



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization/Planned Unit Development

HEARING DATE: JANUARY 16, 2020

*Record No.:* 2017-005154CUA  
*Project Address:* 1300 COLUMBUS AVENUE  
*Zoning:* C-2 (Community Business) Zoning District  
40-X Height and Bulk District  
Waterfront 2 Special Use District  
*Block/Lot:* 0083/005, 004  
*Project Sponsor:* Jody Knight  
Reuben, Junius & Rose, LLP  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* CFW 55 Owner, LLC  
7121 Fairway Dr, #410  
Palm Beach Gardens, FL 33418  
*Staff Contact:* Carolyn Fahey – (415) 575-9139  
[Carolyn.Fahey@sfgov.org](mailto:Carolyn.Fahey@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project would construct a four-story 87,620 square-foot, 40-foot tall, 174 room hotel addition with 8,100 square feet of ground floor retail. The project includes 166 existing below-grade off-street parking spaces, which includes 3 new car-share parking spaces, 18 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. The Project includes 10,648 square feet of common open space via roof deck and two internal courtyards.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2, 303, and 304 to expand the existing hotel use and allow a PUD for a minor deviation from the method for measuring height.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
  - **Support/Opposition:** As of the writing of this report, the Department has received two emails in opposition to the project.
- **Design Review Comments:** The Department is supportive of the project for the following reasons:

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- Direct access to retail on North Point Street is provided; human-scale materials and those that are compatible with the district are used; and upper floors are activated; the façade along North Point Street is modulated; and on-site electrical transformers are located in underground vaults.
- A bulb out on Leavenworth Street and Columbus Avenue is provided; street improvements on the private street on the parcel adjacent to the site (Block 0023, Lot 004) is provided; pedestrian safety is prioritized at the driveways to the porte-cochere; tour bus loading is off-street; and appropriate transformer, trash, and lighting schemes are included.

## **ENVIRONMENTAL REVIEW**

On October 30, 2019 the Planning Department issued a Notice of Availability and Intent to Adopt a Mitigated Negative Declaration and published a Preliminary Mitigated Negative Declaration (PMND) for the project that included a Mitigation Monitoring and Reporting Program (MMRP) which is included as a Condition of Approval for the project and Exhibit C. The comment period for the PMND expired on November 19, 2019. On November 20, 2019, the Planning Commission found the Mitigated Negative Declaration (MND) reflected the independent analysis and judgment of the Planning Department and affirmed the decision to issue an MND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. The Final Mitigated Negative Declaration was issued on November 20, 2019 and is available online at <https://sfplanning.org/environmental-review-documents>. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2017-005154ENV, at 1650 Mission Street, San Francisco, California.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the NorthEastern Waterfront Area Plan and the Objectives and Policies of the General Plan. The Project updates an underutilized property by removing substantial surface parking, increases hotel room capacity in the area, and provides improved streetscape and street-level activation. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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**ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION AND PLANNED UNIT DEVELOPMENT TO EXPAND THE EXISTING HOTEL USE PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303, AND TO ALLOW A MINOR DEVIATION FROM THE MEASUREMENT OF HEIGHT PER PLANNING CODE SECTION 304 FOR A PROJECT LOCATED AT 1300 COLUMBUS STREET, LOT 005, IN ASSESSOR'S BLOCK 2083, WITHIN THE C-2 (COMMERCIAL BUSINESS) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PROJECT WOULD CONSTRUCT AN APPROXIMATELY 87,620 SQUARE FOOT, FOUR-STORY, 40-FT TALL, ADDITION. THE PROJECT INCLUDES 174 HOTEL ROOMS (TOTAL OF 516 ROOMS) AND 8,100 SQUARE FEET OF GROUND FLOOR RETAIL.**

### PREAMBLE

On October 23, 2018, Jody Knight of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2017-005154CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a four-story, 40-ft tall, hotel building with 174 hotel rooms (hereinafter "Project") and 8,100 square feet of ground floor Retail at 1300 Columbus Street, Block 2083, Lot 005 (hereinafter "Project Site").

On October 30, 2019, the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until November 19, 2019; and

On October 30, 2019, the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until November 19, 2019; and

On January 16, 2020, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

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

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2017-005154ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

On January 16, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-005154CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-005154CUA/TDM is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-005154CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:



## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project would construct a new four-story 87,620 square-foot, 40-foot tall, 174 room hotel addition with 8,100 square feet of ground floor retail. The project includes 166 existing below-grade off-street parking spaces, which includes 3 new car-share parking spaces, 18 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. The Project includes roughly 8,250 square feet of common open space via roof deck and two internal courtyards.
3. **Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 88,203 square feet), which have approximately 322-feet of frontage along North Point Street and 137-feet of frontage along Columbus Avenue. The Project Site contains one existing four-story hotel building, measuring 249,350 square feet. Holiday Inn recently vacated the existing hotel building to allow for refurbishment of the existing hotel rooms. . The reopened hotel is run by Hotel Caza, a boutique hotelier.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-2 Zoning District in the Waterfront 2 Special Use District. The immediate context is predominately commercial in character with some residential use. The immediate neighborhood includes four-story commercial hotel with ground floor retail to the north, a public park (Joseph Conrad Mini Park) and mixture of two-to-four story retail and residential properties to the west, a four-story commercial hotel with ground floor retail to the south across North Point Street, and five-story commercial hotel to the east. Joseph Conrad Mini Park occupies the majority of the block face on the west side of Leavenworth Street between Beach Street and Columbus Avenue. The project site is located within the boundaries of the Waterfront 2 Special Use District. Other Zoning Districts in the vicinity of the project site include: RH-3 (Residential-House, Three Family), NC-1 (Neighborhood Commercial-Cluster), RM-3 (Residential-Mixed, Medium Density), and P (Public).
5. **Public Outreach and Comments.** As of the drafting of this report, the Planning Department has received two messages from neighbors on December 18, 2019.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Hotel.** Planning Code Section 210.1 states that the Hotel use is conditionally permitted in the C-2 Zoning District, as defined by Planning Code Sections 102 and 303.

*The Project Sponsor proposes 174 rooms (79,520 square feet) of additional hotel rooms, to the existing 342 rooms (249,350 square feet), for a total of 516 rooms (336,970 square feet).*

*The Project is anticipated to create 20 new hotel jobs, as well as jobs in retail. The Project Sponsor will comply with the First Source Hiring Program, ensuring certain positions are offered to local residents. The Project sponsor also expects that a sizable portion of its new hires will be local, minimizing effects on the demand for new housing, public transit, childcare, and other social services.*

*The project site is well-served by numerous public transit options and accessible via bicycle and foot. It will have sufficient Class 1 bicycle parking spaces for the anticipated number of hotel and retail employees.*

*Project Sponsor intends to hire a large number of local residents for the Project's construction work, and for the hotel's operation. (See Section 10 for Section 303(g) Hotel findings.)*

- B. **Retail Sales and Service Uses.** Planning Code Section 210.1 states that the Retail Use is principally permitted in the C-2 Zoning District, as defined by Planning Code Section 102.

