

## SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Downtown Project Authorization & Conditional Use Authorization

HEARING DATE: NOVEMBER 16, 2017

Date:	November 2, 2017
Case No.:	2014-0408DNX/CUA
Project Title:	1055 Market Street
Zoning:	Downtown General Commercial (C-3-G) Zoning District
	90-X Height and Bulk District
Block/Lot:	3703/066
Lot Size:	8,250 square feet
Project Sponsor	Jay Singh, Paradigm Hotels Group
	650-873-3571
Lead Agency:	San Francisco Planning Department
Staff Contact:	Claudine Asbagh – (415) 575-9165
	Claudine.asbagh@sfgov.org
Recommendation:	Approval with Conditions

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## **PROJECT DESCRIPTION**

The project proposes the demolition of an existing two-story, approximately 16,000 square foot vacant commercial building, and the construction of a 10-story tourist hotel. The project would add 160 hotel rooms, approximately 2,000 square feet of ground floor retail, 1,468 square feet of ground floor Privately Owned Public Open Space, 282 square feet of which are located in an open air light court. The project does not propose any off-street vehicle parking.

## SITE DESCRIPTION AND PRESENT USE

The subject site is an 8,245 square foot lot on the south side of Market Street between Sixth and Seventh Streets, Block 3703, Lot 066. The property is a rectangular shaped through-lot, measuring 165 feet deep and 50 feet wide with frontage on both Market and Stevenson Streets. The property is currently developed with a two-story, vacant commercial building known as the Kaplan Building.

The property is located within the C-3-G (Downtown General Commercial) Zoning District, the 90-X Height and Bulk District and the Market Street Theater and Loft Historic District.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Mid-Market area at the northern edge of the South of Market (SoMA) Neighborhood and adjacent to the Downtown/Civic Center and Tenderloin Neighborhoods.

Other zoning districts in the vicinity include: the SoMa NCT (South of Market Neighborhood Commercial Transit) and MUG (Mixed Use - General) Districts to the south and RC-4 (Residential-Commercial – High Density) several blocks north if Market Street.

The surrounding commercial area contains diverse building types and uses, primarily consisting of ground-floor retail uses with offices above, as well as hotels, restaurants, theaters, and civic uses. Buildings in the project vicinity vary widely in height, ranging from single-story retail buildings to six-story mixed use buildings. Nearby public parks and open spaces include United Nations Plaza, Civic Center Plaza, located two blocks west of the Project Site; Boeddeker Park, three blocks north; Howard Langton Mini Park, two and a half blocks southwest; Victoria Manalo Draves Park, three and a half blocks southwest; and Gene Friend Recreation Center, four blocks southwest.

## ENVIRONMENTAL REVIEW

On October 18, 2017, the Planning Department's Environmental Review Office issued a Notice of Completion, and published a Preliminary Mitigated Negative Declaration ("PMND") for the project that included a Mitigation Monitoring and Reporting program (MMRP) which is included as a Condition of Approval for the project. The PMND has been made available for public comment until November 7, 2017. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2014.0408E, at 1650 Mission Street, Fourth Floor, San Francisco, California. Assuming that no appeals are filed by November 7, 2017, the PMND would be considered final ("MND").

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 27, 2017	October 27, 2017	20 days
Posted Notice	20 days	October 27, 2017	October 27, 2017	20 days
Mailed Notice	20 days	October 27, 2017	October 27, 2017	20 days

#### **HEARING NOTIFICATION**

## PUBLIC COMMENT/COMMUNITY OUTREACH

As of the drafting of this motion, the Department has not received any public comment on the project.

## **ISSUES AND OTHER CONSIDERATIONS**

 <u>Publicly Accessible Open Space (POPOS)</u>: The Project includes 73,237 square feet of new gross floor area and therefore requires 1,465 square feet of public open space. The project provides approximately 1,186 square feet of publically accessible open space in the form of an indoor seating area that opens onto a 282 square foot light court.

The Department believes that the arrangement of the ground floor does not comply with Section 138 and the Downtown Area Plan. The current proposal places the POPOS behind the hotel's reception and lobby area, a location that doesn't easily convey the public nature of the space. Alternatives such as relocating or removing the location of the three hotel rooms at the ground floor were rejected by the sponsor. The Department recommends that the hotel rooms be

removed and the ground floor be redesigned so that access to the POPOS is more publicly accessible and closer to available sunlight from both Stevenson and Market Streets.

<u>Planning Code Exceptions</u>: Per Section 148, when existing ambient wind speeds exceed the comfort levels (7mph for seated areas/11mph for pedestrian areas), new development must be designed to reduce the ambient wind speeds to meet the specified comfort level. An exception to these requirements may be granted if the building cannot be shaped to meet the requirements without creating an ungainly building form and unduly restricting the development potential of the building site. The project requires an exception from these requirements.

The existing conditions at the Project Site indicate that 25 of the 37 test points exceed the Planning Code's comfort criterion. With the Project, 21 comfort exceedances would remain unchanged, six would decrease, and 10 would increase, resulting in a total of 27 comfort exceedances—a net increase of two. Existing wind conditions were generally low with wind speeds averaging 13 mph for all 37 measurement locations. For the existing plus project configuration, wind speeds generally remained similar with the average wind speed for all test locations increasing by only 0.1 mph. An exception is justified under the circumstances, because the changes in wind speed and frequency due to the project are slight and unlikely to be noticeable. In addition, there is no reason to believe that modification of the building design would improve the existing wind conditions.

<u>Conditional Use Authorization</u>: The project includes a 160-room hotel and therefore requires a Conditional Use Authorization (CUA). In addition to standard findings, the Commission must consider specific criteria related to: the impact of hotel employees on the demand for housing, public transit, child-care, and other social services; the employment opportunities the hotel will create for City residents; and the market demand for the proposed hotel.

The project is anticipated to create 25 full-time and 10 part-time jobs. This minor increase in employment would not generate a substantial demand for additional housing in the context of citywide employment growth, nor would it exceed employment and housing projections currently part of citywide planning efforts. The project sponsor will comply with the City's First-Source Hiring Program, ensuring certain positions are offered to local residents. Lastly, the market demand analysis prepared for the project found that the project would help alleviate the shortage of hotel rooms within the city and could achieve an initial occupancy of 80 percent in 2019, with an increase to 83 percent in 2020.

#### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must approve a Downtown Project Authorization pursuant to Planning Code Section 309, granting an exception to the requirements for ground level wind currents (Section 148), and must approve a Conditional Use Authorization for the establishment of a hotel Use, pursuant to Planning Code Sections 303 and 210.2.

#### **BASIS FOR RECOMMENDATION**

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan including the Downtown Area Plan.

- The project proposes a hotel use within a District that supports larger-scale hotel uses and tourist uses.
- The project would create new hotel rooms to support the City's tourism sector, generate revenue for the City through additional Hotel Occupancy Tax, provide publicly accessible open space, and provide ground-floor uses that will activate both Market and Stevenson Streets at this location.
- The project would create new jobs.
- The project incorporates massing and site design that is consistent with the surrounding context.
- The project is desirable for, and compatible with the surrounding neighborhood

Attachment Checklist

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

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

Planner's Initials



## SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable) □ Inclusionary Housing (Sec. 415) ■ Childcare Requirement (Sec. 414) □ Jobs Housing Linkage Program (Sec. 413) □ Downtown Park Fee (Sec. 412)

First Source Hiring (Admin. Code)

- □ Public Open Space (Sec. 138)
- Public Art (Sec. 423)

■ Transportation Sustainability Fee (Sec. 411)

# Planning Commission Motion No. XXXXX Downtown Project Authorization

HEARING DATE: NOVEMBER 16, 2017

Date:	November 2, 2017
Case No.:	2014.0408 <u>DNX</u> /CUA
Project Title:	1055 Market Street
Zoning:	Downtown General Commercial (C-3-G) Zoning District
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Staff Contact:	Claudine Asbagh – (415) 575-9165
	Claudine.asbagh@sfgov.org

ADOPTING FINDINGS RELATING TO A SECTION 309 DETERMINATION OF COMPLIANCE AND REQUEST FOR AN EXCEPTION FOR WIND IN C-3 DISTRICTS (SECTION 148) TO ALLOW CONSTRUCTION OF A 10-STORY OVER BASEMENT, 90-FOOT TALL HOTEL BUILDING CONTAINING 160 HOTEL ROOMS AND 2,014 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT 1055 MARKET STREET WITHIN THE C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND A 90-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On March 12, 2015, Michael Stanton, on behalf of Paradigm Hotels Group (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Downtown Project Authorization under Planning Code Section(s) 309 to establish a hotel use within the C-3-G (Downtown General Commercial) District and a 90-X Height and Bulk District.

On October 18, 2017, the Planning Department's Environmental Review Office issued a Notice of Completion, and published a Preliminary Mitigated Negative Declaration ("PMND") for the Project. The PMND was available for public comment until November 7, 2017. 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 Planning Department,

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

Reception: 415.558.6378

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Planning Information: 415.558.6377 Jonas Ionin, is the custodian of records, located in File No. 2014.0408E, at 1650 Mission Street, Fourth Floor, San Francisco, California. Assuming that no appeals are filed by November 7, 2017, the PMND would be considered final ("MND").

On November 16, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2014-0408<u>DNX</u>/CUA. 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 approves the Downtown Project Authorization requested in Application No. 2014.0408<u>DNX</u>/CUA, subject to the conditions contained in "EXHIBIT A" of this motion and incorporated by reference, 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 subject site is an 8,245 square foot lot on the south side of Market Street between Sixth and Seventh Streets, Block 3703, Lot 066. The property is a rectangular shaped through-lot, measuring 165 feet deep and 50 feet wide with frontage on both Market and Stevenson Streets. The property is currently developed with a two-story, vacant commercial building known as the Kaplan Building.

The property is located within the C-3-G (Downtown General Commercial) Zoning District, the 90-X Height and Bulk District and the Market Street Theater and Loft Historic District.

