



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 31, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 21, 2016
Case No.: **2015-014149CUA**
Project Address: **1271-1275 Mission Street**
Zoning: Mixed Use - Office District (MUO)
65-X Height and Bulk District
Block/Lot: 3728 / 075
Project Sponsor: Sarah Fucinaro sarah@boorbridges.com
Boor Bridges Architecture
921 Larkin Street
San Francisco, CA 94109
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Section [303](#) for a change of use from a vacant 9,000 square foot tenant space (previously occupied by SAGE Project, Inc., a Social Service and Assembly Use) to a principally-permitted Office use (business not yet determined) on the basement, first, and second floors of an existing commercial building, within the [MUO](#) (Mixed Use - Office District), [East SoMa](#) Area Plan, and 65-X Height and Bulk District. The total floor area of the space will not change with this Project. Although the proposed office use is principally permitted in this zoning district, the previously approved Conditional Uses (Record No. [2002.0958C](#) / Motion No. [16495](#); Record No. [2001.0641C](#) / Motion No. [16199](#)) included Conditions of Approval that required any change of use to seek a new Conditional Use Authorization.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 075 in Assessor's Block 3728, is located on the southeast side of Mission Street between 8th and 9th Streets of the Mixed Use – Office Zoning District in the South of Market neighborhood. 1271-1275 Mission Street is developed with a 9,000 square foot two-story-over-basement Edwardian style commercial building (vacant). The building occupies the entirety of its 2,968 square foot lot. The primary façade faces northwest onto Mission Street and the first story is dominated by a transparent storefront to remain. There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. Record No. [2002.0958V](#) approved a Variance from the requirement for seven (7) off-street parking spaces, pursuant to Section 151 of the Planning Code, as part of the previous Social Service and Assembly Use.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Mixed Use-Office (MUO) Zoning District is located throughout the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Office, general commercial, most retail, production, distribution, and repair uses are principally-permitted uses. The District has quick and easy transit access to downtown. The Project is within 1/4-mile walking distance of the nearest BART station (Civic Center) and the 83X, J (Rapid Network), and K MUNI bus lines. Given the Site's central location, many of the City's destinations can also be reached by bicycle. Cycling can be encouraged due to the site's 250-foot proximity to the 8th Street and Grove Street bicycle lanes, and 10th Street bicycle route.

Zoning surrounding the Project Site is C-3-G, C-3-S, WMUG, RCD, and RED-MX Zoning.

ENVIRONMENTAL REVIEW

This Project is Categorically Exempt under the California Environmental Quality Act (CEQA).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 11, 2016	March 9, 2016	22 days
Posted Notice	20 days	March 11, 2016	March 11, 2016	20 days
Mailed Notice	20 days	March 11, 2016	March 11, 2016	20 days

The required Section 312 neighborhood notification process was conducted as part of this Project's Conditional Use notice.

PUBLIC COMMENT

- The Planning Department has received two letters from nearby property owners supporting the Project, substantiating the Project's desirability.

ISSUES AND OTHER CONSIDERATIONS

- No commercial tenant will be displaced as the tenant space is currently vacant; the previous tenant's (SAGE Project, Inc.) Social Service and Assembly use vacated approximately two years ago (sometime between 2012 and 2014) and went out of business in 2015 after relocating to 68 12th Street.
- Within a 0.4-mile radius, there are six (6) other similar substance abuse treatment locations; the change of use away from this Social Service and Assembly Use will not significantly affect one's access to such services within the neighborhood.
- The property owner is seeking this Conditional Use in advance of securing a tenant in order to ease the marketability of the property.

- Since the Planning Commission's August 2, 2001 granting of Motion #[16199](#) (Record No. [2001.0641C](#)), and the December 17, 2002 granting of Motion No. [16495](#) (Record No. [2002.0958C](#)), in which the Conditional Use Authorization (both) included a Condition of Approval that required any change of use to seek a new Conditional Use, this Eastern Neighborhoods area was rezoned after an extensive multi-year land use study, affecting which uses would require a Conditional Use Authorization.

REQUIRED COMMISSION ACTION

A Conditional Use Authorization is requested to grant a change of use to an office use (principally permitted in this zoning district), and supersede in its entirety the conditions contained in Motion No.'s [16495](#) and [16199](#), thereby no longer requiring a new Conditional Use Authorization for "any change of use" or any use that is principally permitted in this zoning district.

BASIS FOR RECOMMENDATION

- The Project would activate a two-story-over-basement tenant space that has been vacant for approximately two years.
- An existing obscuring window film will be removed from the storefront as part of this Project; transparency requirements will be met.
- The Project meets all applicable requirements of the Planning Code.
- The Project is necessary, desirable for, and compatible with the surrounding neighborhood as it will enable a relatively small office tenant to occupy the Site.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Reduced Plans
Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Interior Photograph
Map of Nearby Substance Abuse Treatment Locations
Letters in Support

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | <input type="checkbox"/> Brief |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Letters in support |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

CBC

Planner's Initials

CBC I:\Cases\2015\2015-014149CUA - 1275 Mission St\ExecSum_Motion-Draft_MissionSt-1271-1275_2015-014149CUA.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other (EN Impact Fee, Sec. 423) |
| | <input type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) |

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Planning Commission DRAFT MOTION

HEARING DATE: MARCH 31, 2016

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION [303](#) OF THE PLANNING CODE TO ESTABLISH A 9,000 SQUARE-FOOT PRINCIPALLY-PERMITTED OFFICE USE (BUSINESS NOT YET DETERMINED), ON THE BASEMENT, FIRST, AND SECOND FLOORS OF AN EXISTING COMMERCIAL BUILDING PREVIOUSLY OCCUPIED BY SAGE PROJECT, INC., A SOCIAL SERVICE AND ASSEMBLY USE, LOCATED WITHIN THE MIXED USE – OFFICE ([MUO](#)) ZONING DISTRICT, [EAST SOMA](#) AREA PLAN, AND A 65-X HEIGHT AND BULK DISTRICT. ALTHOUGH THE PROPOSED OFFICE USE IS PRINCIPALLY PERMITTED IN THIS ZONING DISTRICT, THE PREVIOUSLY APPROVED CONDITIONAL USES (CASE NO. [2002.0958C](#) / MOTION NO. [16495](#); CASE NO. [2001.0641C](#) / MOTION NO. [16199](#)) INCLUDED CONDITIONS OF APPROVAL THAT REQUIRED A NEW CONDITIONAL USE AUTHORIZATION FOR ANY CHANGE OF USE.

PREAMBLE

On December 8, 2015, Sarah Fucinaro (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a **Conditional Use Authorization** pursuant to Planning Code Section [303](#) for a change of use from a vacant 9,000 square foot tenant space (previously occupied by SAGE Project, Inc., a Social Service and Assembly Use) to a principally-permitted Office use

(business not yet determined) on the basement, first, and second floors of an existing commercial building, within the [MUO](#) (Mixed Use - Office District), [East SoMa](#) Area Plan, and 65-X Height and Bulk District. Although the proposed office use is principally permitted in this zoning district, the previously approved Conditional Uses (Record No. [2002.0958C](#) / Motion No. [16495](#); Record No. [2001.0641C](#) / Motion No. [16199](#)) included Conditions of Approval that required any change of use to seek a new Conditional Use Authorization.

On March 31, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-014149CUA.

On February 2, 2016, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class-3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-014149CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The Project Site, Lot 075 in Assessor’s Block 3728, is located on the southeast side of Mission Street between 8th and 9th Streets of the Mixed Use – Office Zoning District in the South of Market neighborhood, surrounded by C-3-G, C-3-S, WMUG, RCD, and RED-MX Zoning. 1271-1275 Mission Street is developed with a 9,000 square feet two-story-over-basement Edwardian style commercial building (vacant), a rectangular-plan with reinforced concrete, topped by a flat roof. The building occupies the entirety of its 2,968 square foot lot. The primary façade faces northwest onto Mission Street and the first story is dominated by a transparent storefront to remain. There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. Motion No. [16495](#) (Record No. [2002.0958C](#) / Record No. [2002.0958V](#)) approved a Variance from the requirement for seven (7) off-street parking spaces, pursuant to Section 151 of the Planning Code, as part of the previous Social Service and Assembly Use.

3. **Surrounding Neighborhood.** The Mixed Use-Office (MUO) Zoning District runs predominantly along the 2nd Street corridor in the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Office, general commercial, most retail, production, distribution, and repair uses are principal permitted uses. The district has quick and easy transit access to downtown. The Project is within 1/4-mile walking distance of the nearest BART station (Civic Center) and the 83X, J (Rapid Network), and K MUNI bus lines. Given the site's central location, many of the City's destinations can be reached by bicycle. Cycling can be encouraged due to the site's 250-foot proximity to the 8th Street and Grove Street bicycle lanes, and 10th Street bicycle route.
3. **Project Description.** Since the Planning Commission's August 2, 2001 granting of Motion #[16199](#) (Record No. [2001.0641C](#)), and the December 17, 2002 granting of Motion No. [16495](#) (Record No. [2002.0958C](#)), in which the Conditional Use Authorization (both) included Conditions of Approval that required any change of use to seek a new Conditional Use, this Eastern Neighborhoods area was rezoned after an extensive multi-year land use study, affecting which uses would require a Conditional Use Authorization. This is a request for **Conditional Use Authorization** pursuant to Planning Code Section [303](#) for a change of use from a vacant 9,000 square foot tenant space (previously occupied by SAGE Project, Inc., a Social Service and Assembly Use) to a principally-permitted Office use (business not yet determined) on the basement, first, and second floors of an existing commercial building, within the [MUO](#) (Mixed Use - Office District), [East SoMa](#) Area Plan, and 65-X Height and Bulk District. The total floor area of the space will not change with this Project. Although the proposed office use is principally permitted in this zoning district and the building has been vacant for approximately two years (since sometime between 2012 and 2014; SAGE Project, Inc. went out of business in 2015 after relocating to 68 12th Street), the previously approved Conditional Uses (Record No. [2002.0958C](#) / Motion No. [16495](#); Record No. [2001.0641C](#) / Motion No. [16199](#)) included Conditions of Approval that required any change of use to seek a new Conditional Use Authorization.
4. **Public Comment.** The Planning Department has received two letters from nearby property owners supporting the Project, substantiating the Project's desirability.
5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Office Use.** Office uses are principally permitted within the [MUO](#) (Mixed Use - Office District), per Planning Code Section [842.66](#).

The Project includes a change of use to office from a vacant tenant space previously occupied by SAGE Project, Inc., a Social Service and Assembly use. The office use is principally permitted at all floors according to Planning Code Section [842.66](#).
 - B. **Street Frontage in Mixed Use Districts.** Planning Code Section [145.1](#) requires the following:
 - a. Off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width. Parking above the ground level shall be entirely screened from all

public rights-of-way in a manner that accentuates ground floor uses, minimizes mechanical features and is in keeping with the overall massing and architectural vocabulary of the building.

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. Pursuant to Planning Code Section [842.10](#), no off-street parking is required for non-residential uses in the Mixed Use – Office District. Motion No. [16495](#) (Record No. [2002.0958C](#) / Record No. [2002.0958V](#)) approved a Variance from the requirement for seven (7) off-street parking spaces, pursuant to Section 151 of the Planning Code, as part of the previous Social Service and Assembly Use.

- b. No more than one-third of the width or 20 feet, whichever is less, of any street frontage of a new or altered structure shall be devoted to parking and loading ingress or egress. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way. Off-street parking and loading entrances should minimize the loss of on-street parking and loading spaces.

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. There is no curb cut; no new curb cuts or exit points are proposed for vehicle parking.

- c. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above.

The first 25 feet of building depth on the ground floor would be devoted to an active use.

- d. Ground floor non-residential uses in all MUO districts shall have a minimum floor-to-floor height of 14 feet.

The existing ground floor has a height of approximately 14-feet 3-inches and is not being modified as part of this Project. This is not a “development lot.”

- e. Street-facing ground-level spaces housing non-residential active uses in shopping centers shall open directly onto the street, rather than solely into lobbies and interior spaces of the buildings. Such required street-facing entrances shall remain open to the public during business hours.

The existing façade opens directly onto the sidewalk and is not being modified as part of this Project.

- f. 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 use of dark or mirrored glass shall not count towards the required transparent area.

The existing tenant space has approximately 36 feet of frontage. At least 21.6 feet of frontage or 60% is devoted to either entrances to the building or windows. The windows will be clear and unobstructed.

- g. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75-percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The Project does not propose any decorative railings or grillwork in front of or behind ground floor windows.

- C. **Parking Requirement.** Section [151.1](#) allows up to seven percent of the gross floor area dedicated to office use in the MUO District to be provided as off-street accessory parking.