*The Project Sponsor proposes 8,100 square feet of ground floor, street facing retail space. The current proposal shows three tenant spaces, with the ability to further partition to create another retail space if desired.*

- C. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

*The Project Sponsor filed its first Development Application on 5/25/2017 and is therefore required to achieve 75% of the point target established in the TDM Program Standards. The project is required to achieve 10 points (75% of 13) and as currently proposed, the Project will achieve 13 points through the following TDM measures:*

- *Parking Supply, Option K*
- *Bicycle Parking, Option A*
- *Car-share Parking, Option A*

7. **Height.** Planning Code Section 304 allows minor deviations from the measurement of height in the C-2 Zoning District:
8. **Planned Unit Development Findings.** Planning Code Section 304 establishes criteria for the Planning Commission to consider when reviewing applications for Planned Unit Developments. On balance, the project complies with said criteria in that:

- (1) Affirmatively promote applicable objectives and policies of the General Plan;

*This is discussed above under Conditional Use Criteria (Section 9 of this document).*

- (2) Provide off-street parking appropriate to the occupancy proposed and not exceeding principally-permitted maximum amounts;

*The Project proposes 166 off-street parking spaces, reduced from the 220 currently at the Site. Hotel guests in San Francisco have steadily moved away from driving or renting cars when they visit the City, instead relying on walking, bicycling and ride share options. Many of the current 220 spaces sit vacant consistently, and it is anticipated that 166 parking spaces is entirely sufficient for the proposed expanded hotel.*

- (3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

*Open space is not specifically required by the Code. However, a small roof deck will be provided.*

- (4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

*Not applicable; The Project does not propose residential units.*

- (5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

*Not applicable; The Project is not in an R District.*

- (6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

*The Project proposes a minor deviation from the provisions for measurement of height. The distance between the midpoint on Columbus and the point on Beach perpendicular to that point on Columbus is 347 feet, 2 inches. When a line is drawn at the mid-point of 173 feet, 7 inches parallel with Columbus, a portion of the top floor of the new addition on North Point Street would be beyond the line parallel to Columbus. This would result in a top floor in which the old and new portions of the building cannot connect on half the building. It would also result in the loss of hotel rooms and create an unseemly gap in the top floor facade. Moreover, the gap in the building would provide no benefit for the street front or surrounding properties. Therefore, the Project seeks to extend the line for downslope measurement to allow the addition as proposed.*

*The proposed method of measurement responds to the unusual site configuration, with five frontages that are not parallel to one another. It also responds to limitations on the massing of the Project, which requires combining circulation between the new and old portions of the building, while allowing light to the hotel rooms. This is in line with the intent of Section 260 to limit building height that negatively impacts surrounding properties by not allowing an indefinite downslope measurement. Here the unusual site configuration means that although a portion of the North Point area of the addition is technically beyond the halfway point of a line parallel with Columbus, the additional height a PUD permits is minimal and has no negative impact on the surrounding area. In fact, denial of the PUD would result in an unsightly gap in the fourth floor street front.*

- (7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

*Not applicable; The Project is not in an NC District.*

- (8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

*Not applicable; The Project is not in an NC District.*

- (9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation;

*Not applicable; The Project is not in an RTO or NCT District.*

- (10) Provide street trees as per the requirements of Section 138.1 of the Code; and

*The Project proposes the maximum number of street trees that can be provided given existing utilities. Six new street trees will be added as part of the project.*

- (11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is not subject to ground floor setbacks, but provides sufficient landscaping and permeable surfaces to fulfill this requirement where applicable.*

9. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

*The Project will replace surface parking with revenue-generating hotel rooms and neighborhood-serving retail. The size and intensity is compatible with the neighborhood, and is desirable, as the area is in need of both additional hotel rooms and retail. With the new addition, the building remains well within FAR guidelines.*

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

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

*The Site is currently underutilized, with surface parking and a little-used pool taking up a significant portion of the large lot. The Project makes use of surface parking to create more hotel rooms, retail, and a more unified design. These improvements will activate the street and provide desirable and appropriately-scaled hotel and retail spaces.*

- (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 retains existing off-street materials loading in the rear alley and passenger loading at the porte cochere, which are sufficient to support additional guests and traffic. Moreover, because many guests access the Property on foot or by public transportation, there is expected to be a minimal impact on traffic patterns. The Project is two blocks from the Jones and Beach Streets Streetcar station, 1.6 miles from the Montgomery Bart and Muni station, and near multiple bus lines.*

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

*The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor, and will provide proper venting for the space in compliance with the San Francisco Building Code standards.*

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

*The Project will upgrade the exterior of the existing building and remove unattractive surface parking. Signage will comply with the Planning Code and Performance Based Design Standards.*

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

*The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, specifically the NorthEastern Waterfront Area Plan and Commerce and Industry Element and the Urban Design Element of the General Plan as follows:*

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

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

*According to the Preliminary Mitigated Negative Declaration (PMND), project-related employment would amount to a citywide employment increase of less than one (1) percent. In the context of projected citywide employment growth, the potential increase in employment from the project would be minimal compared to the total employment expected in San Francisco and the greater San Francisco Bay Area. The minor increase in employment would not generate a substantial demand for additional housing in the context of citywide employment growth nor would it be beyond employment and housing projections considered as part of citywide planning efforts. The project is anticipated to create 43 full-time jobs (20 hotel service and 23 retail employees). The project sponsor will comply with the First-Source Hiring Program, ensuring certain positions are offered to local residents, which is anticipated to minimize potential negative impacts on the demand for new housing, public transit, childcare, and other social services. The subject property is well-served by numerous public transit options, and is accessible by bicycle and by foot. The project is also in close proximity to regional transit options.*

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

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

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

*Hausrath Economics Group prepared a market demand study for the proposed hotel on November 29, 2018. The study states that San Francisco Bay Area is one of the strongest lodging markets in the United States, with occupancy rates at 83.3 percent in 2017, with a 0.2% decrease in supply and a 2.7% decrease*

*in demand, but an increase of 1.4% in direct visitor spending and an increase of 1.6% in visitor volume. The study demonstrates that San Francisco continues to rank in the top three among the top 25 visitor markets in the US. The study indicates that the Project is in line with room rate trends for Upper Midscale and Upscale hotels in Fisherman's Wharf and throughout San Francisco. CBRE's projected stabilized occupancy for the Project is slightly higher than its stabilized estimate for the competitive market.*

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

## **URBAN DESIGN ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### **Policy 1.5**

Emphasize the special nature of each district through distinctive landscape and other features.

*The Project proposal adds and updates landscaping where physically possible.*

#### **Policy 1.6**

Make centers of activity more prominent through design of street features and by other means.

*The addition of street facing retail spaces along the North Point Street frontage activates the frontage and generates activity in the area.*

#### **Policy 1.10**

Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.

*The Project adds street bike parking and new street trees.*

#### **OBJECTIVE 2:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### **Policy 2.7**

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

*The proposal to remove the existing surface parking and replace it with a four-story addition with ground level, street facing retail space updates an out-of-date building typology, thereby positively contributing to the area's visual form and character.*

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**Policy 4.13**

Improve pedestrian areas by providing human scale and interest.

*The current building has no street level activation. The Project proposal activates the North Point Street and Columbus Avenue frontage with ground floor retail, adds landscaping, street trees, and bike parking, and utilizes the private alleyway for passenger loading.*

**COMMERCE AND INDUSTRY ELEMENT**

**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 which has substantial undesirable consequences that cannot be mitigated.

*The Project will affirmatively support this Policy by adding additional hotel rooms, creating approximately 20 new hotel jobs plus employment in the ground floor retail, and increasing hotel capacity in the City.*

**Policy 1.3**

Locate commercial and industrial activities according to a generalized commercial and industrial 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 proposes to maintain and expand the existing hotel, attracting additional income for the City and providing hotel capacity for local businesses in an area accessible to both Fisherman's Wharf and the Financial District.*

**OBJECTIVE 3:**

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

**Policy 3.1**

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

*The Project will promote this policy, as it will create job opportunities for unskilled and semi-skilled workers during both construction and operation.*

**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.

*The Project would provide neighborhood-serving retail in an area lacking in street life and neighborhood-serving goods and services.*

**NORTHEASTERN WATERFRONT AREA PLAN**

**LAND USE**

**Objectives and Policies**

**OBJECTIVE 10:**

TO DEVELOP THE FULL POTENTIAL OF THE NORTHEASTERN WATERFRONT IN ACCORD WITH THE UNUSUAL OPPORTUNITIES PRESENTED BY ITS RELATION TO THE BAY, TO THE OPERATING PORT, FISHING INDUSTRY, AND DOWNTOWN; AND ENHANCE ITS UNIQUE AESTHETIC QUALITIES OFFERED BY WATER, TOPOGRAPHY, VIEWS OF THE CITY AND BAY, AND ITS HISTORIC MARITIME CHARACTER.

