



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: NOVEMBER 16, 2017
CONTINUED FROM SEPTEMBER 28, 2017 AND NOVEMBER 2, 2017

Date: November 9, 2017
Case No.: **2014-002849CUAENVTD**
Project Address: **1196 Columbus Avenue**
Zoning: C-2 (Community Business)
Telegraph Hill – North Beach Residential Special Use District
40-X Height and Bulk District
Block/Lot: 0043/007
Project Sponsor: Mark Loper
Reuben, Junius & Rose
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Carly Grob– (415) 575-9138
Recommendation: **Approval with Conditions**

1650 Mission St.
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Information:
415.558.6377

CURRENT PROPOSAL

The project proposes the demolition of the existing 5,750 square foot single-story commercial building, which is currently occupied by a bicycle rental business (d.b.a. Basically Free Bicycle Rentals by Sports Basement), and the construction of a four-story hotel (d.b.a. AC Hotel by Marriott). The project would add 75 hotel rooms and a ground floor lobby seating area with food service for hotel patrons, and a small lobby bar for patrons. The project does not propose any off-street vehicle parking, but includes six Class 1 and six Class 2 bicycle parking spaces.

The project also proposes improvements to the streetscape surrounding the project site. These include a 50' red zone bulb out along Bay Street with ADA compliant ramps; a 37' white passenger loading zone along Bay Street to accommodate guest drop-off and pickup; a modified island in the Bay-Jones-Columbus intersection with accessible ramps; and Class 2 bicycle parking on Jones.

BACKGROUND

The project was originally scheduled to be heard by the Planning Commission on July 20, 2017, but was continued to September 28, 2017 due to a noticing error. At the hearing on September 28, members of the public commented on several aspects of the project. A number of residents from the adjacent building, as well as representatives from the Kai Ming Head Start, spoke in opposition to the clientele that the hotel may attract, as the previous hotel brand proposed for the site, The Moxy, was marketed toward a younger demographic with a focus on nightlife. In addition to the disruption from construction, the adjacent residents expressed concern about the potential disruption from hotel patrons using the proposed roof deck. A representative of the Telegraph Hill Dwellers expressed concerns about the design, and stated

that the project should be a residential project rather than a hotel. Several local unions expressed support for the project, including UNITE HERE Local 2.

Following public comment, some Commissioners stated that a hotel use was not appropriate for the site given the close proximity to a residential use. Those Commissioners agreed that residential development is a priority for the City, and that they'd prefer to see a residential project on the site. The majority of Commissioners acknowledged that the branding of the hotel could attract late-night activity that is incompatible with the adjacent residential development. A few Commissioners commented that the building design could be improved. The item was continued to November 2, 2017 with a motion of intent to disapprove the proposed hotel at the site, which passed with a 4-2 vote.

Between the September 28 hearing and the November 2 hearing, the project sponsor incorporated the following modifications in response to comments from the Commission and the community:

1. The property owner (J Street Hospitality) is terminating its contract with the Moxy Hotel brand. The new hotel brand is AC Hotels by Marriott, a European-inspired design-focused hotel that caters to the business traveler. In addition, the new brand will not encourage potentially disruptive nightlife activities.
2. The roof deck was eliminated. Elevator access to the roof is no longer necessary for patrons so the modification has also resulted in a reduction of the height of rooftop appurtenances. The area previously proposed for a roof deck will feature landscaping.
3. The project eliminated the ground floor bar/lounge fronting Bay Street that previously doubled as the reception area for the hotel use. Instead, the project incorporates a more traditional lobby check-in desk and seating area with food service for hotel patrons. A small lobby bar located in the interior of the ground floor is also provided for patrons, and will operate primarily during happy hour and the evening. A conference room fronting Columbus Avenue was eliminated and replaced with patron seating.
4. The design of the building was modified to be more compatible with the surrounding context. The project architect has revised the materials to incorporate a masonry façade along Bay Street to break up the perceived massing of the building, as well as a wood siding facing Jones and Columbus. The revised project incorporates bay windows and a revised window pattern that mirrors the pattern on the block more closely, with a symmetric configuration along Bay and Columbus and bay windows along Jones that are sympathetic to the scale of the neighboring building.
5. The channel glass that was previously proposed at the ground floor has been replaced with transparent glazing.
6. The sponsor will assign an address on Bay Street rather than on Columbus to ensure visitors enter and exit from the hotel's lobby on Bay, mitigating potential impacts of loading and unloading from ride-share vehicles and taxis and directing pedestrian and vehicle traffic away from Columbus Street. Currently, the property does not have any registered addresses on Bay Street that could be used as the address of record for the project.

The Commission recently considered the project on the November 2, 2017 hearing. Eight speakers supported the project, including representatives from the San Francisco Hotel Council and SF Travel, as well as members of UNITE HERE Local 2. Many of the supporters stated that the project would result in

secure union jobs, which provide benefits, a living wage, and job security, for both the hotel workers and the laborers who would construct the hotel. One speaker discussed how hotel patrons are generally supportive of area small businesses. Seven speakers spoke in opposition to the project. Opponents said the project “breached the natural boundary” of hotels north of the centerline of Bay Street, and that this was a residential district, so the site should be used for affordable housing instead. Opponents also reiterated concerns around traffic, construction noise impacts, and other broadly referenced “health hazards.” Representatives from Kai Ming had applauded the sponsor for the efforts they had made to modify the project, but were seeking additional noise mitigation.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a hotel use pursuant to Planning Code Sections 210.1 and 303 within the C-2 (Community Business) District, the Telegraph Hill-North Beach Residential Special Use District, and the 40-X Height and Bulk District. The Commission must also adopt the standard recommended noise attenuation conditions for Administrative Code Chapter 116 projects. If the Commission chooses to proceed with disapproval, the Commission must adopt the attached Motion to disapprove.

BASIS FOR RECOMMENDATION

- The project proposes a hotel use within a District that supports larger-scaled hotel uses and tourist uses.
- The subject lot is in a C-2 District, and is surrounded on three sides by properties within the same C-2 District. The property is adjacent to the RM-3 (Residential, Mixed – Medium Density) District to the east and partially to the south. Apart from the RM-3 District which contains the adjacent housing development, the C-2 District that includes Fisherman’s Wharf extends south to meet the North Beach NCD, which also allows for hotel uses with a Conditional Use Authorization.
- The project provides a hotel use in a City and Region with high market demand for hotel uses.
- The project replaces a vacant commercial building with a project that incorporates active uses at the ground floor.
- The project incorporates massing and site design that is consistent with the surrounding context.
- The project provides six Class 1 and six Class 2 bicycle parking spaces, and does not provide any off-street automobile parking.
- The project would create up to 35 jobs.
- By adding 75 new hotel rooms, which incrementally address the demand for hotel rooms in the City and lowers demand for short-term rentals of residential units.
- The project meets all applicable requirements of the Planning Code.
- The project is compatible with the surrounding neighborhood.

RECOMMENDATION:	Approve with Conditions
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Attachments:

Draft Motion – Approval with Conditions

Draft Motion – Disapproval

Zoning Map

Project Sponsor Submittal, including:

- Site Photographs
- Reduced Plans

**If Commissioners need copies of the previous staff report, please contact staff ASAP.*



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)

☒ Public Art (Sec. 429)

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.1 AND 303 OF THE PLANNING CODE TO ESTABLISH A HOTEL USE WITHIN THE C-2 (COMMUNITY BUSINESS) DISTRICT, TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 14, 2015, Mark Loper (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 210.1 and 303 to establish a hotel use within the C-2 (Community Business) District, the Telegraph Hill – North Beach Residential Special Use District, and a 40-X Height and Bulk District.

On July 20, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002849CUA. The Project was continued to a regularly scheduled hearing on September 28, 2017 due to a noticing error.

On September 28, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002849CUA. After hearing the item and public comment, the Commission indicated intent to disapprove the Conditional Use Authorization, and voted to continue the item to a regularly scheduled hearing on November 2, 2017.

On November 2, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002849CUA. After hearing the item and public comment, the Commission voted on a motion to approve with conditions. That motion failed with three Commissioners voting to approve, and three Commissioners voting against approval. The Commission then voted on a motion to disapprove the project, which also failed with three commissioners voting to disapprove, and three commissioners voting against disapproval. The Commission then unanimously voted to continue the Project to a regularly scheduled hearing on November 16, 2017.

On June 14, 2017 Draft Initial Study/ Preliminary Mitigated Negative Declaration (IS/PMND) for the Project was prepared and published for public review; and

The Draft IS/PMND was available for public comment until July 5, 2017; and

On November 2, 2017, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”): and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft IS/PMND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2014-002849CUAENVTD at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission’s review, consideration and action.

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 does not authorize the Conditional Use requested in Application No. 2014-002849CUA, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets, Block 0043, Lot 007. The property is located within the C-2 (Community Business) District, Telegraph Hill – North Beach Residential Special Use District, and 40-X height and bulk district. The property is developed with a single-story commercial building, doing business as Basically Free Bicycle Rentals by Sports Basement. The subject property is an irregularly shaped corner lot, with approximately 70 feet of frontage on Bay Street, approximately 60 feet of frontage on Jones Street, and approximately 65 feet of frontage on Columbus Avenue.
3. **Surrounding Properties and Neighborhood.** The project site is located on the southern border of the C-2 Zoning District, which aligns with the southern border of the Fisherman's Wharf area. The neighborhood surrounding the subject property is made up of larger scale retail uses, tourist hotels, and residential uses, which are predominantly two- to four-stories in height. The subject property is located adjacent to a 360-unit residential development that occupies the remainder of the block, and which also includes the Kai Ming Head Start day care center at the ground floor. The Pier 2620 Hotel and the Marriott hotel are located across Bay Street, and a Walgreens Pharmacy is located across Columbus Avenue.
4. **Project Description.** The project proposes the demolition of the existing 5,750 square foot single-story commercial building, which is currently occupied by a bicycle rental business (d.b.a. Basically Free Bicycle Rentals by Sports Basement), and the construction of a four-story hotel. The project would add 75 hotel rooms, as well as a ground floor lobby space and seating area with intermittent food and beverage service. The project does not propose any off-street vehicle parking, but includes six Class 1 and six Class 2 bicycle parking spaces.

The project also proposes improvements to the streetscape surrounding the project site. These include a 50' red zone bulb out along Bay Street with ADA compliant ramps; a 37' white passenger loading zone along Bay Street to accommodate guest drop-off and pickup; a modified island in the Bay-Jones-Columbus intersection with accessible ramps; and Class 2 bicycle parking on Jones.

5. **Public Comment.** To date, the Department has received four total letters in support of the proposed hotel. Letters from UNITE HERE Local 2, San Francisco Travel, the Fisherman's Wharf Merchants Association, and the Fisherman's Wharf Community Benefit District reference the shortage of hotel rooms in the area, as well as the benefits of tourists to small businesses and the larger City economy. The Aquatic Park Neighbors expressed support for two aspects of the project: it is within the 40 foot height limit and is consistent with the character of the district.

The Department has also received eight letters and 24 signatures in opposition from adjacent neighbors to the project, including from the Kai Ming Head Start program. These letters cite concerns about construction disruption, potential increase in crime as tourists are targets of theft, and the loss of parking spaces for the school bus, food delivery and parents. Kai Ming has also submitted a second letter with 29 attached signatures in opposition, stating concerns that the children who attend will be exposed to hotel customers with different lifestyles, which would adversely impact the children's development. The Telegraph Hill Dwellers also submitted a letter that residential use would be preferred over hotel use, that the massing and materials are incompatible with the surrounding development, that there will be negative impacts to parking, and that the project does not adequately activate the street.

6. **Planning Code Compliance:** The Commission finds that the Project is inconsistent with the relevant provisions of the Planning Code in the following manner:

A. **Hotel Use.** Planning Code Section 210.1 states that a Conditional Use Authorization is required for a hotel use in the C-2 Zoning District. Pursuant to Planning Code Section 303(g), in considering the request for Conditional Use Authorization to allow the proposed hotel, the Planning Commission would consider the standard Conditional Use criteria under Section 303(c), as well as the following criteria which are specific to hotel and motel uses:

1. The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, childcare, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel.

The project is anticipated to create 20 full-time and 15 part-time jobs. The project sponsor will comply with the First-Source Hiring Program, ensuring certain positions are offered to local residents, which is anticipated to minimize potential negative impacts on the demand for new housing, public transit, childcare, and other social services. The subject property is well-served by numerous public transit options, and is accessible by bicycle and by foot. The project is also in close proximity to regional transit options, including BART and the Ferry.

2. The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation.

The project sponsor intends to hire local residents for the construction and operation of the proposed hotel.

3. The market demand for a hotel or motel of the type proposed.

PKF Consulting has prepared a hotel market study to determine the demand for an upscale, full-service hotel, a copy of which is available in the file for this project at the San Francisco Planning Department. According to the study, the San Francisco Bay Area is the strongest lodging market in the United States. At approximately 84 percent occupancy, the Bay Area is about 20 percentage points above the national occupancy average. The proposed project is anticipated to achieve a stabilized occupancy of 87%, which means that the hotel would be operating at a functional

capacity level year-round. In summary, there is a strong market demand for hotel uses in the Bay Area and in the City of San Francisco.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does not comply with said criteria in that:

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

The proposed hotel use is not necessary and desirable for the surrounding area, which includes a mix of retail, hotel and residential uses, because the area is adequately served by other hotel uses, and this location is adjacent to residential uses and neighborhood-serving retail. An additional hotel use on this site would not serve the entire neighborhood.

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

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

The proposed bulk and massing the building are incompatible with the surrounding development.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project fronts on three major streets and is located at the prominent intersection of Columbus Avenue and Bay Streets. The project proposes no new curb cuts or off-street parking, minimizing any potential impact to traffic patterns for both pedestrians and vehicles. A 50-foot red zone bulb out extends along Bay Street and features ADA compliant ramps and a new planter. A 37-foot long white passenger loading zone also along Bay Street will accommodate guest drop-off and pickup. The project will improve the median island along Jones. These improvements will increase pedestrian safety around the project site. However, members of the community, including the adjacent Head Start Program, have indicated concerns about potential impacts to traffic, loading, and the availability of on-street parking.

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

The project will comply with all applicable regulations relating to construction noise and dust. The project does not include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare or odor.

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

The project will comply with the street tree requirement by either adding trees or contributing to the Bureau of Urban Forestry where trees are infeasible due to underground utilities. No off-street parking or loading 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 complies with all relevant requirements and standards of the Planning Code, but is inconsistent with objectives and policies of the General Plan as detailed below.

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

Community Business Districts serve several functions. Some C-2 Districts provide comparison shopping goods and services to a Citywide or regional market area, complementing the main area for such types of trade in downtown San Francisco. In each C-2 District, the character and intensity of commercial development are intended to be consistent with the character of other uses in adjacent areas. The proposed hotel use does not conform with the purpose of this C-2 District, as it is inconsistent with the adjacent residential uses.

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

NEIGHBORHOOD COMMERCE

Guidelines for Specific Uses: Hotels

GUIDELINE 2:

IN DISTRICTS WITH AN OVERCONCENTRATION OF HOTELS AND SIMILAR ACCOMODATIONS, IT IS PREFERABLE THAT NEW HOTELS BE LOCATED AT LEAST 300 FEET FROM ANY EXISTING HOTEL, MOTEL, OR BED AND BREAKFAST ESTABLISHMENT, UNLESS THERE ARE FACTORS SUCH AS TRAFFIC CIRCULATION, PARKING, OR LAND USE DISTRIBUTION WHICH MAKE CLUSTERING APPROPRIATE.

Although there is a nearly unprecedented demand for hotel rooms in San Francisco, driven both by business travel and tourism demand, the proposed hotel is within 300 feet of an existing hotel. The immediate area is already well-served by hotels, and clustering may have negative impacts on the adjacent residential uses.

GUIDELINE 3:

NEW HOTELS SHOULD CONTRIBUTE TO AN ACTIVE RETAIL FRONTAGE BY PROVIDING STORES, COFFEE SHOPS, OR CONVENIENCE RETAIL ON THE GROUND STORY OF THE MAJOR STREET FRONTAGE.

The project includes a reception area and seating for hotel patrons, but does not activate the street frontage with any neighborhood-serving retail.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 will not impact existing neighborhood-serving uses. The single-story commercial building currently on the project site is being temporarily used as a bicycle rental business that primarily serves tourists. Before the temporary bicycle rental was in operation, the space was previously occupied by Tower Records, had been vacant for several years. However, the project does not enhance 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.

The proposed hotel may have negative impacts to the character of the affordable housing immediately adjacent to the project site, which includes the Kai Ming Head Start Program.

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

No housing will be removed by the Project; however, the proposed hotel use could have negative impacts to surrounding affordable housing development.

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

The project site is extremely well-served by public transit. The 30 MUNI bus line runs along Columbus Avenue in front of the subject property, and the 47 bus line begins one block away on North Point. The F Market and Wharves streetcar, which runs along the Embarcadero, is accessible two blocks north of the subject property at Jones and Beach Streets. Hotel guests would be a short walk from some of San Francisco's top tourist destinations, including Pier 39, Fisherman's Wharf, and Ghirardelli Square. However, the hotel use may overburden on-street parking, and could specifically impact pick-up and drop-off at the adjacent Head Start Program.

- 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 property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DISAPPROVES Conditional Use Application No. 2014-002849CUA**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 November 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 16, 2017



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Subject to: (Select only if applicable)

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☒ Jobs Housing Linkage Program (Sec. 413)

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Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission’s review, consideration and action.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-002849CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets, Block 0043, Lot 007. The property is located within the C-2 (Community Business) District, Telegraph Hill – North Beach Residential Special Use District, and 40-X height and bulk district. The property is developed with a single-story commercial building, doing business as Basically Free Bicycle Rentals by Sports Basement. The subject property is a irregularly shaped corner lot, with approximately 70 feet of frontage on Bay Street, approximately 60 feet of frontage on Jones Street, and approximately 65 feet of frontage on Columbus Avenue.
3. **Surrounding Properties and Neighborhood.** The project site is located on the southern border of the C-2 Zoning District, which aligns with the southern border of the Fisherman’s Wharf area. The neighborhood surrounding the subject property is made up of larger scale retail uses, tourist hotels, and residential uses, which are predominantly two- to four-stories in height. The subject property is located adjacent to a 360-unit residential development that occupies the remainder of the block, and which also includes the Kai Ming Head Start day care center at the ground floor. The Pier 2620 Hotel and the Marriott hotel are located across Bay Street, and a Walgreens Pharmacy is located across Columbus Avenue.
4. **Project Description.** The project proposes the demolition of the existing 5,750 square foot single-story commercial building, which is currently occupied by a bicycle rental business (d.b.a. Basically Free Bicycle Rentals by Sports Basement), and the construction of a four-story hotel (d.b.a. AC Hotel by Marriott). The project would add 75 hotel rooms, as well as a ground floor lobby space and seating area with intermittent food and beverage service. The project does not propose any off-street vehicle parking, but includes six Class 1 and six Class 2 bicycle parking spaces.

