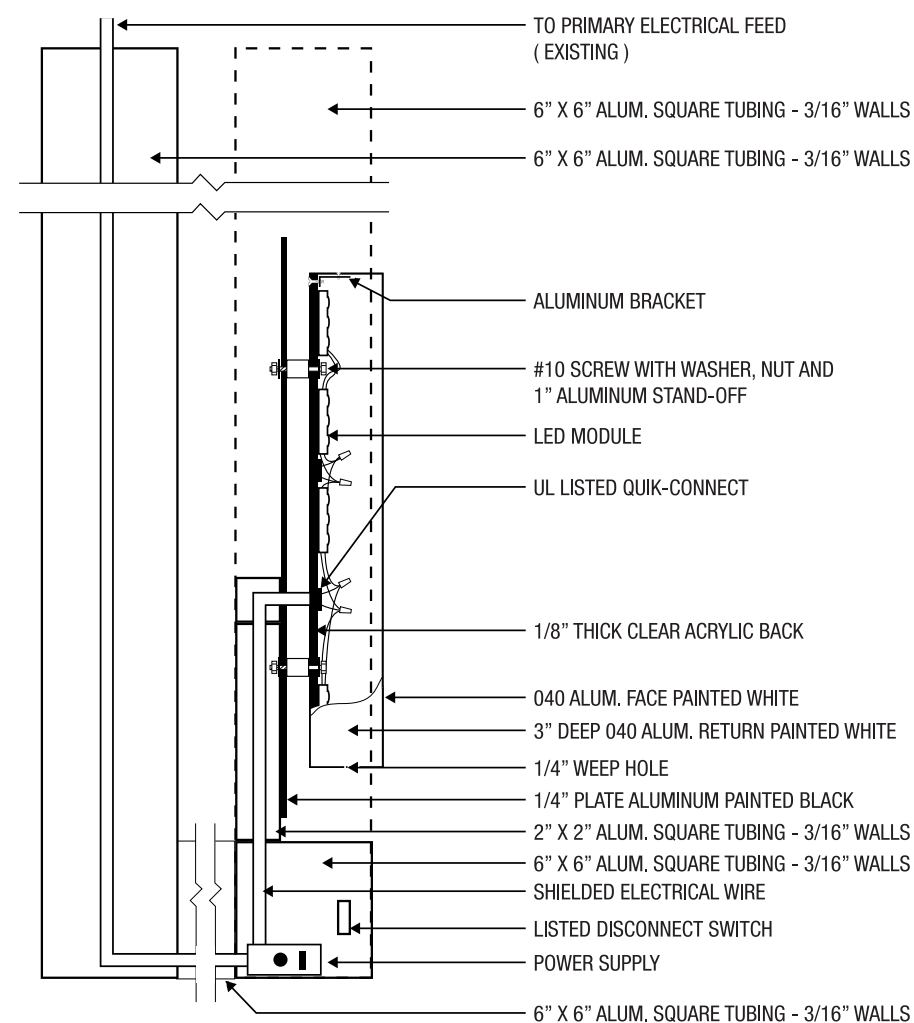