**Policy 10.4**

In major pedestrian areas (such as the Fisherman's Wharf and Ferry Building subareas), develop generally continuous ground floor retail or other pedestrian-oriented uses.

*The Project complies with this policy by replacing surface parking with new ground floor retail directly accessible from the street-front along most of the new frontage. Orienting the new retail towards the street will encourage pedestrian access and use.*

**Policy 10.28**

Prohibit the use of reflective glass. Use flat glass skylights and discourage the use of dark tinted glass to increase transparency in highly visible areas.

**Policy 10.31**

Conceal or otherwise limit views of any mechanical equipment, pipes, ducts and antennas, on roof surfaces. Avoid shiny or highly polished materials on roof surfaces and facades.

*The new retail spaces will use large windows with transparent glass to create pedestrian interest. The Project will limit views of mechanical equipment.*

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

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

*Not applicable; the current site does not have neighborhood-serving retail.*

- 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 positively contributes to existing neighborhood character by removing surface parking and activating street frontages with ground floor retail.*

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

*Not applicable; The Project does not impact housing affordability.*

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

*The Project includes a TDM.*

- 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.

*Not applicable; The Project does not displace existing industrial or service sectors; The Project does not impact resident employment and ownership in industrial or service sectors.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

*Although the Project does cast shadow on the adjacent public park, the adjacent public park (Joseph Conrad Mini Park) is still afforded access to sunlight, which should not dramatically affect the use and enjoyment of this park. Since the Project is not more than 40-ft tall, additional study of the shadow impacts was not required per Planning Code Section 295.*

13. 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.
14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-005154CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 2, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

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

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 16, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 16, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the Hotel and Retail Sales and Service uses (d.b.a. **Hotel Caza**) located at 1300 Columbus Avenue, Block 0023, and Lots 005, 004 pursuant to Planning Code Section(s) **303 and 304** within the **C-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **December 2, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2017-005154CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 16, 2020** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 16, 2020** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

6. **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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

10. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on November 28, 2018. These conditions state:
  - A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
  - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of



Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.

**C. Design Considerations.**

- i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
- ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
- iii. During the design phase, project sponsor shall consider an outdoor lighting plan at the development site to protect residents as well as patrons of surrounding Places of Entertainment.

**D. Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.

**E. Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

13. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
14. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
15. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
16. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: at property line on Leavenworth Street. This location has the following design considerations: the unit shall be screened. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

## PARKING AND TRAFFIC

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

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

18. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **three (3)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

19. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **eighteen (18)** Class 1 and **twenty (20)** Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

20. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **166** off-street parking spaces.

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

21. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide **two (2)** off-street loading spaces.

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

22. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning

Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## PROVISIONS

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

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

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

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

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

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

26. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.

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

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

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

## MONITORING - AFTER ENTITLEMENT

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

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

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

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

## OPERATION

30. **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>*

31. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

32. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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





PROJECT DIRECTORY

OWNER:

CFW 55 OWNER, LLC  
7121 FAIRWAY DR. #410  
PALM BEACH GARDENS, FL 33418

ARCHITECT:

AXIS/GFA ARCHITECTURE + DESIGN  
1000 BRANNAN ST. #404  
SAN FRANCISCO, CA 94103

1300 COLUMBUS AVENUE  
APPLICATION FOR PLANNED UNIT DEVELOPMENT

SHEET INDEX

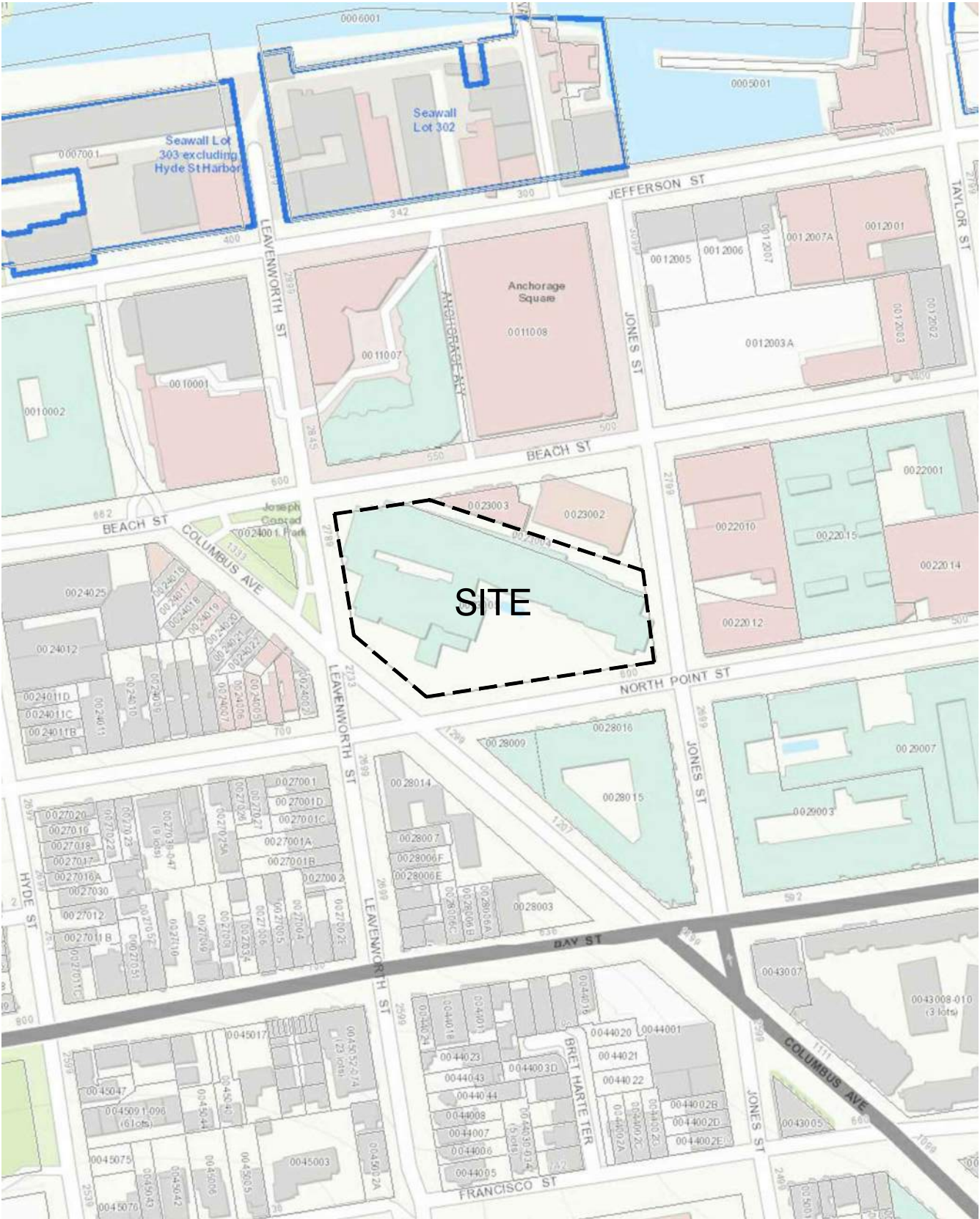
CS	COVER SHEET
G1.0	PLOT PLAN + PROJECT DATA SHEET
G2.0	EXISTING CONDITIONS
G3.0	CONTEXT PHOTOS
A1.0	EXISTING SITE CONTEXT
A1.1	PROPOSED SITE CONTEXT
A1.2	ENLARGED PLANS
A1.3	PROPOSED SITE PLAN - HEIGHT DIAGRAM
A1.4	CONSTRUCTION SITE PLAN
A2.0a	EXISTING FLOOR PLAN - BASEMENT
A2.0b	PROPOSED FLOOR PLAN - BASEMENT
A2.1a	EXISTING FLOOR PLAN - 1ST FLOOR
A2.1b	PROPOSED FLOOR PLAN - 1ST FLOOR
A2.2a	EXISTING FLOOR PLAN - 2ND FLOOR
A2.2b	PROPOSED FLOOR PLAN - 2ND FLOOR
A2.3a	EXISTING FLOOR PLAN - 3RD FLOOR
A2.3b	PROPOSED FLOOR PLAN - 3RD FLOOR
A2.4a	EXISTING FLOOR PLAN - 4TH FLOOR
A2.4b	PROPOSED FLOOR PLAN - 4TH FLOOR
A2.5a	EXISTING FLOOR PLAN - 5TH FLOOR
A2.5b	PROPOSED FLOOR PLAN - 5TH FLOOR
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A3.0a	EXISTING BUILDING ELEVATIONS
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A3.5	EXTERIOR MATERIALS
A4.0	BUILDING SECTIONS
A5.0	AERIAL VIEW LOOKING NORTH
A5.1	BIRD'S-EYE VIEW LOOKING NORTHEAST
A5.2	STREET VIEW LOOKING NORTHEAST
A5.3	STREET VIEW LOOKING NORTH
A5.4	STREET VIEW LOOKING WEST
A5.5	STREET VIEW LOOKING AT MAIN ENTRANCE
A5.6	BUILDING CORNER LOOKING SOUTH
A5.7	BUILDING CORNER LOOKING WEST
A5.8	RETAIL STOREFRONT
A5.9	BUILDING CORNER AT COLUMBUS & LEAVENWORTH
A5.10	BUILDING CORNER AT COLUMBUS & LEAVENWORTH