The project also proposes improvements to the streetscape surrounding the project site. These include a 50’ red zone bulb out along Bay Street with ADA compliant ramps; a 37’ white passenger loading zone along Bay Street to accommodate guest drop-off and pickup; a modified island in the Bay-Jones-Columbus intersection with accessible ramps; and Class 2 bicycle parking on Jones.

5. **Public Comment.** To date, the Department has received four total letters in support of the proposed hotel. Letters from UNITE HERE Local 2, San Francisco Travel, The Fisherman’s Wharf Merchants Association, and the Fisherman’s Wharf Community Benefit District reference the shortage of hotel rooms in the area, as well as the benefits of tourists to small businesses and the

larger City economy. The Aquatic Park Neighbors expressed support for two aspects of the project: it is within the 40 foot height limit and is consistent with the character of the district.

The Department has also received eight letters and 24 signatures in opposition from adjacent neighbors to the project, including from the Kai Ming Head Start program. These letters cite concerns about construction disruption, potential increase in crime as tourists are targets of theft, and the loss of parking spaces for the school bus, food delivery and parents. Kai Ming has also submitted a second letter with 29 attached signatures in opposition, stating concerns that the children who attend will be exposed to hotel customers with different lifestyles, which would adversely impact the children's development. The Telegraph Hill Dwellers also submitted a letter that residential use would be preferred over hotel use, that the massing and materials are incompatible with the surrounding development, that there will be negative impacts to parking, and that the project does not adequately activate the street.

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. **Hotel Use.** Planning Code Section 210.1 states that a Conditional Use Authorization is required for a hotel use in the C-2 Zoning District. Pursuant to Planning Code Section 303(g), in considering the request for Conditional Use Authorization to allow the proposed hotel, the Planning Commission would consider the standard Conditional Use criteria under Section 303(c), as well as the following criteria which are specific to hotel and motel uses:

1. The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, childcare, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel.

The project is anticipated to create 20 full-time and 15 part-time jobs. The project sponsor will comply with the First-Source Hiring Program, ensuring certain positions are offered to local residents, which is anticipated to minimize potential negative impacts on the demand for new housing, public transit, childcare, and other social services. The subject property is well-served by numerous public transit options, and is accessible by bicycle and by foot. The project is also in close proximity to regional transit options, including BART and the Ferry.

2. The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation.

The project sponsor intends to hire local residents for the construction and operation of the proposed hotel.

3. The market demand for a hotel or motel of the type proposed.

PKF Consulting has prepared a hotel market study to determine the demand for an upscale, full-service hotel, a copy of which is available in the file for this project at the San Francisco Planning Department. According to the study, the San Francisco Bay Area is the strongest lodging market

in the United States. At approximately 84 percent occupancy, the Bay Area is about 20 percentage points above the national occupancy average. The proposed project is anticipated to achieve a stabilized occupancy of 87%, which means that the hotel would be operating at a functional capacity level year-round. In summary, there is a strong market demand for hotel uses in the Bay Area and in the City of San Francisco.

- B. Floor Area Ratio.** The basic Floor Area Ratio in the C-2 District is 3.6 to 1. Pursuant to Planning Code Section 125, a floor area premium of 25% is permitted for corner lots.

The subject lot is 6,295 square feet, so the permitted base FAR of 3.6 to 1 would allow the construction of a building that is 22,662 gross square feet. Because the project site is a corner lot, then a floor area premium of 25% additional floor area is permitted, which would be a maximum of approximately 28,327 gross square feet. The project proposes a building with 28,278 total gross square feet, and is therefore compliant with the Planning Code.

- C. Height.** The project is located within a 40-X Height and Bulk District. The project height is limited to 40 feet, excluding certain rooftop features which are discussed in item 6D below.

The proposed hotel building is 40 feet in height, and is compliant with the underlying Height and Bulk District.

- D. Height of Rooftop Appurtenances.** Planning Code Section 260(b) states that rooftop mechanical equipment and stair penthouses are limited to 10 feet in height. Elevator penthouses are limited to 16 feet in height. Parapets, railings, and landscaping are limited to four feet in height.

The project proposes rooftop mechanical equipment, including a water heater, mechanical room, utility and electrical, as well as two stair penthouses, an elevator penthouse for two elevators, and an elevator mechanical room. The elevator penthouse is 12 feet in height as measured from the flat roof, and the remaining mechanical equipment is 9 to 10 feet in height as measured from the flat roof. Therefore, the project is compliant with Planning Code Section 260(b).

- E. Ground-Floor Ceiling Height.** For properties within the C-2 District and the 40-X Height and Bulk District, Section 145.1 requires that ground floor non-residential uses have a minimum floor-to-floor height of 10 feet.

The project proposes a floor-to-floor height of 13 feet at the ground floor. The project is compliant with Section 145.1 of the Planning Code.

- F. Off-Street Parking.** Pursuant to Planning Code Section 151, one parking space is required for every 16 guestrooms for a hotel proposing more than 23 rooms. Planning Code Section 150 allows the sponsor to replace the required automobile parking with bicycle parking. One automobile parking space must be replaced with one bicycle parking space.

The project does not propose any off-street vehicle parking. The sponsor has replaced the required five spaces with the required bicycle parking spaces, complying with the off-street parking location.

- G. **Bicycle Parking.** Section 155 of the Planning Code requires one Class 1 bicycle parking space and one Class 2 space for every 30 rooms, as well as one Class 2 bicycle parking space for every 5,000 square feet of conference, meeting, or function spaces. In addition, the project sponsor is seeking to replace five required off-street vehicle parking spaces with bicycle parking. In total, the project requires five Class 1 and five Class 2 bicycle parking spaces.

The project provides six Class 1 bicycle parking spaces in the basement of the proposed hotel, and six Class 2 bicycle parking spaces along Jones Street. The project is compliant with the bicycle parking requirements of the Planning Code.

- H. **Street Trees.** Planning Code Section 138.1 requires the planting of street trees for projects involving construction of new buildings or adding gross floor area equal to 20 percent or more of the gross floor area of an existing building. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street frontage, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. As the project falls within the C-2 zoning district, the trees must also have a minimum 2-inch caliper (at breast height), branch a minimum of 80 inches above sidewalk grade, and be planted in a sidewalk opening of at least 16 square feet with a decorative edging treatment and a minimum 3'6" soil depth. Existing trees on the project site, if preserved, would apply towards the street tree requirement.

Based on the total street frontage of approximately 196 feet, the project requires a total of ten street trees. The precise location of the street trees would be determined during building permit review, in consultation with other relevant agencies. The project will comply with the street tree requirement by either adding trees or contributing to the Bureau of Urban Forestry where trees are infeasible due to underground utilities.

- I. **Transportation Demand Management.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7 points. As currently proposed, the Project will exceed its required 7 points, for a total of 12 points, through the following TDM measures:

1. *Bicycle Parking (1 point);*
2. *Parking Supply, i.e. no off-street parking (11 points)*

- J. **Entertainment Commission.** The proposed hotel project is located within 300 feet of an existing Place of Entertainment (POE) and is subject to Chapter 116 of the Administrative Code.

Entertainment Commission staff determined that a hearing on the proposed project is not required under Section 116.7(b) of the Administrative Code, as the POE is not likely to create a significant disturbance for guests. The Entertainment Commission has adopted a standard set of recommended noise attenuation conditions, which have been incorporated into the conditions of approval of this Motion (Exhibit A).

- K. **Public Art.** The Project is subject to the public art requirements of Planning Code Section 429. The requirement shall be satisfied by providing art works on-site valued at 1% of the construction cost of the project, up to a value of \$500,000. If the required valuation exceeds \$500,000, the sponsor may elect to provide the balance of the requirement through the provision of artwork on-site, payment of a fee into the Public Artwork Trust Fund, or through some combination of these options.

The project sponsor will install public art at a value specified by Section 429. The art will be selected, reviewed by staff, and installed prior to the issuance of the temporary certificate of occupancy.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The project will provide a development that is necessary and desirable for, and compatible with the neighborhood and the community, as it will complement the existing mix of goods and services in the area. The project will replace a single-story building that was long vacant prior to the current, temporary occupation by a bicycle rental business that primarily caters to tourists. The project will add a hotel with 75 rooms to a location that is well-served by transit, and is in close proximity to tourist destinations including Pier 39, Fisherman's Wharf, Ghirardelli Square, and Coit Tower. Business guests at the hotel will be within a short transit trip or cab ride to the Financial District and SoMa. The hotel will provide additional Transient Occupancy Taxes, as well as revenue to surrounding businesses in the vicinity from hotel visitors.

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

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

The proposed size and shape of the project will not be detrimental to the health, safety or welfare of residents and workers in the immediate vicinity. The proposed four-story building would match the prevailing height of buildings in the immediate vicinity, including the adjacent residential buildings.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project fronts on three major streets and is located at the prominent intersection of Columbus Avenue and Bay Streets. The project proposes no new curb cuts or off-street parking, minimizing any potential impact to traffic patterns for both pedestrians and vehicles. A 50-foot red zone bulb out extends along Bay Street and features ADA compliant ramps and a new planter. A 37-foot long white passenger loading zone also along Bay Street will accommodate guest drop-off and pickup. The project will improve the median island along Jones. These improvements will increase pedestrian safety around the project site.

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

The project will comply with all applicable regulations relating to construction noise and dust. The project does not include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare or odor.

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

The project will comply with the street tree requirement by either adding trees or contributing to the Bureau of Urban Forestry where trees are infeasible due to underground utilities. No off-street parking or loading 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 complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

Community Business Districts serve several functions. Some C-2 Districts provide comparison shopping goods and services to a Citywide or regional market area, complementing the main area for such types of trade in downtown San Francisco. In each C-2 District, the character and intensity of commercial development are intended to be consistent with the character of other uses in adjacent areas. The proposed hotel use conforms with the purpose of the C-2 District. The building massing and use are both consistent with the character of the commercial district centered around Fisherman's Wharf and Pier 39, but is also respectful of the scale of adjacent buildings.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 3:

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

Policy 1.3:

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

Policy 1.3 notes that the tourist and service related sectors of the local economy, such as hotels and restaurants, typically hire significant numbers of unskilled and non-technically trained persons. The project would meet this policy by adding a new 75-room hotel and accompanying reception and dining area, creating approximately 35 jobs, many of which will be available to unskilled and semi-skilled workers.

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1:

Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities.

Policy 1.8 notes that various activities comprising the visitor trade industry should be encouraged to locate in geographical proximity to each other. This is in part to allow visitors to move easily from hotels and restaurants to tourist locales and convention facilities. Similarly, it lessens the need for automobile or transit trips, and relieves any additional strain on the public transit system. The project site is in close proximity to a major cluster of tourist attractions located within the northeast waterfront, as well as the downtown commercial area, convention centers south of Market Street, and the North Beach Neighborhood Commercial District.

NEIGHBORHOOD COMMERCE

Guidelines for Specific Uses: Hotels

GUIDELINE 1:

HOTELS SHOULD BE DISCOURAGED IF THEY DISPLACE EXISTING RETAIL SALES AND SERVICES WHICH ARE NECESSARY AND DESIRABLE FOR THE SURROUNDING NEIGHBORHOODS.

The project will not displace a necessary, neighborhood-serving retailer. Sports Basement is temporarily using the existing, single story commercial building for bicycle rentals that primarily serve tourists, not residents of surrounding neighborhoods. Before the temporary bicycle rental operation opened, the building had been vacant for several years. There are several other bicycle rental businesses within the immediate

vicinity of the project site, including the Bay City Bike Rentals and Tours located on the corner of Bay Street and Taylor on the same block as the subject property.

GUIDELINE 2:

IN DISTRICTS WITH AN OVERCONCENTRATION OF HOTELS AND SIMILAR ACCOMODATIONS, IT IS PREFERABLE THAT NEW HOTELS BE LOCATED AT LEAST 300 FEET FROM ANY EXISTING HOTEL, MOTEL, OR BED AND BREAKFAST ESTABLISHMENT, UNLESS THERE ARE FACTORS SUCH AS TRAFFIC CIRCULATION, PARKING, OR LAND USE DISTRIBUTION WHICH MAKE CLUSTERING APPROPRIATE.

The surrounding area is uniquely appropriate for hotels. As noted above, there is a nearly unprecedented demand for hotel rooms in San Francisco, driven both by business travel and tourism demand. Although the project site is located across the street from existing hotels, clustering is appropriate here, since the project is within four blocks of numerous tourist attractions and restaurants. The project capitalizes on the existing infrastructure in place to serve tourist and business guests, including numerous public transit options.

GUIDELINE 4:

HOTEL DEVELOPMENT SHOULD BE COMPATIBLE IN SCALE AND DESIGN WITH THE OVERALL DISTRICT CHARACTER AND ESPECIALLY WITH BUILDINGS ON THE SAME BLOCK.

The project is consistent with the prevailing neighborhood character and massing. The proposed four-story building matches the height of all buildings on its block, as well as the two hotels across Bay Street and Jones Street from the Property. The project will result in a modern building at a prominent street corner, which will complete the block face at the same height as the adjacent buildings without impeding any mid-block open space or disrupting the pattern of development.

GUIDELINE 5:

ACCESS TO REQUIRED HOTEL PARKING SHOULD BE DESIGNED TO MINIMIZE INTERRUPTION OF THE ACTIVE RETAIL FRONTAGE AND DISTURBANCE TO ADJACENT RESIDENCES.

The project does not include any off-street parking, and therefore would not cause interruption of the active retail frontage, disturbance to adjacent residences, or the flow of traffic along Bay Street and Columbus Avenue.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.3

Promote efforts to achieve high quality design for buildings to be constructed at prominent locations.

The project is consistent with the surrounding pattern and scale of development in the immediate vicinity of the site. The four-story building is the same height as the existing buildings on the same block, as well as the two hotels across Bay and Jones Streets from the subject property. The majority of the ground floor features transparent glass, which will draw pedestrian interest at a prominent intersection.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

OBJECTIVE 30:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 30.8

Consider lowering the number of automobile parking spaces required in buildings where Class 1 bicycle parking is provided.

The project provides six secure Class 1 bicycle parking spaces within the building, as well as six Class 2 bicycle racks on the Jones Street frontage. The project replaces required vehicular parking with bicycle parking, which reduces the negative impact of parking on safety and urban design.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 will not impact existing neighborhood-serving uses. The single-story commercial building currently on the project site is being temporarily used as a bicycle rental business that primarily serves tourists. Before the temporary bicycle rental was in operation, the space was previously occupied by Tower Records, had been vacant for several years.

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

No housing will be removed by the Project. The project is designed to respect the existing character and scale of the development in the North Point and North Beach neighborhoods.

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

No housing is removed for this Project.

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

The project site is extremely well-served by public transit. The 30 MUNI bus line runs along Columbus Avenue in front of the subject property, and the 47 bus line begins one block away on North Point. The F Market and Wharves streetcar, which runs along the Embarcadero, is accessible two blocks north of the subject property at Jones and Beach Streets. Hotel guests would be a short walk from some of San Francisco's top tourist destinations, including Pier 39, Fisherman's Wharf, and Ghirardelli Square.

- 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 property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-002849CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 20, 2017, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 November 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a hotel use located at 1196 Columbus, Block 0043, and Lot 007] pursuant to Planning Code Section(s) 210.1 and 303 within the C-2 (Community Business) District, the Telegraph Hill-North Beach Residential Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated October 20, 2017, and stamped “EXHIBIT B” included in the docket for Case No. 2014-002849CUA and subject to conditions of approval reviewed and approved by the Commission on November 16, 2017 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 November 16, 2017 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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

1. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
2. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
3. **Design Considerations.**
 - a. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - b. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
4. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
5. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

1. **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

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

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

7. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

PARKING AND TRAFFIC

1. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **six** Class 1 and six Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

2. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

3. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site

inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

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

PROVISIONS

8. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

9. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

10. **Jobs Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

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

11. **Childcare Requirements - Office and Hotel Development.** The Project is subject to the Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414.

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

12. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429.

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

13. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion

date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

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

14. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application

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

15. **Art.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

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

MONITORING

1. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

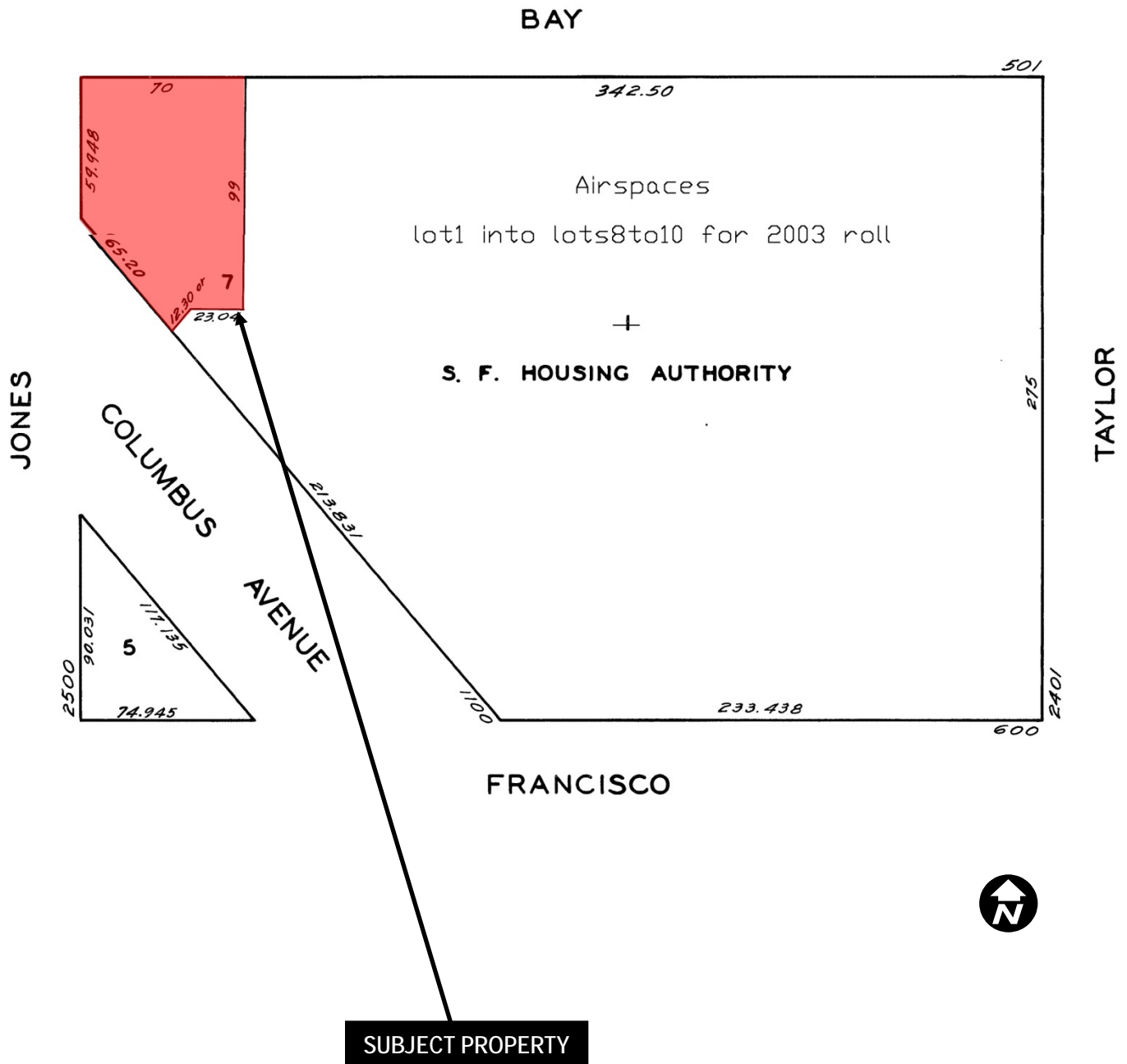
16. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