3. **Surrounding Properties and Neighborhood**. The project site is located within the Mid-Market area at the northern edge of the South of Market (SoMA) Neighborhood and adjacent to the Downtown/Civic Center and Tenderloin Neighborhoods. Other zoning districts in the vicinity include: the SoMa NCT (South of Market Neighborhood Commercial Transit) and MUG (Mixed Use - General) Districts to the south and RC-4 (Residential-Commercial – High Density) several blocks north if Market Street.

The surrounding commercial area contains diverse building types and uses, primarily consisting of ground-floor retail uses with offices above, as well as hotels, restaurants, theaters, and civic uses. Buildings in the project vicinity vary widely in height, ranging from single-story retail buildings to six-story mixed use buildings. Nearby public parks and open spaces include United Nations Plaza, Civic Center Plaza, located two blocks west of the Project Site; Boeddeker Park, three blocks north; Howard Langton Mini Park, two and a half blocks southwest; Victoria Manalo Draves Park, three and a half blocks southwest; and Gene Friend Recreation Center, four blocks southwest.

- 4. **Project Description.** The project proposes the demolition of an existing two-story, approximately 16,000 square foot vacant commercial building, and the construction of a 10-story tourist hotel. The project would add 160 hotel rooms, approximately 2,000 square feet of ground floor retail, 1,468 square feet of ground floor Privately Owned Public Open Space, 282 square feet of which are located in an open air light court. The project does not propose any off-street vehicle parking.
- 5. **Public Comment**. As of the drafting of this motion, the Department has not received any public comment on the Project.
- 6. **Planning Code Compliance:** The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2014.0408DNX/<u>CUA</u> (Conditional Use Authorization) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein. The Commission finds and determines that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Floor Area Ratio (Section 124)**. The floor area ratio (FAR) limit as defined by Planning Code Section 124 for the Downtown General District is 6.0 to 1. Section 124(f) provides that in C-3-G Districts, additional square footage above the base FAR of 6.0 to 1 may be approved through Conditional Use authorization for the construction of dwelling units affordable for 20 years to households whose incomes are within 150 percent of the median income, as defined in Section 124(f). In the C-3-G District, the maximum floor area may be increased to 1.5 times the base floor area limit of 6.0 to 1 to 9.0 to 1.

The subject lot is 8,250 square feet, therefore up to 49,500 Gross Floor Area ("GFA") is allowed under the base FAR limit and up to 265,035 square feet of GFA is permitted with the purchase of TDR. As shown in the conceptual plans for the project, the building would include 73,237 square feet of GFA, resulting in an FAR of 8.9. Conditions of approval are included to require the Project Sponsor to purchase TDR for the increment of development between 5.0 to 1 FAR and 9.0 to 1 FAR.

B. **Projections over the Public Right-of-Way (Section 136)**. Planning Code Section 136(c) permits bay windows to project over the public right-of way, provided that the bays meet specified limitations for dimensions and separation. The length limitation for a bay window is 15 feet at the line establishing the required open area. Bay windows must also be separated by a minimum distance of 2 feet. Projection over streets and alleys shall be further limited to 2 feet where the sidewalk width is 9 feet or less,

The Project proposes two bays along the Stevenson Street frontage. Each bay would be 9 feet wide and separated by 8 feet. The bays would project a maximum of 2 feet over the sidewalk. Accordingly, the Project complies with this section.

C. **Publicly Accessible Open Space (POPOS) (Section 138).** Planning Code Section 138 requires that an addition of Gross Floor Area equal to 20 percent or more to an existing building in C-3 Districts provide public open space at a ratio of one sq. ft. per 50 gsf of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building.

The Project includes 73,237 square feet of new gross floor area and therefore requires 1,465 square feet of public open space. The project provides approximately 1,186 square feet of publically accessible open space in the form of an indoor seating area that opens onto a 282 square foot light court. The project sponsor will place the required public art component of their project within this area.

The Department recommends that the hotel rooms be removed and the ground floor be redesigned so that access to the POPOS is more publicly accessible and closer to available sunlight from both Stevenson and Market Streets. A condition of approval has been added to ensure the project meets the Downtown Area Plan Design Guidelines for POPOS.

D. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1(b) requires that when a new building is constructed in C-3 Districts, street trees, enhanced paving, and other amenities such as lighting, seating, bicycle racks, or other street furnishings must be provided.

The Project will include appropriate streetscape improvements and will comply with this requirement. The precise location, spacing, and species of the street trees, as well as other streetscape improvements, will be further refined throughout the building permit review process. Additionally, the project will comply with the Better Market Street Plan as applicable.

E. Street Frontage in Commercial Districts (Section 145.1(c)). Section 145.1(c)(3) requires that space for "active uses" shall be provided within the first 25 feet of building depth on the ground floor. Lobbies are considered active uses only if they do not exceed 25% of the building's frontage at ground level or 40 feet, whichever is greater. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in all C-3 Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project's residential lobby along Stevenson Street is 29'-6" deep and 26'-4" wide, which at less than 40 feet meets Section 145.1(c)(3). The Project's lobby and POPOS space on the Stevenson street side, and the retail space on the Market Street side both extend for at least 25 feet of building depth on the ground floor. The lobby is 29'6" deep and the retail space is 51'-6" deep. Both the retail space fronting Market Street and the lobby space fronting Stevenson Street are 19'-4" in height, complying with Section 145.1(c)(4). The street-fronting interior spaces will be level with the adjacent sidewalk along both frontages, consistent with Section 145.1(c)(5). Excluding exempted features, the Project's active use frontage is fenestrated with transparent doors and windows for 61.5% of the Market Street frontage and 65.6% of the Stevenson frontage.

F. Shadows on Public Sidewalks (Section 146). Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that other buildings should be shaped so as to reduce substantial shadow impacts on public sidewalks, if doing so would not create an unattractive design and without unduly restricting the development potential of the site in question.

The Project complies with Section 146(a) in that its maximum street height and sun access angle are within the limits prescribed. As it relates to Section 146(c), the Project would replace the current commercial building with an 10-story mixed-use building. Although the Project would create new shadows on sidewalks and pedestrian areas adjacent to the site, the Project's shadows would be limited in scope and would not increase the total amount of shading above levels that are commonly accepted in urban areas. The Project is proposed at a height that is consistent with the zoned height for the property and could not be further shaped to reduce substantial shadow effects on public sidewalks without creating an unattractive design and without unduly restricting development potential. Therefore, the Project would not adversely shadow public sidewalks.

G. Shadows on Public Open Spaces (Section 147). Section 147 requires new buildings in the C-3 districts exceeding 50 feet in height to be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department under Section 295. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; (3) the importance of sunlight to the type of open space being shadowed.

Following completion of the preliminary shadow fan analysis prepared by the Planning Department, a detailed shadow study was prepared for the project. The nearest public open space to the project site that would be subject to Section 147 is United Nations Plaza, which is located 600 feet west of the project site. The proposed building would be approximately 90 feet tall (94 to 106.5 feet, including parapets, rooftop access, and mechanical equipment). The shadow study depicts the projected shadows in the morning and afternoon for each equinox and solstice for the project. The project's shadow would not extend to the nearest public open spaces, due to intervening buildings that were not considered in the initial shadow fan analysis prepared by the Planning Department. No privately owned, publicly accessible open spaces exist within reach of the project's shadow.

H. Wind (Section 148). Planning Code Section 148 requires that new construction will not cause ground-level wind currents to exceed pedestrian comfort levels. This comfort level is 11 m.p.h equivalent wind speed in areas of substantial pedestrian use or 7 m.p.h. equivalent wind speed in public seating areas, for more than 10% of the time year-round, between 7 am and 6 pm. If pre-existing wind speeds exceed the comfort level, or if the building would cause speeds to exceed the comfort level, the building should be designed to

reduce wind speeds to the comfort level. An exception can be granted, in accordance with Section 309.

Wind tunnel tests were performed for the proposed project and the results were provided to the Department via a report dated June 1, 2016. A total of 37 test point locations along sidewalk areas in the vicinity of the Project Site were selected for the purpose of analyzing existing and proposed wind levels.

The existing conditions at the Project Site indicate that 25 of the 37 test points exceed the Planning Code's comfort criterion. With the Project, 21 comfort exceedances would remain unchanged, six would decrease, and 10 would increase, resulting in a total of 27 comfort exceedances. There are two hazardous wind speeds existing, and that number is reduced by one with by the Project. A Section 309 exception is being sought because the Project creates a net increase of two comfort exceedances for a total of 27 locations that exceed the Planning Code's comfort criterion. The Commission may grant an exception to the requirements after considering the criteria specified in Section 148. Conformance with these criteria is discussed under item #7 below.

I. **Off-Street Parking (Section 151.1).** Planning Code Section 151.1 does not require any offstreet parking spaces be provided, but instead provides maximum parking amounts based on land use type.

The Project proposes zero off-street parking spaces for its retail and hotel uses.

J. Off-Street Freight Loading (Sections 152.1, 154). Planning Code Section 152 requires certain amounts of off-street freight loading space based on the type and size of uses in a project. For retail use up to 10,000 gsf, no off-street loading spaces are required. For hotel uses with up to 100,000 gsf, no off-street freight loading spaces are required.

The Project includes approximately 2,014 gsf of retail space and 71,223 gsf of hotel space, requiring no off-street freight loading spaces. As no off-street freight loading spaces are proposed, the Project meets this requirement.

K. **Bicycle Parking (155.2)**. Section 155.2 establishes bicycle parking requirements for new developments, depending on use. Section 155.2 requires one Class 1 bicycle parking space and one Class 2 space for every 30 rooms. Retail space requires one Class 1 bicycle parking space for each 7,500 square feet of floor area, and at least two Class 2 spaces.

The Project proposes 160 rooms, which requires five Class 1 and five Class 2 bicycle parking spaces. The Project also proposes 2,014 gsf of retail use, which requires a minimum of two Class 2 spaces. The project provides six Class 1 bicycle parking spaces in the basement of the proposed hotel, and eight Class 2 bicycle parking spaces along Market Street. The project is compliant with the bicycle parking requirements of the Planning Code.