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. Pursuant to Planning Code Section [842.10](#), no off-street parking is required for non-residential uses in the Mixed Use – Office District. Motion No. [16495](#) (Record No. [2002.0958C](#) / Record No. [2002.0958V](#)) approved a Variance from the requirement for seven (7) off-street parking spaces, pursuant to Section 151 of the Planning Code, as part of the previous Social Service and Assembly Use. No new curb cuts or exit points are proposed for vehicle parking.

- G. **Conditional Use Authorization.** Planning Code Section [303\(c\)](#) 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 use or feature, 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 is desirable because it will allow use of a vacant commercial building in a central location in the SoMa neighborhood. The use is principally permitted and will add activity to a corridor and may provide customers for other businesses. The Planning Department has received two letters from nearby property owners supporting the Project, substantiating the Project's desirability.

- 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:

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

The Project allows the use of a vacant commercial building. The size and shape of the site and the size, shape, and arrangement of the building will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because substance abuse treatment locations are still available nearby (see attached map), a change from that social service use to a permitted office use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a 0.4-mile radius, there are six (6) other similar substance abuse treatment locations; the change of use away from this Social Service and Assembly Use will not significantly affect one's access to such services within the neighborhood.

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

The Project is not expected to increase traffic. All existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. All office activities would be within an enclosed building, providing ample sound insulation.

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

The Project will not alter the site's landscaping, open spaces, vehicle parking, and loading areas, service areas, and lighting. Any new signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code.

- f. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with Objectives and Policies of the General Plan, as detailed below.

- g. That the use as proposed would provide development that is in conformity with the purpose of the applicable Mixed Use - Office District.

The Project is consistent with the stated purpose of the Mixed Use – Office District in that office use is intended for this District, it will provide a compatible business for the immediately surrounding neighborhoods during daytime hours, and is principally permitted within the Mixed Use – Office District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

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

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Mixed Use – Office (MUO) District, which allows Office uses as a principally permitted use and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will fill a vacant tenant space with commercial activity, and will help maintain the diverse economic base of the City.

OBJECTIVE 3:

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

Policy 3.4:

Assist newly emerging economic activities.

The Project will introduce a new office use within the neighborhood and will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

No commercial tenant will be displaced as the tenant space is currently vacant; the previous tenant's (SAGE Project, Inc.) Social Service and Assembly use vacated approximately two years ago (sometime between 2012 and 2014) and went out of business in 2015. The Project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

EAST SOMA AREA PLAN

Objectives and Policies

LAND USE OBJECTIVE 1.1:

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.2:

Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.

LAND USE OBJECTIVE 1.4:

SUPPORT A ROLE FOR “KNOWLEDGE SECTOR” BUSINESSES IN EAST SOMA.

Policy 1.4.1:

Permit limited office space throughout East SoMa to support a flexible space for all types of office users.

ECONOMIC DEVELOPMENT OBJECTIVE 6.1:

SUPPORT THE WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

Policy 6.1.2:

Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.

Policy 6.1.3:

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

This Project is located within the Eastern Neighborhoods and would provide office use as part of a mixed-use neighborhood, consistent with its mixed-use character. The 9,000 square-foot Project would provide opportunities for smaller office tenants.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project does comply with said policies in that:

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

The Project would not affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment.

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

The Project would not adversely affect the character or diversity of the neighborhood. No changes are proposed for the façade. No residential uses exist, nor have they ever existed, on the property.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit and ride-hailing services. The location is consistent with the City's "Transit First" policy and several San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The majority of office employees are anticipated to use the several available transportation options, including transit and ride-hailing services, to and from commuter destinations and the airport. The Project is within 1/4-mile walking distance of the nearest BART station (Civic Center) and the 83X, J (Rapid Network), and K MUNI bus lines. The Project Sponsor will encourage auto-free travel. Given the site's central location, many of the City's destinations can be reached by bicycle. Cycling can be encouraged due to the site's 250-foot proximity to the 8th Street and Grove Street bicycle lanes, and 10th Street bicycle route. Given the ease and availability of several transportation options, a high level of use of automobiles by office employees for travel within the City is not anticipated.

- 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 or adversely affect any service sector or industrial businesses as the Project will occupy a vacant former social service tenant space.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The building was seismically upgraded in the early 2000s. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark or historically rated. No changes are proposed for the façade.

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

The Project will have no negative effect on existing parks and open spaces. The Project does not have an adverse effect on open spaces, access to sunlight, or vistas.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section [101.1](#)(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the 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. 2015-014149CUA** under Planning Code Section [303](#) for a change of use from a vacant 9,000 square foot tenant space (previously occupied by SAGE Project, Inc., a Social Service and Assembly Use) to a principally-permitted Office use on the basement, first, and second floors of an existing commercial building, within the [MUO](#) (Mixed Use - Office District), [East SoMa](#) Area Plan, and 65-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **January 29, 2016**, 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. 19334. 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 March 31, 2016.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:

ADOPTED: March 31, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Section [303](#) for a change of use from a vacant 9,000 square foot tenant space (previously occupied by SAGE Project, Inc., a Social Service and Assembly Use) to a principally-permitted Office use on the basement, first, and second floors of an existing commercial building, within the [MUO](#) (Mixed Use - Office District), [East SoMa](#) Area Plan, and 65-X Height and Bulk District, in general conformance with plans, dated **January 29, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2015-014149CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 31, 2016** 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. This Motion No. **XXXXX** shall grant a change of use to an office use (principally permitted in this zoning district), and supersede in its entirety the conditions contained in Motion No.'s [16495](#) and [16199](#), thereby no longer requiring a new Conditional Use Authorization for "any change of use" or any use that is principally permitted in this zoning district.

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 **March 31, 2016** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

7. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.

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

MONITORING – AFTER ENTITLEMENT

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

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

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

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

OPERATION

10. **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>
11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
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, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1271-1275 Mission Street		3728 / 075	
Case No.	Permit No.	Plans Dated	
2015-014149CUA	BPA #2015.1006.9004	1/29/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use to a principally permitted 9,000 sqft Office use (on the basement, first, and second floors of an existing commercial building) from a vacant Social Service and Assembly Conditional Use (Case No. 2002.0958C / Motion No. 16495; Case No. 2001.0641C / Motion No. 16199).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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


STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

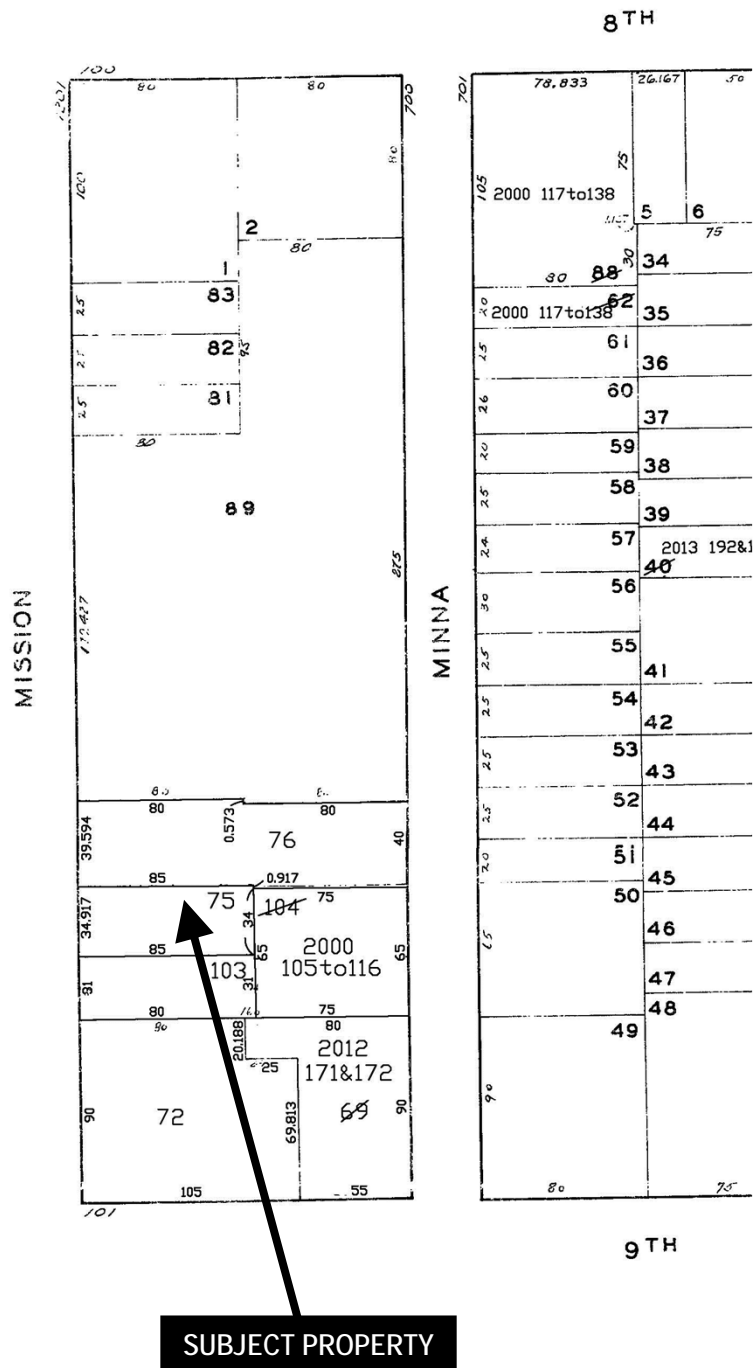
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Colin Clarke	Signature:  Colin Clarke
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Colin Clarke DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Colin Clarke, email=Colin.Clarke@sfgov.org Date: 2016.03.18 11:12:06 -07'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

Parcel Map



Conditional Use Authorization
Record Number 2015-014149CUA
1271-1275 Mission Street



Historic Block Map

SOMA RZS
SOUTH OF MARKET
REZONING STUDY
 Interim Control: 1985.237ETZ, Dates 10/24/86-3/2/88
 Planning Case No. 1988.354 ETZM
 Ord. 115-90, Date 05/06/1990

SFRA-MM SURVEY
MID-MARKET REDEVELOPMENT
SURVEY AREA
 Contact SF Redevelopment Agency
 749-2400

DTWN PLAN STUDY
DOWNTOWN PLAN STUDY AREA
 Planning Case No. 1983.510 MEZMTZ
 Ord. 414-85, Effective 10/17/1985

All lots from 180-M
 Lots 1, 83 to 180-S
 Lots 2, 81, 82, 89 to 150-S
 Lots 5-9, 11, 13, 14, 16-19, 24-29, 32, 34-62,
 68, 69, 72, 74-76, 88 to 120F

3728

100 VARA BLK. 415

REVISED '57	
REVISED	158
	169

SOMA EPD
SOUTH OF MARKET EXTENDED
PRESERVATION DISTRICT
 See Section 819
 ENTIRE BLOCK

NSR F 751092
 02/01/95

HSL 638
 SLR
 160-M
 SOMA EPD

LOTS MERGED

Lots 33 merged into Lot 7 "42"
 13 11 45
 16 11 45
 66 11 45
 70-71 11 45
 79 11 45
 74 11 45
 85 11 45
 21-22-23 11 45
 84 11 45
 15, 304 31 11 45
 774 78 11 45
 73 11 45

8TH

SUBJECT
 PROPERTY

APPROXIMATE BOUNDARIES NOTE

The hatched lines separating some of the parcels on this block represent approximate boundaries. They should not be used for legal measurement.