1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA

PROJECT NO. 16.072  
DECEMBER 2, 2019

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
AGENCIES HAVING APPROVAL JURISDICTION.





ADDRESS: 1300 COLUMBUS AVE. & 575 BEACH ST.

BLOCK/LOT: 0023/005 & 0023/004

LOT AREA: 81,060 SF & 7,143 SF

NEIGHBORHOOD: FISHERMAN'S WHARF

ZONING DISTRICT: C-2

SUPERVISOR: DISTRICT 3, AARON PESKIN

	REQUIRED	EXISTING	PROPOSED
USES PERMITTED:	COMMUNITY BUSINESS, HOTEL (CONDITIONAL)	HOTEL	HOTEL
FAR:	5 TO 1 = 405,300 SF	180,230 SF	267,100 SF
HEIGHT:	40'-0" MAXIMUM	40'-0"	39'-5"
BULK:	NO BULK LIMITATIONS	N/A	N/A
SETBACKS:	ZERO LOT LINE	ZERO LOT LINE	ZERO LOT LINE
STREET FRONTAGE:	MAXIMUM 20' FOR PARKING ENTRANCES	PARKING ENTRANCES= 23'	PARKING ENTRANCES=18'
1ST FLOOR CEILING HEIGHT:	10' MINIMUM	12'	12'-15'
PARKING:	1 SPACE PER 500 SF RETAIL=15 SPACES 1 SPACE PER 16 HOTEL ROOMS=32 SPACES	220 SPACES	166 SPACES
OFF-STREET LOADING:	FOR 200,000-500,000 SF=2 SPACES	2 SPACES	2 SPACES
CAR SHARE:	1, PLUS 1 FOR EVERY 50 PARKING SPACES OVER 50=3 SPACES	0 SPACES	3 SPACES
BIKE PARKING:	CLASS 1: 1 FOR EVERY 30 ROOMS=17 SPACES 1 FOR EVERY 7,500 SF RETAIL=1 SPACE CLASS 2: 1 FOR EVERY 30 ROOMS=17 SPACES 1 FOR EVERY 2,500 SF RETAIL=3 SPACES	0 SPACES	CLASS 1: 18 BIKE SPACES CLASS 2: 20 BIKE SPACES
OCCUPIED RETAIL AREA:	N/A	0 SF	7,380 SF

GROSS AREA SCHEDULE:

LEVEL	EXISTING	NET NEW	TOTAL
BASEMENT	79,440 SF	0 SF	79,440 SF
1ST	41,670 SF	18,170 SF	59,840 SF
2ND	39,560 SF	-10,130 SF	29,430 SF
3RD	29,560 SF	26,520 SF	56,080 SF
4TH	29,560 SF	26,530 SF	56,090 SF
5TH	29,560 SF	26,530 SF	56,090 SF
TOTAL	249,350 SF	87,620 SF	336,970 SF

PROJECT SUMMARY TABLE:

	EXISTING	NET NEW	TOTAL
HOTEL ROOMS	342	174	516
PARKING SPACES	220	-54	166
BICYCLE SPACES-CLASS1	0	18	18
BICYCLE SPACES-CLASS2	0	20	20
OPEN SPACE GSF	7,960 SF	290 SF	8,250 SF
RETAIL GSF	0	8,100 SF	8,100 SF
HOTEL GSF	249,350 SF	79,520 SF	328,870 SF

1300 COLUMBUS AVENUE

SAN FRANCISCO, CA

PROJECT NO. 16.072  
DECEMBER 2, 2019

G1.0

AXISGFA

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
AGENCIES HAVING APPROVAL JURISDICTION.

ARCHITECTURE + DESIGN  
1000 BRANNAN STREET, SUITE 404  
SAN FRANCISCO, CA 94103  
415.371.1400 T  
415.371.1401 F  
info@axisgfa.com





# EXISTING CONDITIONS

**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**

PROJECT NO. 16.072  
 DECEMBER 2, 2019

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
 VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
 AGENCIES HAVING APPROVAL JURISDICTION.





VIEW LOOKING NORTHEAST ALONG NORTH POINT ST.



VIEW LOOKING NORTHWEST ALONG JONES ST.