L. Shower Facilities and Lockers (Section 155.4). Section 155.4 requires shower facilities and lockers for new developments with non-residential use, depending on the amount

and type of use. For over 50,000 square feet of retail sales and service uses, two showers and 12 clothes lockers are required.

The Project will provide two showers and 12 lockers and showers as required.

M. **Transportation Demand Management Program (Section 169).** 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, however, because the Project submitted a completed Environmental Evaluation Application prior to September 4, 2016, the Project need only achieve 50% of that target, or 7 points. As currently proposed, the Project will exceed the 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)
- N. **Use.** Per Planning Code Section 210.2, within the C-3-G Zoning District, retail uses are principally permitted and hotel uses require a Conditional Use Authorization.

The project proposes to construct an approximately 160 room hotel and therefore, a Conditional Use Authorization is required. The Project is seeking a Conditional Use Authorization per Sections 210.2 and 303 as part of the related Case No. 2014.0408DNX/<u>CUA</u>.

O. Height of Rooftop Appurtenances (Section 260). Planning Code Section 260(b) exempts certain rooftop features from height limits, so long as such features do not exceed 20 percent of the horizontal area of the roof above which they are situated. Subject to the 20 percent horizontal limit, mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself and elevator, stair and mechanical penthouses are permitted up to 16 feet in height.

The proposed enclosed rooftop spaces will contain mechanical functions, exit stairs, access elevators and support space for the passive recreational use. The total horizontal roof coverage of these enclosed elements is approximately 1,336 square feet (a total of 19% of the area of this upper roof). None of these enclosed spaces is within 10 ft of the front wall of the building. The balance of the roof will be dedicated to passive recreational use, landscaping and surface areas for building maintenance elements, such as the window washing equipment. As none of the rooftop features and appurtenances exceed 16 feet, the Project complies with this requirement.

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

*A shadow analysis was conducted and determined that the Project would not shade any properties under the jurisdiction of, or designed for acquisition by, the Recreation and Parks Department.* 

Q. **Transportation Sustainability Fee (TSF) (Section 411A)**. The TSF applies to new construction of a Non-Residential use in excess of 800 gsf. The Project proposes approximately 73,237 gsf and is subject to the TSF, as applicable, pursuant to Planning Code Section 411A.

Project sponsor will comply with this requirement and pay the fee.

R. **Public Art (Section 429)**. 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 certificate of occupancy.

S. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor has not executed yet a Memorandum of Understanding (MOU) with the City and County of San Francisco, however an affidavit for First Source Hiring Program – Section 83 was filed on December 10, 2015.

- 7. Exceptions Request Pursuant to Planning Code Section 309. The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings, and grants each exception to the Project as further described below:
  - A. **Ground-Level Wind Currents (Section 148)**. In the C-3 zoning districts, new buildings are required to be shaped, or other wind-baffling measures adopted, so that the building will not cause ground-level wind currents to exceed the comfort level of 11 m.p.h equivalent wind speed in areas of substantial pedestrian use or 7 m.p.h. equivalent wind speed in public seating areas, for more than 10% of the time year-round, between 7 am and 6 pm. If pre-existing wind speeds exceed the comfort level, or if the building would cause speeds to exceed the comfort level, the building should be designed to reduce wind speeds to the comfort level.

Exceptions can be granted pursuant to Section 309 allowing the building to add to the amount of time the comfort level is exceeded if (1) the building cannot be shaped and other wind-baffling features cannot be adopted without creating an unattractive and ungainly building form, and without unduly restricting the development potential of the site; and (2) the addition is insubstantial, either due to the limited amount of exceedances, the limited location where the exceedances take place, or the short time when the exceedances occur.

Wind tunnel tests were performed for the proposed project and results were provided to the Department via a report dated June 1, 2016. A total of 37 test point locations along sidewalk areas adjacent to and near the Project Site were selected for the purpose of analyzing existing and proposed wind levels near the Project Site pursuant to Planning Code Section 148.

#### **Comfort Criterion**

The existing conditions at the Project Site indicate that 25 of the 37 test points exceed the Planning Code's comfort criterion. With the Project, 21 comfort exceedances would remain unchanged, six would decrease, and 10 would increase, resulting in a total of 27 comfort exceedances. Wind speeds across all test points remained comparable to existing conditions with wind speeds ranging from 7mph to 20mph.

All of the exceedances are in an area of substantial pedestrian use. An exception under Section 148 (a) is therefore required.

An exception is justified under the circumstances, because the changes in wind speed and frequency due to the Project are slight and unlikely to be noticeable. For the Existing Configuration in the vicinity of the project site, wind conditions were generally low with wind speeds averaging 13 mph for all 37 measurement locations. New wind comfort criterion exceedances would occur along the sidewalks on the project block fronting Market Street and Stevenson Street. At the sensor location across Market Street from the proposed Project, wind speeds would not increase with the Project, but the frequency of exceedance of 11 mph would increase from 9 to 10 percent of the time. The greatest wind speed increase, from 10 mph to 12 mph, would occur on the northern side of Stevenson Street south of the project. Overall, the average ground-level wind speed would increase by only 0.1 mph.

In addition, the Project cannot be shaped or other incorporate other wind baffling measures that would reduce the wind at the exceedance locations to comply with Section 148(a) without creating an unattractive building or unduly restricting the development potential of the Project Site. The wind analysis demonstrates that (a) the proposed addition will not generate adverse pedestrian level winds given the nature of the built environment surrounding the proposed development, and that (b) there is no reason to believe that modification of the design would improve the existing windy conditions that occur in the vicinity. For the reasons discussed above, an exception from the comfort criterion is appropriate and hereby granted.

#### Hazard Criterion

The Wind Study indicated that two test points currently exceed the hazard criterion under both existing conditions and with the Project (on the southeast corner of Market and Sixth Streets, and the northwest corner of Market and Fifth Streets). However, while the Project will not eliminate both of the existing hazard exceedances, the Wind Study indicated that it will remove one exceedance (Market and Sixth). Since the Project would not cause additional hazard criterion

exceedances, the Project complies with the hazard criterion of Section 148 and a Section 309 exception is otherwise justified.

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

## DOWNTOWN AREA PLAN

#### **Objectives and Policies**

#### **OBJECTIVE 4:**

ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

#### Policy 4.1:

Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development.

The Project would be well-served by public transit. The Project is within two blocks of both the Civic Center and Powell BART and MUNI Stations, and is near many MUNI routes including the F Streetcar, the 5, 21, 6, 7 and 9 lines. Hotel guests would also be a short walk from the Theater District, Union Square, and Civic Center. Further, the hotel's main entrance is located along the Stevenson façade, which will avoid loading and unloading along Market Street and will help to activate Stevenson Alley..

#### **OBJECTIVE 15:**

CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH SURROUNDING BUILDINGS.

#### Policy 15.1:

Ensure that new facades relate harmoniously with nearby facade patterns.

#### **Policy 15.2:**

Assure that new buildings contribute to the visual unity of the city.

The proposed hotel has been designed to blend smoothly into its immediate context. The design respects the scale and character of adjacent buildings and activates a vacant street frontage.

## 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 160-room hotel with ground floor retail space, 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 destinations 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 is located on Market Street, within close walking distance from both the Civic Center and Powell BART and MUNI stations. The site is also within close proximity to the Theater District and the government buildings in and surrounding Civic Center.

## 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. The existing two-story commercial building at the property is vacant. The Project will add approximately 2,014 square feet of new retail use on Market Street, providing new resident business opportunities.

#### **GUIDELINE 2:**

IN DISTRICTS WITH AN OVERCONCENTRATION OF HOTELS AND SIMILAR ACCOMMODATIONS, 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 ideal for a new hotel. As noted, there continues to be high demand for hotel rooms in San Francisco. While there are other hotels on the same block as the Project site, clustering is appropriate here because of the site's close proximity to BART, and its location within close walking distance to numerous tourist and business destinations, including the Theater District, Civic Center, and the Federal Building.

#### **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 provides a ground floor retail space along Market Street, and a hotel lobby and POPOS area on the Stevenson Street frontage.* 

#### **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 10story hotel has been designed to blend smoothly into its immediate context. The design respects the scale and character of adjacent buildings.

#### 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 Market Street or Stevenson Street.

## URBAN DESIGN Objectives and Policies

#### **OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT OT 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 10-story building is more in line with the height of the buildings on the block than the existing two-story building is. While modern, the facade respects the older character of the neighborhood.

## 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 eight Class 2 bicycle racks on the Market Street frontage.

- 9. Section 101 Priority Policy Findings. Section 101.1(b)(1-8) 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 two-story commercial building currently on the project site is currently vacant. The Project would add a new retail space on Market Street, activating that frontage and providing new resident business opportunities.

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 neighborhood.

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 Project is within two blocks of both the Civic Center and Powell BART and MUNI Stations. The F Streetcar also runs past the Project site, as do a numerous routes, including the 5, 21, 6, 7 and 9 lines. Hotel guests would also be a short walk from the Theater District, Union Square, and Civic Center.

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.

On January 27, 2017, the Planning Department issued a Historic Resource Evaluation Response. The response concluded that the existing building at the property is not individually eligible for inclusion in the California Register, nor is it a contributor for inclusion on the National Register as a contributor to the Market Street Theater and Loft Historic District.

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 Downtown Project Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2014.0408**<u>DNX</u>/CUA subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 25, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as "Exhibit C" and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

**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 **Downtown Project Authorization and Request for Exception** relating to a Project that would allow construction of a 160 room tourist hotel with 2,014 square feet of ground floor retail space, 1,486 square feet of ground floor POPOS space, and a hotel amenity roof deck at 1055 Market Street (Block 3703, and Lot 066), pursuant to **Planning Code Section 309 and 148**, within the C-3-G Zoning District and the 90-X height and bulk district; in general conformance with plans, dated October 25, 2017 and stamped "EXHIBIT B" included in the docket for Case No. 2014.0408<u>DNX</u>/CUA, and subject to conditions of approval reviewed and approved by the Commission on **November 16, 2017** under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project sponsor, business, or operator.