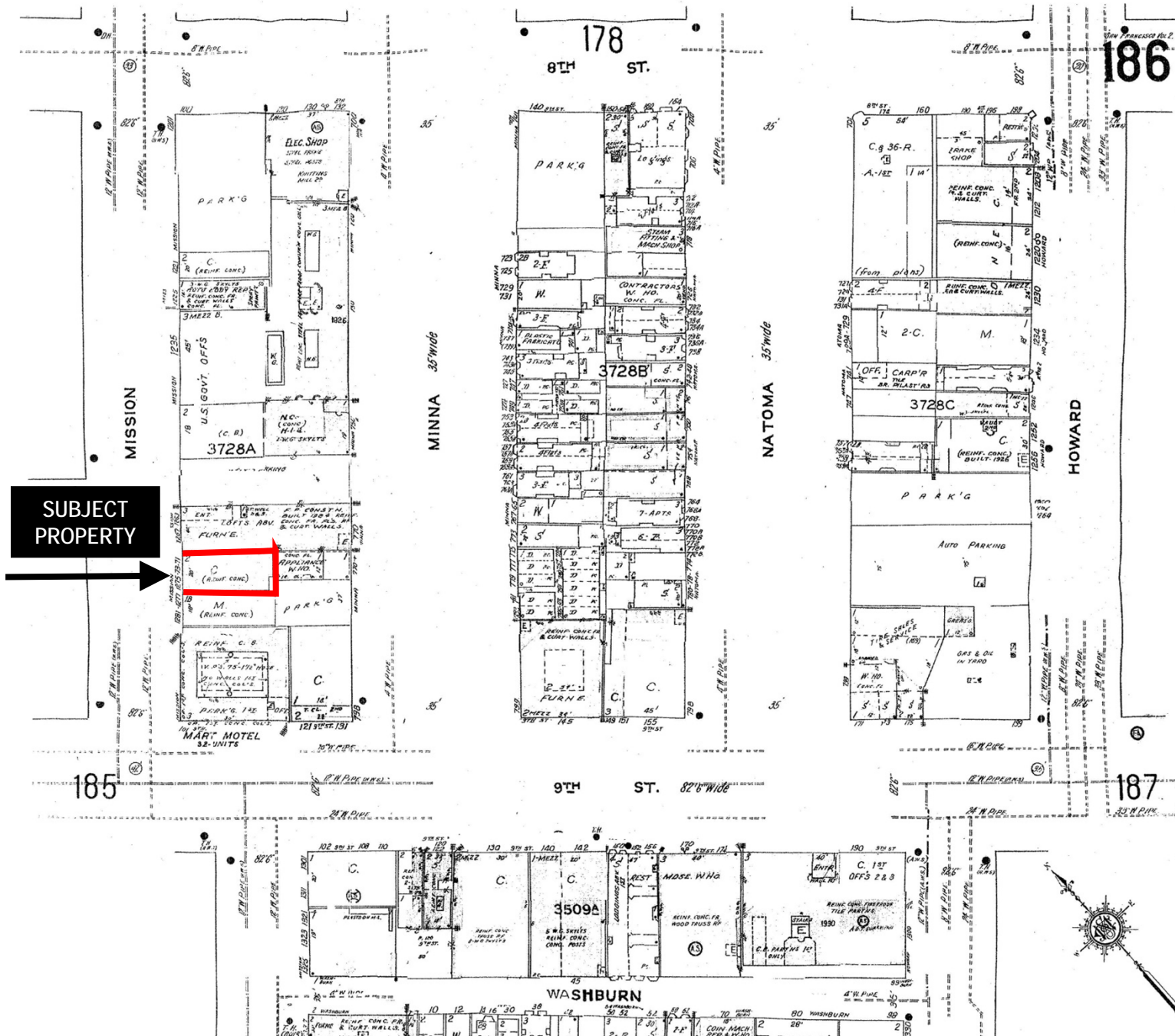
For official boundaries, please consult the maps at the Assessor's Office or use the City's GIS system.

Scale of Feet



Conditional Use Authorization
 Record Number 2015-014149CUA
 1271-1275 Mission Street

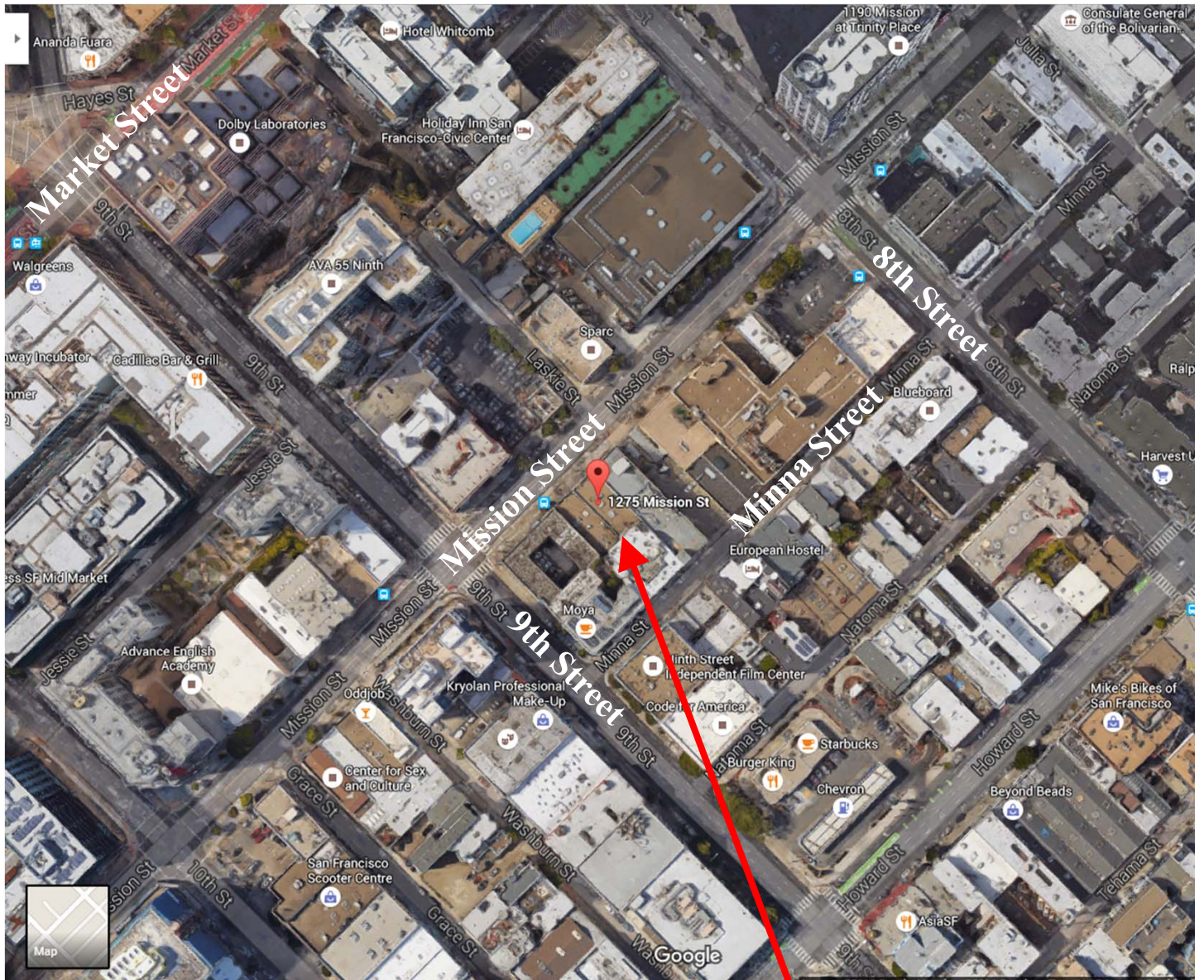
Sanborn Map*



Conditional Use Authorization
Record Number 2015-014149CUA
1271-1275 Mission Street



Aerial Photo

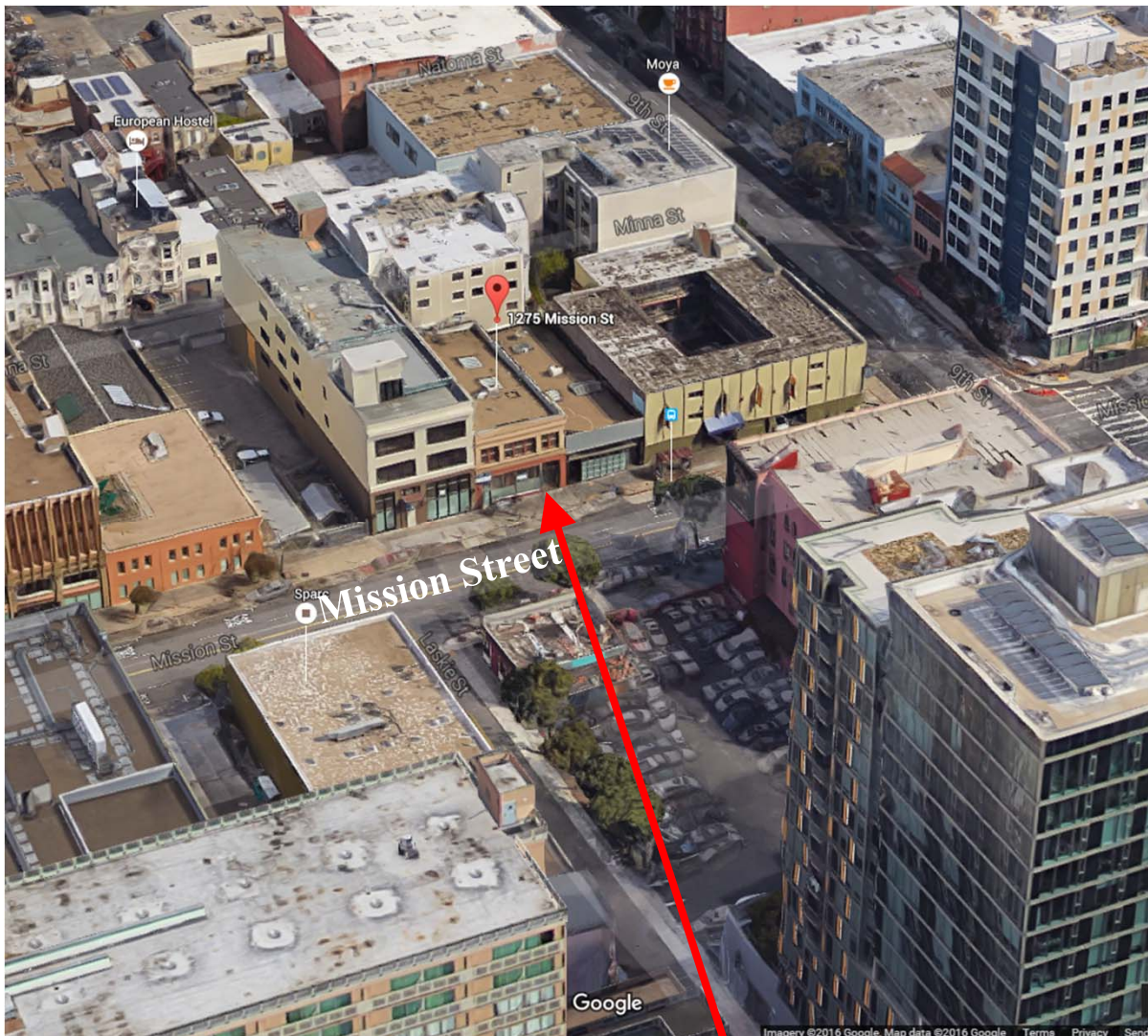


SUBJECT PROPERTY



Conditional Use Authorization
Record Number 2015-014149CUA
1271-1275 Mission Street