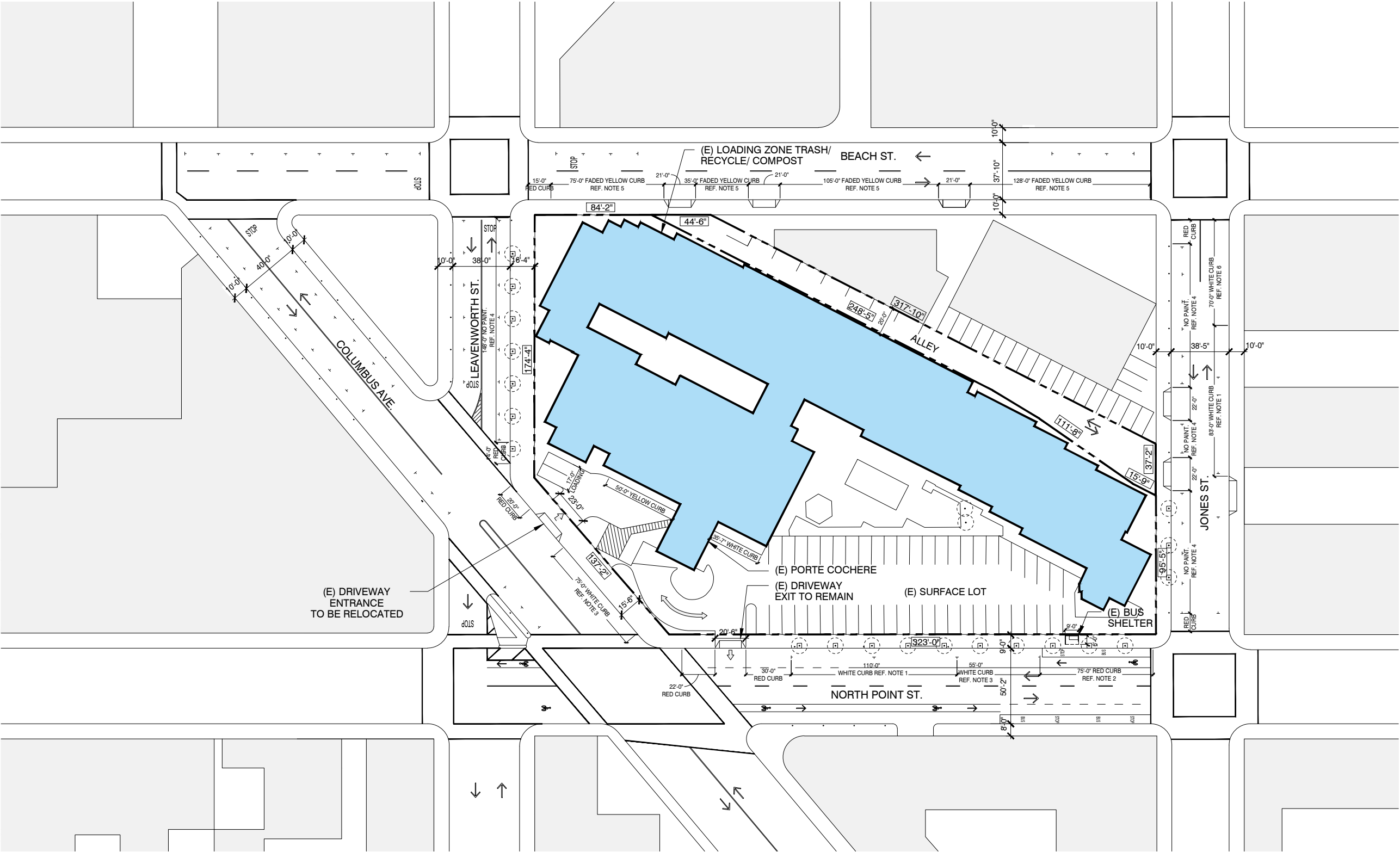
VIEW LOOKING SOUTHEAST ALONG LEAVENWORTH ST.

# CONTEXT PHOTOS

1300 COLUMBUS AVENUE  
 SAN FRANCISCO, CA

PROJECT NO. 16.072  
 DECEMBER 2, 2019

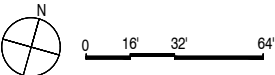




- NOTES:
1. METERED TOUR BUS PARKING ONLY, 7 AM TO 7 PM, DAILY
  2. MUNI BUS STOP
  3. TOUR BUS LOADING. 9 AM TO 7 PM, 20 MINS
  4. 9 AM TO 7 PM, METERED PARKING.
  5. SIGN - MARKED UNMETERED COMMERCIAL LOADING, 7 AM TO 10 AM EVERYDAY. NO STOPPING, 10 AM TO 9 PM, EVERYDAY.
  6. TOUR BUS LOADING ONLY, 20 MINS, 10 AM TO 7 PM DAILY
  7. PASSENGER LOADING ONLY, AT ALL TIMES, 5 MINS.

[X'-X"] PROPERTY LINE FRONTAGE DIMENSION

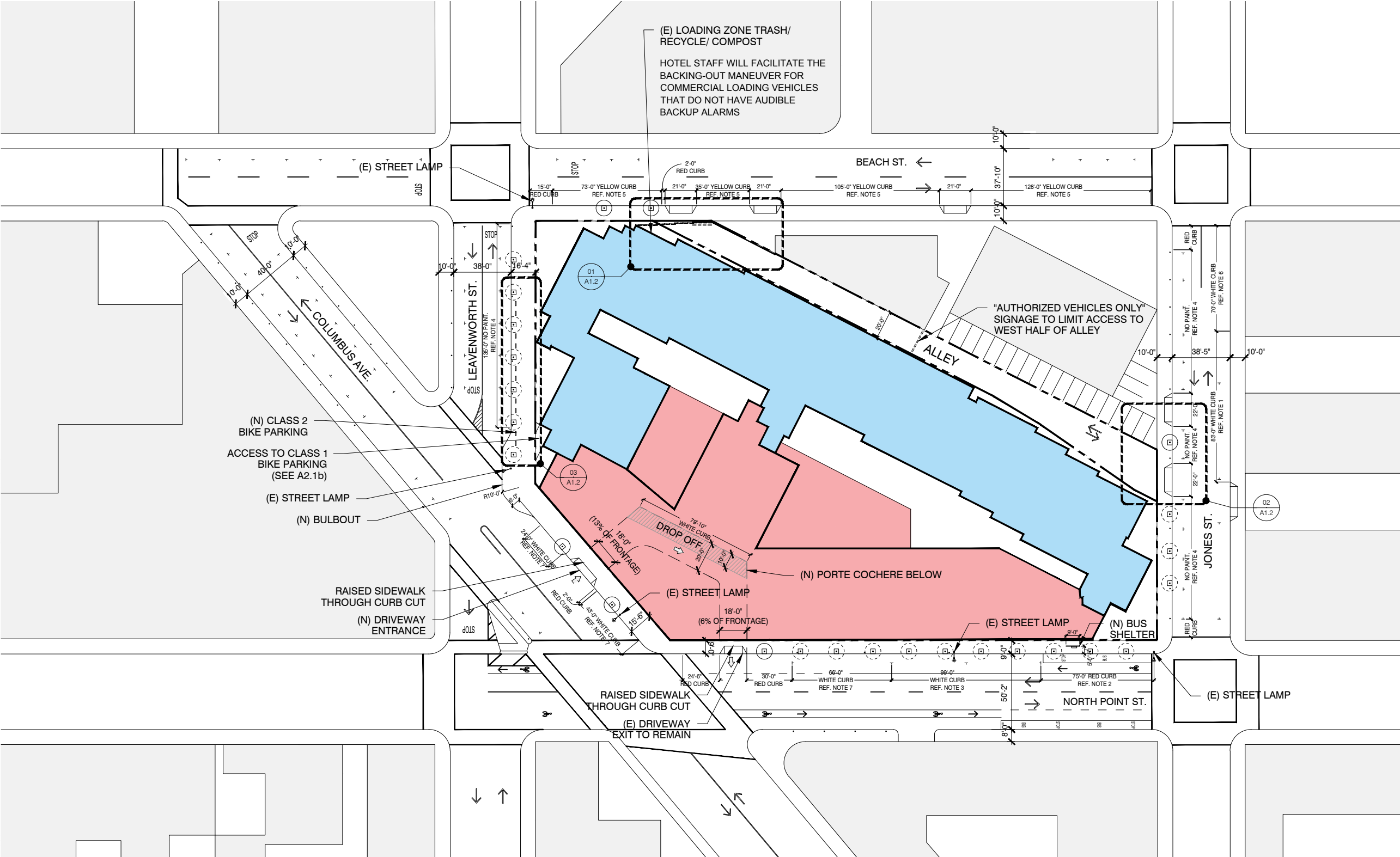
EXISTING SITE PLAN  
■ EXISTING



1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA  
PROJECT NO. 16.072  
DECEMBER 2, 2019

A1.0 | **AXIS**GFA

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
AGENCIES HAVING APPROVAL JURISDICTION.