## **RECORDATION OF CONDITIONS OF APPROVAL**

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 Downtown Project 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 Downtown Project Authorization.

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

## PERFORMANCE

 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 (3) year period. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863,

For information about compliance, contact Code Enforcement, Planning Department at 415-575-68 www.sfplanning.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, <u>www.sfplanning.org</u>

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, <u>www.sfplanning.org</u>

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, <u>www.sfplanning.org</u>

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, <u>www.sfplanning.org</u>

6. Additional Project Authorizations. The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2014.0408DNX/<u>CUA</u> (Conditional Use Authorization) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein. The conditions set forth below are additional conditions required in connection with the

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

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

- 7. Transferable Development Rights. Pursuant to Sections 123, 124, and 128, the Project Sponsor shall purchase the required units of Transferable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of an architectural addendum for all development which exceeds the base FAR of 6.0 to 1, up to a maximum FAR of 9.0 to 1, except that inclusionary units are exempted from FAR pursuant to the Project's Conditional Use Motion No. XXXXX. The net addition of gross floor area subject to the requirement shall be determined based on drawings submitted with the Building Permit Application. *For more information about compliance, contact the Planning Department at* 415-558-6378, <u>www.sf-planning.org</u>.
- 8. **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,* <u>www.sfplanning.org</u>

## DESIGN – COMPLIANCE AT PLAN STAGE

- 9. **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*
- 10. **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, <u>www.sf-planning.org</u>

11. **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, <u>www.sf-planning.org</u>

- 12. **Open Space Provision C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall remove the ground floor hotel rooms and refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
- 13. **Open Space Plaques C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on **XXXXXX** Street and shall indicate that the open space is accessible to the public via the elevators in the lobby. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

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

14. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, <u>www.sfmta.org</u>

## PARKING AND TRAFFIC

- 15. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than five Class 1 and seven 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 <u>bikeparking@sfmta.com</u> 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, <u>www.sf-planning.org</u>
- 16. **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, <u>www.sf-planning.org</u>

17. **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, <u>www.sf-planning.org</u>

## PROVISIONS

18. **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, <u>www.onestopSF.org</u>.

- 19. **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
- 20. **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*
- 21. **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, <u>www.sf-planning.org</u>

- 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, <u>www.sf-planning.org</u>
- 23. **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 hall 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*
- 24. 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*

#### MONITORING

25. **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, <u>www.sf-planning.org</u>

26. **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* 

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources				
M-CR-1: Vibration Monitoring and Management Plan. The project sponsor shall retain the services of a qualified structural engineer and preservation architect that meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the Sterling Building (1049 Market Street) and the Ede Building (1059 Market Street). Prior to any ground-disturbing activity, the Pre-Construction Assessment shall be prepared to establish a baseline, and shall contain written and/or photographic descriptions of the existing condition of the visible exteriors of the adjacent buildings and in interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the Demolition and/or Site Permit Applications.	Project sponsor and qualified structural engineer and preservation architect.	Prior to any ground- disturbing activity.	Planning Department Preservation Technical Specialist.	Considered complete upon submittal of Pre- Construction Assessment, Demolition and/or Site Permit Applications, and vibration management and continuous monitoring plan to the Planning Department Preservation Technical Specialist.

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)				
Should vibration levels be observed in excess of the standard, or if damage to either Sterling Building (1049 Market Street) and/or the Ede Building (1059 Market Street) is observed, construction shall be halted and alternative techniques put in practice, to the extent feasible. The structural engineer and/or historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre- construction conditions as shown in the Pre-Construction Assessment with the consent of the building owner. Any remedial repairs shall not require building upgrades to comply with current San Francisco Building Code standards. The project sponsor shall incorporate into construction specifications for the project a requirement				
that the construction contractor(s) use all feasible means to avoid damage to the Sterling Building (1049 Market Street) and the Ede Building (1059 Market Street) including but not limited to, staging of equipment and materials as far as possible from historic buildings to limit damage; using techniques in demolition, excavation, shoring, and construction that create the minimum feasible vibration; maintaining a buffer zone when possible between heavy equipment and historic resource(s); enclosing construction scaffolding to avoid damage from falling objects or debris; and ensuring appropriate security to minimize risks of vandalism and fire. These construction specifications could be submitted to the Planning Department along with the Demolition and Site Permit Applications.				
<b>M-CR-3:</b> Archeological Testing Program. Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the project on buried archaeological resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Planning Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource, as defined in State CEQA Guidelines Section 15064.5 (a)(c).	Project sponsor, Planning Department's archeologist or qualified archaeological consultant, and Planning Department's ERO	Prior to the start of construction; prior to any soil-disturbing activities; upon discovery of an archeological site or human remains.	Planning Department's ERO; Planning Department's archeologist or qualified archaeological consultant.	Considered complete upon submittal of ATP, FARR and, if necessary, AMP and ADRP to the Planning Department's ERO.

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)				
<i>Consultation with Descendant Communities.</i> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other descendant group, an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and consult with the ERO regarding appropriate archeological treatment of the site, recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site.				
A copy of the Final Archaeological Resources Report (FARR) shall be provided to the representative of the descendant group. <i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an Archeological Testing Plan (ATP) prior to the start of construction. The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that could be adversely affected by the project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological resources and identify and evaluate whether any archeological resource or absence of archeological resources and identify and evaluate whether any archeological resource encountered on the site constitutes a historical resource under CEQA. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the project, at the discretion of the project sponsor, either:				
A) The project shall be re-designed to avoid any adverse effect on the significant archeological resource; or				
B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive rather than research significance and that interpretive use of the resource is feasible.				

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)				
<ul> <li>Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an Archeological Monitoring Program (AMP) shall be implemented, the AMP shall include, at a minimum, the following provisions:</li> <li>The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soil-disturbing activities commencing. The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, drilling of piers (foundation work, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and their depositional context;</li> <li>The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological monitor(s) shall be present on the project site per a schedule agreed upon by the archeological consultant, and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</li> <li>The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> </ul>				
If an intact archeological deposit is encountered, all soil-disturbing activities near the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile-drilling/construction activities and equipment until the deposit is evaluated. If, in the case of pile-drilling activity (foundation work, shoring, etc.), the archeological monitor has cause to believe that the pile-drilling activity may affect an archeological resource, the pile-drilling activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit and present the findings of this assessment to the ERO.				

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)				
Archeological Data Recovery Program. If archaeological data recovery is needed, an archeological data recovery program shall be conducted in accord with an Archeological Data Recovery Plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.				
<ul> <li>The scope of the ADRP shall include the following elements:</li> <li>Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.</li> <li>Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.</li> <li>Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.</li> <li>Interpretive Program. Consideration of an on-site/off-site public interpretive program during the archeological data recovery program.</li> <li>Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>Final Report. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> <li><i>Human Remains and Associated or Unassociated Funerary Objects</i>. The treatment of human remains and associated or unassociated funerary objects discovered during any soil disturbing activity, shall comply with applicable state and federal laws. This treatment shall include immediate notification of the Coroner of the City and County of San Francisco and, in the event of the coroner's determination that the human remains are Native American remains, notification of the California Native American Heritage Commission (NAHC), which shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to, but not beyond, six days from</li> </ul>				

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)				
the time of discovery to make reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (State CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept the recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects, as specified in the treatment agreement, if such an agreement has been made, or, otherwise, as determined by the archeological consultant and the ERO. <i>Final Archeological Resources Report.</i> The archeological consultant shall submit a draft FARR to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey, Northwest Information Center (NWIC), shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR no CD, along with copies of any formal site recordation for momination to the National Register of Historica Paesor.				

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)	·		·	
<b>M-CR-5: Tribal Cultural Resources Interpretive Program.</b> If the ERO determines that preservation-in-place of previously unidentified archeological resources pursuant to Mitigation Measure M-CR-3, Archeological Monitoring, is not a sufficient or feasible option, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a TCR, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays	Project sponsor in consultation with the ERO and affiliated tribal representatives.	Within one year after the completion of the project.	Planning Department's ERO.	If deemed necessary considered complete upon implementation of the interpretive program of the TCR
G. Air Quality				
Mitigation Measure M-AQ-2: Construction Emissions Air Quality: The project sponsor or the project sponsor's Contractor shall comply with the following:         Engine Requirements.         All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S.         Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.         Where access to alternative sources of power are available, portable diesel engines shall be	Project sponsor along with project contractor.	During construction.	Project Sponsor/contractor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
prohibited. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.				
The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.				
D55 Market Street Project MN	IRP-7			Case No. 2014.0408E

Waivers.		
The Planning Department's Env		
		an alternative source of power is
	8	aiver, the Contractor must submit
	lent used for onsite power gene	ration meets the requirements of
Subsection (A)(1).		
The ERO may waive the equipp	nent requirements of Subsectio	n (A)(1) if: a particular piece of off-
2 1 1	1	feasible; the equipment would not
produce desired emissions redu		
equipment would create a safet		
compelling emergency need to	use off-road equipment that is	not retrofitted with an ARB Level 3
VDECS. If the ERO grants the w	vaiver, the Contractor must use	the next cleanest piece of off-road
equipment, according to Table b	below.	
Compliance Alternative	Engine Emissions	Emissions Control
	Standard	
2	Tier 2	ARB Level 2 VDECS
3	Tier 2	ARB Level 1 VDECSA
	Tier 3 RO determines that the equipm	Alternative Fuel*
	would need to meet a Complia	
	r cannot supply off-road equipr	
	ctor must meet Compliance All	
	cannot supply off-road equipme actor must meet Compliance All	
* Alternative fuels are not a V		
Construction Emissions Minimiza	tion Plan. Before starting on-sit	e construction activities, the
Contractor shall submit a Const	truction Emissions Minimizatio	n Plan (Plan) to the ERO for review
and approval. The Plan shall st	ate, in reasonable detail, how t	ne Contractor will meet the
requirements of Section A.		
		y phase, with a description of each
		nase. The description may include,
		r, equipment identification number
engine model year, engine certi		
		ed, the description may include:
0, 1,		RB verification number level, and
installation date and hour meter		
alternative fuels, the description		
The project sponsor shall ensure		
		lude a certification statement that
the Contractor agrees to comply	y tully with the Plan.	