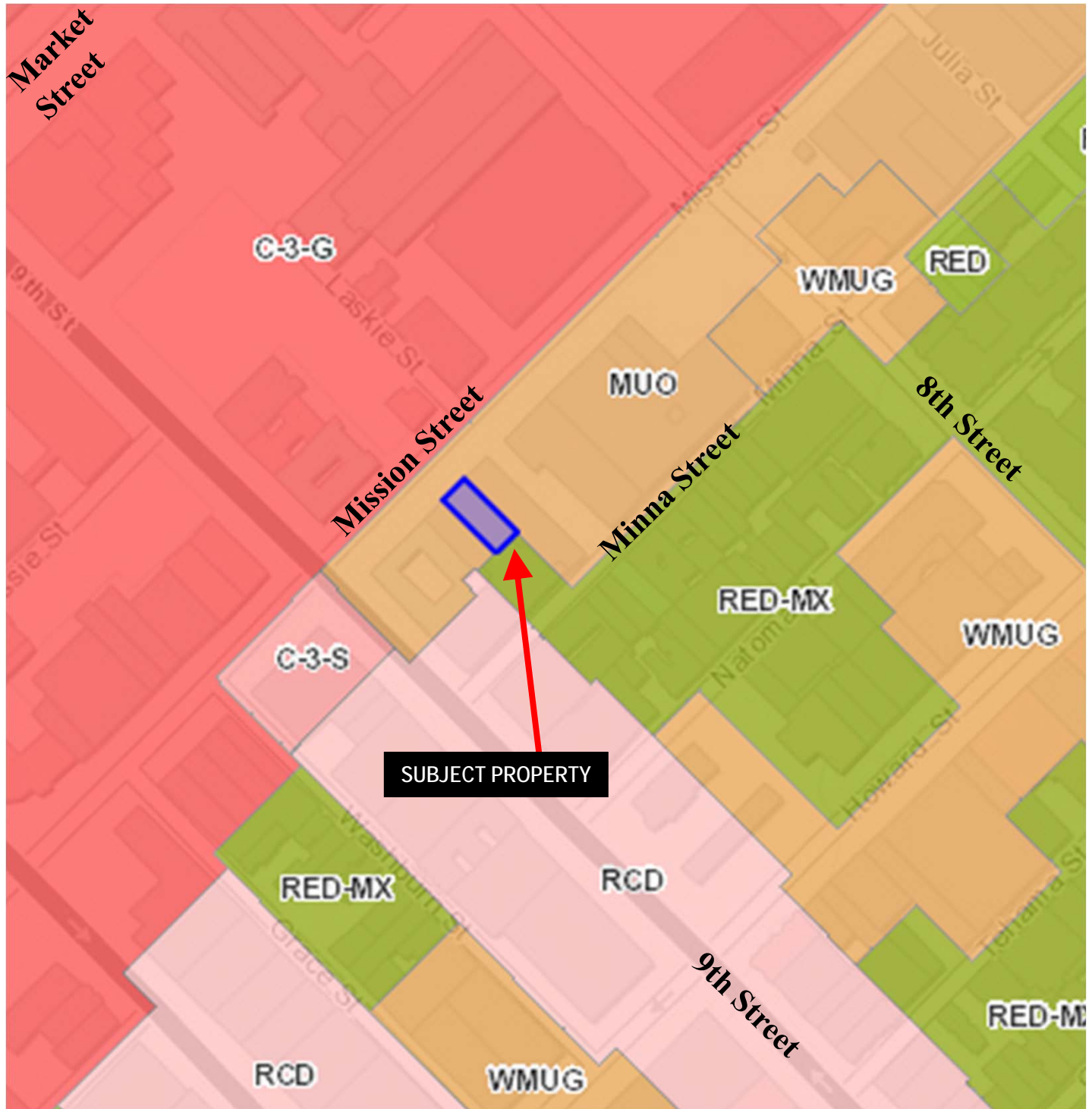
Aerial Photo



SUBJECT PROPERTY



Zoning Map

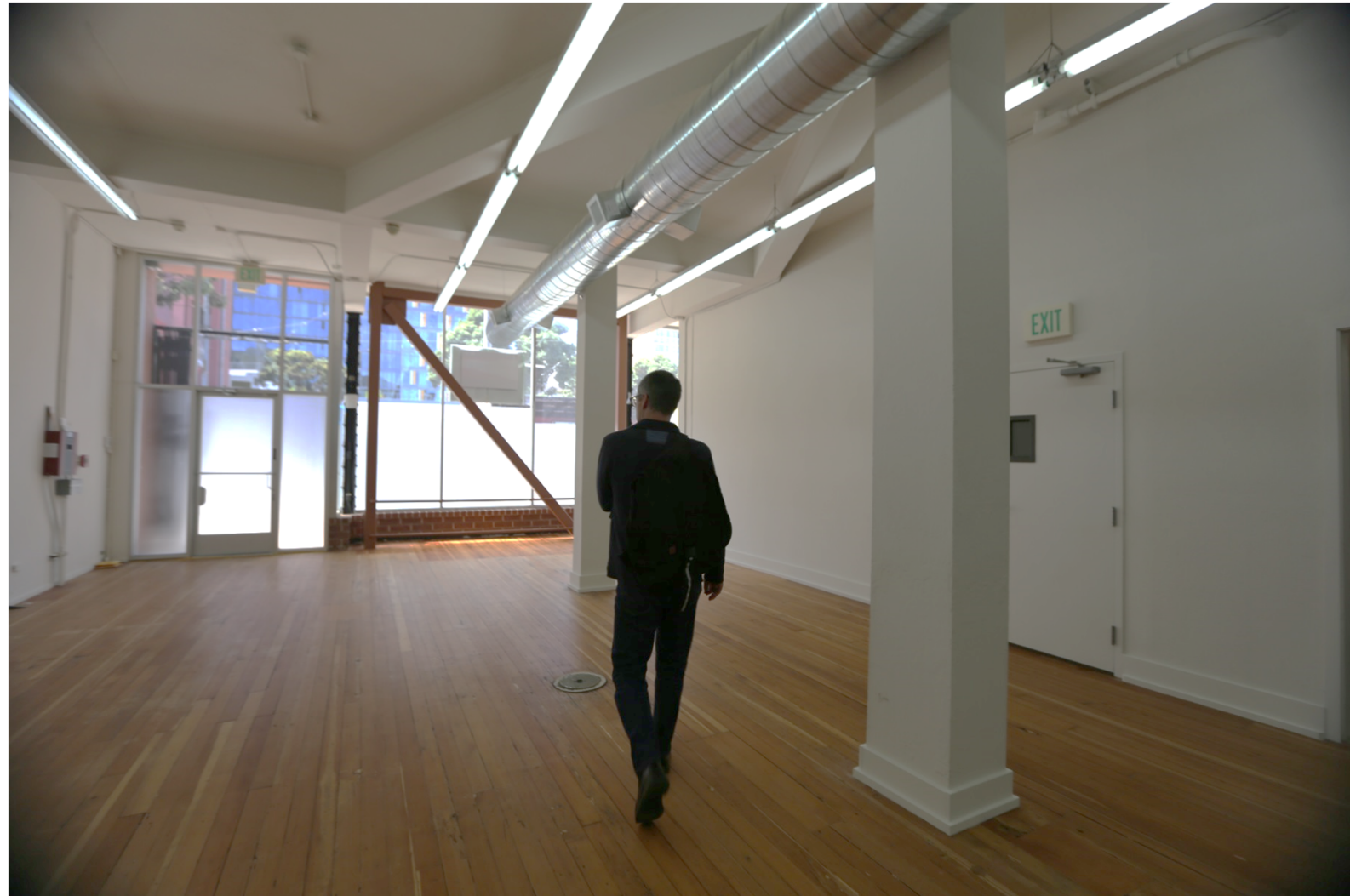


Conditional Use Authorization
Record Number 2015-014149CUA
1271-1275 Mission Street

Site Photo



Interior Photo



BOOR BRIDGES ARCHITECTURE



Below please find:

Existing substance abuse facilities and other social services located within 1 mile radius of 1275 Mission

Community Awareness & Treatment Services, 1171 Mission St, San Francisco, CA 94103 (650ft)

National Council of Alcoholism - Bay Area (NCA-BA), 1170 Market St, San Francisco, CA 94102 (1100ft)

BAART Programs Bay Area, 1111 Market St, San Francisco, CA 94102, (1300ft)

Harm Reduction Therapy Center, 45 Franklin St #320, San Francisco, CA 94102, (.4 mile)

Treatment Access Program, 1380 Howard St # 1000, San Francisco, CA 94103 (700ft)

The Stonewall Project, 1035 Market St #400, San Francisco, CA 94103 (.37 mile)

Conard House Inc, 1385 Mission St #200, San Francisco, CA 94103, (550ft)

Drug Policy Alliance, 131 10th St, San Francisco, CA 94103 (650ft)

Our Family Coalition, 1385 Mission St #340, San Francisco, CA 94103 (550ft)

Lutheran Social Services, 410 Eddy St, San Francisco, CA 94109, (.5 mile)

The Salvation Army Golden State Divisional Headquarters, 832 Folsom St, San Francisco, CA 94107 (.7 mile)

Family Service Agency of SF, 333 Turk St, San Francisco, CA 94102 (.4 mile)

San Francisco Department of Human Services, 170 Otis St, San Francisco, CA 94103 (.6 mile)

San Francisco Office of Aging, 1650 Mission St, San Francisco, CA 94103 (.5 mile)

Drug Rehab Consulting, 601 Van Ness Ave, San Francisco, CA 94102 (.5 mile)

Pacific Hills, 715 Golden Gate Ave, San Francisco, CA 94117 (.5 mile)

San Francisco Drug Rehab Group, 825 Van Ness Ave, San Francisco, CA 94109 (.6 mile)

Drug Alcohol Treatment San Francisco, 433 Turk St, San Francisco, CA 94102 (.4 mile)

Mission Council On Alcohol Abuse, 154 Capp St, San Francisco, CA 94110 (.9 mile)

St. Vincent de Paul Society, 1175 Howard St, San Francisco, CA 94103 (1000ft)

Alcoholics Anonymous, 55 Page St, San Francisco, CA 94102 (.45 mile)

The Watershed Addiction Treatment Programs, 601 Van Ness Ave #902, San Francisco, CA 94102 (.5 mile)

Al-Anon & Al-Ateen, 870 Market St #318, San Francisco, CA 94102 (.7 mile)

**SAN FRANCISCO
PLANNING COMMISSION
MOTION NO. 16495**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO AMEND THE CONDITIONS OF APPROVAL OF THE PREVIOUSLY APPROVED CONDITIONAL USE TO ALLOW THE CONVERSION OF APPROXIMATELY 3,000 SQUARE FEET OF EXISTING BASEMENT STORAGE SPACE TO ASSEMBLY AND SOCIAL SERVICE USE AND THE EXPANSION OF THE HOURS OF OPERATION, IN A SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED) DISTRICT WITH A 65-X HEIGHT AND BULK DESIGNATION, PURSUANT TO CODE SECTION 816.21.

Preamble

On September 05, 2002, Shannon Garcia, project sponsor (hereinafter "Applicant"), made application (hereinafter "Application") for Conditional Use on the property at 1271-1275 Mission Street, Lot 075 in Assessor's Block 35728 (hereinafter "Property") to allow the amendment of conditions of approval of a social service center in general conformity with plans filed with the Application and labeled EXHIBIT B (hereinafter "Project") within a SLR (Service/Light Industrial/Residential Mixed Used) District with a 65-X Height and Bulk designation.

On December 17, 2002, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2002.0958CV at which the Commission has reviewed and discussed the findings prepared and presented.

The proposed Application was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempted from the environment review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with the said determination.

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

Findings

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. Section 816 of the Planning Code (hereinafter "Code") specifies that the SLR (Service/Light Industrial/Residential Mixed Used) District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing at a scale and density compatible with the existing neighborhood.
3. Section 816.21 of the Code requires a conditional use authorization for assembly and social service uses. Code Section 890.50 further defines assembly and social service as

a public or private, nonprofit or profit making use that provides social, fraternal, counseling or recreational gathering services to the community.

4. Section 303 of the Code requires Conditional Use Authorization for any proposed modifications of previously imposed conditions. The project proposes to increase the floor area from approximately 6,000 square feet to approximately 9,000 square feet by converting the existing basement from storage use to assembly and social service use. The project also proposes to expand the hours of operation.
5. The proposal is to amend the conditions of approval of the previously approved Conditional Use to allow the conversion of approximately 3,000 square feet of existing basement storage space to assembly and social service use as defined by Planning Code Section 890.50(a). The floor area will increase from approximately 6,000 square feet to approximately 9,000 square feet as the result of the proposed conversion. The project also proposes to expand the hours of operation from 9:00 A.M. to 5:00 P.M. Monday to Friday to 24 hours a day, 7 days a week. The proposal involves no building expansion, construction, or any façade alterations to the existing structure, and retains all existing site and building characteristics.
6. Code Section 151 requires off-street parking at a rate of one space for each 500 square feet for office space where the occupied floor area exceeds 5,000 square feet and one space for each 300 square feet for outpatient clinic where the occupied floor area exceeds 5,000 square feet. The new proposal would require a total of six additional independently accessible parking spaces. The previous project had a parking deficit of 12 spaces and a parking requirement of 13 spaces, which is one more than the deficiency. However, since the previous project required only one additional parking space, it was not defined as a major addition. Therefore, no off-street parking was required. Since successive additions are cumulative, a total of seven additional spaces are required as the result of the proposed expansion. The proposal is to provide no off-street parking.
7. Under the provisions of Code Section 303, the Commission may authorize a conditional use after finding the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community. The proposed project does comply with the criteria of Code Section 303 as described below.
 - a. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community:

The Project is at a central location that is close to the Hall of Justice (District Attorney, Sheriff's Department), Department of Social Service, homeless shelters, detoxification programs, and clinics. The close proximity of the Project complements the neighborhood by providing solutions to the lack of treatment and counseling of the local substance abusers. Through SAGE's cooperative relationships with health, criminal justice, and private service providers, the Project will improve the health, safety, convenience, and general welfare of persons residing or working in the vicinity. In addition, since inception, the project has been operating with no public complaints.
 - b. The proposed use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to

property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

1. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures:

There will be no change to the nature of the site, or to the structure. No building expansion or construction is proposed.

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

The project site is well served by public transit system of both BART and MUNI. An existing public parking lot across the street, and all existing metered street parking spaces will remain.

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

The proposed use will not produce any noxious odors or emissions. No medications are used in any treatment and counseling services.

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

No additional treatment given to the existing site.

8. The Project will affirmatively promote, be consistent with, and will not adversely affect the San Francisco General Plan, including the following relevant objectives and policies:

Community Facilities

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 1

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 4

Locate neighborhood centers so they are easily accessible and near the natural center activity.

The Project not only serves to treat and counsel substance abusers but also women and children who are survivors of abuse and sexual trauma. The proposed services complements the existing neighboring Department of Social Services and help provide services to the needed in the community. The Project is easily accessible by foot or public transit systems to all neighborhood activities, such as shopping centers, libraries, schools, and health centers.

OBJECTIVE 7: DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

The proposed facilities serve clients who reside in the neighborhood. The subject property is well-served by public transit, with a BART station and a number of MUNI bus lines within a very comfortable walking distance.