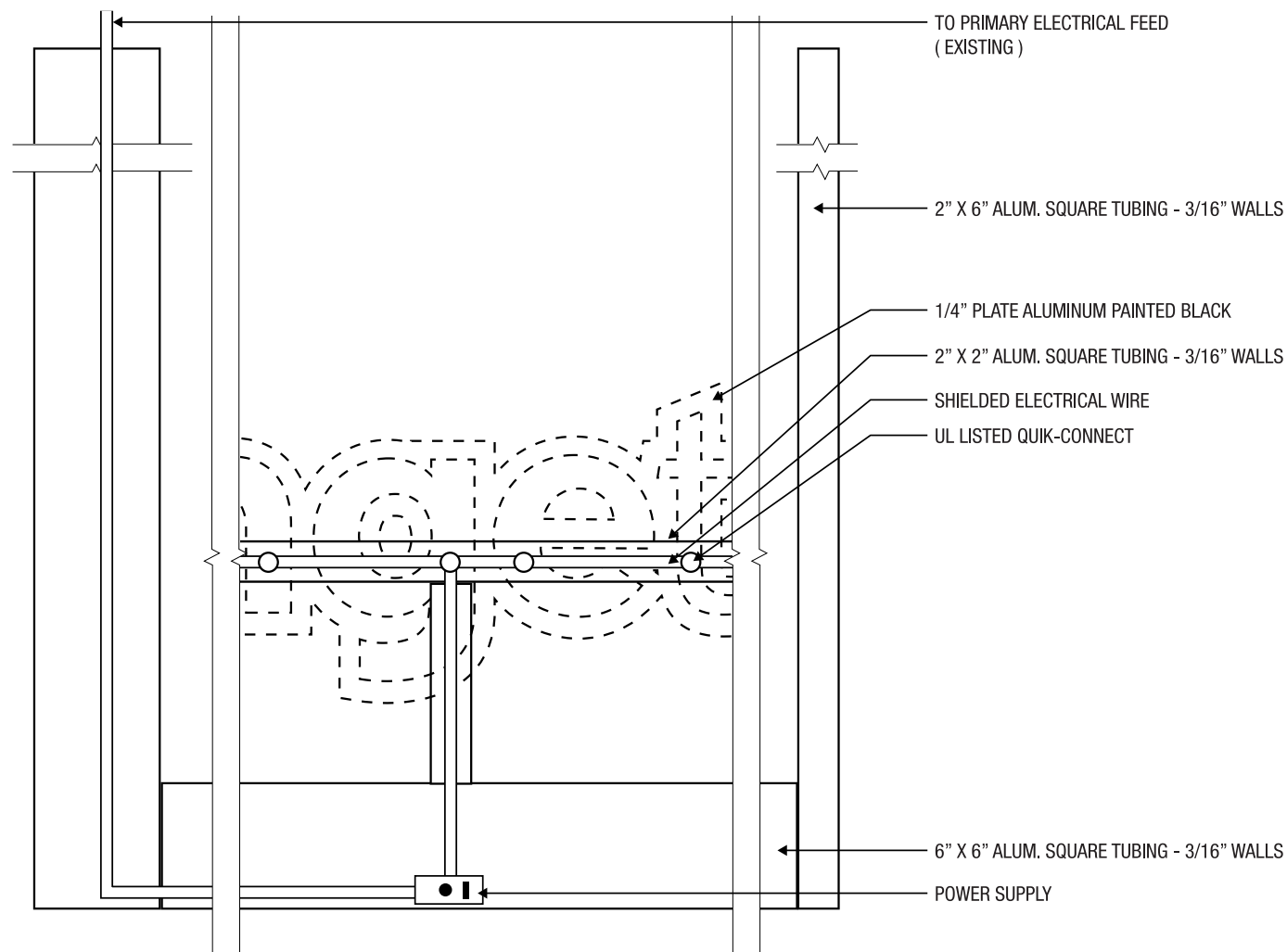
Revise as Noted