The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
<i>Monitoring.</i> After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.				
<b>M-AQ-4: Best Available Control Technology for Diesel Generators</b> . The project sponsor shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall submit documentation of compliance with BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.	Project Sponsor.	Prior to issuance of a permit for a backup diesel generator.	Planning Department.	Considered complete upon submittal of documentation of compliance.

M. Geology and Soils			
M-GE-6: Paleontological Resource Accidental Discovery. Based on the potential for paleontological resources to be present within the project site at excavation depths within the Dune Sand, Marsh Deposits, as well as the underlying Franciscan Complex bedrock, the following measures shall be undertaken to avoid any potentially significant adverse effect from the project on paleontological resources. Before the start of any earthmoving activities, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists. The qualified paleontologist shall train all construction personnel who are involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils that are likely to be seen during construction, and proper notification procedures should fossils be encountered. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who shall evaluate the significance. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work near the find and notify the project sponsor and the San Francisco Planning Department. Construction work in the affected areas shall remain stopped or be diverted to allow recovery of fossil remains in a timely manner. The project sponsor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with SVP guidelines. <sup>1</sup> The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a repor of findings. Recommendations in the recovery plan that are determined by the City of San Francisco (City) to be necessary and feasible shall be implemented before construction activities can resume at the	Prior to the start of any earthmoving activities; upon discovery of paleontological resources	Project Sponsor; Planning Department	Prior to the start of any earthmoving activities; upon discovery of paleontological resources

<sup>&</sup>lt;sup>1</sup> Society of Vertebrate Paleontology. 1996. Conditions of Receivership for Paleontologic Salvage Collections. Final draft. Society of Vertebrate Paleontology News Bulletin 166:31-32.
#### IMPROVEMENT MEASURES – 1055 Market Street Project

Mitigation Measures	Responsibility for Implementation	Mitigation Sched	ule Monitoring/ Reporting Responsibility	Monitoring Schedule
E. Transportation and Traffic				
I-TR-2a: Construction Truck Deliveries During Off-Peak Periods. As required, the project sponsor and construction contractor(s) could meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project. Feasible measures could include restricting truck movements to the hours of 9:00 a.m. to 3:30 p.m. or other times dependent upon approval by SFMTA. To minimize cumulative traffic impacts due to project construction, the Project Sponsor could coordinate with construction contractors for any concurrent nearby projects that are planned for construction or which later become known.	Project sponsor, SFMTA, the Fire Department, Muni, and the Planning Department.	Prior to and during construction of the project.	SFMTA, the Fire Department, Muni, and the Planning Department.	Prior to and during construction of the project.
I-TR-2b: Construction Management Plan. To reduce potential conflicts between construction activities and pedestrians, bicyclists, transit, and autos during construction activities, the project sponsor could require construction contractor(s) to prepare a traffic control plan for major phases of construction (e.g., demolition and grading, construction, or renovation of individual buildings). The project sponsors and their construction contractor(s) could meet with relevant City agencies to coordinate feasible measures to reduce traffic congestion, including temporary transit stop relocations and other measures to reduce potential traffic and transit disruption and pedestrian circulation effects during major phases of construction. For any work within the public right-of-way, the contractor could be required to comply with San Francisco's Regulations for Working in San Francisco Streets (i.e., the "Blue Book"), which establish rules and permit requirements so that construction activities can be done safely and with the least possible interference with pedestrians, bicyclists, transit, and vehicular traffic. In the event that the construction timeframes of the major phases and other development projects adjacent to the project site overlap, the project sponsors could coordinate with City Agencies through the Transportation impacts. The project sponsors, in conjunction with the adjacent developer(s), could propose a construction traffic control plan that includes measures to reduce potential construction traffic conflicts, such as coordinated material drop offs, collective worker parking, and transit to job site and other measures.	Project sponsor.	Before and during major phases of construction.	Relevant City agencies.	Before and during major phases of construction.
<ul> <li>Carpool and Transit Access for Construction Workers – As an improvement measure to minimize parking demand and vehicle trips associated with construction workers, the construction contractor could include methods to encourage carpooling and transit use to the project site by construction workers in the Construction Management Plan contracts.</li> <li>Project Construction Updates – As an improvement measure to minimize construction impacts on nearby businesses, the project sponsor could provide regularly-updated information (typically in the form of a website, news articles, on-site posting, etc.)</li> </ul>				

#### IMPROVEMENT MEASURES – 1055 Market Street Project

regarding project construction and schedule, as well as contact information for specific construction inquiries or concerns.				
<b>I-TR-2c: Coordination of Large Deliveries and Trash Pick-up</b> . Delivery trucks with lengths exceeding 40 feet could be scheduled and coordinated through hotel management and the retail tenant and prohibited from entering Stevenson Street. Such large delivery trucks could be directed to use the existing on-street loading spaces located on Market Street approximately 65 feet east of the project site.	Project sponsor and subsequent property owner.	Throughout the lifetime of the project.	Planning Department.	To be implemented on an on-going basis.
To reduce the potential for parking of delivery vehicles within the travel lane adjacent to the curb lane on Stevenson Street or Market Street (in the event that the existing on-street loading spaces are occupied), appropriate delivery procedures could be enforced to avoid any blockages of Stevenson Street or Market Street over an extended period of time and reduce any potential conflicts between deliveries and pedestrians walking along Stevenson Street or Market Street. Curb parking on Stevenson Street or Market Street could be reserved through SFMTA or by directly contacting the local 311 service.				
The building manager could notify the hotel and retail tenants of garbage pick-up times and locations so that they are efficiently coordinated and result in minimum conflict with other traffic near the project.				



### SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable) □ Inclusionary Housing (Sec. 415) ■ Childcare Requirement (Sec. 414) □ Jobs Housing Linkage Program (Sec. 413)

Downtown Park Fee (Sec. 412)

First Source Hiring (Admin. Code)

- □ Public Open Space (Sec. 138)
- Public Art (Sec. 423)

■ Transportation Sustainability Fee (Sec. 411)

### Planning Commission Motion No. XXXXX **Conditional Use Authorization**

**HEARING DATE: NOVEMBER 16, 2017** 

	N. 1 0.0015
Date:	November 2, 2017
Case No.:	2014.0408DNX/ <u>CUA</u>
Project Title:	1055 Market Street
Zoning:	Downtown General Commercial (C-3-G) Zoning District
	90-X Height and Bulk District
Block/Lot:	3703/066
Lot Size:	8,250 square feet (0.19 acre)
Project Sponsor	Jay Singh, Paradigm Hotels Group
	650-873-3571
Lead Agency:	San Francisco Planning Department
Staff Contact:	Claudine Asbagh – (415) 575-9165
	Claudine.asbagh@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.2 AND 303 OF THE PLANNING CODE TO ESTABLISH A HOTEL USE WITHIN THE C-3-G (DOWNTOWN COMMERCIAL GENERAL) DISTRICT AND A 90-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

#### PREAMBLE

On March 12, 2015, Michael Stanton, on behalf of Paradigm Hotels Group (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Downtown Project Authorization under Planning Code Section(s) 309 to establish a hotel use within the C-3-G (Downtown General Commercial) District and a 90-X Height and Bulk District.

On October 18, 2017, the Planning Department's Environmental Review Office issued a Notice of Completion, and published a Preliminary Mitigated Negative Declaration ("PMND") for the Project. The PMND was available for public comment until November 7, 2017. 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 Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2014.0408E, at 1650 Mission Street, Fourth Floor, San Francisco, California. Assuming that no appeals are filed by November 7, 2017, the PMND would be considered final ("MND").

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

#### Draft Motion November 16, 2017

On November 16, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-0408DNX/<u>CUA</u>. 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 approves the Downtown Project Authorization requested in Application No. 2014.0408DNX/<u>CUA</u>, subject to the conditions contained in "EXHIBIT A" of this motion and incorporated by reference, 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 subject site is an 8,245 square foot lot on the south side of Market Street between Sixth and Seventh Streets, Block 3703, Lot 066. The property is a rectangular shaped through-lot, measuring 165 feet deep and 50 feet wide with frontage on both Market and Stevenson Streets. The property is currently developed with a two-story, vacant commercial building known as the Kaplan Building.

The property is located within the C-3-G (Downtown General Commercial) Zoning District, the 90-X Height and Bulk District and the Market Street Theater and Loft Historic District.

3. **Surrounding Properties and Neighborhood.** The project site is located within the Mid-Market area at the northern edge of the South of Market (SoMA) Neighborhood and adjacent to the Downtown/Civic Center and Tenderloin Neighborhoods. Other zoning districts in the vicinity include: the SoMa NCT (South of Market Neighborhood Commercial Transit) and MUG (Mixed Use - General) Districts to the south and RC-4 (Residential-Commercial – High Density) several blocks north if Market Street.

The surrounding commercial area contains diverse building types and uses, primarily consisting of ground-floor retail uses with offices above, as well as hotels, restaurants, theaters, and civic uses. Buildings in the project vicinity vary widely in height, ranging from single-story retail buildings to six-story mixed use buildings. Nearby public parks and open spaces include United Nations Plaza, Civic Center Plaza, located two blocks west of the Project Site; Boeddeker Park, three blocks north; Howard Langton Mini Park, two and a half blocks southwest; Victoria Manalo Draves Park, three and a half blocks southwest; and Gene Friend Recreation Center, four blocks southwest.