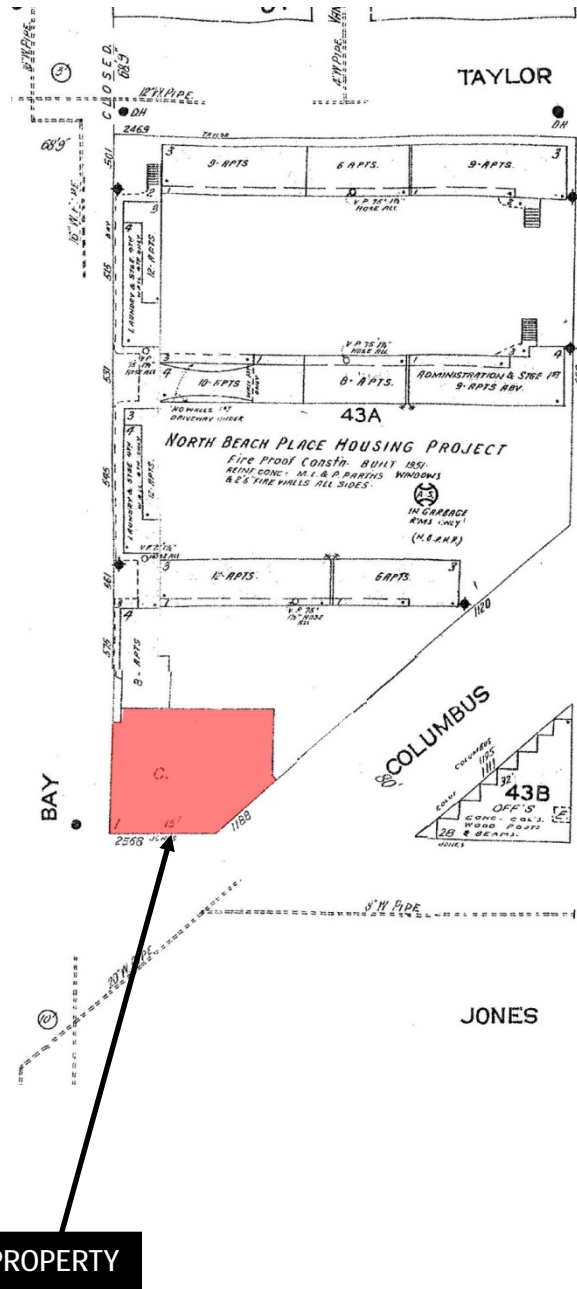
1. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
3. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org
4. **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

Parcel Map



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

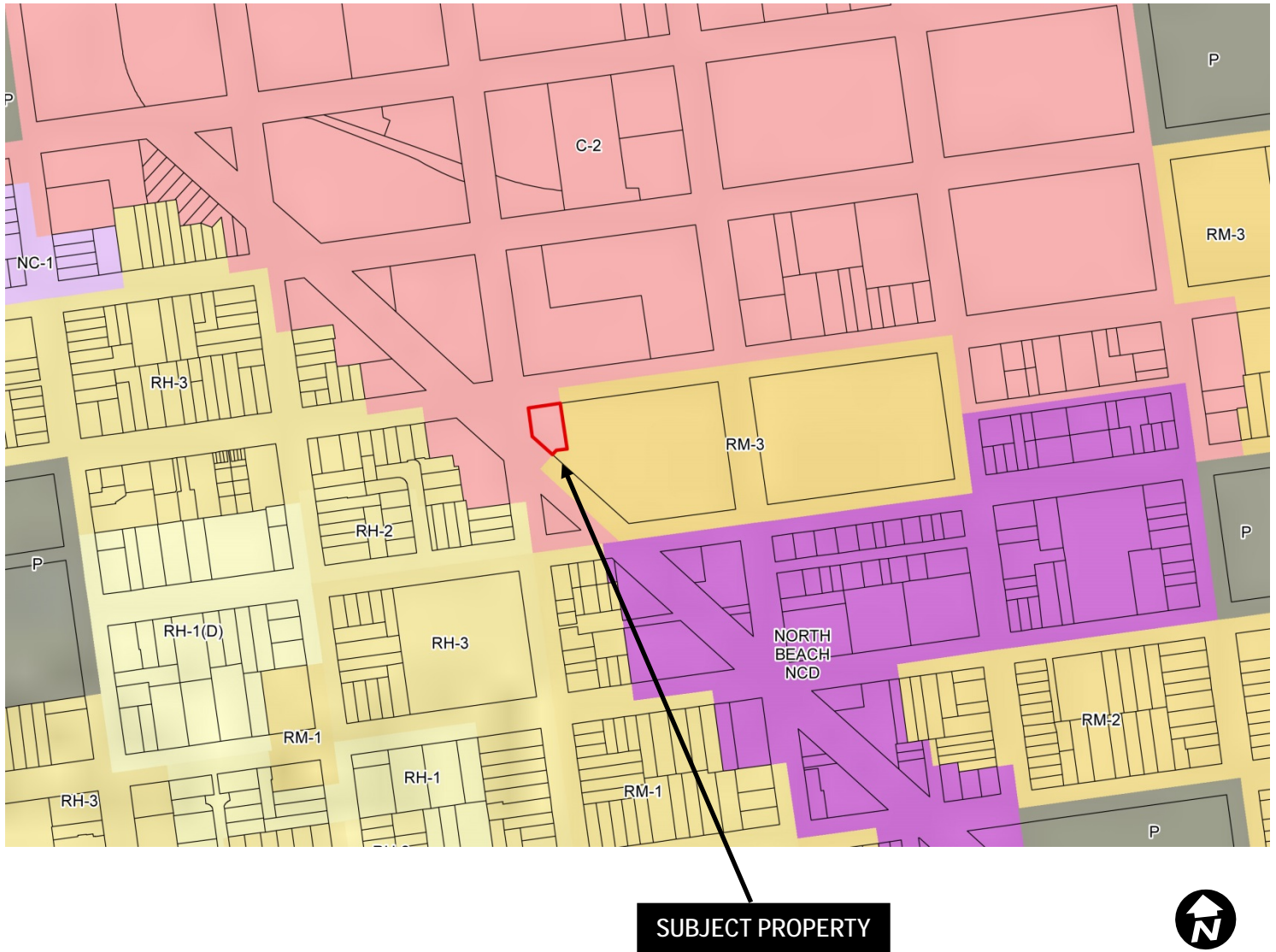
Sanborn Map*



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

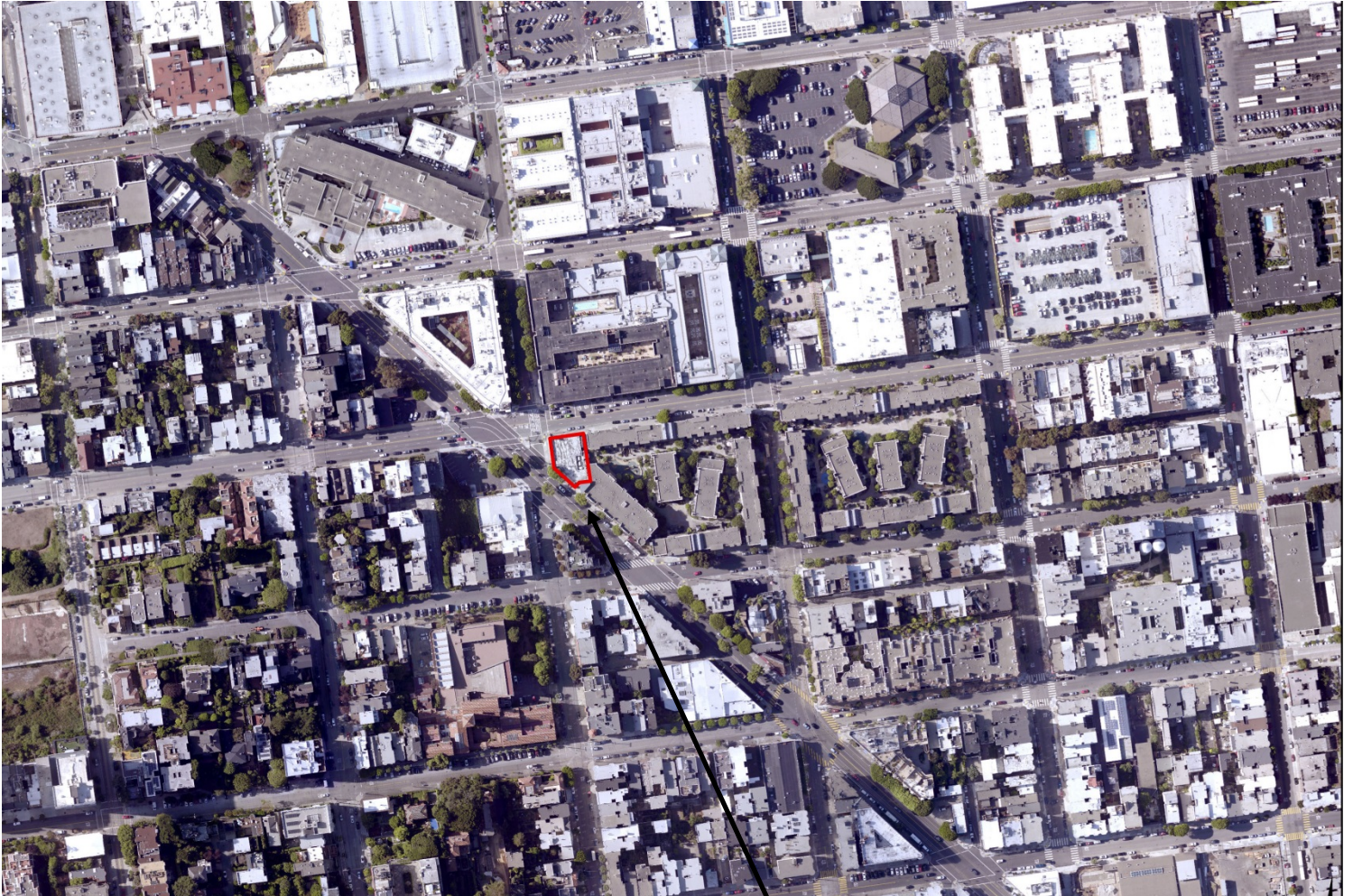
Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

Aerial Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

Site Photo – Jones Street



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

Site Photo – Bay Street



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

Site Photo – Columbus Avenue



Conditional Use Authorization Hearing
Case Number 2014-002849CUA
Hotel Use – Moxy Hotel
1196 Columbus Avenue

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING 5,750 SQ FT SINGLE-STORY RETAIL BLDG AND CONSTRUCT NEW FOUR-STORY TYPE IIIB BLDG, FOR USE AS A HOTEL. EXISTING BUILDING IS CURRENTLY OPERATING AS "FREE BIKE RENTALS" RETAIL STORE. PROJECT WOULD ADD 75 HOTEL ROOMS, LOBBY AND GROUND-FLOOR HOTEL BREAKFAST CAFE AND LOBBY LOUNGE. NO OFF-STREET PARKING, WILL HAVE TEN (10) BICYCLE SPACES.

PROJECT SUMMARY/ PROPOSED NEW CONSTRUCTION:

Dwelling: 0
Hotel Rooms: 75
Parking Spaces: 0
Loading Spaces: 0
Number Buildings: 1
Height of Building(s): 40 Ft
Number of Stories: 4+B
Bicycle Spaces Required: 4 Class 1/ 5 Class 2
Bicycle Spaces Provided: 6 Class 1/ 6 Class 2

PROPOSED AREA (FAR):

FAR CALCULATION BAY WINDOWS		
USE		Area
BAY WINDOW	WHOLE	159 SF
		159 SF
		159 SF * (2/3) = 106 SF

FAR CALCULATION TOTAL		
USE		Area
(A2) HOTEL		2348 SF
(ACC) HOTEL		690 SF
(ACC) UTILITY		514 SF
(B) BOH HOTEL		1133 SF
(R1) GUEST RMS		17394 SF
BAY WINDOW AREA 2/3		106 SF
CIRCULATION		6405 SF
WINDOW PROJECTION		114 SF
		28702 SF

ADDRESS:
1196 COLUMBUS AVE
PARCEL: 0043
LOT: 007

ZONING DISTRICT:
C-2 COMMUNITY BUSINESS

HEIGHT BULK DISTRIC:
40X

LOT SIZE: 6379 SF
FAR RATIO 4.5
ALLOWABLE AREA: 28,705.5 SF

GUESTROOM COUNT

LEVEL 1: 5 GUESTROOMS
MEZZ LEVEL: 10 GUESTROOMS
LEVEL 2: 20 GUESTROOMS
LEVEL 3: 20 GUESTROOMS
LEVEL 4: 20 GUESTROOMS

TOTAL: 75 GUESTROOMS



BAY ST & JONES ST PERSPECTIVE

1

.A000	COVER SHEET	.A300.5	RENDERING - COLUMBUS ELEV	C4.01	SITE PLAN
.A001	VICINITY PLAN	.A300.7	RENDERING BAY/JONES	C6.01	UTILITY PLAN
.A001.1	SITE CONTEXT	.A300.8	PERSPECTIVE VIEWS		
.A002	SITE CONTEXT PHOTOS	.A300.9	PERSPECTIVE VIEWS		TRUCK TURNING RADII DIAGRAMS
.A003	SITE CONTEXT PHOTOS	.A300.10	ENLARGED FACADES	T1	SU-30
.A003.1	NEIGHBORING CONTEXT	.A300.11	JONES/BAY RENDERINGS	T2	SU-30
.A003.2	NEIGHBORING CONTEXT	.A300.12	GROUND LEVEL TRANSPARENCY	T3	SU-30
.A003.3	NEIGHBORING CONTEXT	.A300.13	MATERIAL PALETTE LEGEND	T4	SU-30
.A003.4	EXISTING & PROPOSED SITE VIEWS	.A301	EXTERIOR ELEVATION COLUMBUS AVE	T5	WB-40
.A004	EXISTING SITE SURVEY	.A302	EXTERIOR ELEVATION JONES ST	T6	WB-40
.A004.1	ENLARGED PARCEL 1 SURVEY	.A303	EXTERIOR ELEVATION BAY ST	T7	WB-40
.A004.2	ENLARGED PARCEL 2 SURVEY	.A304	EAST ELEVATION	T8	WB-40
.A005	GROSS AREA PLANS	.A305	SOUTH ELEVATION	T9	SFMTA 2016 SFFD ENG TRUCK
.A006	GROSS AREA PLANS & CALCS	.A307	GROUND LEVEL TRANSPARENCY	T10	SFMTA 2016 SFFD ENG TRUCK
.A100	SITE PLAN	.A311	BUILDING SECTION	T11	SFMTA 2016 SFFD ENG TRUCK
.A100.1	SITE SURROUNDING PLAN	.A312	BUILDING SECTION	T12	SFMTA 2016 SFFD ENG TRUCK
.A100.2	ENLARGED SITE PLAN	.A313	BUILDING SECTION	T13	SFMTA 2016 SFFD AERIAL LADDER
.A200	BASEMENT - FLOOR PLAN	.A314	STAIR 2 SECTION	T14	SFMTA 2016 SFFD AERIAL LADDER
.A201	OVERALL HOTEL LOBBY PLAN	.A901	CORNICE AND PLINTH DTLs	T15	SFMTA 2016 SFFD AERIAL LADDER
.A201.1	LOWER LEVEL 1 - FLOOR PLAN	.A902	BAY ST ENTRY CANOPY	T16	SFMTA 2016 SFFD AERIAL LADDER
.A201.2	UPPER LEVEL 1 - FLOOR PLAN	.A903	COLUMBUS AVE CANOPY		
.A201.5	MEZZ LEVEL - FLOOR PLAN	.A904	PRIVACY SCREEN		
.A202	LEVEL 2 - FLOOR PLAN (3-4 SIM)	.A909	AERIAL VIEW		
.A205.1	TERRACE - FLOOR PLAN	.A911	STREET ELEVATIONS - COLUMBUS & BAY		
.A300.0	JONES ST ELEVATION RENDERING	.A912	STREET ELEVATIONS - JONES ST		
.A300.3	RENDERING				





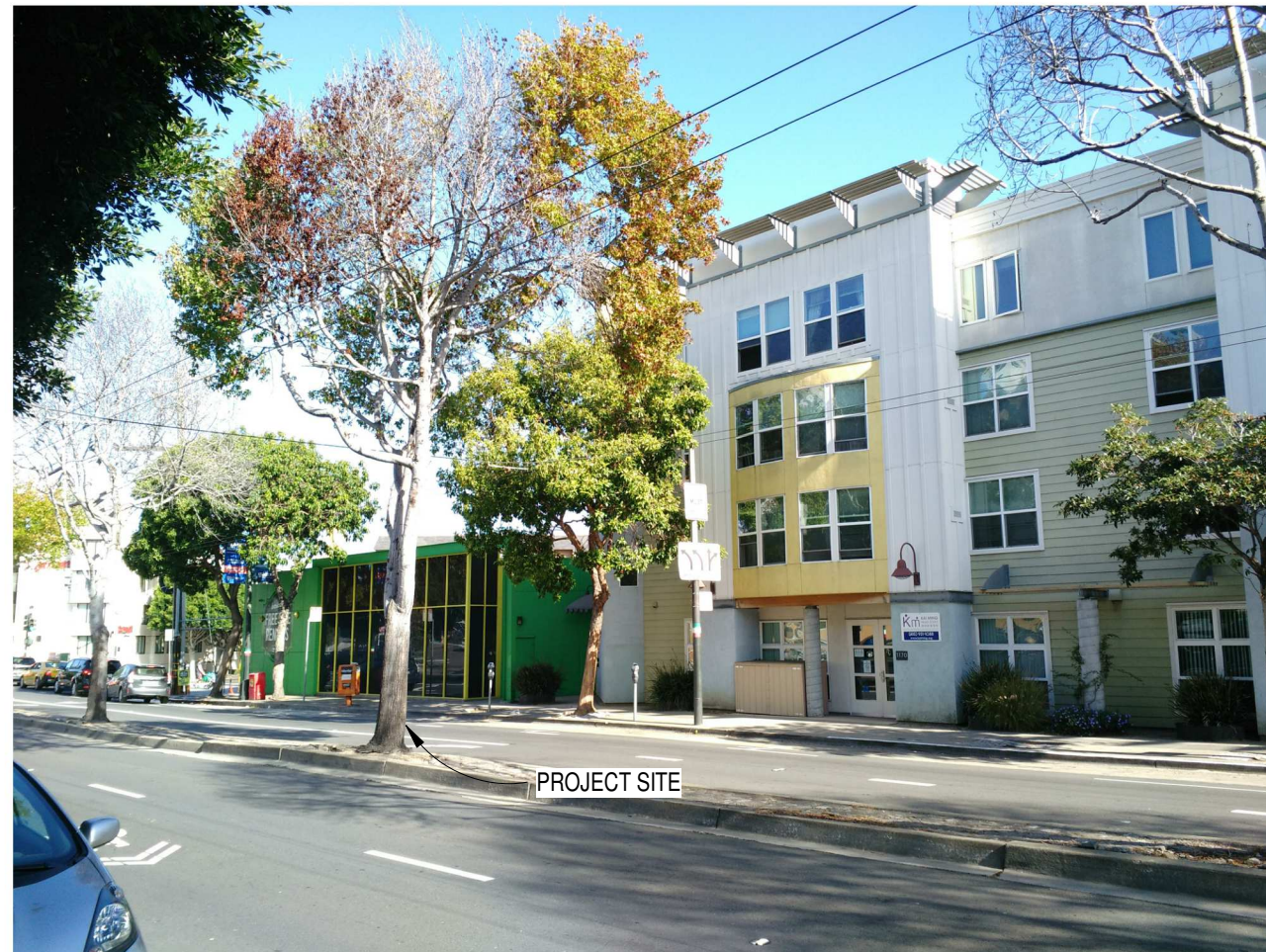
VIEW FROM S/W CORNER OF COLUMBUS AVE & BAY ST.