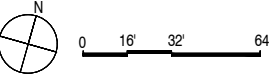
- NOTES:
1. METERED TOUR BUS PARKING ONLY, 7 AM TO 7 PM, DAILY
  2. MUNI BUS STOP
  3. TOUR BUS LOADING. 9 AM TO 7 PM, 20 MINS
  4. 9 AM TO 7 PM, METERED PARKING.
  5. SIGN - MARKED UNMETERED COMMERCIAL LOADING, 7 AM TO 10 AM EVERYDAY. NO STOPPING, 10 AM TO 9 PM, EVERYDAY.
  6. TOUR BUS LOADING ONLY, 20 MINS, 10 AM TO 7 PM DAILY
  7. PASSENGER LOADING ONLY, AT ALL TIMES, 5 MINS.

- EXISTING SIDEWALK TREE
- NEW SIDEWALK TREE

PROPOSED SITE PLAN

EXISTING

PROPOSED



1300 COLUMBUS AVENUE

SAN FRANCISCO, CA

PROJECT NO. 16.072

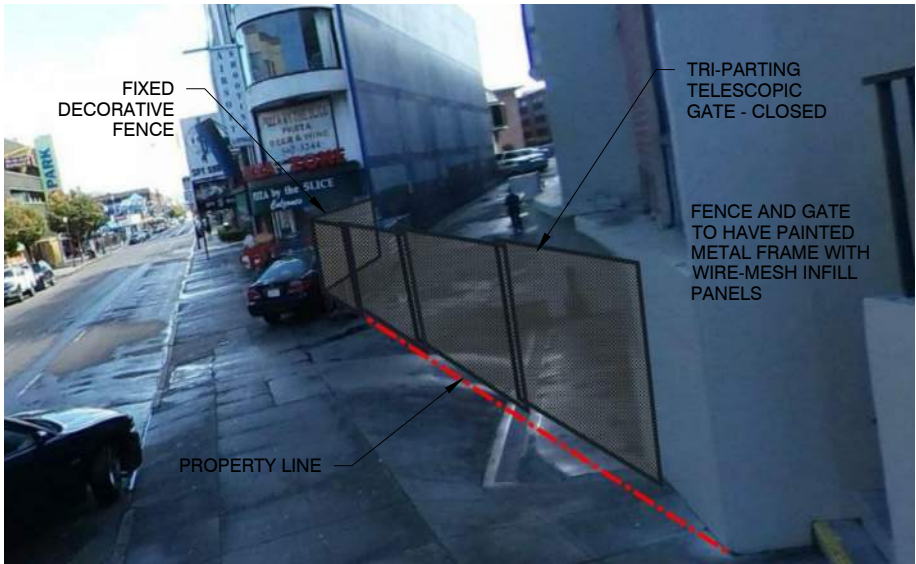
DECEMBER 2, 2019

A1.1

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info@axisgfa.com



ALLEY WEST ENTRY IMPROVEMENTS (RENDERING)

**CAPACITY**  
2 Bikes

**MATERIALS**  
2" x 2" x 3/16" square tube - mild steel  
2" x 2" x 1/4" square tube - stainless steel

**FINISHES**

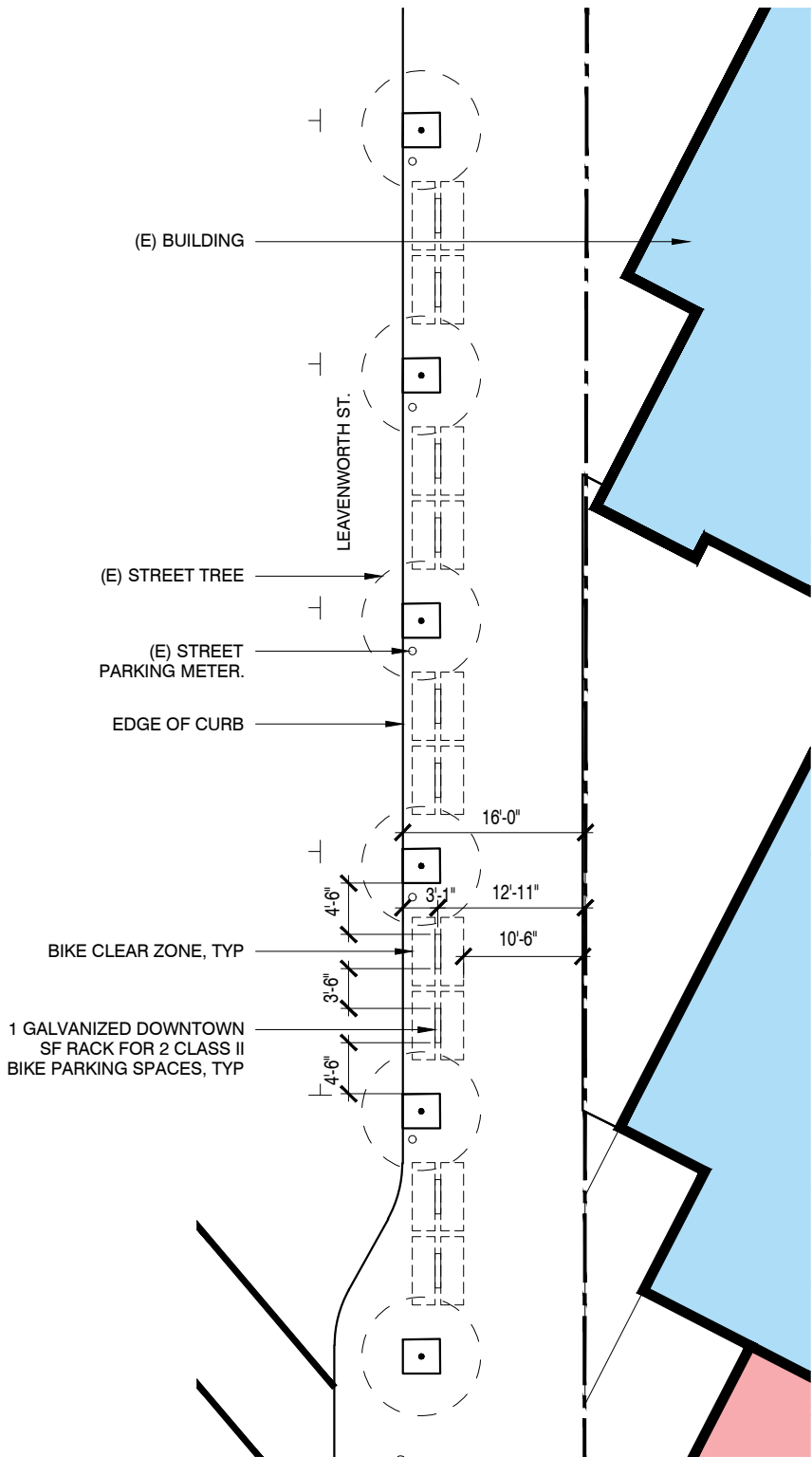
- ☐ **Galvanized**  
An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic**  
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **PVC Dip (plastisol)**  
Other colors available by special order (minimum orders apply)
- ☐ **Stainless**  
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**