- 4. **Project Description.** The project proposes the demolition of an existing two-story, approximately 16,000 square foot vacant commercial building, and the construction of a 10-story tourist hotel. The project would add 160 hotel rooms, approximately 2,000 square feet of ground floor retail, 1,468 square feet of ground floor Privately Owned Public Open Space, 282 square feet of which are located in an open air light court. The project does not propose any off-street vehicle parking.
- 5. **Public Comment**. As of the drafting of this motion, the Department has not received any public comment on the Project

- Planning Code Compliance: The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2014.0408<u>DNX</u>/CUA (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth.
- 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 vacant two-story building and will add a hotel with 160 rooms in a location that is well-served by public transit, in close proximity to tourist destinations including Union Square and the Theater District. Business travelers to the hotel will be within short walking distance of Civic Center, the 9th Circuit Court of Appeals, Hastings College of the Law, the Federal Building on 7th Street, and mid-Market tech offices. 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 10-story building would be compatible with buildings in the area and within the Historic District. Existing development in the vicinity varies in size and intensity, and the project is generally compatible with the eclectic character of the area.

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;

As discussed in the Final Mitigated Negative Declaration, the project would not result in a significant net increase in vehicular traffic, and would not negatively affect transit services or have significant adverse impacts on pedestrians or bicyclists.

The project fronts on both Market Street and Stevenson Street. The Project proposes no new curb cuts or off-street parking, minimizing any potential impact on surrounding traffic patterns for both pedestrians and vehicles. A 30-foot loading zone is proposed for Stevenson Street, thereby avoiding loading/un-loading on Market Street.

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

The Project includes hotel and retail uses that are typical of the surrounding context, and will not introduce operational noises or odors that are detrimental, excessive, or atypical for the area. While some temporary increase in noise can be expected during construction, this noise is limited in duration and will be regulated by the San Francisco Noise Ordinance which prohibits excessive noise levels from construction activity and limits the permitted hours of work. The Project Sponsor will be required to spray the site to suppress dust during demolition, excavation, and construction; therefore, these activities should not generate significant airborne dust. The building will not exhibit an excessive amount of glazing or other reflective materials; therefore, the Project is not expected to cause offensive amounts of glare.

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

The project includes a rooftop terrace fronting onto Market Street to provide outdoor space for hotel patrons. A ground floor POPOS space will include a 282 square foot open-air light court. No off-street parking or loading is proposed, however a loading area for the hotel use will be located on the Stevenson frontage to eliminate traffic impacts on Market Street.

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 in Motion No. XXXX, Case No. 2014.0408DNX/CUA (Downtown Project Authorization, pursuant to Planning Code Section 309), and are incorporated herein as though fully set forth.

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

This C-3-G District covers the western portions of downtown and is composed of a variety of uses, including retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. As in the case of other downtown districts, no off-street parking is required for individual commercial buildings. In the vicinity of Market Street, the configuration of this District reflects easy accessibility by rapid transit. The Project conforms with the purpose of the C-3-G District and the proposed hotel is consistent with the existing uses in the neighborhood.

- 8. **Planning Code Section 303(g)** establishes criteria for the Planning Commission to consider when reviewing application for hotel projects, through the Conditional Use Process. On balance, the project complies with said criteria in that:
  - 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.

According to the Preliminary Mitigated Negative Declaration (PMND), project-related employment would amount to a citywide employment increase of approximately 0.02 percent. Per ABAG, employment in San Francisco is forecast to increase by 34 percent (approximately 191,000 jobs) between 2010 and 2040, to a total of almost 760,000.10. In the context of projected citywide employment growth, the potential increase in employment from the project would be minimal compared to the total employment expected in San Francisco and the greater San Francisco Bay Area. The minor increase in employment would not generate a substantial demand for additional housing in the context of citywide employment growth nor would it be beyond employment and housing projections considered as part of citywide planning efforts.

The project is anticipated to create 25 full-time and 10 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 the Civic Center BART and MUNI station.

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 has indicated intent to hire local residents for the construction and operation of the proposed hotel. Additionally, while the sponsor has not executed a Memorandum of Understanding (MOU) with the City and County of San Francisco, an affidavit for First Source Hiring Program – Section 83 was filed on December 10, 2015.

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

CBRE Hotels prepared a market demand study for the proposed hotel on February 2, 2017. The study states that San Francisco Bay Area is one of the strongest lodging markets in the United States, with occupancy rates at 84.3 percent in 2015, 20 percentage points above national averages for each of the past seven years. The study concludes that the performance of the hotels comprising the Project's direct competitive market is amongst the strongest in the nation, surpassing both national and regional trends. The CBRE study indicates that the Project could achieve an initial occupancy of 80 percent in 2019, with an increase to 83 percent in 2020. CBRE's projected stabilized occupancy for the Project is slightly higher than its stabilized estimate for the competitive market, "as the proposed Hotel will represent a brand new, high-quality hotel with a great location."

- 9. **General Plan Compliance.** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2014.0408<u>DNX</u>/CUA (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth.
- Planning Code Section 101.1(b). The Planning Code Priority Policy Findings set forth in Motion No. XXXXX, Case No. 2014.0408<u>DNX</u>/CUA (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth.
- 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. 2014-0408DNX/<u>CUA</u>** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 25, 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 1055 Market Street, (Block 3703, and Lot 066) pursuant to Planning Code Section(s) 210.2 and 303 within the C-3-G (Downtown General Commercial) District, the Downtown Area Plan and a 90-X Height and Bulk District; in general conformance with plans, dated October 25, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2014-0408DNX/<u>CUA</u> 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

6. Additional Project Authorizations. The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2014.0408DNX/<u>CUA</u> (Conditional Use Authorization) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein. The conditions set forth below are additional conditions required in connection with the Project. If

these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, *www.sf-planning.org.* 

#### MONITORING

- 7. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, <u>www.sf-planning.org</u>
- 8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

#### OPERATION

- 9. 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
- 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, <u>http://sfdpw.org</u>
- 11. **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, <u>www.sfdph.org</u>

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, <u>www.sfdbi.org</u> For information about compliance with the amplified sound

including music and television contact the Police Department at 415-553-0123, www.sf-police.org

12. **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, <u>www.sf-planning.org</u>

# **Parcel Map**





## Sanborn Map\*



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



### **Aerial Photo**





# **Zoning District Map**





# **Height and Bulk Map**





### REUBEN, JUNIUS & ROSE, LLP

October 26, 2017

#### **Delivered Via Email**

Rich Hillis, President San Francisco Planning Commission 1650 Mission Street, 4th Floor San Francisco, California 94103

#### Re: 1055 Market Street Planning Department Case No. 2014.0408 Hearing Date: November 16, 2017 Our File No.: 6414.05

Dear President Hillis and Commissioners:

This office represents Paradigm Hotels Group, a locally based company with a proven track record of successful hotel development in San Francisco, and the Project Sponsor of the proposed hotel (the "Project") at 1055 Market Street (3703/066) (the "Property"). The Property is situated on a through-lot with frontages on Market Street and Stevenson Street, between 6th and 7th Streets. It is located in the C-3-G zoning district, a 90-X height and bulk district, and the Downtown District 4 within the Central Market Invest Area. The site currently contains a two-story vacant commercial building with approximately 16,000 gross square feet of retail area. The Project would make productive use of a long-vacant property and would reactivate 50-foot frontages on both Market and Stevenson Streets.

The Project Sponsor held a community meeting on July 28, 2016 and responded to questions about design, approval timeline, and construction plans. Neither the Project Sponsor nor, to our knowledge, the Planning Department have received any negative feedback on the Project, and as far as we know there is no community opposition to the proposal.

#### A. **Project Description**

The Project Sponsor proposes to demolish the existing two-story vacant commercial building and construct a 10-story hotel. The hotel would include 160 guest rooms, approximately 2,000 square feet of ground floor retail space fronting Market Street, and an 867 square foot lobby fronting Stevenson Street. A landscaped passive recreation rooftop terrace would provide outdoor amenity space for hotel guests. Eight Class 2 bicycle parking spaces would be added along Market Street and six Class 1 spaces would be included at the basement level. As no vehicle parking is proposed, the Project would not add any new curb cuts, minimizing any

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup> San Francisco Office

One Bush Street, Suite 600, San Francisco, CA 94104 tel: 415-567-9000 | fax: 415-399-9480

Oakland Office 827 Broadway, Suite 205, Oakland, CA 94607 tel: 510-257-5589 President Rich Hillis San Francisco Planning Commission October 26, 2017 Page 2

potential impact on surrounding traffic patterns. A 30-foot loading zone is proposed for Stevenson Street, avoiding loading/un-loading on Market Street

Situated between the lobby and the retail space, and connecting through to Stevenson Street, a 1,468 square foot POPOS area would provide both indoor and open air public open space. The 1,186 square foot interior portion of the POPOS would be oriented around a focal art piece and would connect to a 282 square foot open air light court. The design envisions a series of fountains along the north wall of both the indoor and light court POPOS areas—providing visual interest and a buffer from street noise.

The hotel has been carefully designed to complement its immediate environment. The design proposes the use of exterior materials that are consistent with both the newer residential construction in the area as well as the older commercial buildings along the Market Street corridor, and the colors have been chosen to harmonize with those of nearby structures. Further, the Project's massing reinforces the existing street walls along Market Street while at the same time providing maximum separation from the adjacent buildings.

#### **B. Project Benefits**

Approval of the Project would have the following benefits:

- The Project would make productive use of a long-vacant commercial building, revitalizing 50-foot street frontages on both Market and Stevenson Streets in the mid-Market area.
- The project will provide temporary construction jobs and once complete, is anticipated to create 25 full-time and 10 part-time jobs. The Project Sponsor will comply with the First-Source Hiring Program, ensuring certain positions are offered to local residents.
- The massing, materials, and colors proposed for the hotel have been intentionally chosen to complement and reflect the older and more modern structures on the Market Street corridor.
- The Property is easily accessed by a number of public transportation options. It is situated within 1-2 blocks of both the Civic Center and Powell Street BART and MUNI stations. As stated in the Preliminary Negative Declaration ("PMND") published by the Planning Department on October 18, 2017, "there are 19 Muni transit routes in the immediate vicinity of the project area (F Market/Wharves, J

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President Rich Hillis San Francisco Planning Commission October 26, 2017 Page 3

> Church, K Ingleside/T Third, L Taraval, M Oceanview, N Judah, 5 Fulton, 5R Fulton Rapid, 6 Parnassus, 7 Haight/Noriega, 7R-Haight-Noriega Rapid, 7X – Noriega Express, 9 San Bruno, 9R San Bruno Rapid, 14 Mission, 14R Mission Rapid, 19 Polk, 21 Hayes) . . . the Muni bus routes that serve the project area provide connections (transfers) to other regional transit providers, including AC Transit, Caltrain, SamTrans, and Golden Gate Transit."