3



VIEW FROM S/W CORNER OF COLUMBUS AVE & JONE ST.

2



VIEW FROM S/E CORNER OF COLUMBUS AVE & JONES ST

7



VIEW FROM NORTH SIDE OF BAY ST NEAR JONES ST.

8



VIEW FROM NORTH SIDE OF BAY ST, BETWEEN TAYLOR ST AND JONES ST.



MARRIOTT - 1250 COLUMBUS AT JONES



PIER 2620 HOTEL - 2620 JONES AT BAY



WALGREENS - 1175 COLUMBUS AT BAY

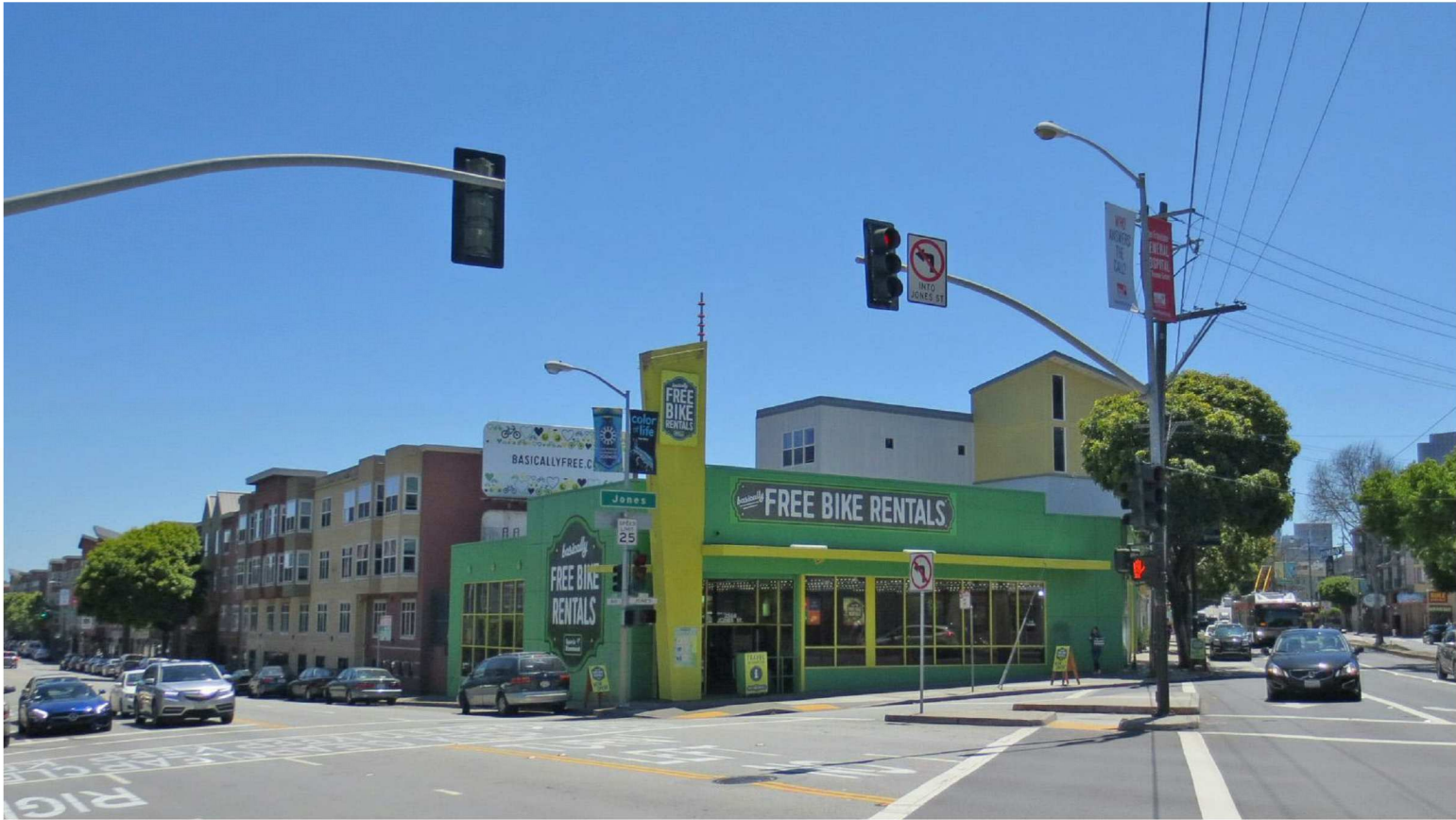


611 BAY ST AT COLUMBUS



TRAVELOGE - 1201 COLUMBUS AT BAY

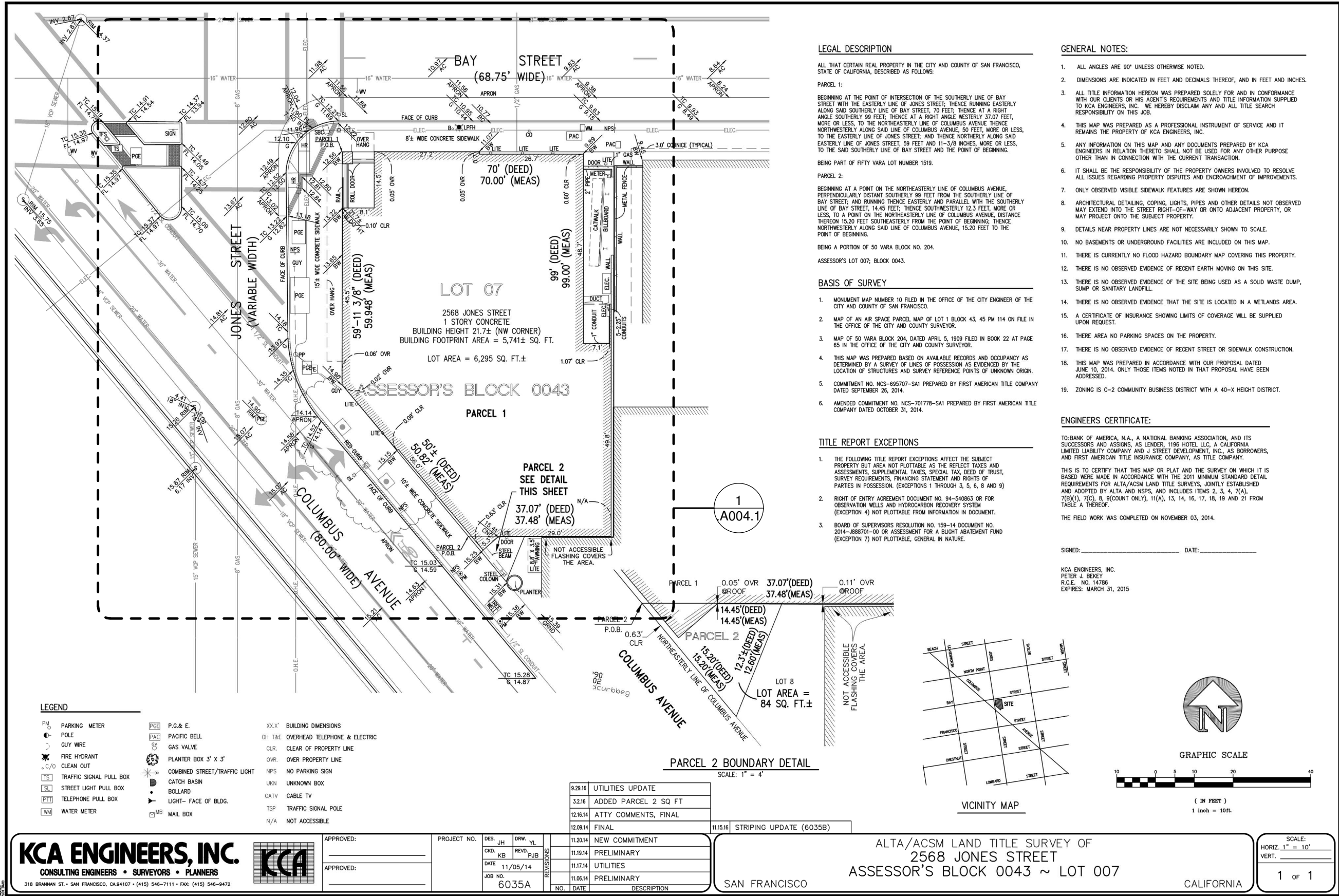




VIEW OF EXISTING SITE



VIEW OF SITE WITH PROPOSED HOTEL



AC BY MARRIOTT

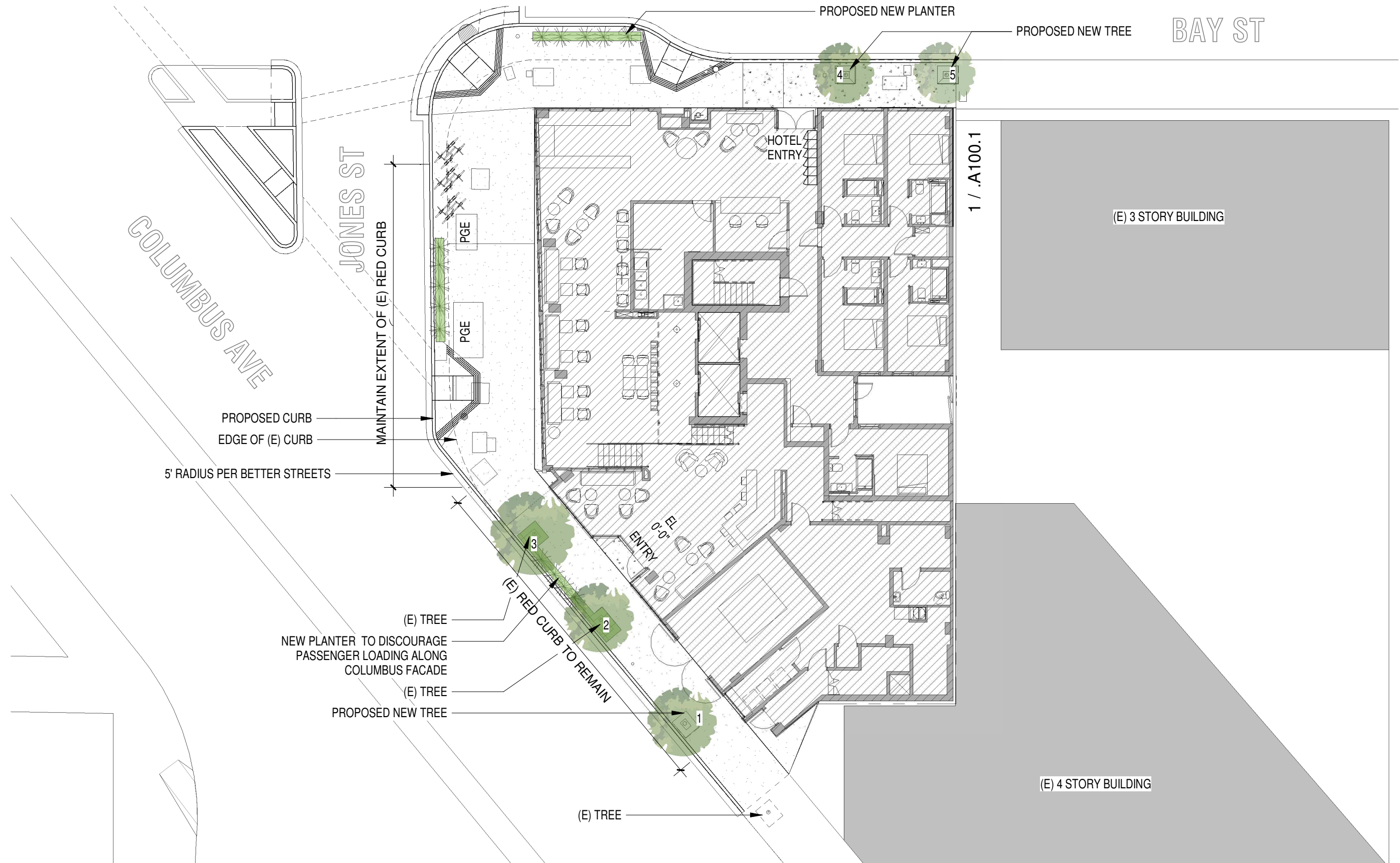
1196 COLUMBUS AVE,
SAN FRANCISCO CA
94110

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

DATE 10/20/17

.A100

SITE PLAN



AC BY MARRIOTT

1196 COLUMBUS AVE,
SAN FRANCISCO CA
94110

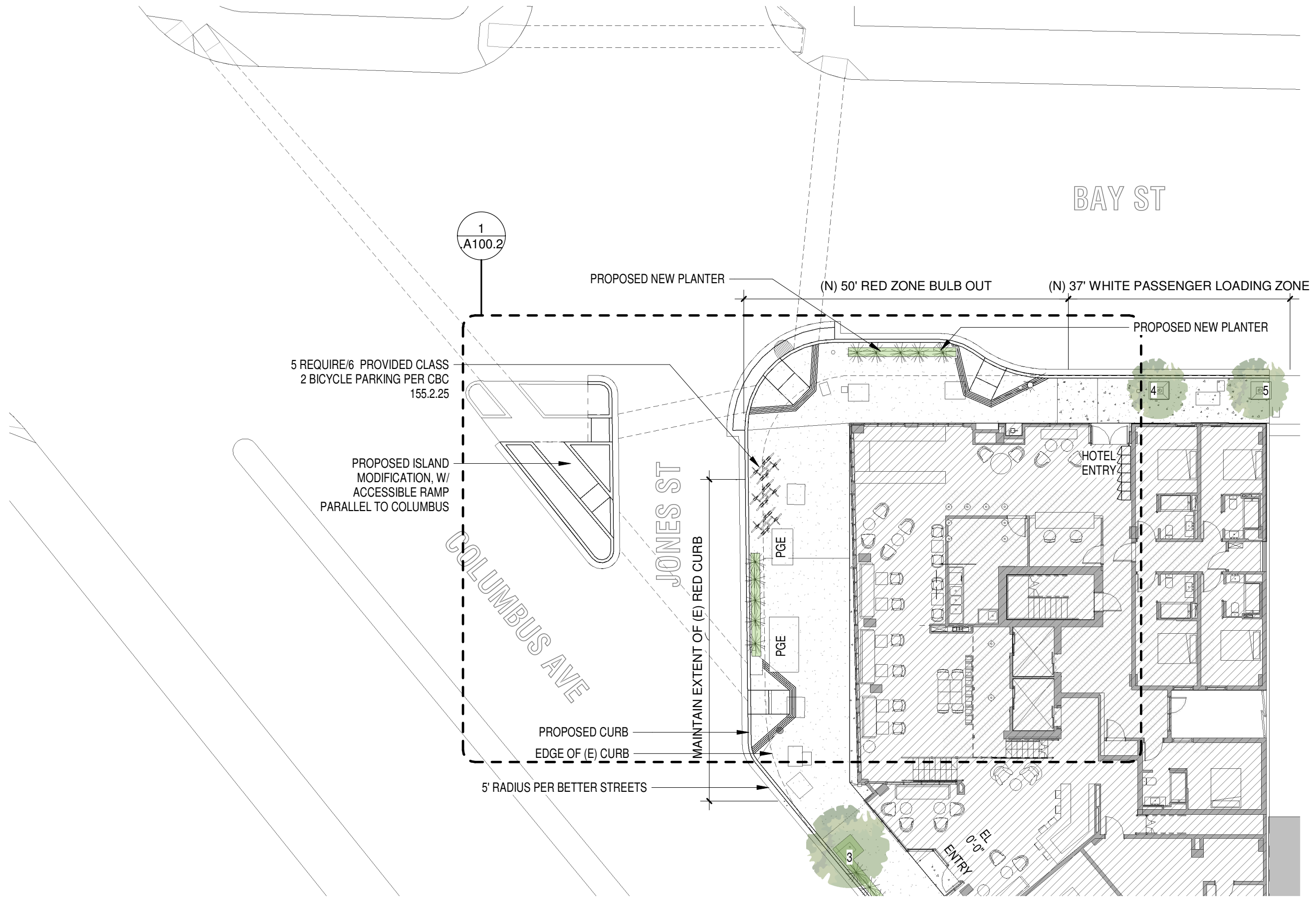
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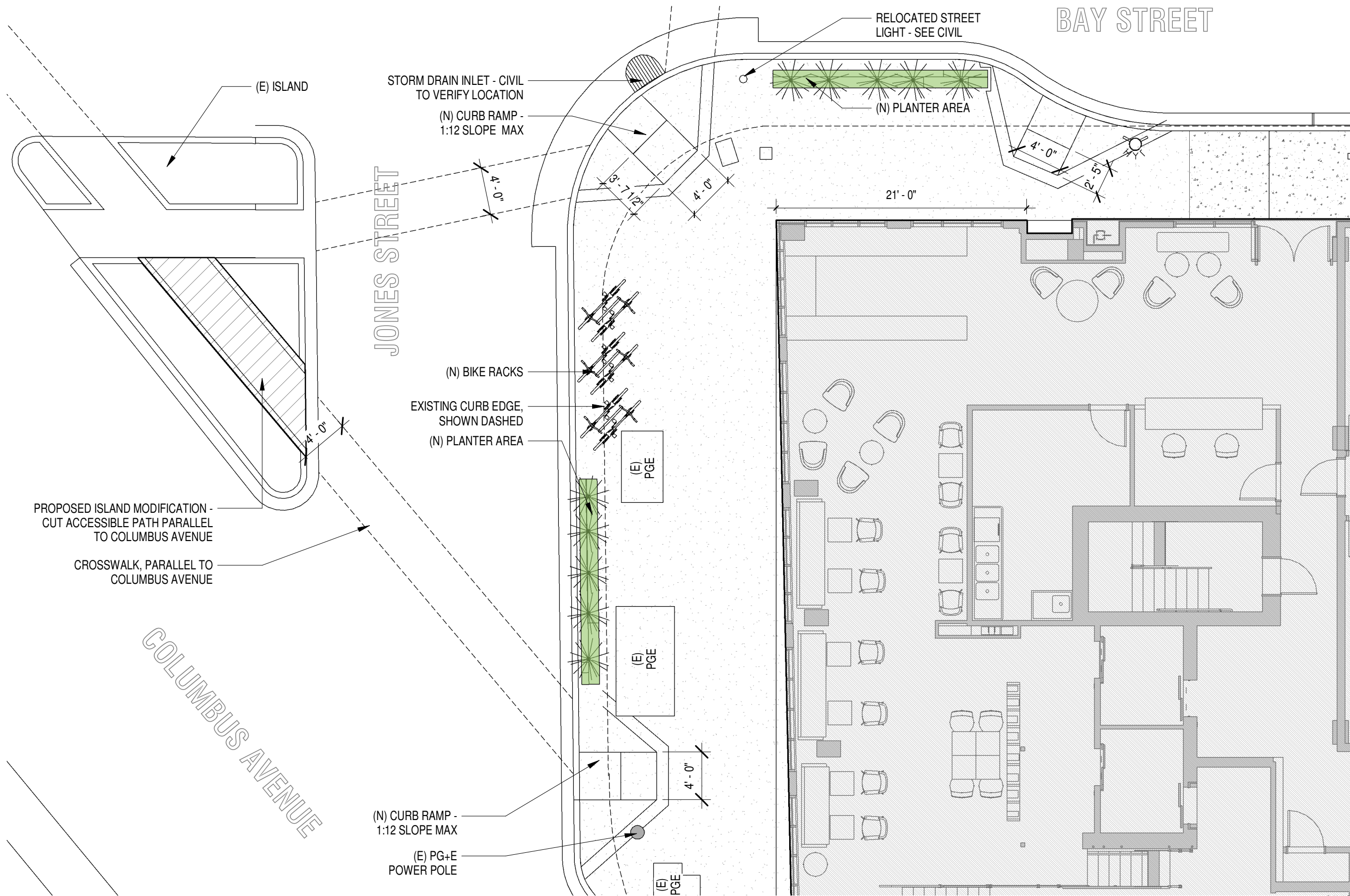
DATE 10/20/17