Signature \_\_\_\_\_

Date \_\_\_\_\_

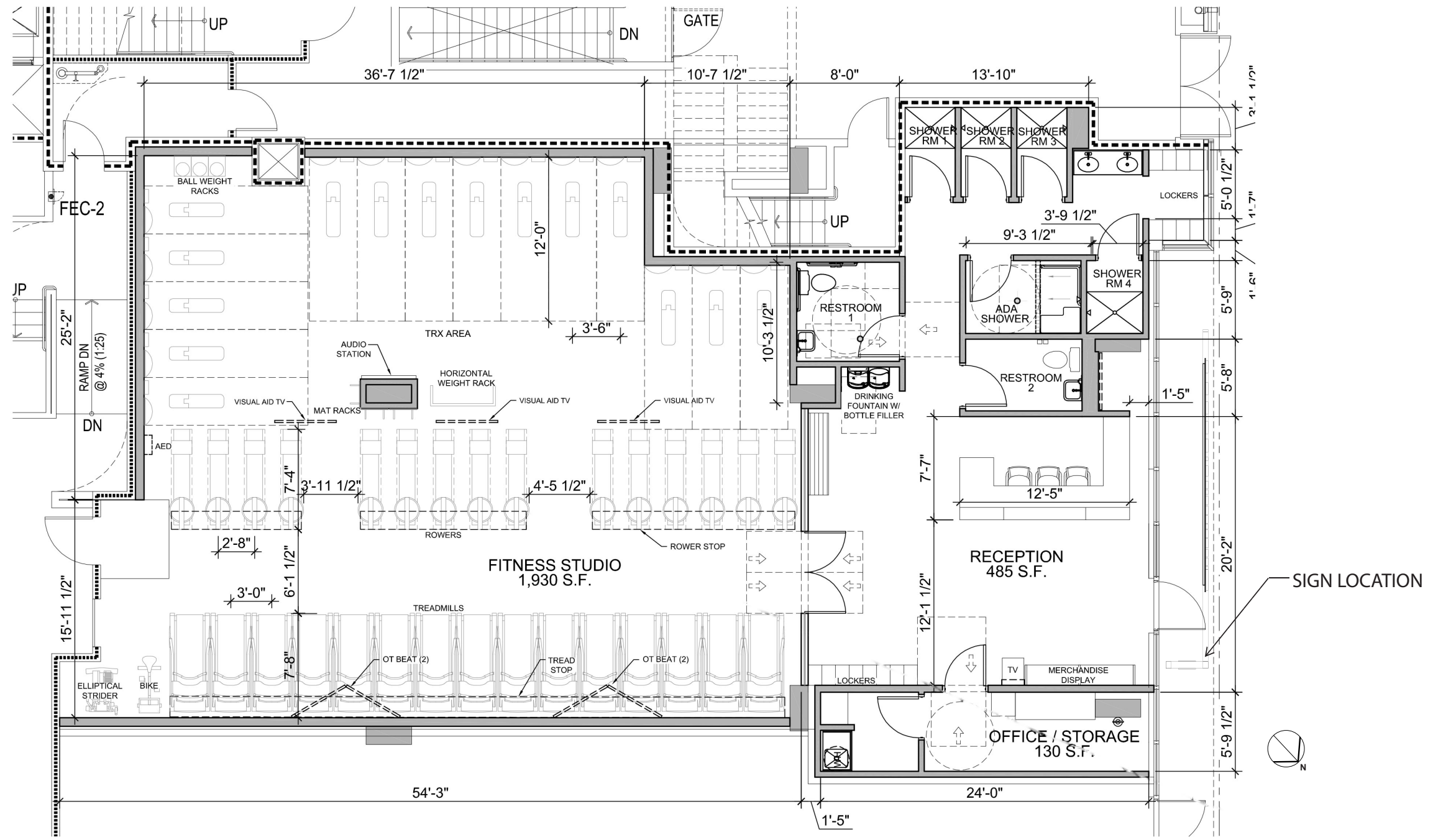
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**1** CHANNEL LETTER DETAIL - FRONT VIEW  
Scale: NTS

**2** CHANNEL LETTER DETAIL - SIDE VIEW  
Scale: NTS



**4 FLOOR PLAN**  
Scale: NTS



707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 05-06-18  
SHEET : 4 of 9

**Customer Information**

Company  
**Orangetheory Fitness**  
Contact  
**NA**

**Project Details**

1411 Market St  
San Francisco, CA 94103

**Scale**

**NOTED**

**Proof Number**

**A-2**

**Customer Approval**

- Approved with No Changes
- Revise as Noted

Signature \_\_\_\_\_

Date \_\_\_\_\_

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.

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