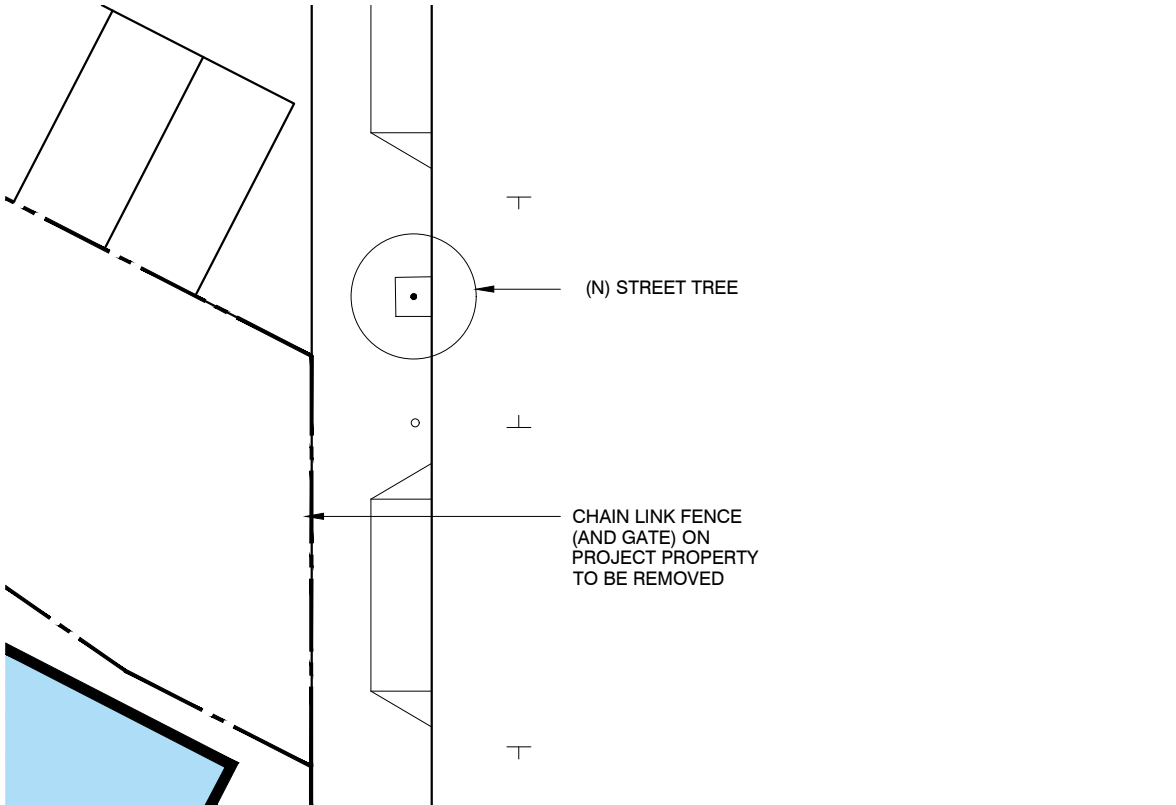
- ☐ **In-ground**  
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface**  
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
- ☐ **Rail**  
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

BIKE PARKING DETAILS

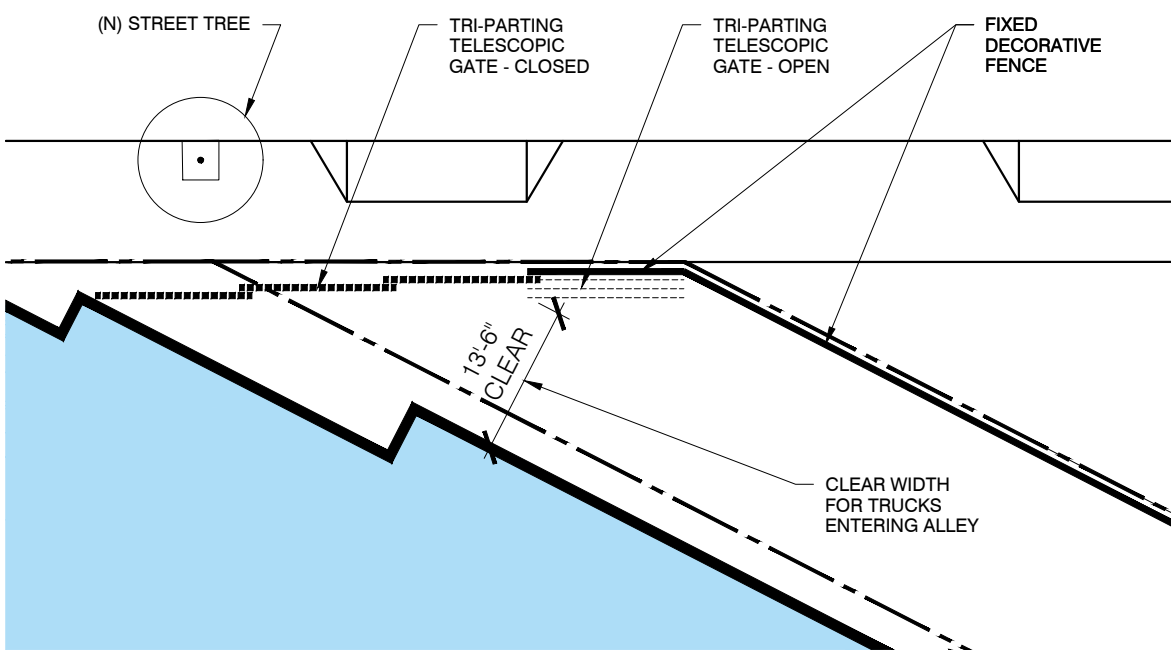
ENLARGED PLANS



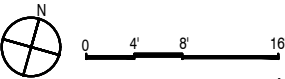
03. ENLARGED BIKE PARKING PLAN



02. ALLEY EAST ENTRY IMPROVEMENTS



01. ALLEY WEST ENTRY IMPROVEMENTS



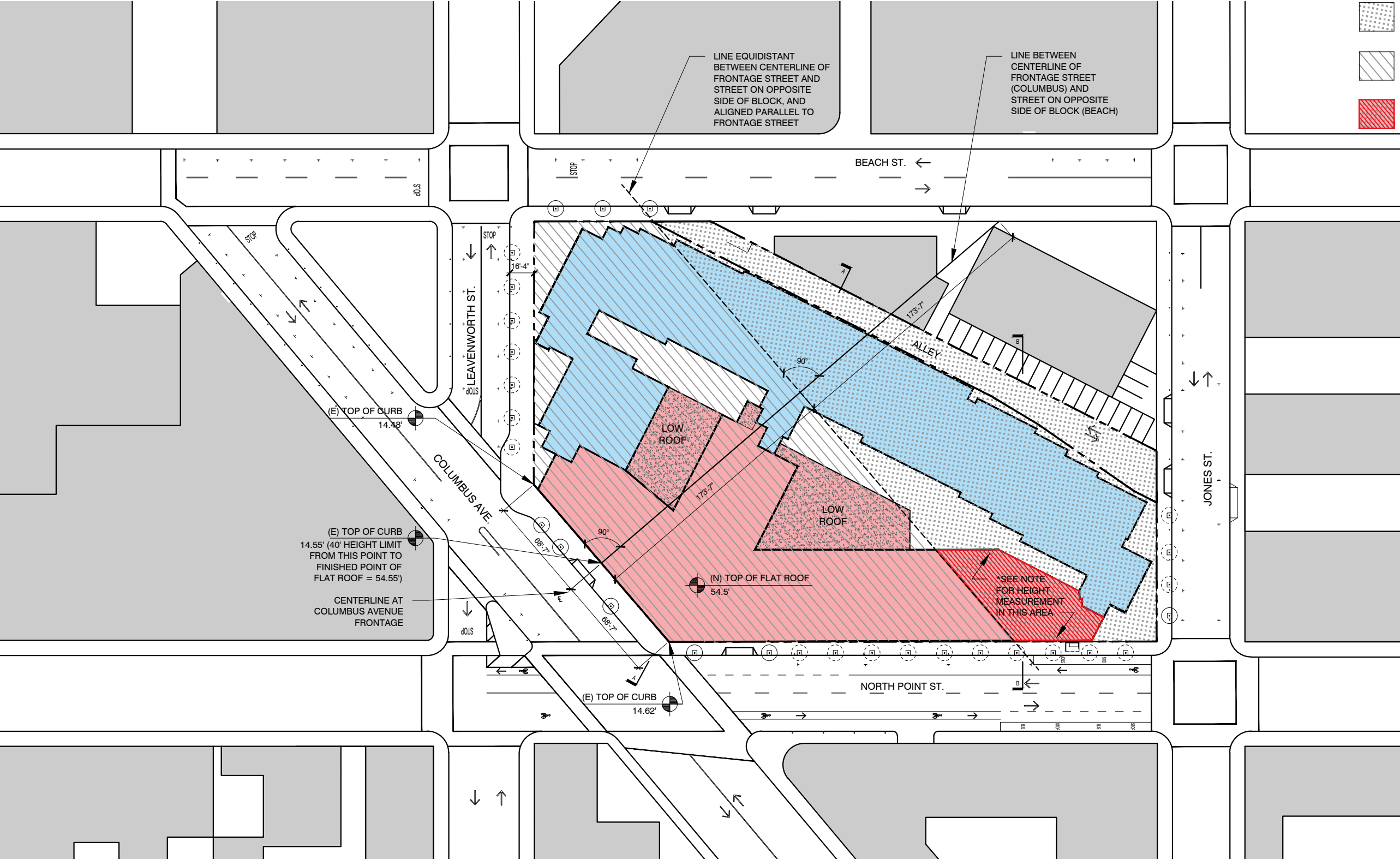
1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA