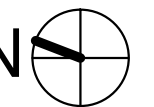
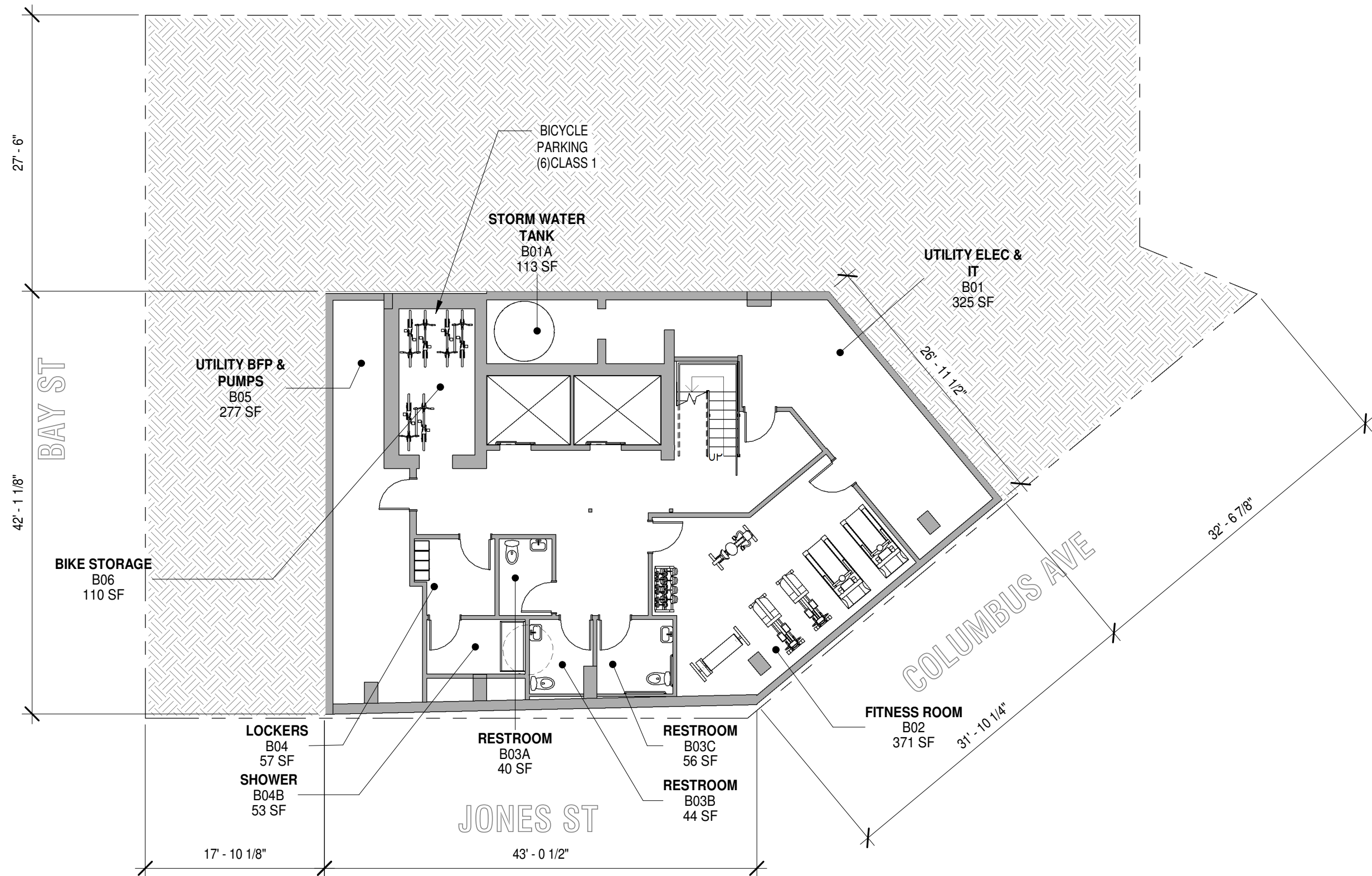
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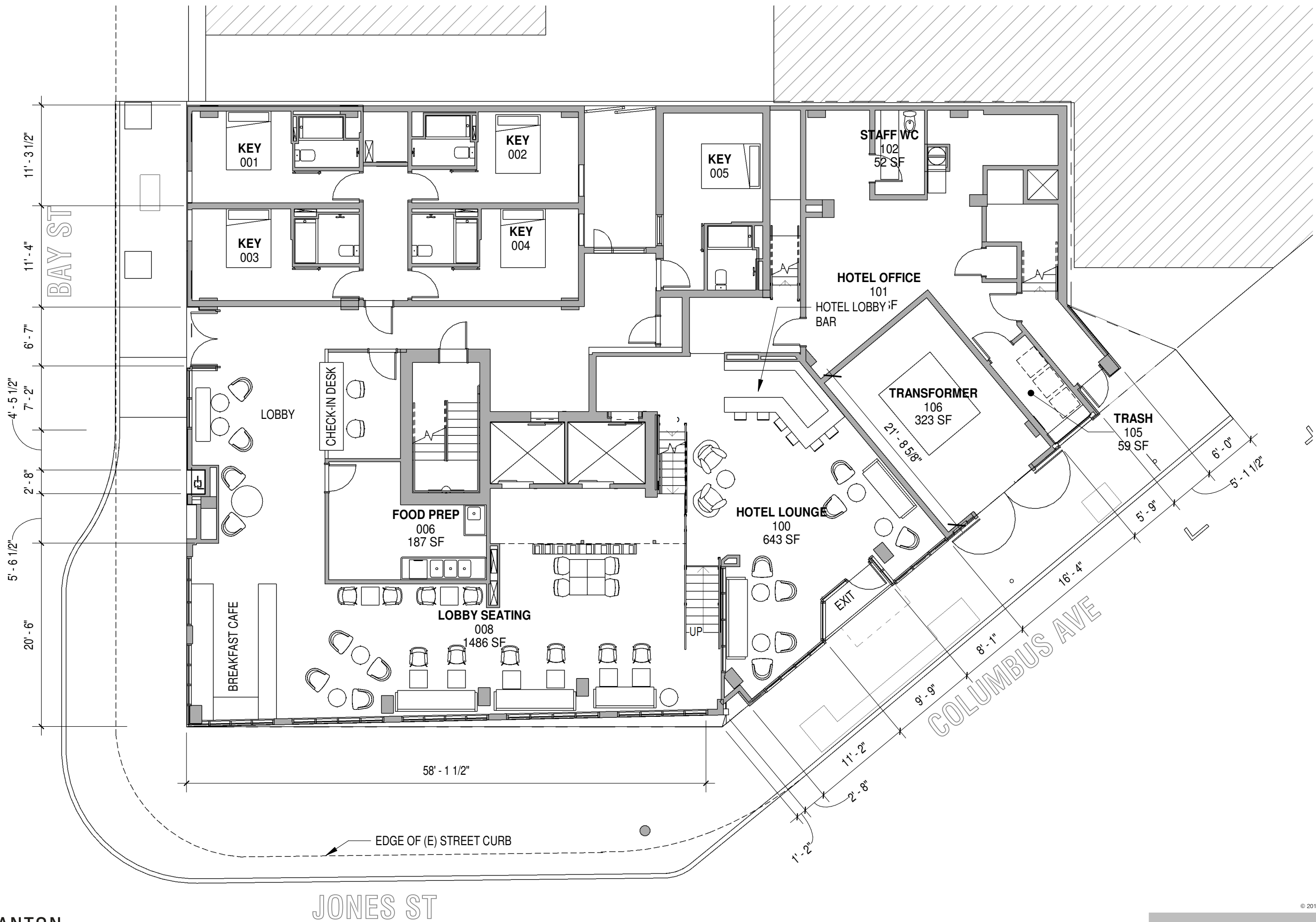
SITE SURROUNDING PLAN

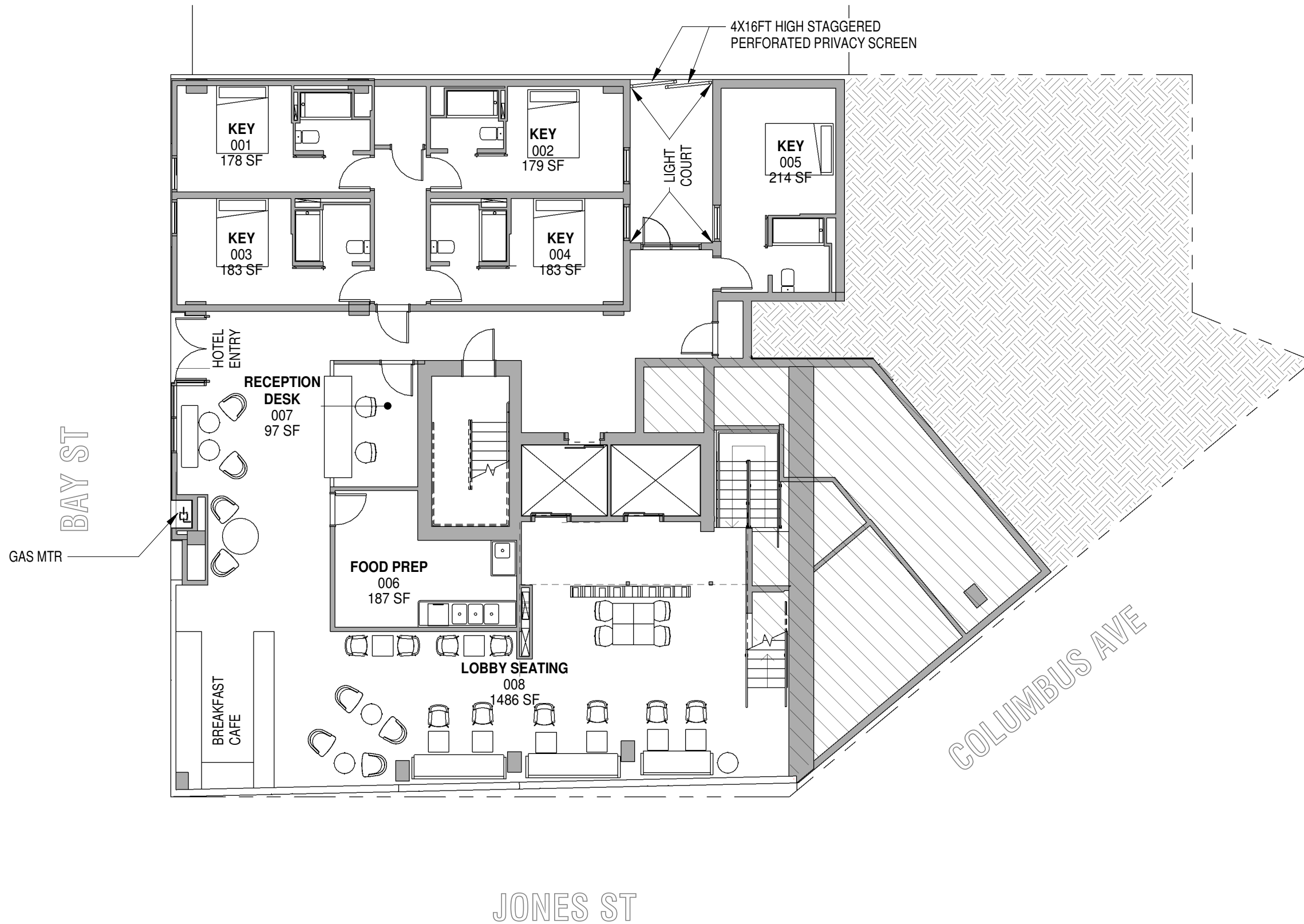
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KEY COUNT

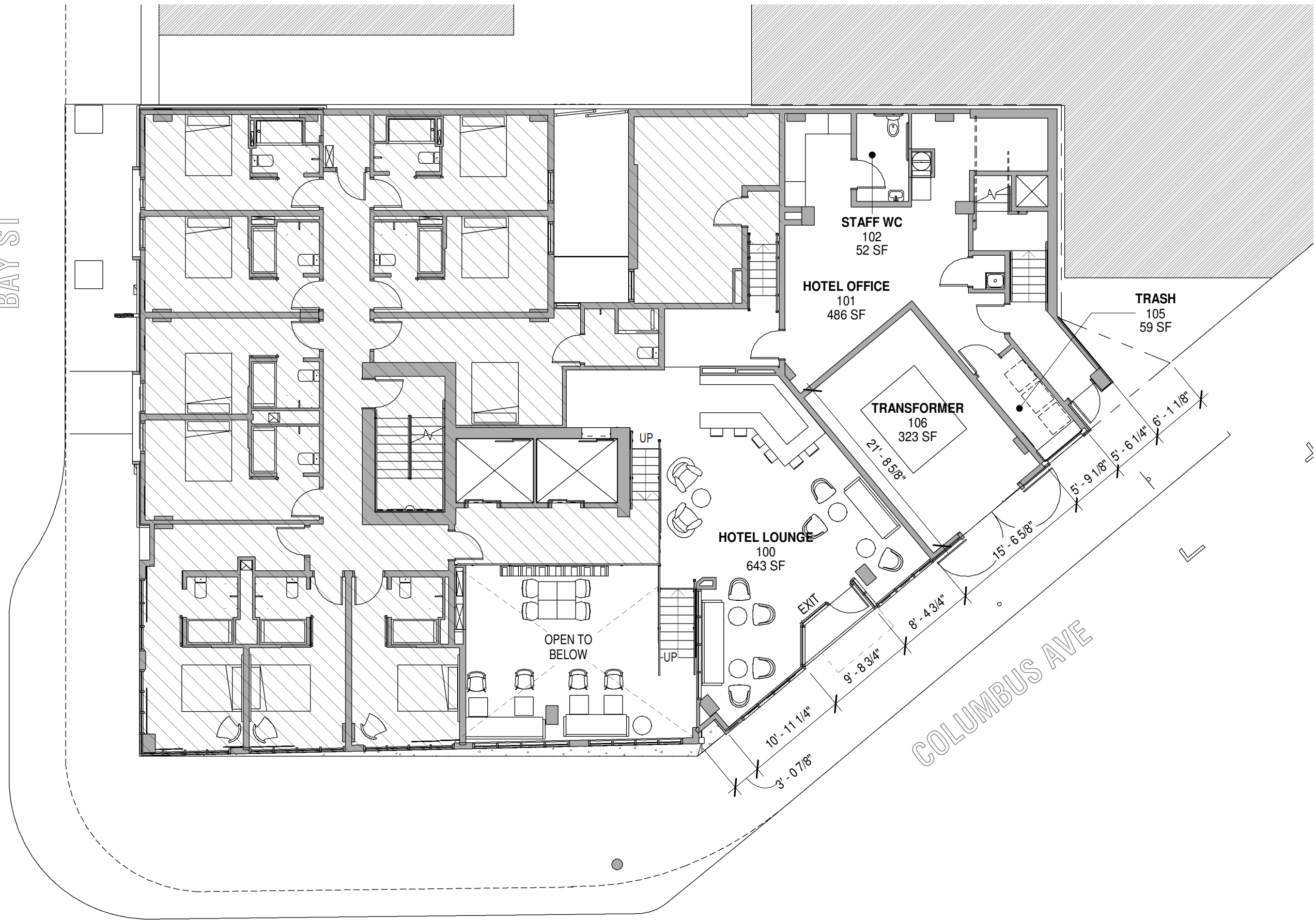
LEVEL 1:	5 KEYS
MEZZ LEVEL:	10 KEYS
LEVEL 2:	20 KEYS
LEVEL 3:	20 KEYS
LEVEL 4:	20 KEYS