- As no vehicle parking is proposed, the Project would not add any new curb cuts, minimizing potential impact on surrounding traffic patterns. A 30-foot loading zone is proposed for Stevenson Street, avoiding loading/un-loading on Market Street.
- The Project's location provides close proximity to tourist destinations including Union Square and the Theater District. Business travelers to the hotel will be within short walking distance to Civic Center, the 9th Circuit Court of Appeals, Hastings College of the Law, the Federal Building on 7th Street, and mid-Market tech offices.

#### C. Hotel Demand

CBRE Hotels issued a market demand study for the proposed hotel on February 2, 2017. The study states that San Francisco Bay Area is one of the strongest lodging markets in the United States, with occupancy rates at 84.3 percent in 2015, 20 percentage points above national averages for each of the past seven years. The study concludes that the performance of the hotels comprising the Project's direct competitive market is amongst the strongest in the nation, surpassing both national and regional trends. The CBRE study indicates that the Project could achieve an initial occupancy of 80 percent in 2019, with an increase to 83 percent in 2020. CBRE's projected stabilized occupancy for the Project is slightly higher than its stabilized estimate for the competitive market, "as the proposed Hotel will represent a brand new, high-quality hotel with a great location."

#### **D.** Conclusion

The mid-Market Property is ideal for a new hotel, providing easy access to Union Square, Civic Center, the Theater District, and an abundance of public transportation options for tourist and business visitors alike. The hotel is designed to contextually relate to the older and more modern structures nearby and it will re-activate long vacant frontages on both Market and Stevenson Streets, providing new Market Street retail space and a spacious ground floor POPOS area connecting through the Stevenson Street lobby. The Project will provide new employment opportunities, an on-site public art piece, and one-time impact fee payments toward housing, transportation and childcare needs, as well as payment of the Transient Occupancy Tax.

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President Rich Hillis San Francisco Planning Commission October 26, 2017 Page 4

Accordingly, we respectfully request that the Commission approve this Project.

Thank you.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP** 

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**Chloe Angelis** 

**REUBEN, JUNIUS & ROSE, LLP** 

Dennis Richards, Commission Vice-President cc: Rodney Fong, Commissioner Christine D. Johnson, Commissioner Joel Koppel, Commissioner Myrna Melgar, Commissioner Kathrin Moore, Commissioner Claudine Asbagh, Project Planner Justin Horner, Environmental Planner

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PLANNING

### AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM Administrative Code Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • http://www.sfplanning.org

#### Section 1: Project Information

PROJECT ADDRESS			BLOCK/LOT(S)
1055 Market St			3703/066
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLIC	CABLE)	MOTION NO. (IF APPLICABLE)
2014.0408 CUA / DNX			
PROJECT SPONSOR	MAIN CONTACT		PHONE
Paradigm 1055 LLC ADDRESS	Ganend ra	Singh	650 - 333 - 7752
150 W. Harris Ave.			
CITY, STATE, ZIP		EMAIL	
South San Francisco ESTIMATED RESIDENTIAL UNITS	CA 94080		@ paradigm hotels group. com
Loning Contract Contr	T COMMERCIAL SPACE	ESTIMATED HEIGHT/	FLOORS ESTIMATED CONSTRUCTION COST
159 Hotel units 3415 ANTICIPATED START DATE	retail	10 sto	ries
6/2017			

#### Section 2: First Source Hiring Program Verification

CHECK	ALL BOXES APPLICABLE TO THIS PROJECT
	Project is wholly Residential
	Project is wholly Commercial (Hotel) Project is Mixed Use
XX	A: The project consists of ten (10) or more residential units; (Hotel room;) B: The project consists of 25,000 square feet or more gross commercial floor area. (Hotel)
	C: Neither 1A nor 1B apply.

NOTES:

If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.

 If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.

- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program
  visit www.workforcedevelopmentsf.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued

### Section 3: First Source Hiring Program - Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMANIWAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	NOT KNOU	N. TBD	1	Laborer	TBD	TOD	2
Boilermaker	TBD	~	1	Operating Engineer	1	-	3
Bricklayer	1	1	2	Painter	1		4
Carpenter	/	/	10	Pile Driver	/	~	2
Cement Mason	1	1	4	Plasterer		~	5
Drywaller/ Latherer	V	/	7	Plumber and Pipefitter		~	5
Electrician	~	~	6	Roofer/Water proofer	~	/	3
Elevator Constructor	1	$\checkmark$	3	Sheet Metal Worker	~	V	3
Floor Coverer	/	V	2	Sprinkler Fitter	V	/	5
Glazier	1	/	6	Taper	1		6
Heat & Frost Insulator	1	/	2	Tile Layer/ Finisher	/	~	3
lronworker	/	/	4-	Other:			
		TOTAL:				TOTAL:	

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

	IL0	NO	
1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?			TBP
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?			TBD
3. Will hiring and retention goals for apprentices be established?			TI3D .
4. What is the estimated number of local residents to be hired?			

### Section 4: Declaration of Sponsor of Principal Project

PRINT N	AME AND TITL	E OF A	UTHORIZED REPF	RESENTATIVE	EMAIL	PHONE N	UMBER
Tri	Vu	-	Project	Manager	tri @ paradigm hotels grou	p-com	650-550-
		/ 10 5/			CCURATE TO THE BEST OF MY KNOWLEDGE AND THAT IVE CODE CHAPTER 83.	6/24/	
(SIGNAT	URE OF AUTH	ORIZE	REPRESENTATIV	E)		(DATE)	
FOR PLA	ANNING DEPA CITYBUILD PF	RTMER	NT STAFF ONLY: P M AT CITYBUILD@	LEASE EMAIL AN ELECTR SFGOV.ORG	ONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST	SOURCE HI	IRING PROGRAM TO
Cc:	Address:	1 South	Van Ness 5th Floo	evelopment, ©ityBuild⊡ or San Francisco, CA 94103 ntsf.org Email: CityBuild@	} Phone:∣415-701-4848⊡ sfgov.org		

# 1055 MARKET STREET HOTEL





1501 MARIPOSA STREET, SUITE 328

SAN FRANCISCO, CA, 94107

T. 415.865.9600 F. 415.865.9608 1055 MARKET STREET SAN FRANCISCO CA 94103

1055 MARKET ST.

PARADIGM HEGENBERGER INC.

1713

#### **PROJECT INFORMATION:**

#### 1. PARCEL/ADDRESS

BLOCK LOT	3703 / 066
ADDRESS:	1055 MARKET STREET
	SAN FRANCISCO, CA 94103

#### 2. ZONING

ZONING DISTRICTS: C-3-G HEIGHT & BULK DISTRICTS: 90-X SPECIAL USE DISTRICTS: WITHIN 1/4 MILE OF THE FRINGE FINANCIAL SERVICES RUD WITHIN 1/4 MILE OF AN EXISTING FRIDGE FINANCIAL SERVICE

FAR 9:1

#### 3. TYPE OF CONSTRUCTION

TYPE I-B, FULLY SPRINKLERED

4. FLOORS

FLOORS: 10 STORIES (TABLE 503) HEIGHT OF HIGHEST OCCUPIED FLOOR: 81'-2" PENTHOUSES SHALL BE LIMITED TO 1/3 OF THE GROSS ROOF AREA

#### SHEET INDEX

A000.	COVER SHEET
A001.	PROPOSED SITE PLAN
A002.	ENLARGED SITE PLAN
A003.	PROJECT INFO & FAR CALCULATION
A004.	F.A.R. DIAGRAMS
A005.	SITE SURVEY N.T.S.
A100.	FLOOR PLAN - BASEMENT
A101.	FLOOR PLAN - FIRST
A102.	FLOOR PLAN - SECOND
A103.	FLOOR PLAN - TYPICAL (3RD TO 10TH)
A104.	ROOF TERRACE PLAN
A105.	OVERALL ROOF PLAN
A202.	EXTERIOR ELEVATIONS
A203.	EAST EXTERIOR ELEVATIONS
A204.	WEST EXTERIOR ELEVATION
A205.	MARKET STREET ELEVATIONS
	STEVENSON STREET ELEVATION
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	ENVELOPE COLOR SECTIONS
A301.	BUILDING SECTION
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A306.	3D DRAWINGS
A308.	PHOTOGRAPHS
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1501 MARIPOSA STREET, SUITE 328 SAN FRANCISCO, CA, 94107



20' 0' 40'



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1055 MARKET ST.

PARADIGM HEGENBERGER INC.