South of Market

OBJECTIVE 7: PRESERVE EXISTING AMENITIES WHICH MAKE THE SOUTH OF MARKET A PLEASANT PLACE TO LIVE, WORK AND VISIT.

Policy 2

preserve the architectural character and identity of south of market residential and commercial/industrial buildings.

The Project proposes no building alteration or expansion, and requires no construction to the existing structure.

OBJECTIVE 8: IMPROVE AREA LIVABILITY BY PROVIDING ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 1

Encourage the careful location and expansion of essential neighborhood-serving community and human service activities throughout the South of Market, exclusive of the residential enclaves.

The proposed substance abuse treatment and counseling center locates near the Hall of Justice and the Department of Social Service, which provides adequate policing and care without over concentrating the existing neighborhood.

9. The proposed project will comply with the following eight Priority Policies as established in Code Section 101.1 for the Master Plan consistency and implementation:

- a. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The existing neighborhood retail uses will not be affected by the Project.

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

No physical change will be made to the façade. All existing character will remain.

- c. The City's supply of affordable housing be preserved and enhanced.

The subject property has never been used as residential units. The City's affordable housing will not be affected by this proposal.

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

The proposed use will not affect commuter traffic. The Project is near public transit services such as BART and MUNI.

- e. 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 proposed project is a social service use, so commercial office and residential development will not be affected.

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

The existing structure provides adequate seismic stability.

- g. The landmarks and historic buildings be preserved.

There are no landmarks or historic buildings involved in the proposed project.

- h. The parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect the access to sunlight or vistas from any park or open space.

- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1 in that, as designed, the Project would not be detrimental to the character and stability of the neighborhood and would constitute a beneficial development.

- 11. The Commission finds that granting the Conditional Use Authorization for the Project will promote the health, safety, and welfare of the City for the reasons set forth above.

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 hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application Number 2002.0958CV subject to the following conditions attached hereto as EXHIBIT A which are incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on December 17, 2002.

Linda Avery
Commission Secretary

AYES: Commissioners Bell, Antonini, Boyd, Feldstein, Hughes, S. Lee, and W. Lee
NOES: None
ABSENT: None
ADOPTED: December 17, 2002

EXHIBIT A

CONDITIONS OF APPROVAL

The Conditional Use Authorization herein is to amend the conditions of approval of the previously approved conditional use. The Project will implement State Proposition 36, the voter approved measure that mandates treatment for substance abusers. The proposal involves no building expansion, construction, or any façade alterations to the existing structure, and retains all existing site and building characteristics.

1. The square footage occupied for the use of a social service is limited to up to 9,000 square feet. Any increase in the use size, or any change of use at the Project Site shall require approval of a new or amended Conditional Use Authorization by the Commission.
2. The extent of construction work authorized herein is limited to that described in the plans labeled EXHIBIT B and dated 12.10.02
3. All existing street metered parking spaces shall remain.
4. The hours of operation of celebratory events shall be restricted to 8:00 a.m. to 10:00 p.m. every day of the week.
5. The project sponsor, including any and all agents or operators of the facility shall be prohibited from double-parking along Mission Street and adjacent side streets.
6. The Applicant shall provide a proposal to the reduction of criminal activity and loitering in the surrounding neighborhood. The Applicant shall provide a monitoring system for activities outside of and adjacent to the establishment.
7. The operator of the establishment shall be responsible for cleaning and sweeping the sidewalk along the Mission Street frontage each day to keep the sidewalk free of litter.
8. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until scheduled pick-up time by the disposal company.
9. Noise and light shall be contained within the premise so as not to be a nuisance to nearby residents or neighbors. Lighting shall be directed onto the Property so as not to directly illuminate adjacent properties.
10. The Applicant shall appoint a community liaison officer to deal with concerns related to the operation of this Project. The name and telephone number of such person shall be reported to the Zoning Administrator.
11. The Project Sponsor shall comply with the following applicable South of Market "Good Neighbor Policies" for programs and services for indigent transient and homeless populations:
 - a. Adequate waiting area shall be provided within the premises for clients and prospective clients such that the sidewalk is not used for queuing or waiting areas.

- b. Sufficient toilets/restrooms shall be provided for clients and prospective clients to have access to use during the hours of operation of the social service center.
 - c. The Project Sponsor shall continuously monitor waiting areas to inform prospective clients whether they can be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where they might seek similar services.
 - d. The Project Sponsor shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment.
 - e. The Project Sponsor shall prominently display and properly illuminate at all entrances to and exists from the establishment urging clients leaving the premises and neighborhood to do so in a quiet, peaceful and orderly fashion and to not loiter or litter.
12. Should implementation of this project result in complaints from neighborhood residents that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Code and/or the specific Conditions of Approval for the Project as set forth in EXHIBIT A of this Motion, the Zoning Administrator shall report such complaints to the Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Code Sections 174, 306.3, and 396.4 of the Code to consider revocation of this Conditional Use Authorization.
13. Should the monitoring of Conditions of Approval contained in EXHIBIT A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Code Section 351(f)(2).
14. Prior to the issuance of a building or site permit, the Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

**SAN FRANCISCO
PLANNING COMMISSION
MOTION NO. 16199**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO ALLOW A SOCIAL SERVICE USE AS DEFINED BY PLANNING CODE SECTION 890.50(A), IN A SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED) DISTRICT WITH A 65-X HEIGHT AND BULK DESIGNATION, PURSUANT TO CODE SECTION 816.21.

Preamble

On June 21, 2001, Norma Hotaling, project sponsor (hereinafter "Applicant"), made application (hereinafter "Application") for Conditional Use on the property at 1271-1275 Mission Street, Lot 075 in Assessor's Block 35728 (hereinafter "Property") to allow a social service center in general conformity with plans filed with the Application and labeled EXHIBIT B (hereinafter "Project") within a SLR (Service/Light Industrial/Residential Mixed Used) District with a 65-X Height and Bulk designation.

On August 02, 2001, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2001.0641C at which the Commission has reviewed and discussed the findings prepared and presented.

The proposed Application was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempted from the environment review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with the said determination.

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

Findings

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. Section 816 of the Planning Code (hereinafter "Code") specifies that the SLR (Service/Light Industrial/Residential Mixed Used) District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing at a scale and density compatible with the existing neighborhood.
3. Section 816.21 of the Code (hereinafter "Code") requires a conditional use authorization for assembly and social service uses. Code Section 890.50 further defines assembly and social service as a public or private, nonprofit or profit making use that provides social, fraternal, counseling or recreational gathering services to the community.

4. The proposal is to allow an outpatient substance abuse treatment, recovery, and counseling service. The Project will implement State Proposition 36, the voter approved measure that mandates treatment for substance abusers that went into effect on July 01, 2001. The program will be operated by SAGE Project, Inc., a non-profit agency that provides substance abuse treatment and counseling since 1995, funded by public and private agencies and services. The proposal involves no building expansion, construction, or any façade alterations to the existing structure, and retains all existing site and building characteristics.
5. Code Section 151 contains the schedule of required off-street parking spaces. Per Planning records, the existing legal commercial retail use has a parking deficit of 12 spaces. The project requires a total of 13 parking spaces as the result of the change of use, which is one more than the parking deficiency. Planning Code Section 150 states that off-street parking spaces must be provided only in the case of a major addition. A major addition, defined as any enlargement, alteration, change of occupancy or increase in intensity of use, would increase the number of off-street parking spaces required for uses other than dwelling units by at least 15 percent or five spaces, whichever is greater. Since the required parking spaces for the proposed project is less than five, no additional off-street parking spaces are required. The project proposes no off-street parking spaces.
6. Under the provisions of Code Section 303, the Commission may authorize a conditional use after finding the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community. The proposed project does comply with the criteria of Code Section 303 as described below.
 - a. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community:

The Project is at a central location that is close to the Hall of Justice (District Attorney, Sheriff's Department), Department of Social Service, homeless shelters, detoxification programs, and clinics. The close proximity of the Project complements the neighborhood by providing solutions to the lack of treatment and counseling of the local substance abusers. Through SAGE's cooperative relationships with health, criminal justice, and private service providers, the Project will improve the health, safety, convenience, and general welfare of persons residing or working in the vicinity.

- b. The proposed use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 1. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures:

There will be no change to the nature of the site, or to the structure. No building expansion or construction is proposed.

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

The project site is well served by public transit system of both BART and MUNI. An existing public parking lot across the street, and all existing metered street parking spaces will remain.

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

The proposed use will not produce any noxious odors or emissions. No medications are used in any treatment and counseling services.

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

No additional treatment given to the existing site.

8. The Project will affirmatively promote, be consistent with, and will not adversely affect the San Francisco General Plan, including the following relevant objectives and policies:

Community Facilities

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 1

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 4

Locate neighborhood centers so they are easily accessible and near the natural center activity.

The Project not only serves to treat and counsel substance abusers but also women and children who are survivors of abuse and sexual trauma. The proposed services complements the existing neighboring Department of Social Services and help provide services to the needed in the community. The Project is easily accessible by foot or public transit systems to all neighborhood activities, such as shopping centers, libraries, schools, and health centers.

OBJECTIVE 7: DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

The proposed facilities serve clients who reside in the neighborhood. The subject property is well-served by public transit, with a BART station and a number of MUNI bus lines within a very comfortable walking distance.

South of Market

OBJECTIVE 7: PRESERVE EXISTING AMENITIES WHICH MAKE THE SOUTH OF MARKET A PLEASANT PLACE TO LIVE, WORK AND VISIT.

Policy 2

preserve the architectural character and identity of south of market residential and commercial/industrial buildings.

The Project proposes no building alteration of expansion, and requires no construction to the existing structure.

OBJECTIVE 8: IMPROVE AREA LIVABILITY BY PROVIDING ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 1

Encourage the careful location and expansion of essential neighborhood-serving community and human service activities throughout the South of Market, exclusive of the residential enclaves.

The proposed substance abuse treatment and counseling center locates near the Hall of Justice and the Department of Social Service, which provides adequate policing and care without over concentrating the existing neighborhood.

9. The proposed project will comply with the following eight Priority Policies as established in Code Section 101.1 for the Master Plan consistency and implementation:

- a. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The existing neighborhood retail uses will not be affected by the Project.

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

No physical change will be made to the façade. All existing character will remain.

- c. The City's supply of affordable housing be preserved and enhanced.

The subject property has never been used as residential units. The City's affordable housing will not be affected by this proposal.

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

The proposed use will not effect commuter traffic. The Project is near public transit services such as BART and MUNI.

- e. 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 proposed project is a social service use, so commercial office and residential development will not be affected.

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

The existing structure provides adequate seismic stability.

- g. The landmarks and historic buildings be preserved.

There are no landmarks or historic buildings involved in the proposed project.

- h. The parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect the access to sunlight or vistas from any park or open space.

- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1 in that, as designed, the Project would not be detrimental to the character and stability of the neighborhood and would constitute a beneficial development.
- 11. The Commission finds that granting the Conditional Use Authorization for the Project will promote the health, safety, and welfare of the City for the reasons set forth above.

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 hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application Number 2001.0641C subject to the following conditions attached hereto as EXHIBIT A which are incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on August 02, 2001.

Linda Avery
Commission Secretary

AYES: Commissioners Baltimore, Chinchilla, Joe, Lim, Salinas and Theoharis

NOES: None

ABSENT: Commissioner Fay

ADOPTED: August 02, 2001

EXHIBIT A

CONDITIONS OF APPROVAL

The Conditional Use Authorization herein is to allow an outpatient substance abuse treatment, recovery, and counseling service. The Project will implement State Proposition 36, the voter approved measure that mandates treatment for substance abusers. The proposal involves no building expansion, construction, or any façade alterations to the existing structure, and retains all existing site and building characteristics.

1. The square footage occupied for the use of a social service is limited to up to 6,000 square feet. Any increase in the use size, or any change of use at the Project Site shall require approval of a new or amended Conditional Use Authorization by the Commission.
2. The extent of construction work authorized herein is limited to that described in the plans labeled EXHIBIT B and dated 07.25.01
3. All existing street metered parking spaces shall remain.
4. The hours of operation shall be restricted to 9:00 a.m. to 5:00 p.m. Monday to Friday.
5. The project sponsor, including any and all agents or operators of the facility shall be prohibited from double-parking along Mission Street and adjacent side streets.
6. The Applicant shall provide a proposal to the reduction of criminal activity and loitering in the surrounding neighborhood. The Applicant shall provide a monitoring system for activities outside of and adjacent to the establishment.
7. The operator of the establishment shall be responsible for cleaning and sweeping the sidewalk along the Mission Street frontage each day to keep the sidewalk free of litter.
8. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until scheduled pick-up time by the disposal company.
9. Noise and light shall be contained within the premise so as not to be a nuisance to nearby residents or neighbors. Lighting shall be directed onto the Property so as not to directly illuminate adjacent properties.
10. The Applicant shall appoint a community liaison officer to deal with concerns related to the operation of this Project. The name and telephone number of such person shall be reported to the Zoning Administrator.
11. The Project Sponsor shall comply with the following applicable South of Market "Good Neighbor Policies" for programs and services for indigent transient and homeless populations:
 - a. Adequate waiting area shall be provided within the premises for clients and prospective clients such that sidewalk are not used for queuing or waiting areas.
 - b. Sufficient toilets/restrooms shall be provided for clients and prospective clients to have access to use during the hours of operation of the social service center.