TOTAL : 75 KEYS

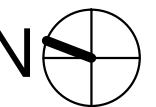


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BAY ST

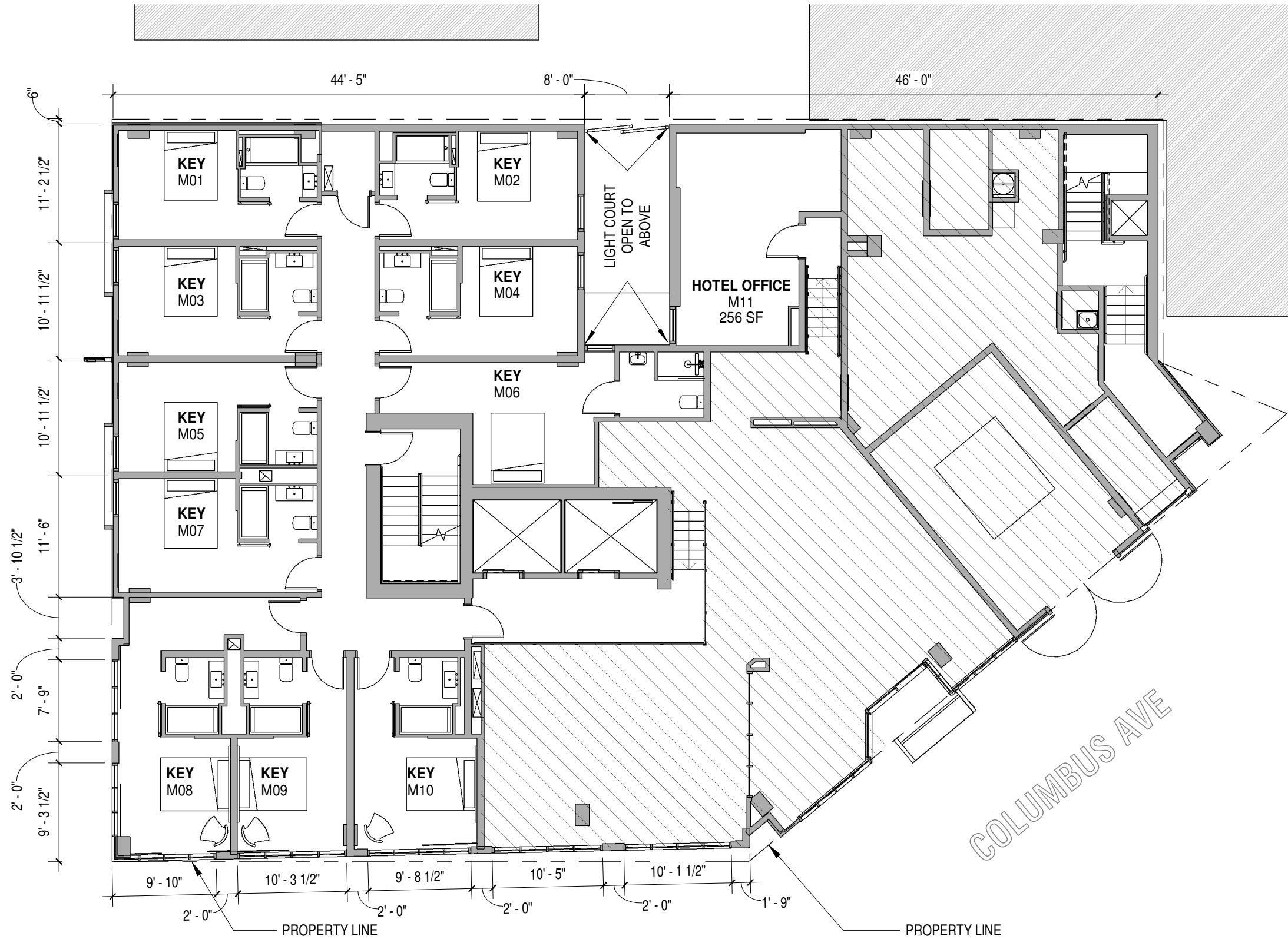


JONES ST



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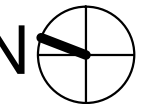
BAY ST



KEY COUNT

LEVEL 1:	5 KEYS
MEZZ LEVEL:	10 KEYS
LEVEL 2:	20 KEYS
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LEVEL 4:	20 KEYS

TOTAL : 75 KEYS

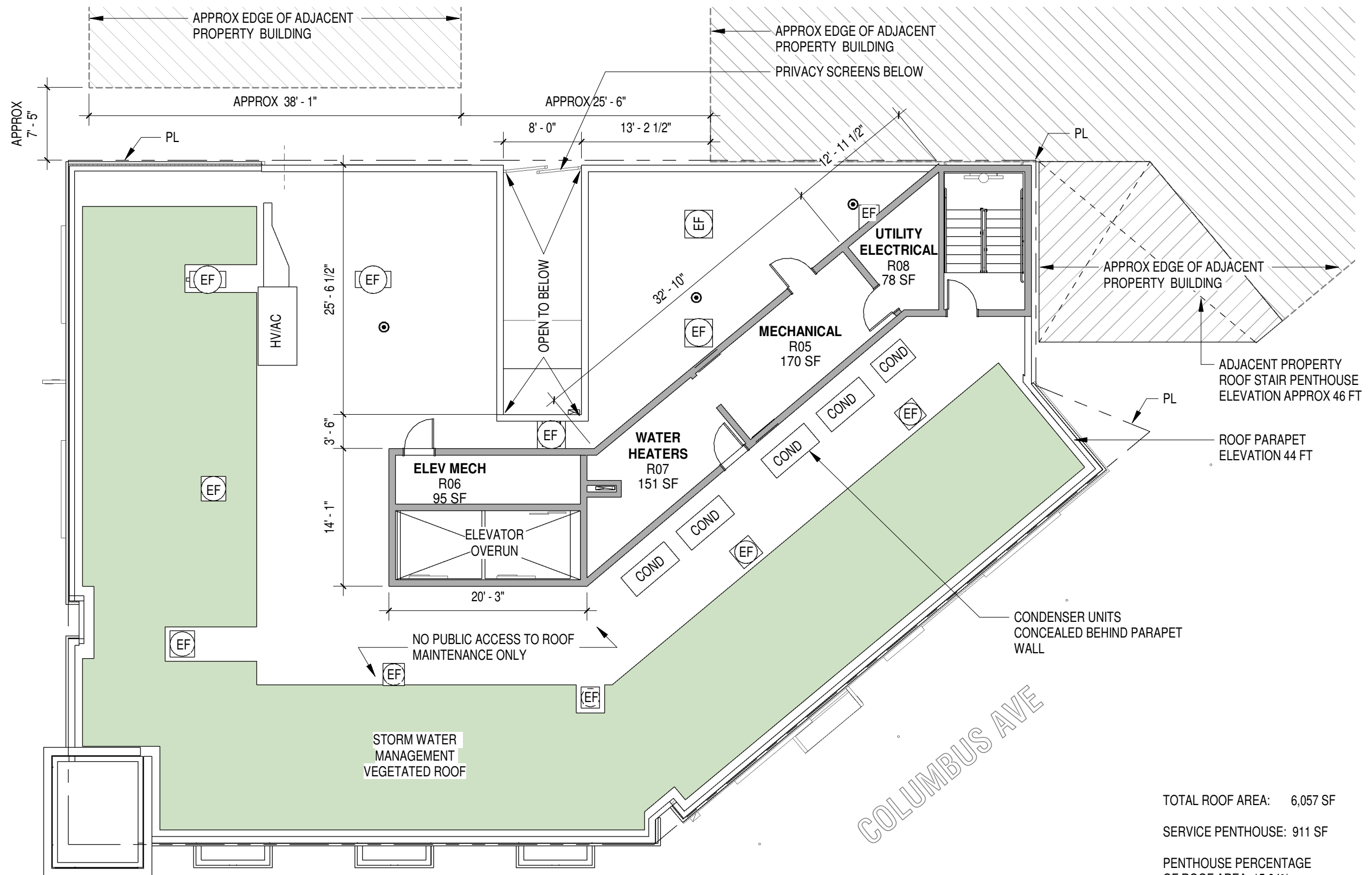


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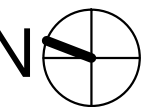
BAY ST



TOTAL ROOF AREA: 6,057 SF
SERVICE PENTHOUSE: 911 SF
PENTHOUSE PERCENTAGE
OF ROOF AREA: 15.04%

JONES ST

(E) PGE POWER POLE
TO REMAIN



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SA STANTON
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328
SAN FRANCISCO, CA, 94107

T. 415.865.9600
F. 415.865.9608

AC BY MARRIOTT

1196 COLUMBUS AVE,
SAN FRANCISCO CA
94110

DATE 10/20/17

.A300.0

JONES ST ELEVATION RENDERING



RENDERING AS SHOWN TO COMMISSION SEP 28, 2017

REVISED FACADE AS PROPOSED 10/20/2017



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RENDERING OF JONES/COLUMBUS ELEVATIONS SHOWING REVISED WINDOWS AND CLADDING MATERIALS 10/20/2017



PROPOSED REVISION TO COLUMBUS/JONES FACADES 10/20/17

SA STANTON
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328
SAN FRANCISCO, CA, 94107

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AC BY MARRIOTT

1196 COLUMBUS AVE,
SAN FRANCISCO CA
94110

DATE 10/20/2017

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.A300.7

RENDERING BAY/JONES



JONES/COLUMBUS FACADES AS SHOWN ON SEPT 28, 2017



JONES FACADE AS SHOWN ON SEPT 28, 2017



REVISED JONES/COLUMBUS FACADES 10/20/17



REVISED JONES FACADE 10/20/17



COLUMBUS FACADE AS SHOWN ON 9/28/17



JONES/BAY STREET LEVEL GLAZING AS SHOWN ON 9/28/17



REVISED COLUMBUS FACADE 10/20/17



REVISED JONES/BAY STREET GLAZING LEVEL 10/17/17



PARAPET LOWERED

ELIMINATED VERTICAL
AND HORIZONTAL
CORRUGATED METAL
SIDING

ELIMINATED WALL TILE
AT WINDOW
SORROUNDS



BAY/JONES CORNER AS SHOWN ON 9/28/17



PREFINISHED WHITE
METAL PANELS AT
WINDOW SORROUNDS
AND BAYS.

STEEL CHANNEL
AT PARAPET EDGE

THIN BRICK VANNER
CLADDING

NEW-TECH-WOOD
ULTRASHIELD
COMPOSITE WOOD
CLADDING.
WESTMINSTER
GREY WOOD.



PROPOSED REVISION TO BAY/JONES CORNER 10/20/17



JONES GROUND LEVEL AS SHOWN ON SEPT 28, 2017



JONES ELEVATION REVISIONS INCLUDED RECONFIGURED WINDOW BY ADDING BAYS AND REMOVED CHANNEL GLASS - 10/10/17



CURRENT PROPOSED JONES ELEVATION (ELIMINATED CORRUGATED METAL SIDING COMPLETELY, REPLACED WITH WOOD CLADDING. REVISED GROUND LEVEL GLAZING, STOREFRONT HAS BEEN BROKEN UP INTO SMALLER STOREFRONT SECTIONS, INTRODUCED SOLID WALL SECTIONS. 10/20/2017



JONES GROUND LEVEL AS SHOWN ON SEPT 28, 2017



PRELIMINARY REVISIONS 10/10/17

ADDED BAY
WINDOWS

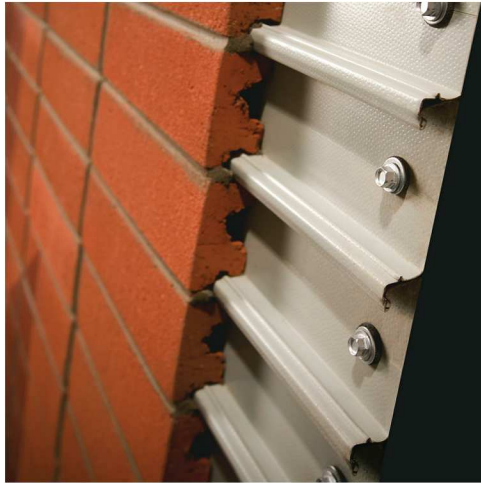
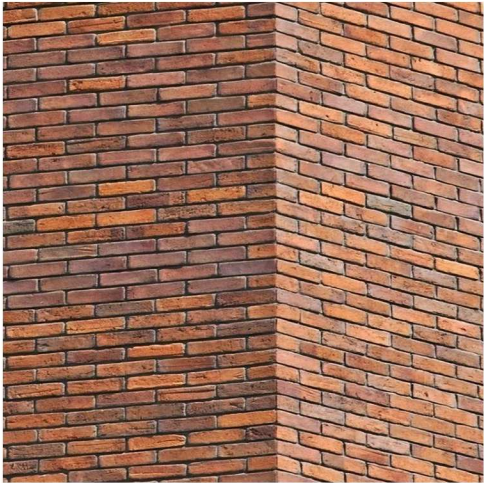
CHANNEL GLASS
REPLACED W/
STOREFRONT
ALONG GROUND
LEVEL



CURRENT PROPOSED JONES GROUND LEVEL 10/20/17

CORRUGATED METAL
SIDING REPLACED WITH
WOOD CLADDING

RECONFIGURED
STOREFRONT
WITH CLERESTORY
AND SOLID PANELS
ALONG GROUND
FLOOR PER
PLANNING DEPT
RECOMMENDATION



B: CORIUM CFX03 BRICK CLADDING SYSTEM BY WIENERBERG LTD. (AT BAY ST & COLUMBUS AVE FACADES)



I: ALUCOBOND PRE-FINISHED ALUMINUM CLADDING PANELS, WHITE. (AT WINDOW SURROUNDS AND BAY WINDOWS)



D: NEW TECH WOOD ULTRASHIELD WOOD COMPOSITE CLADDING SYSTEM, WESTMINSTER GREY.



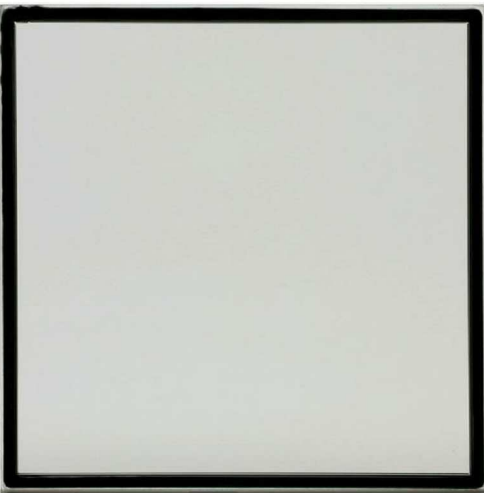
G: ALUMINUM AND GLASS STOREFRONT KYNAR COATED BLACK



L: BLACK ALUMINUM WINDOW FRAME & PROJECTING WINDOW BOX SHADES



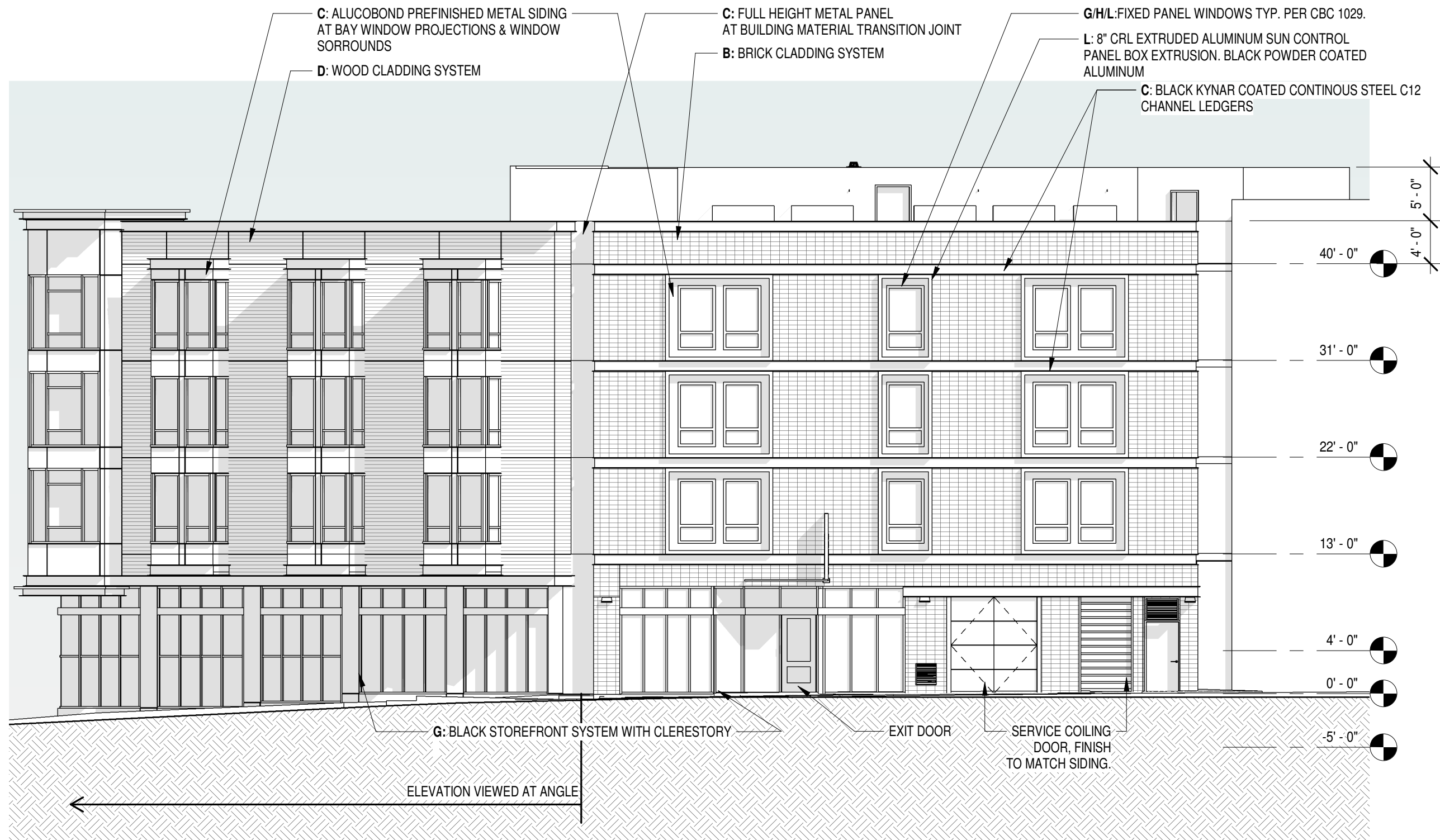
K: WARM GRAY CAST IN PLACE CONCRETE WALLS.