SCALE: As indicated



PROPERTY LINE

(E) MUNI TRAM RAIL TRACK

(E) TREE

(E) TREE DRIP LINE

(7 REQ, 8 PROVIDED SPACES)

LEGEND:

0

	Name	Area	Exempt Area	Number of Floors	Total FAR Area
ASEMENT	BLDG SERVICE (EXEMPT)	1161 SF	1161 SF	1	0 SF
	BLDG SERVICE (EXEMPT)	375 SF	375 SF	1	0 SF
	BLDG SERVICE (EXEMPT)	3163 SF	3163 SF	1	0 SF
	BLDG SERVICE (EXEMPT)	182 SF	182 SF	1	0 SF
	CIRCULATION	1696 SF	0 SF	1	1696 SF
	COMMON SPACE	326 SF	0 SF	1	326 SF
	COMMON SPACE	1125 SF	0 SF	1	1125 SF
EVEL 1	BLDG SERVICE	60 SF	0 SF	1	60 SF
	BLDG SERVICE	461 SF	0 SF	1	461 SF
	BLDG SERVICE	178 SF	0 SF	1	178 SF
	CIRCULATION	1663 SF	0 SF	1	1663 SF
	COMMON SPACE	867 SF	0 SF	1	867 SF
	GUESTROOMS	937 SF	0 SF	1	937 SF
	POPOS	1186 SF	1186 SF	1	0 SF
	POPOS	282 SF	282 SF	1	0 SF
	RETAIL	1694 SF	1694 SF	1	0 SF
	RETAIL	320 SF	320 SF	1	0 SF
EVEL 2	BLDG SERVICE	93 SF	0 SF	1	93 SF
IVELZ	BLDG SERVICE	36 SF	0 SF	1	36 SF
	CIRCULATION	1480 SF	0 SF	1	1480 SF
	GUESTROOMS	2698 SF	0 SF	1	2698 SF
	GUESTROOMS	731 SF	0 SF	1	731 SF
	GUESTROOMS	292 SF	0 SF	1	292 SF
	GUESTROOMS	273 SF	0 SF	1	273 SF
	BLDG SERVICE	00.05		0	740.05
EVEL 3-10		93 SF	0 SF	8	742 SF
	BLDG SERVICE	39 SF	0 SF	8	310 SF
	CIRCULATION	1589 SF	0 SF	8	12715 SF
	GUESTROOMS	4156 SF 273 SF	0 SF	8	33249 SF 2187 SF
	GUESTROOMS GUESTROOMS	773 SF	0 SF 0 SF	8	6187 SF
	PROJECTION	33 SF	0 SF	0 8	266 SF
005		07.05	0.05		07.05
00F	ELEVATOR SHAFT	67 SF	0 SF	1	67 SF
	ELEVATOR VESTIBULE	55 SF	0 SF	1	55 SF
	MECH	173 SF	173 SF	1	0 SF
		346 SF	173 SF	1	173 SF
	ROOF - ELEVATOR SHAFT	107 SF	0 SF	1	107 SF
	STAIR OVERUN STAIR OVERUN	219 SF 200 SF	0 SF 0 SF	1	219 SF 200 SF
		200 3F	5509 SF		69393 SF
	ALLOWABLE FAR AREA: (RETAIL NOT INCLUDED PER S MIN. AMOUNT OF OPEN SPACE				74250 SF W/ TDR:

#### **PROJECT DESCRIPTION NARRATIVE**

THE PROJECT SITE IS LOCATED MID BLOCK ON MARKET STREET BETWEEN 6TH AND 7TH STREET. THE CURRENT BUILDING IS A VACANT TWO STORY STORE FRONT ON MARKET STREET AND A SIMPLE SERVICE COILING DOOR ALONG STEVENSON ST. THE OWNERS OF THIS SITE PROPOSE TO DEMOLISH THE EXISTING TWO STORY BUILDING TO CONSTRUCT A NEW TEN-STORY TOURIST HOTEL. THE BUILDING WILL HAVE APPROXIMATELY TWO THOUSAND SQUARE FEET OF RETAIL SPACE ORIENTED TO SERVE MARKET STREET. THE HOTEL IS PLANNED AS A LIMITED SERVICE HOTEL WITH 160 GUESTROOMS AND NO MEETING OR BANQUET FACILITIES.

THE HOTEL HAS BEEN CAREFULLY DESIGNED TO COMPLEMENT ITS IMMEDIATE ENVIRONMENT. THE DESIGN PROPOSES THE USE OF EXTERIOR MATERIALS THAT ARE CONSISTENT WITH BOTH THE RECENT NEW RESIDENTIAL CONSTRUCTION AS WELL AS THE OLDER COMMERCIAL BUILDINGS ON THE MARKET STREET CORRIDOR. SIMILARLY THE PROPOSED COLORS FOR THE BUILDING WILL HARMONIZE WITH THOSE OF NEARBY DEVELOPMENTS. THE MASSING OF THE HOTEL HAS BEEN CAREFULLY STUDIED SO THAT IT REINFORCES THE EXISTING STREET WALLS OF MARKET STREET WHILE AT THE SAME TIME PROVIDING MAXIMUM SEPARATION FROM THE ADJACENT BUILDINGS THAT CURRENTLY OVERLOOK THE ROOF OF THE EXISTING TWO STORY BUILDING. AT THE REQUEST OF THE PLANNING DEPARTMENT STAFF THIS PROJECT WILL PROVIDE THE REQUIRED SQUARE FEET OF FURNISHED PUBLICLY ACCESSIBLE OPEN SPACE ON THE GROUND FLOOR LEVEL.

#### **PROJECT INFORMATION**

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
	P	ROJECT FEATURES		
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	160	160
Parking Spaces	0	0	0	0
Loading Spaces	0	0	3	3
Number of Buildings	1	1	1	1
Height of Building(s)	25 ft +/-	0	90 ft	90 ft
Number of Stories	2	0	10	10
Bicycle Spaces	0	0	12	5 C1, 7 C2
	GROSS	SQUARE FOOTAGE (GS	SF)	
Residential	0	0	0	0
Retail	+/-16000 SF	0	2,014 SF	2,014 SF
Office	0	0	0	0
Industrial/PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	HOTEL 69,393 SF	69,393 SF
TOTAL GSF			71,407 SF	71,407 SF

(69393 SF X 1:50 FOR C-3-G DISTRICT)



### 1055 MARKET ST.

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STANTON

ARCHITECTURE

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**PROJECT INFO & FAR CALCULATION** 



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1055 MARKET ST.

PARADIGM HEGENBERGER INC.

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SCALE: As indicated

#### **BICYCLE CALCULATION** REQUIREMENTS

#### TOTAL RETAIL AREA: 2187 SF TOTAL HOTEL GUESTROOMS: 160

**BICYCLE CALCULATIONS\*** 

HOTEL :

CLASS 1: 1 PER 30 ROOMS x 160 ROOMS = 6 SPACES CLASS 2: 1 PER 30 ROOMS x 160 ROOMS = 6 SPACES

**RETAIL:** 

CLASS 2: 1 PER 2,500 SF x 2187 SF = 1 SPACE

\*PER SFPC SECTION 155.2

### LEGEND

- BLDG SERVICES
- CIRCULATION
- **GUESTROOMS**
- RETAIL
- BLDG SERVICES (EXEMPT) /OTHER EXEMPT AREAS
- COMMON AREA
- PRIVATELY OWNED PUBLIC OPEN SPACE (POPOS)



1. SEE SHEET 3/A003 FOR FAR CALCULATION

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F.A.R. DIAGRAMS

A004





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

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LEGEND

■ BUILDING SERVICE

**CIRCULATION** 

COMMON SPACE

■ HOTEL OPERATION



ANTON CHITECTURE

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16





LEVEL - 1 # OF GUEST ROOMS: 3



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**FLOOR PLAN - FIRST** 

LEGEND

BUILDING SERVICE

CIRCULATION

- COMMON SPACE
- GUEST ROOM
- HOTEL OPERATION



LEVEL 2 # OF GUEST ROOMS: 13



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LEGEND

■ BUILDING SERVICE

- CIRCULATION
- COMMON SPACE
- GUEST ROOM
- HOTEL OPERATION



LEVEL - 3 # OF GUEST ROOMS: 18

\* TYPICAL PLAN FROM LEVEL 3 - 10



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### 1055 MARKET ST.

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Jan 2017 CURRENT




### 1 <u>ELEVATION - MARKET STF</u> 1/16" = 1'-0"

SA stanton Architecture

1055 MARKET ST.

PARADIGM HEGENBERGER INC.

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

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**EXTERIOR ELEVATIONS** 





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1055 MARKET ST.

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



32' 8' 16' Ο

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**EAST EXTERIOR ELEVATIONS** 





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

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32' 8 16'

WEST EXTERIOR ELEVATION

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1055 MARKET ST.

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SCALE: 1" = 20'-0"



**TYPE:** HONED STONE SLAB BASE





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**MARKET STREET ELEVATIONS** 

Α MANUF: H.C. MUDDOX THIN BRICK, OR SIM COLOR: TULE FOG



MANUF: CEMENT PLASTER **COLOR: MATCH BRICK VENEER** 



MANUF: EQUITONE ETERNIT, OR SIM COLOR: TE 20, GRAY



COLOR: GRAY

Е MANUF: KYNAR ALUMINUM PANEL COLOR: CEDAR GREEN



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**TYPE:** HONED STONE SLAB BASE COLOR: DARK GREY





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**STEVENSON STREET ELEVATION** 



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SCALE: 12" = 1'-0"

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MARKET STREET ENLARGED TOP ELEVATION 2 12" = 1'-0"





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**ENVELOPE COLOR SECTIONS** 



2 STEVENSON STREET - TOP ELEVATION 12" = 1'-0"



1 STEVENSON STREET - GROUND FLOOR 12" = 1'-0"



1055 MARKET ST.

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SCALE: 12" = 1'-0"

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ENVELOPE COLOR SECTIONS





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**BUILDING SECTION** 





1055 MARKET ST.

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FRONT VIEW LOOKING FROM MARKET ST

MCALLISTER ST LOOKING EAST

PROJECT SITE



MARKET STREET LOOKING SOUTH



**AERIAL VIEW 1** 



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1055 MARKET STREET SAN FRANCISCO CA 94103

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

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NOTE: Images display facade colorations based on potential weather variety at site location.



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RENDERING MARKET FACADE





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RENDERING MARKET ST GROUND LEVEL





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### 10/25/2017 VIEW FROM PARKING LOT STEVENSON FACADE



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VIEW FROM SURFACE PARKING LOT ACROSS STEVENSON ST





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**RENDERING STEVESON ST GROUND LEVEL** 





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RENDERING PROPOSED ROOF TERRACE





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**RENDERING INDOOR POPOS AREA** 





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**RENDERING LIGHT COURT POPOS**