- c. The Project Sponsor shall continuously monitor waiting areas to inform prospective clients whether they can be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where they might seek similar services.
 - d. The Project Sponsor shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment.
 - e. The Project Sponsor shall prominently display and properly illuminate at all entrances to and exists from the establishment urging clients leaving the premises and neighborhood to do so in a quiet, peaceful and orderly fashion and to not loiter or litter.
12. Should implementation of this project result in complaints from neighborhood residents that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Code and/or the specific Conditions of Approval for the Project as set forth in EXHIBIT A of this Motion, the Zoning Administrator shall report such complaints to the Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Code Sections 174, 306.3, and 396.4 of the Code to consider revocation of this Conditional Use Authorization.
13. Should the monitoring of Conditions of Approval contained in EXHIBIT A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Code Section 351(f)(2).
14. Prior to the issuance of a building or site permit, the Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.



Panoramic Interests
2116 Allston Way, Suite 1
Berkeley, CA 94704
510-883-1000
info@panoramic.com

December 23, 2015

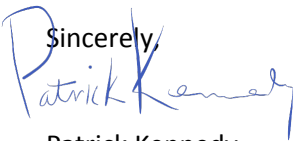
Planning Department
City and County of San Francisco
c/o Colin B. Clarke, AICP
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Letter of Support for 1275 Mission's Planning Commission Hearing

To Whom It May Concern:

As the Owner of 1321 Mission Street, I support the Change of Use request at 1275 Mission Street. 1275 Mission has sat vacant for 2 years, and it is detrimental to our neighborhood to have long-term vacancy. We welcome the renovation and productive use of the space as office as outlined by the new ownership group.

If you have any questions, please do not hesitate to contact me.

Sincerely,
A handwritten signature in blue ink that reads "Patrick Kennedy". The signature is stylized, with a large "P" and "K".

Patrick Kennedy
Panoramic Interests
Owner of 1321 Mission Street



Rubicon Point Partners, LLC
100 Montgomery, Suite 1760
San Francisco, CA 94104
(415) 500- 6400 Main
(877) 702-2738 Fax

January 26, 2016

Planning Department
City and County of San Francisco
c/o Colin B. Clarke, AICP
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Letter of Support for 1275 Mission's Planning Commission Hearing

To Whom It May Concern:

We fully support the Change of Use request at 1275 Mission Street. As the owner of 1263 Mission, we have seen 1275 Mission sit vacant for 2 years as a blight of our neighborhood. We are excited to have the new ownership team in place and seeking to activate 1275 Mission as a vibrant office building.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ani V.", with a long, horizontal flourish extending to the right.

Ani Vartanian Boladian
Rubicon Point Partners
Owner of 1263 Mission St

ABBREVIATIONS

- NUMBER OR POUND
& - AND
(E) - EXISTING
@ - AT
+/- - PLUS OR MINUS
< - LESS THAN
> - GREATER THAN
AB - ANCHOR BOLT
ABV - ABOVE
AC - ASPHALTED CONCRETE
ACT - ACOUSTICAL CLG TILE
AD - AREA DRAIN
ADD - ADDENDUM
ADDL - ADDITIONAL
ADJ - ADJUSTABLE
ADJ - ADJACENT
ADMIN - ADMINISTRATION
AFF - ABOVE FINISH FLOOR
ALT - ALTERNATE
ALUM - ALUMINUM
AMEND - AMENDMENT
AP - ACCESS PANEL
APPROX - APPROXIMATE
ARCH - ARCHITECT
AUTO - AUTOMATIC
BFE - BOTTOM FOOTING ELEV
BIT - BITUMINOUS
BKT - BRACKET
BLDG - BUILDING
BLKG - BLOCKING
BLW - BELOW
BM - BEAM
BO - BY OWNER
BOT - BOTTOM
BSMT - BASEMENT
BTWN - BETWEEN
CAB - CABINET
CANTL - CANTILEVER
CCTV - CLOSED CIRCUIT TV
CJT - CONTROL JOINT
CL - CENTER LINE
CLG - CEILING
CLR - CLEAR
CO - CASSED OPENING
COL - COLUMN
CONC - CONCRETE
CONF - CONFERENCE
CONST - CONSTRUCTION
CONT - CONTINUE/OUS
CONTR - CONTRACT/OR
COORD - COORDINATE
OPT - CARPET
OT - CERAMIC TILE
CTR - CENTER
CTSK - COUNTER-SUNK/SINK
CW - COLD WATER
D - DEPTH OR DEEP
DEG - DEGREE(S)
DEMO - DEMOLITION
DEPT - DEPARTMENT
DF - DRINKING FOUNTAIN
DIA - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DIST - DISTRIBUTION
DN - DOWN
DR - DOOR
DS - DOWNSPOUT
DW - DISHWASHER
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
ELEC - ELECTRICAL
ELEV - ELEVATION
EMERG - EMERGENCY
EQ - EQUAL
EQUIP - EQUIPMENT
EXT - EXTERIOR
FA - FIRE ALARM
FD - FLOOR DRAIN
FDN - FOUNDATION
FE - FIRE EXTINGUISHER
FH - FIRE HOSE
FIN - FINISH
FIXT - FIXTURE
FL - FLOOR
FLASH - FLASHING
FLUOR - FLUORESCENT
FRMG - FRAMING
FRN - FURNACE
FT - FOOT/FEET
FTG - FOOTING
FURN - FURNITURE
FURR - FURRING
FUTR - FUTURE
GA - GAUGE
GAL - GALLONS
GALV - GALVANIZED
GB - GRAB BAR
GEN - GENERAL
GL - GLASS
GRL - GUARD RAIL
GWB - GYPSUM WALL BOARD
H - HEIGHT/HIGH
HB - HOSE BIB
HC - HOLLOW CORE
HDOP - HANDICAP
HDR - HEADER
HDW - HARDWARE
HMA - HOLLOW METAL
HORIZ - HORIZONTAL
HR - HANDRAIL
HT - HEIGHT
HTR - HEATER
HVAC - HEATING/VENTILATING
HW - HOT WATER
HWD - HARDWOOD
ID - INSIDE DIAMETER
IN - INCH
INSUL - INSULATION
INT - INTERIOR
ISO - ISOLATION
JAN - JANITOR
JB - JUNCTION BOX
JST - JOIST
JT - JOINT
LAV - LAVATORY
LB - POUND
LBS - POUNDS (WEIGHT)
LIN - LINEAR
LOC - LOCATION OR LOCATE
LT - LIGHT

LTG - LIGHTING
M - MIDDLE
MAN - MANUAL
MATL - MATERIAL
MAX - MAXIMUM
MECH - MECHANICAL
MEMB - MEMBRANE
MEZZ - MEZZANINE
MFR - MANUFACTURER
MIN - MINIMUM
MIR - MIRROR
MISC - MISCELLANEOUS
MONO - MONOLITHIC
MTD - MOUNTED
MTL - METAL
MULL - MULLION
NA - NOT APPLICABLE
NIC - NOT IN CONTRACT
NO - NUMBER
NOM - NOMINAL
NRO - NOISE REDUCTION COEF.
NT - NOTE
NTS - NOT TO SCALE
OC - ON CENTER
OD - OUTSIDE DIAMETER
OFF - OFFICE
OH - OVERHEAD
OPP - OPPOSITE
PART - PARTITION
PED - PEDESTAL
PL - PROPERTY LINE
PLAM - PLASTIC LAMINATE
PLT - PLATE
PLWLD - PLYWOOD
PRELIM - PRELIMINARY
PRESS - PRESSURE
PT - PAINT
PVC - POLYVINYL CHLORIDE
R - RADIUS
REC - RECESSED
REF - REFERENCE
REFR - REFRIGERATOR
REG - REGISTER
REINF - REINFORCE/ED-/ING
REM - REMOVE
REQD - REQUIRED
RET - RETAINING
REV - REVISE/ REVISION
RH - ROOF HATCH
RM - ROOM
RO - ROUGH OPENING
RS - RISER
RWL - RAIN WATER LEADER
SCHED - SCHEDULE
SD - SHOWER DRAIN
SECT - SECTION
SECY - SECRETARY
SF - SQUARE FOOT
SHT - SHEET
SHTG - SHEATHING
SHWR - SHOWER
SIM - SIMILAR
SLNT - SEALANT
SM - SURFACE MOUNTED
SPEC - SPECIFICATIONS
SQ - SQUARE
SS - STAINLESS STEEL
ST - STREET
STC - SOUND TRANSMISSION
STD - STANDARD
STL - STEEL
STN - STONE
STOR - STORAGE
STRUCT - STRUCTURAL
SUPV - SUPERVISOR
SUSP - SUSPENDED
SW - SWITCH
SWD - SOFTWOOD
SYM - SYMMETRICAL
TAN - TANGENT
TEL - TELEPHONE
TEMP - TEMPERATURE
TG - TONGUE & GROOVE
THRES - THRESHOLD
TR - TREAD
TRANS - TRANSFORMER
TV - TELEVISION
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
UTIL - UTILITY
VENT - VENTILATION
VERT - VERTICAL
VEST - VESTIBULE
W - WIDTH/WIDE
WI - WROUGHT IRON
WO - WITHOUT
WC - WATER CLOSET
WD - WOOD
WH - WATER HEATER
WIN - WINDOW
WT - WEIGHT
YD - YARD

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.E.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.

2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.

3. DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.

4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL REPAIR AT OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.

6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.

7. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

8. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE 2015 UNIFORM BUILDING CODE.

9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.

10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.

11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.

13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.

14. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND ROM THE SITE. THE CONTRACTOR SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.

16. ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.

17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.

18. DIMENSIONING STANDARDS:

- HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.
- DIMENSIONS NOTED AS CLEAR OR "CLF" MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.
- VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.
- DIMENSIONS MARKED AS "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
- DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.

23. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.

24. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.

25. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.

26. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

27. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.

28. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SHEET SYMBOLS

Ref

1

Ref

1

A101

1

EXTERIOR ELEVATIONS

Ref

1

Ref

1

A101

1

INTERIOR ELEVATIONS

1

A0.1

DETAIL REFERENCE

2

A0.1

BUILDING / WALL SECTION

101

ENLARGED REFERENCE

ROOM NAME

150 SF

ROOM DESCRIPTION

A

PARTITION TYPE

CL

CENTERLINE

A

WINDOW TYPE

1

10A

DOOR NUMBER

1

ELEVATION ABOVE DATUM

1

REVISION

12

SHEET NOTE

A

KEY NOTE

A

GRID LINES

VET

MATERIAL FINISH

2"

LEVEL CHANGE

2'-1"

DIMENSIONS

1'-0" A.F.F.

CEILING HEIGHT

SHEET INDEX

SHEET NO.

SHEET NAME

A-0

GUA INDEX & SCOPE OF WORK

A-1

SITE/ROOF PLAN

A-2

BASEMENT FLOOR PLAN AND ELEVATION

A-3

FIRST AND SECOND LEVEL FLOOR PLANS

A-4

EXISTING BUILDING SECTION

LEGEND

=====

WALL TO REMAIN

WALL TO BE DEMOLISHED

=====

NEW WALL

=====

WINDOW TO REMAIN

=====

WINDOW TO BE REMOVED

A

=====

NEW WINDOW OPENING

DOOR TO REMAIN

DOOR TO BE REMOVED

NEW DOOR OPENING

AREA NOT IN CONTRACT

CONTACT INFORMATION

CLIENT:

BASKIN MANAGEMENT GROUP, LLC
125 SAN LUIS AVENUE, SAN BRUNO , CA 94066
BRYAN BASKIN: 646-274-9055

ARCHITECT:

BOOR BRIDGES ARCHITECTURE, INC.
921 LARKIN STREET, SAN FRANCISCO, CA 94109
SARAH FUCINARO: 415-241-7143

PROJECT INFO

PROJECT ADDRESS:

1275 MISSION STREET, SAN FRANCISCO, CA 94103

ASSESSORS PARCEL #

3728/075

ZONING:

MUO - MIXED USE OFFICE

(E) PLANNING DEPT. USE:

SOCIAL SERVICES

(N) PLANNING DEPT. USE:

OFFICE

BLDG. DEPT. OCCUPANCY:

OFFICE - NO CHANGE

BUILDING AREA

8,968 SF

PARCEL AREA

2968.2 SQFT.

UNITS / STORIES

2 STORIES OVER BASEMENT

AREA OF WORK:

CHANGE OF USE ONLY

FLOOR/HEIGHT FOR AREA OF WORK:

B, 1, 2

BUILDING HEIGHT:

APPROX. 32' - 4"

SPRINKLERS:

(E) BASEMENT LEVEL ONLY, NO CHANGE

CONSTRUCTION TYPE:

III-B

PARKING:

NOT (E) OR REQUIRED

GROSS FLOOR AREA (TOTAL (E) AND (N) SAME)

8,925 SQFT.