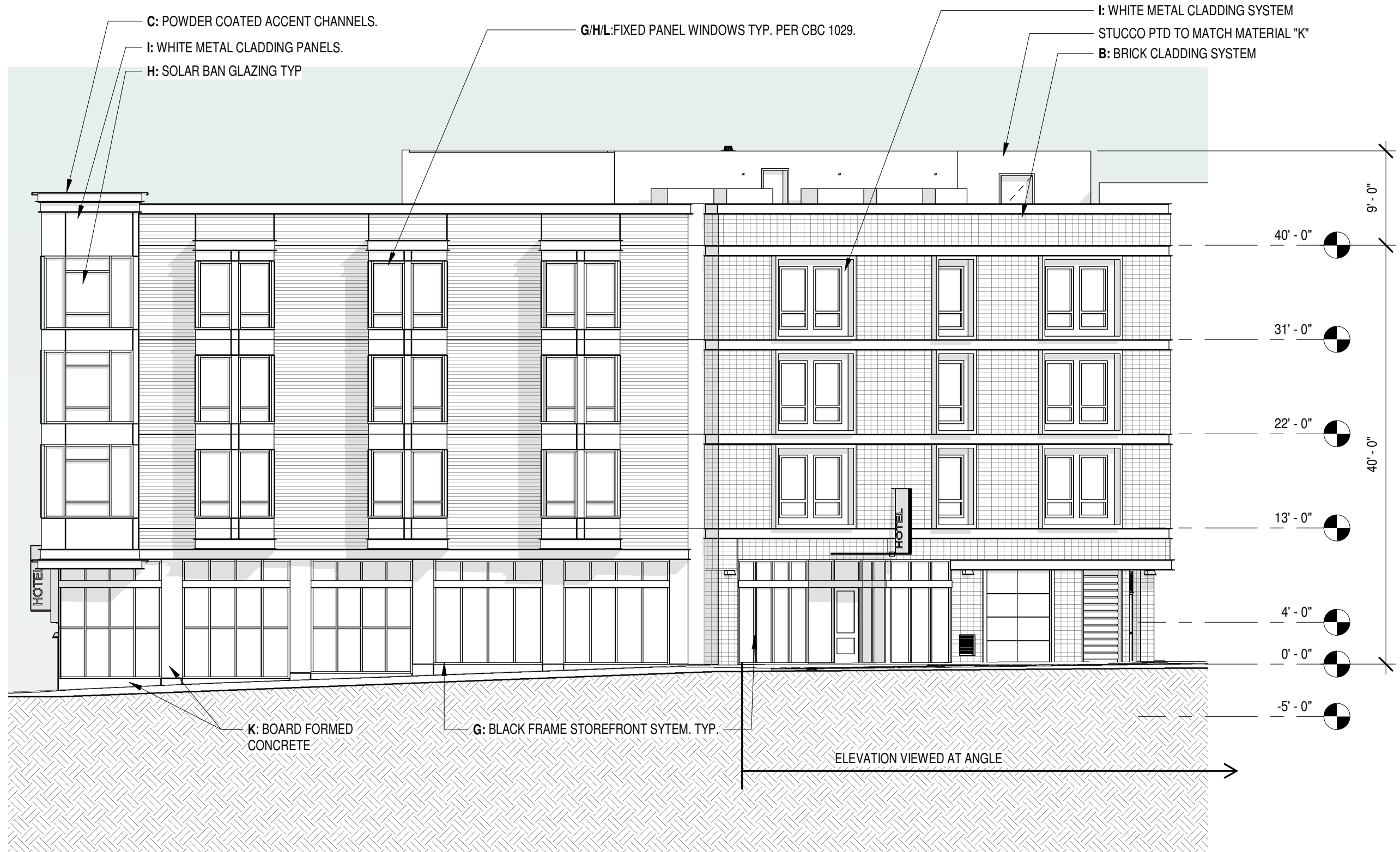
H: SOLARBAN GLASS, TYPICAL THROUGHOUT

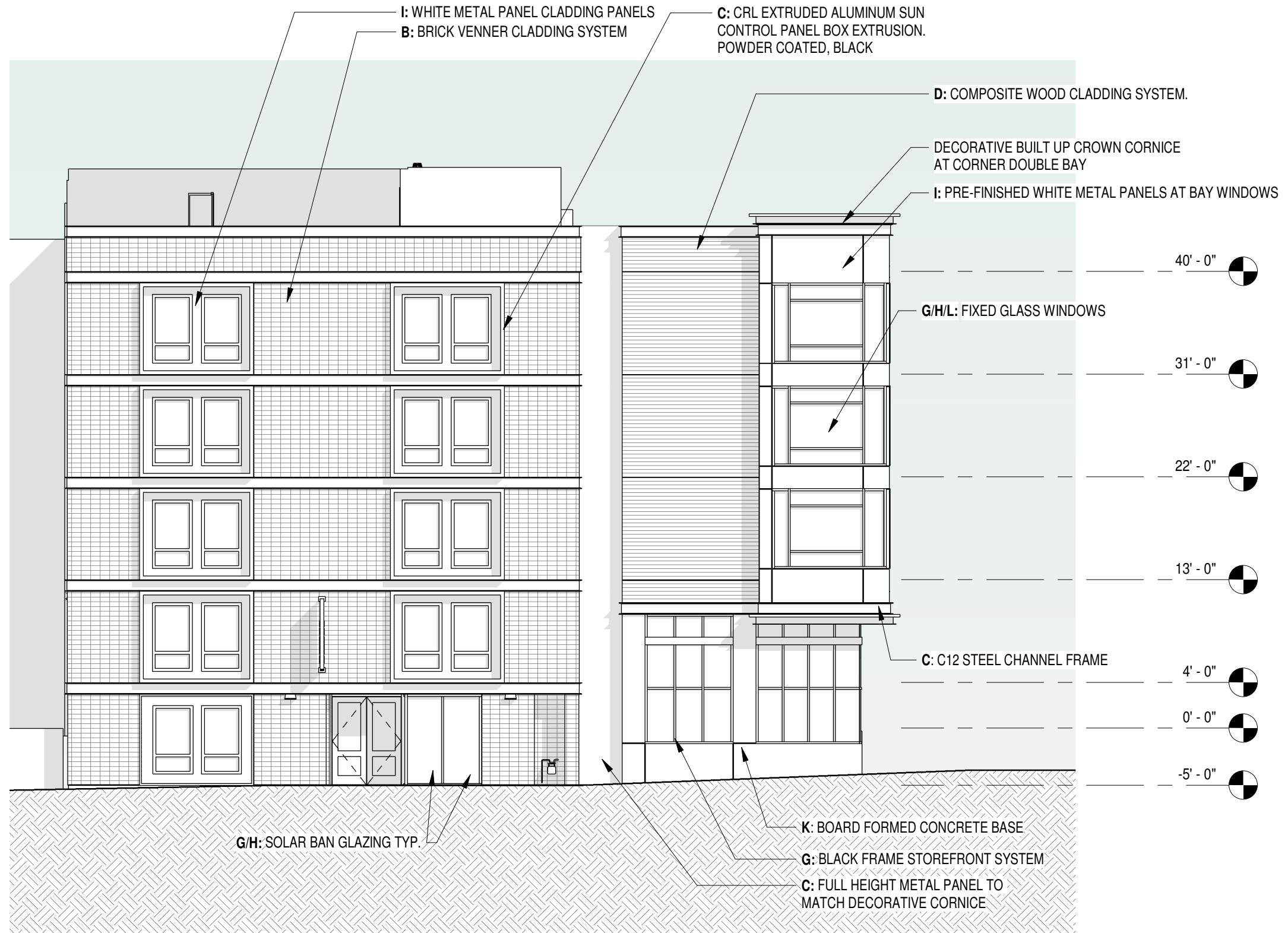


C: BLACK KYNAR COATING ON (HORIZONTAL ACCENT CHANNELS & VERTICAL JOINT PANELS AT TRANSITION FROM WOOD TO BRICK SIDING BANDS)

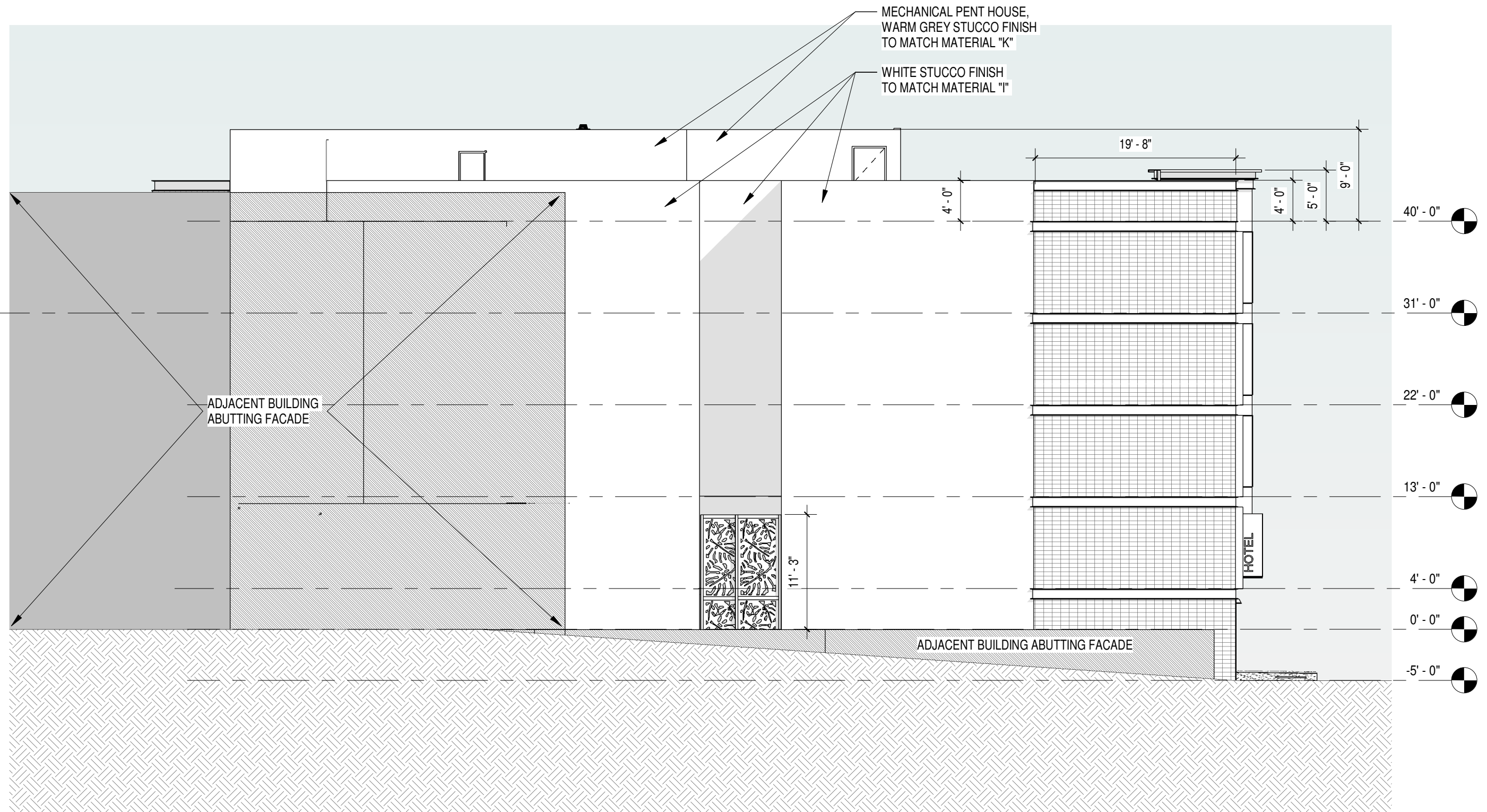


NOTE: REFER TO A300.13 FOR MATERIAL PALETTE LEGEND



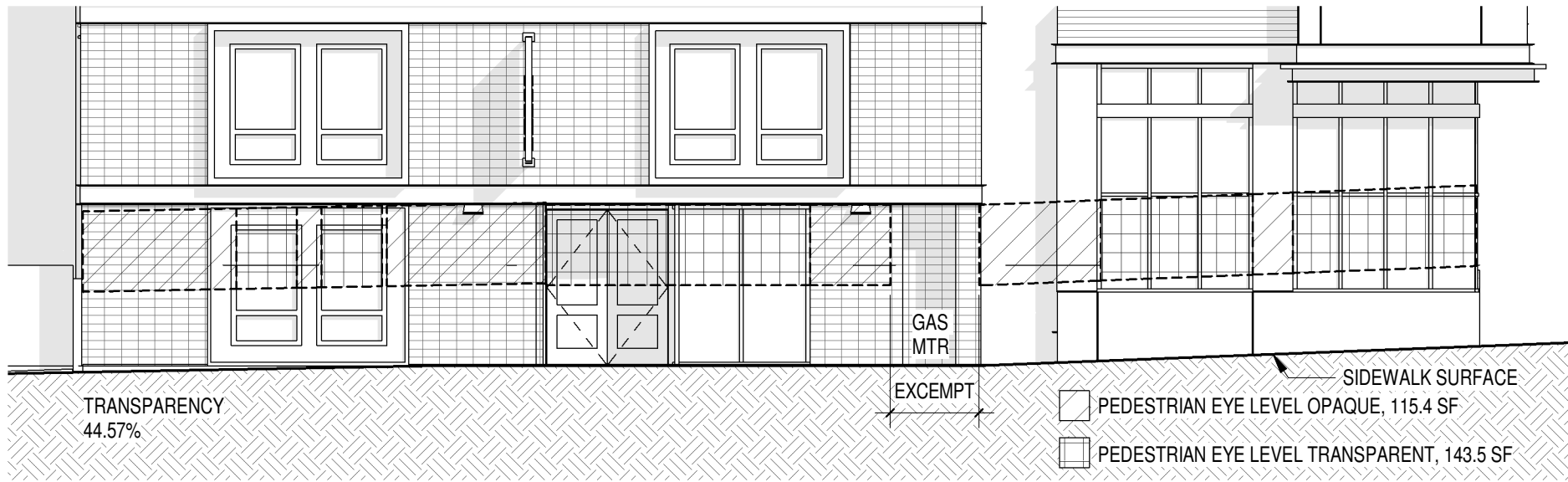


NOTE: REFER TO A300.13 FOR MATERIAL PALETTE LEGEND



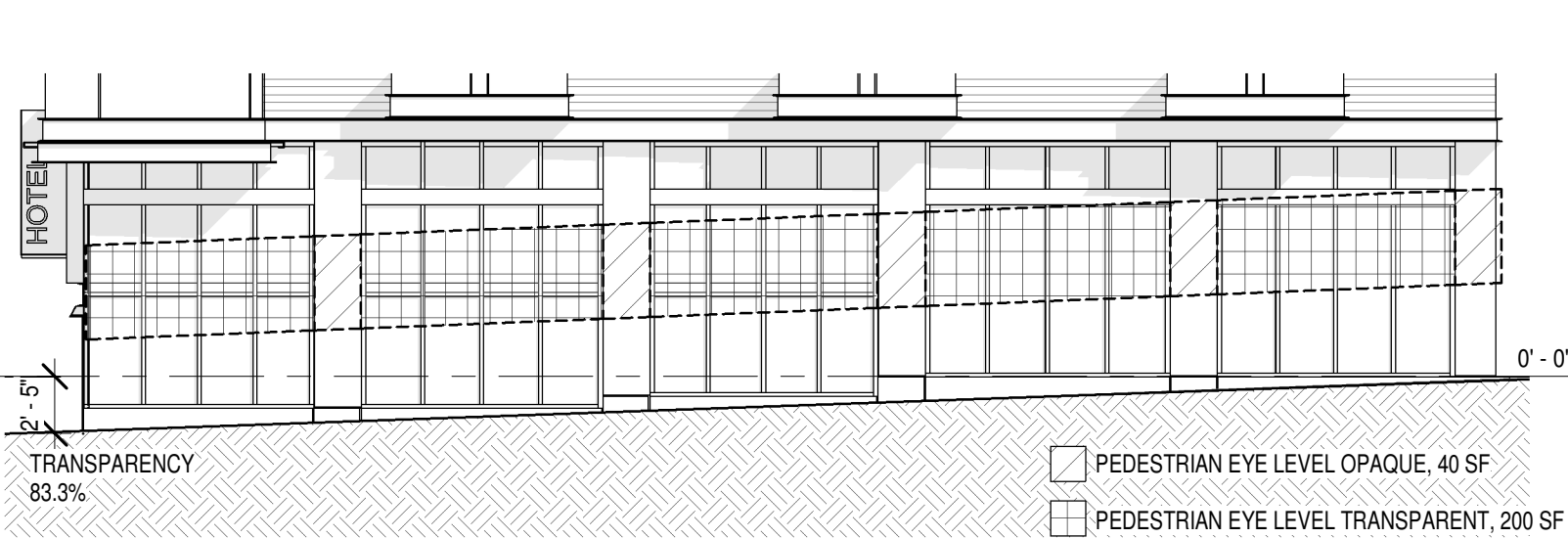
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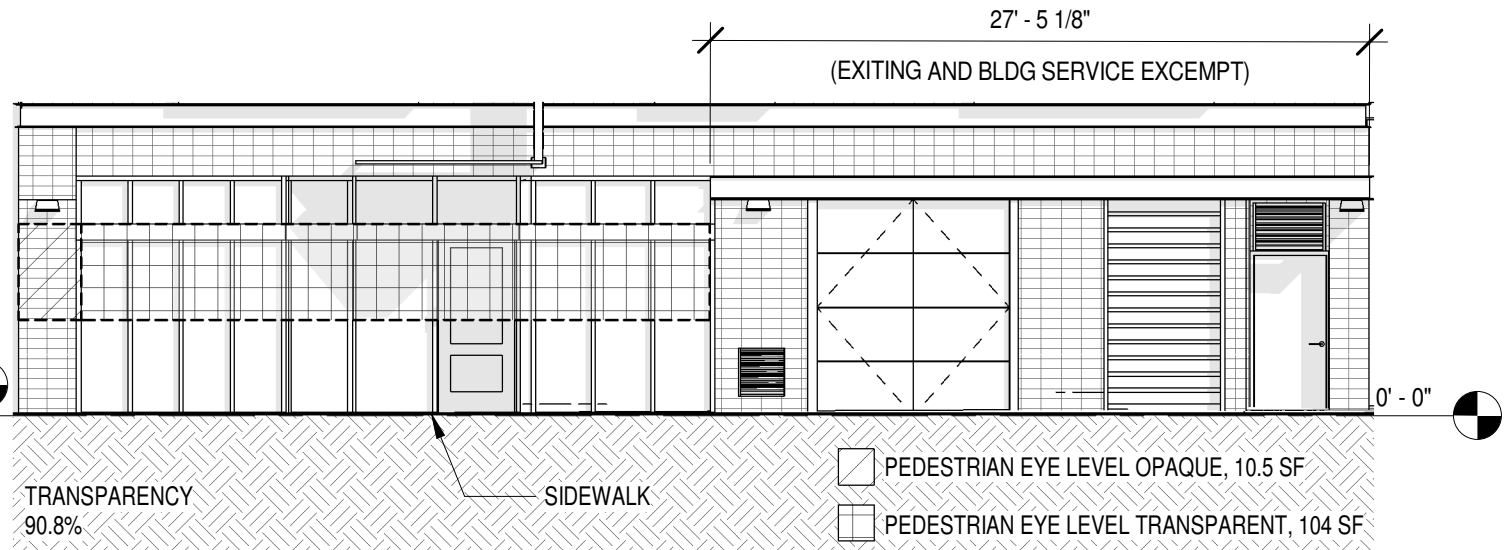


TOTAL COMBINED (BAY JONES COLUMBUS)
 STREET EYE LEVEL FACADE AREA: 613.4 SF
 TOTAL COMBINED STREET EYE LEVEL
 TRANSPARENT AREA : 447.5 SF (72.9%)