VICINTIY MAP

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE AND REGULATORY AGENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

SAN FRANCISCO AMENDMENTS TO CBCO

- CA BUILDING CODE 2013 (PART 2)
- CA ELECTRICAL CODE 2013 (PART 3)
- CA MECHANICAL CODE 2013 (PART 4)
- CA PLUMBING CODE 2013 (PART 5)
- CA ENERGY CODE 2013 (PART 6)
- CA FIRE CODE 2013 (PART 9)
- CA REFERENCE STANDARDS CODE 2013 (PART 11)
- SF GREEN BUILDING ORDINANCE

FEDERAL AMERICANS WITH DISABILITIES ACT (ADA)

- TITLE II OR TITLE III
- ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

APPLICABLE CODES

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE AND REGULATORY AGENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

SAN FRANCISCO AMENDMENTS TO CBCO

- CA BUILDING CODE 2013 (PART 2)
- CA ELECTRICAL CODE 2013 (PART 3)
- CA MECHANICAL CODE 2013 (PART 4)
- CA PLUMBING CODE 2013 (PART 5)
- CA ENERGY CODE 2013 (PART 6)
- CA FIRE CODE 2013 (PART 9)
- CA REFERENCE STANDARDS CODE 2013 (PART 11)
- SF GREEN BUILDING ORDINANCE

FEDERAL AMERICANS WITH DISABILITIES ACT (ADA)

- TITLE II OR TITLE III
- ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

SCOPE OF WORK

PLANNING DEPARTMENT:

- CONDITIONAL USE AUTHORIZATION FOR A CHANGE OF USE FROM A SOCIAL SERVICES AND ASSEMBLY USE (PER MOTION # 16495 RECORD #2002.0958C) TO A 9,000 SQUARE FEET OFFICE USE ON THE BASEMENT, FIRST AND SECOND LEVELS.

BUILDING DEPARTMENT:

- NO CHANGE OF BUILDING DEPARTMENT OCCUPANCY (B-OFFICE)
- NO WORK
- NO CHANGE TO (E) EGRESS
- SPACE IS CURRENTLY VACANT. NO CHANGE TO ADA ACCESSIBILITY PER AB-017. ACCESSIBILITY WORK SUBMITTED UNDER SEPERATE TENANT IMPROVEMENT SUBMITTAL.

1275 MISSION STREET

1275 MISSION STREET, SAN FRANCISCO, CA 94103

201514

Conditional Use Revision

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PROJECT

1275 MISSION STREET

1275 MISSION STREET, SAN FRANCISCO, CA 94103

NUMBER

201514

CONTACT

SARAH FUCINARO: 415-233-7143

OWNER

BRYAN BASKIN: 646-274-9055

APN

3728/075

CUA INDEX & SCOPE OF WORK

A-o

B O O R
BRIDGES
ARCHITECTURE

921 Larkin Street
San Francisco, CA 94109

415 241 7160

415 241 7164

boorbridges.com

LICENSED ARCHITECT
BETH BOOR
NO. C-29019
EXP. FEB. 2017
STATE OF CALIFORNIA

NORTH

ISSUE

01-29-2016

Conditional Use Revision

12-01-2015

Conditional Use Authorization

2015 Boor Bridges Architecture, Inc.

PROJECT

1275 MISSION STREET

1275 MISSION STREET, SAN FRANCISCO, CA 94103

NUMBER

201514

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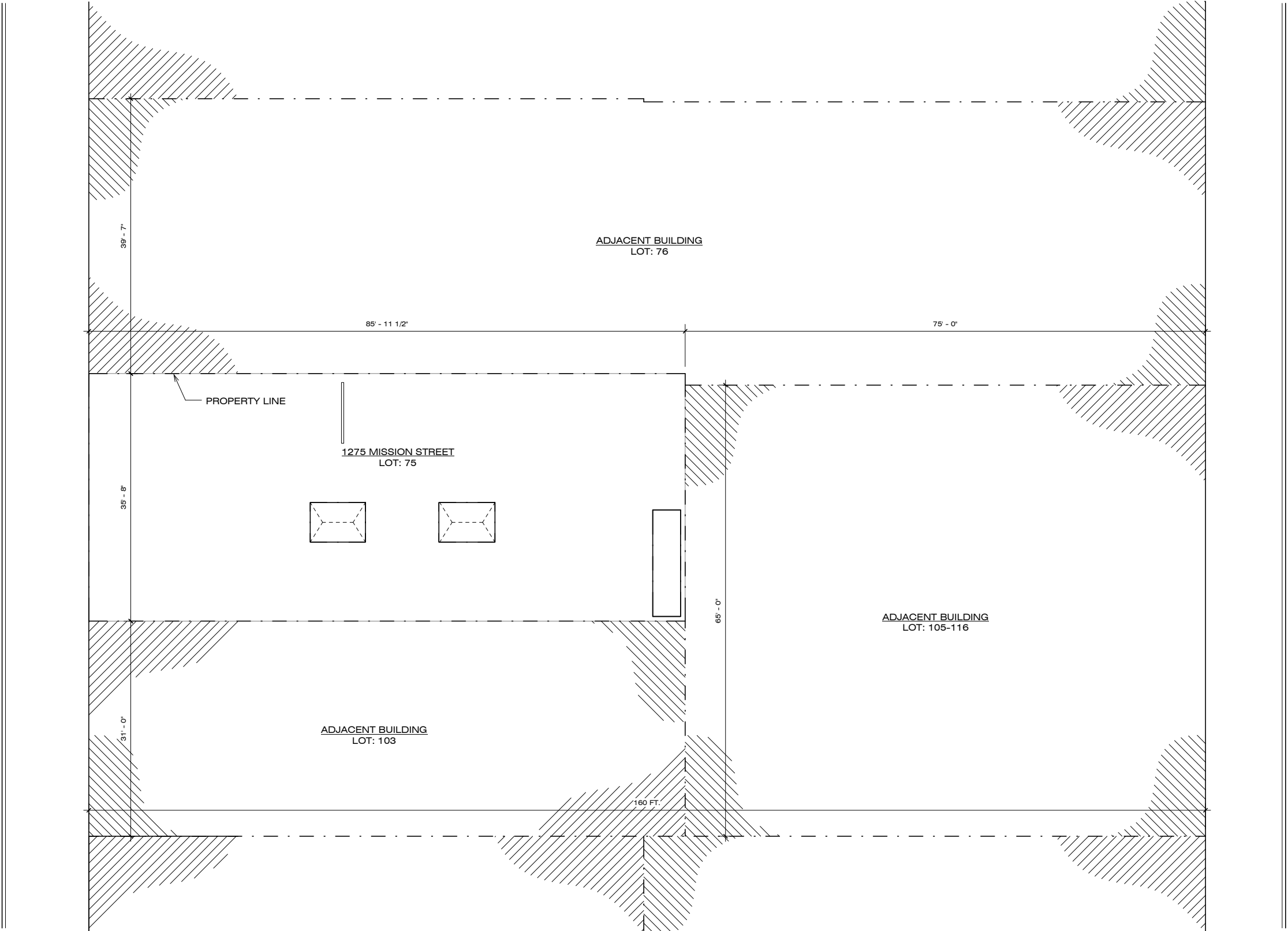
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MISSION STREET