1 BAY STREET - TRANSPARENCY
 1/8" = 1'-0"



2 JONES STREET TRANSPARENCY
 1/8" = 1'-0"



3 COLUMBUS AVE TRANSPARENCY
 1/8" = 1'-0"

AC BY MARRIOTT

1196 COLUMBUS AVE,
SAN FRANCISCO CA
94110

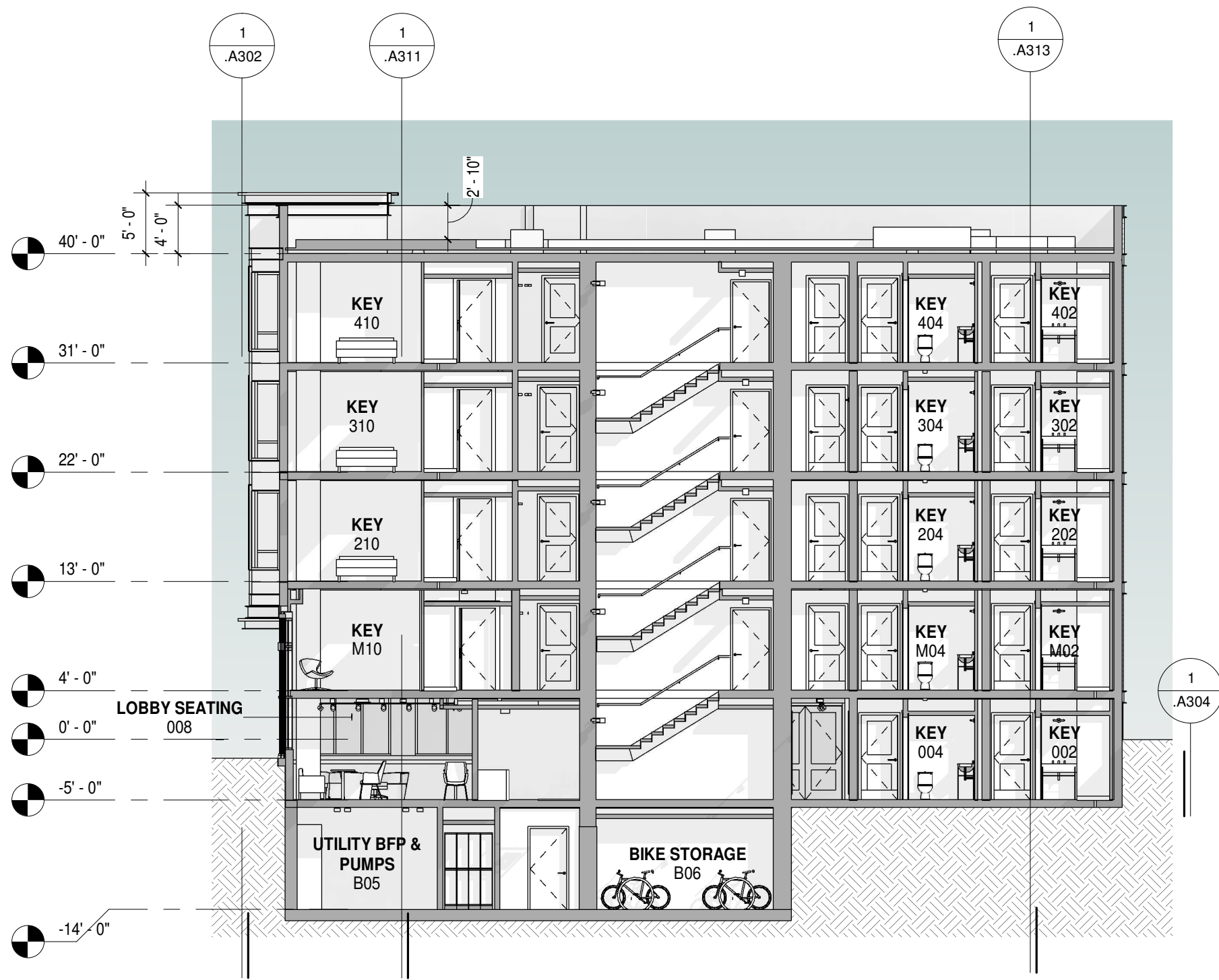
SCALE: 3/32" = 1'-0"

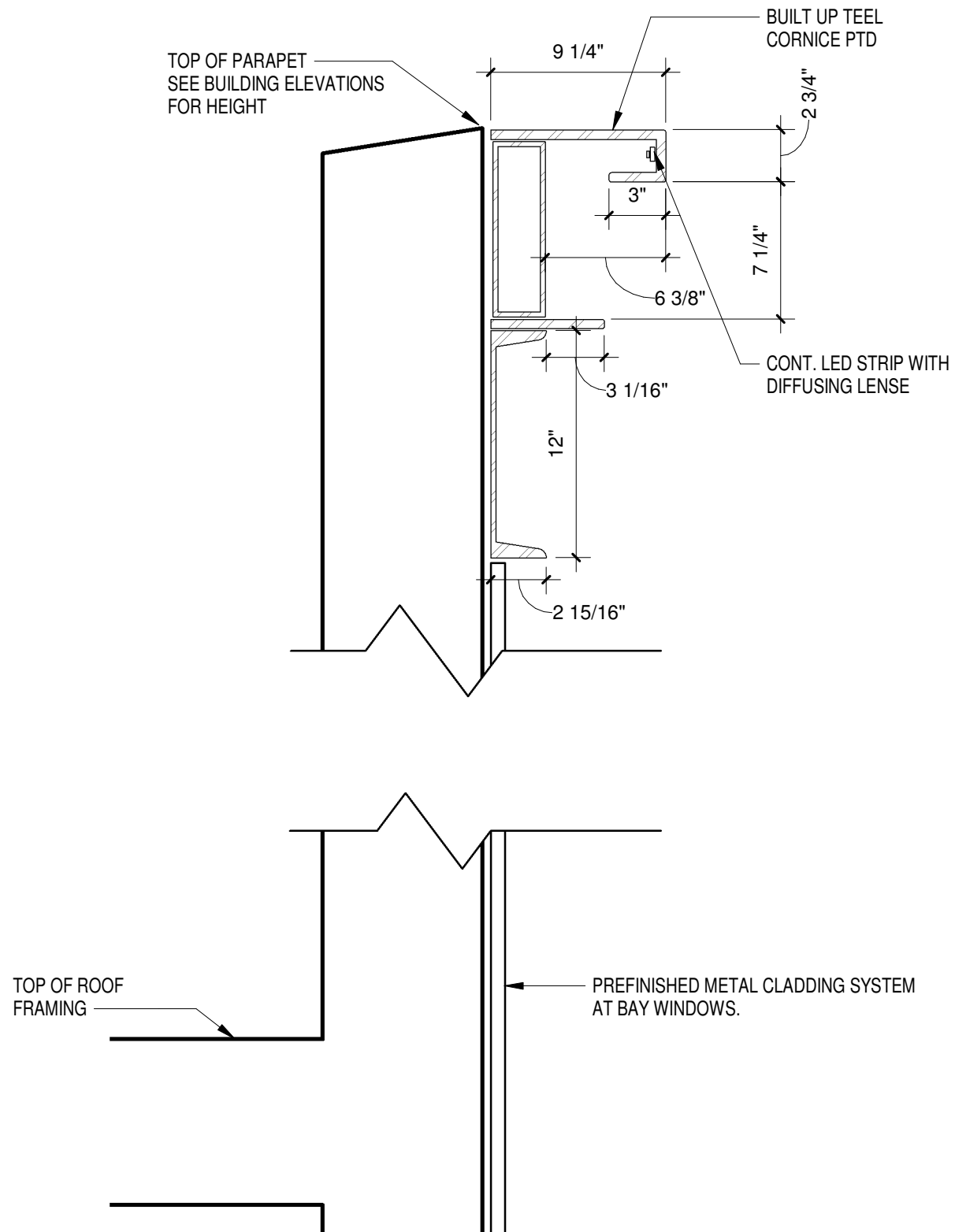
DATE 10/20/17



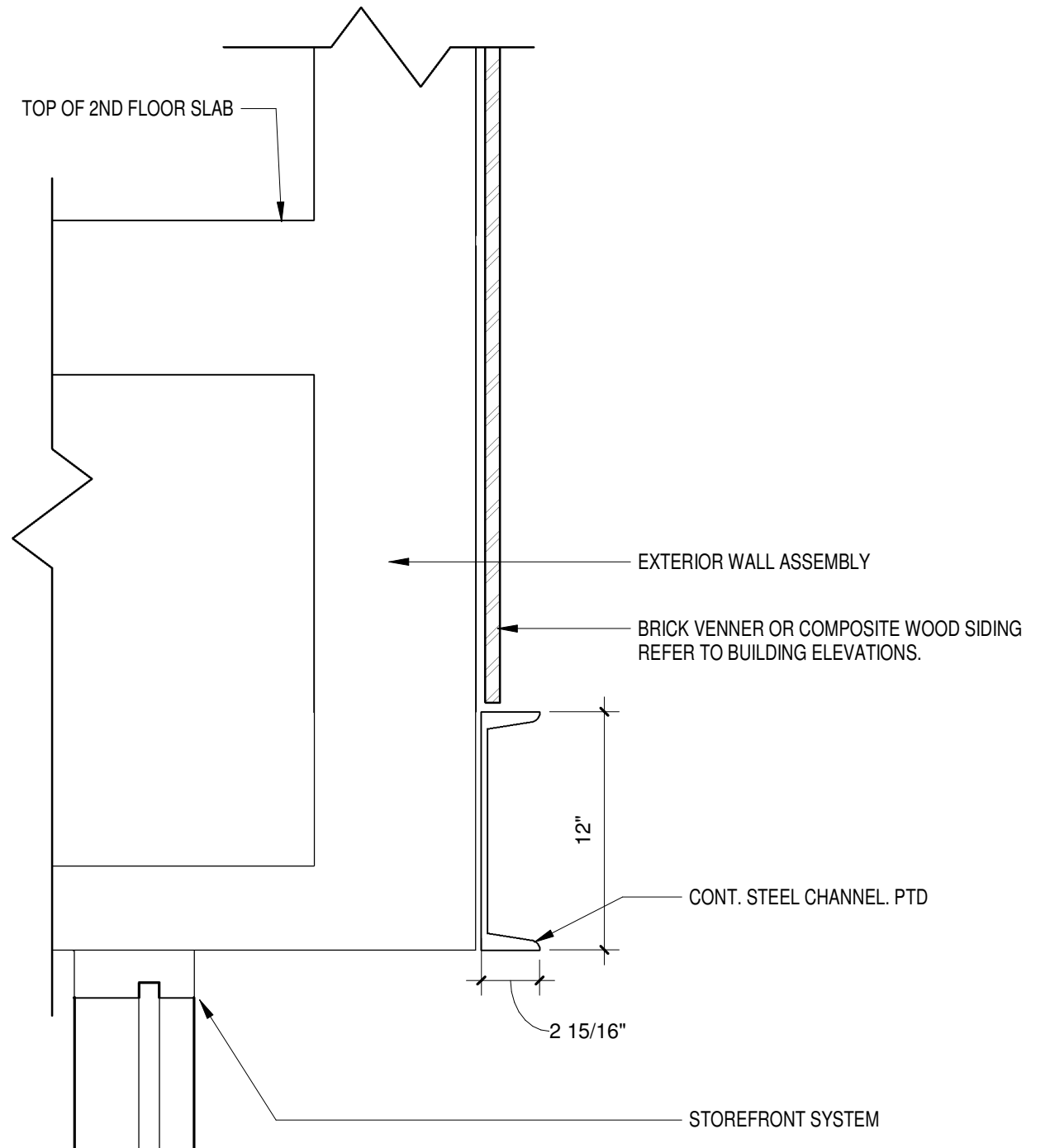




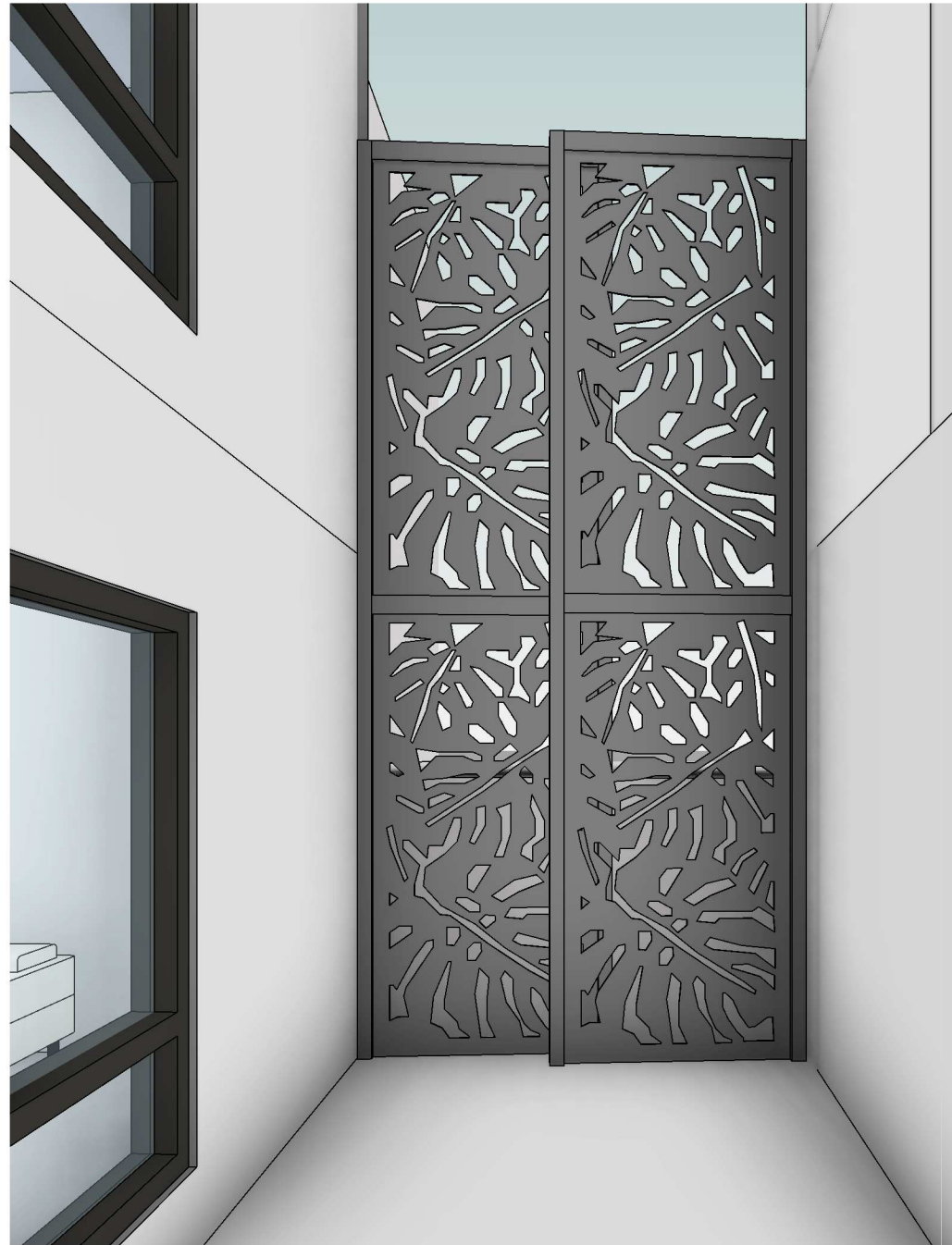




② DETAIL - CORNICE AT TOP OF DOUBLE BAY JONES/BAY
1 1/2" = 1'-0"

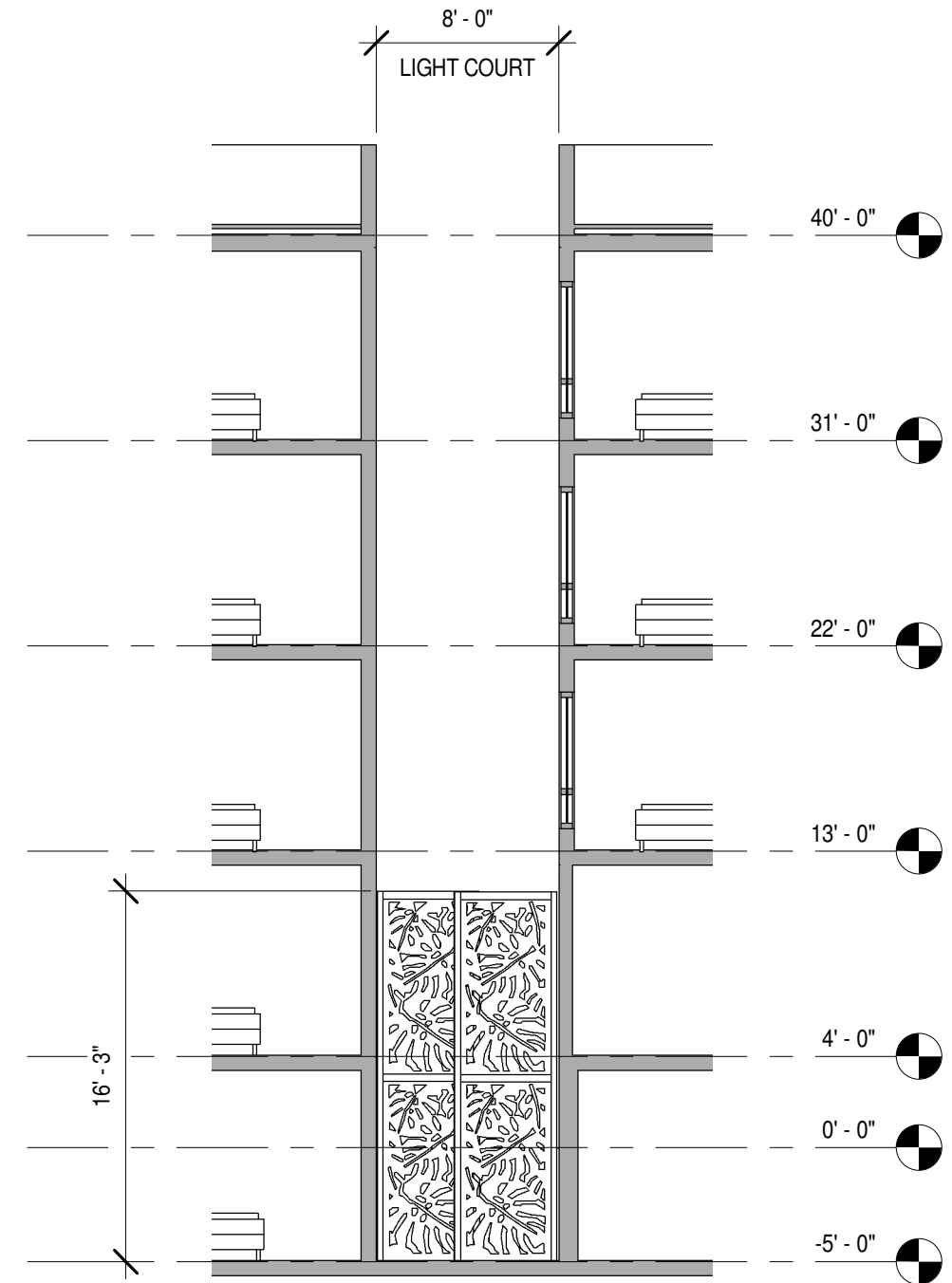


① DETAIL - 2ND FLOOR BASE TRANSITION AT CHANNEL GLASS
1 1/2" = 1'-0"



PRIVACY SCREEN -PERSPECTIVE LIGHT COURT VIEW FACING EAST

2



SECTION LIGHT COURT PRIVACY SCREEN

1/8" = 1'-0"

1