1 SITE/ROOF PLAN
1/8" = 1'-0"

MINNA STREET



MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW boorbridges.com



NORTH



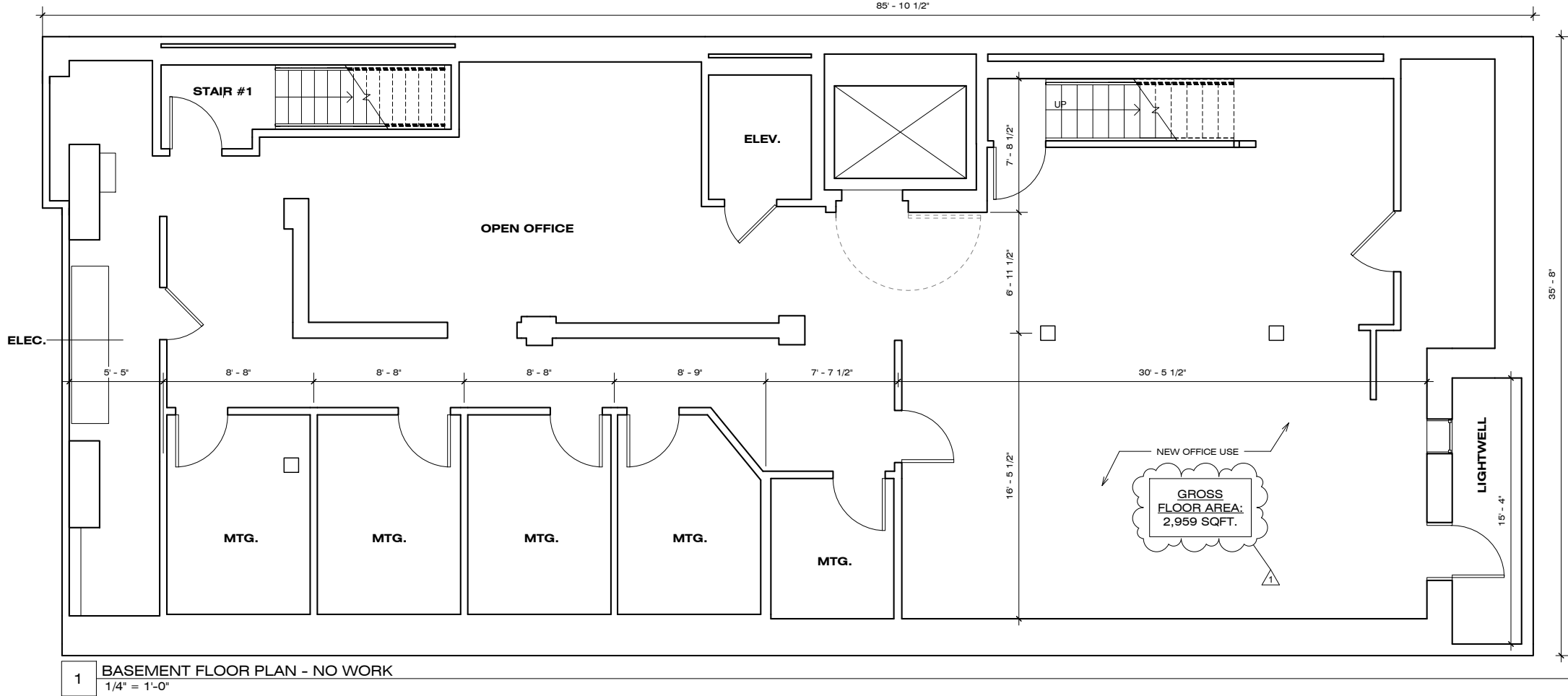
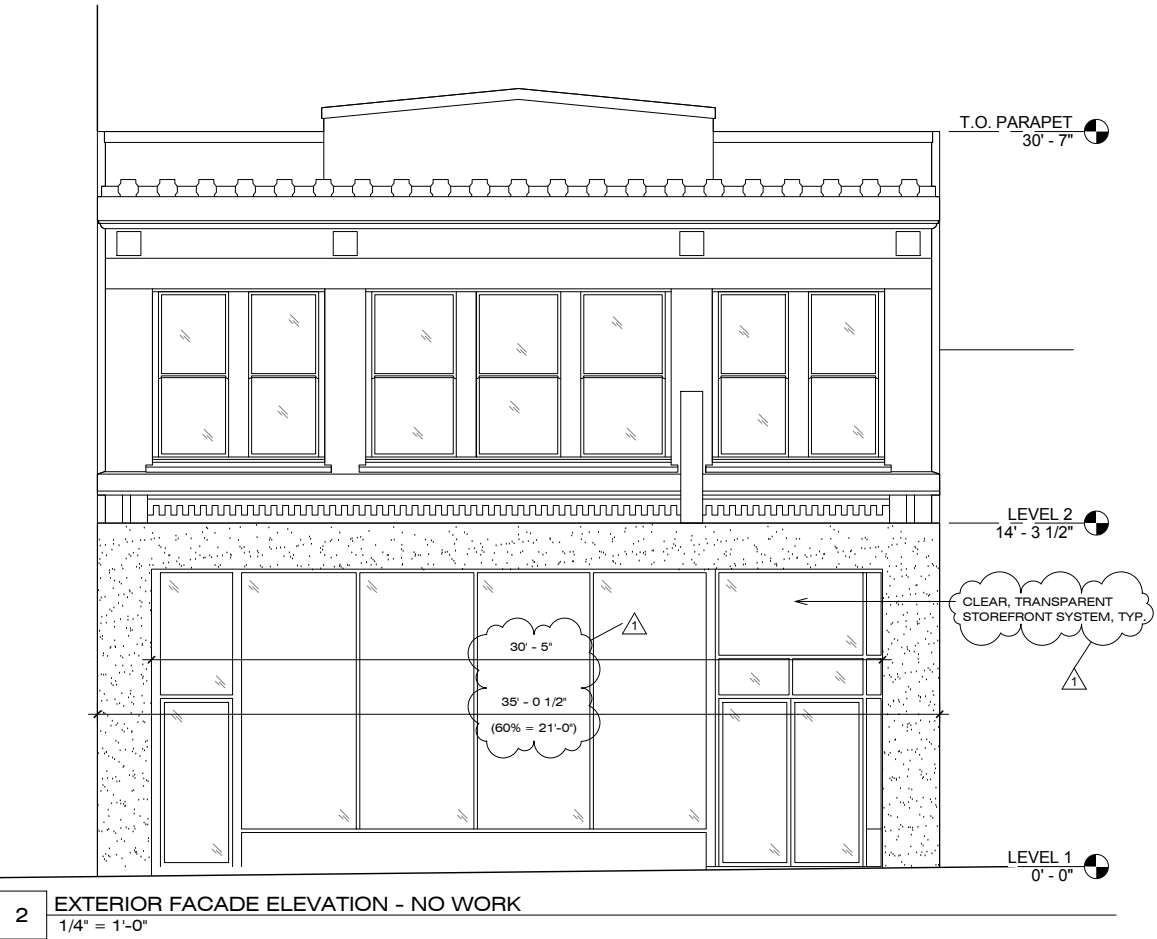
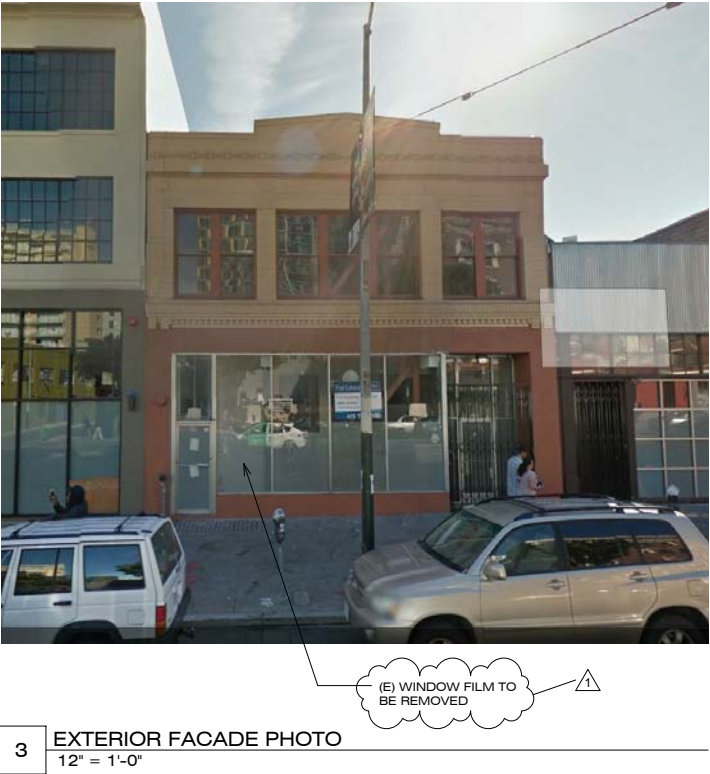
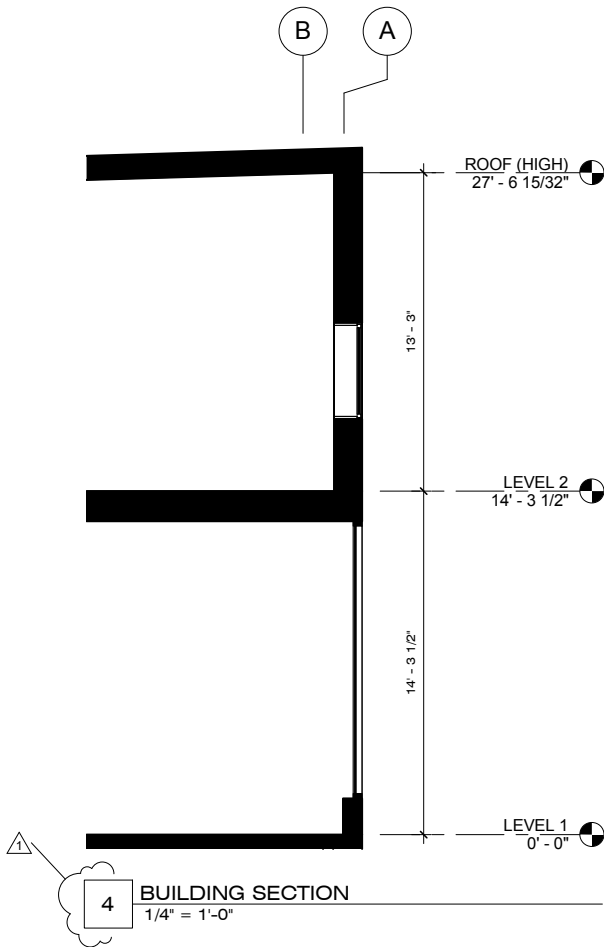
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SAN FRANCISCO, CA
94103
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SITE/ROOF PLAN

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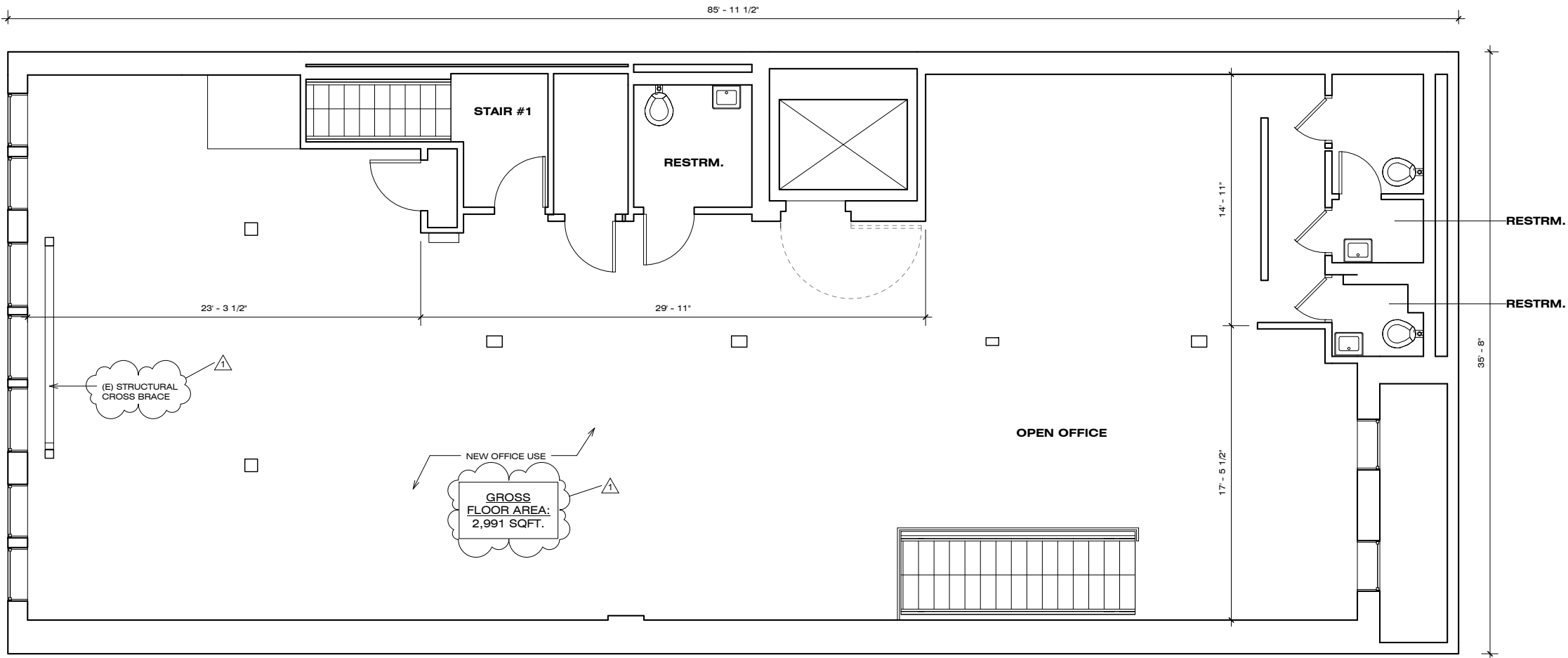
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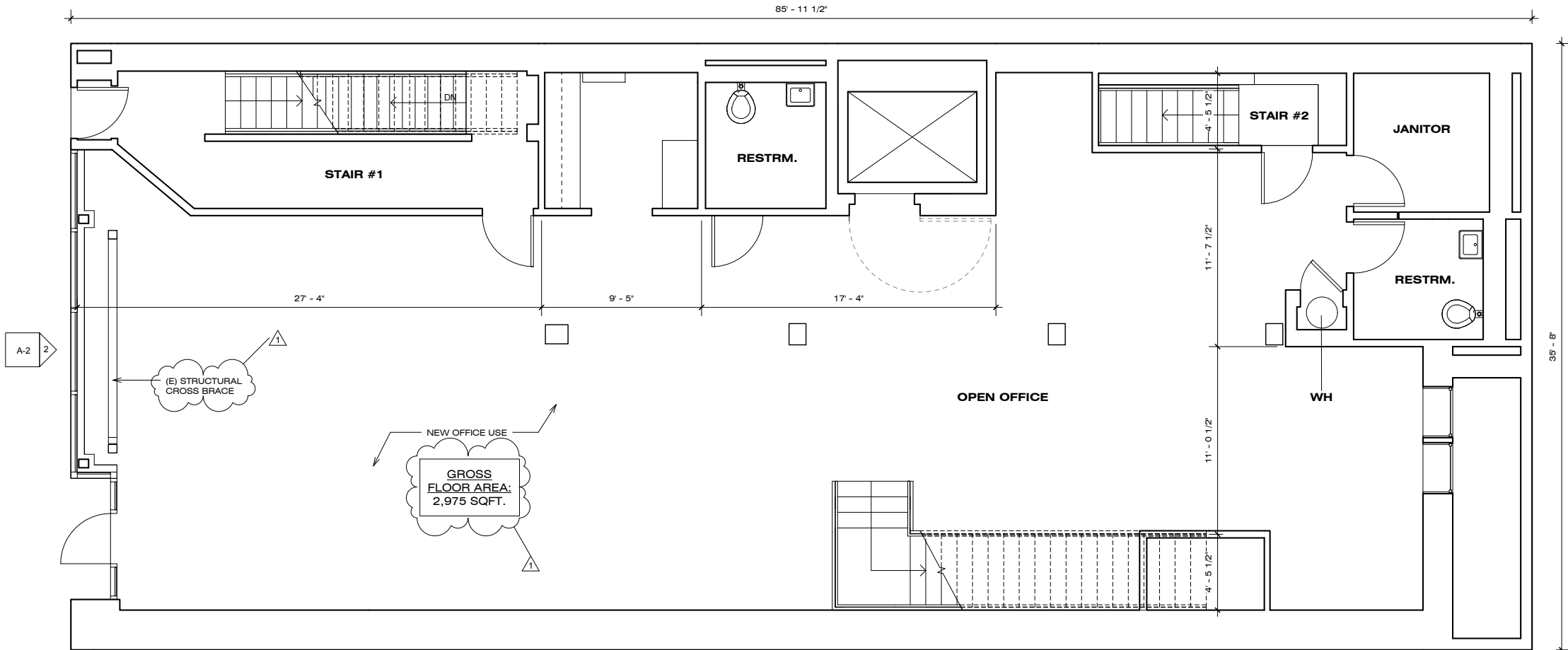
BASEMENT FLOOR PLAN AND
ELEVATION

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2 LEVEL 2 FLOOR PLAN - NO WORK
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN - NO WORK
1/4" = 1'-0"

BOOR BRIDGES ARCHITECTURE

MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW boorbridges.com



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FIRST AND SECOND LEVEL FLOOR
PLANS

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