PROJECT NO. 16.072  
DECEMBER 2, 2019

A1.2 | **AXISGFA**

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
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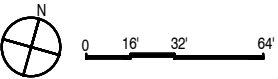




- AREA OF SITE SUBJECT TO UPSLOPE LOT HEIGHT MEASUREMENT
- AREA OF SITE SUBJECT TO DOWNSLOPE LOT HEIGHT MEASUREMENT
- \*AREA OF SITE SUBJECT TO A PUD MODIFICATION FOR MEASUREMENT OF HEIGHT

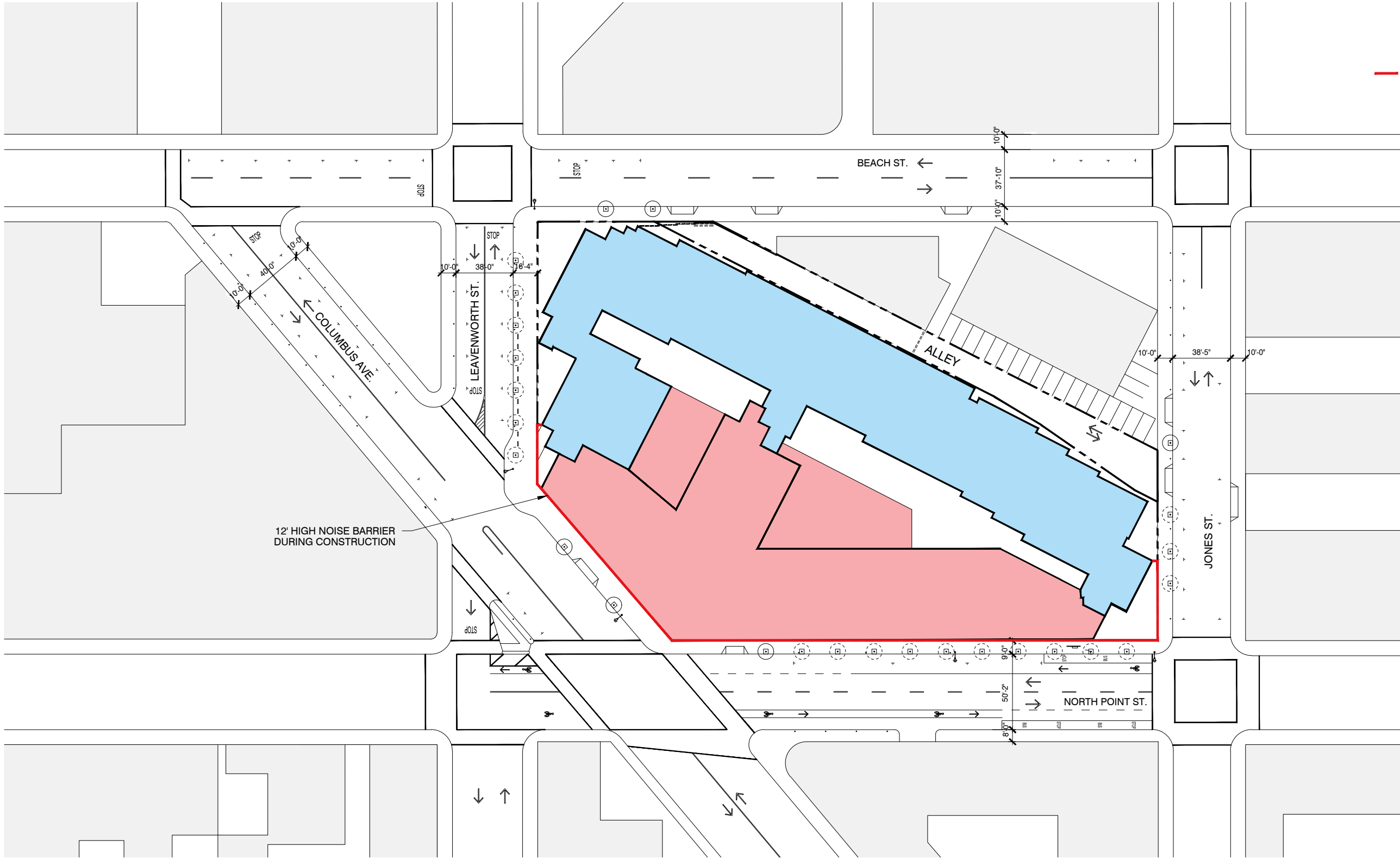
PROPOSED SITE PLAN - BUILDING HEIGHT DIAGRAM

EXISTING  
PROPOSED



1300 COLUMBUS AVENUE  
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PROJECT NO. 16.072  
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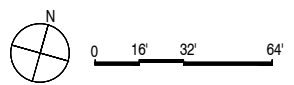


12' HIGH NOISE BARRIER  
DURING CONSTRUCTION

12' HIGH NOISE BARRIER  
DURING CONSTRUCTION

## CONSTRUCTION SITE PLAN

EXISTING  
PROPOSED



**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**  
PROJECT NO. 16.072  
DECEMBER 2, 2019

**A1.4** **AXISGFA**

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1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA

PROJECT NO. 16.072  
DECEMBER 2, 2019



**PROPOSED BASEMENT**  
 ■ EXISTING  
 ■ PROPOSED

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BEACH ST.

JONES ST.

LEAVENWORTH ST.

COLUMBUS AVE.

ALLEY

COURTYARD  
2,430 SF

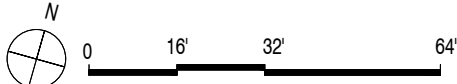
COURTYARD  
5,530 SF

(E) SURFACE LOT

	EXISTING	NET NEW	TOTAL
PARKING SPACES	220	-54	166

✕ PARKING SPACE TO BE REMOVED

EXISTING 1ST FLOOR  
■ EXISTING



1300 COLUMBUS AVENUE  
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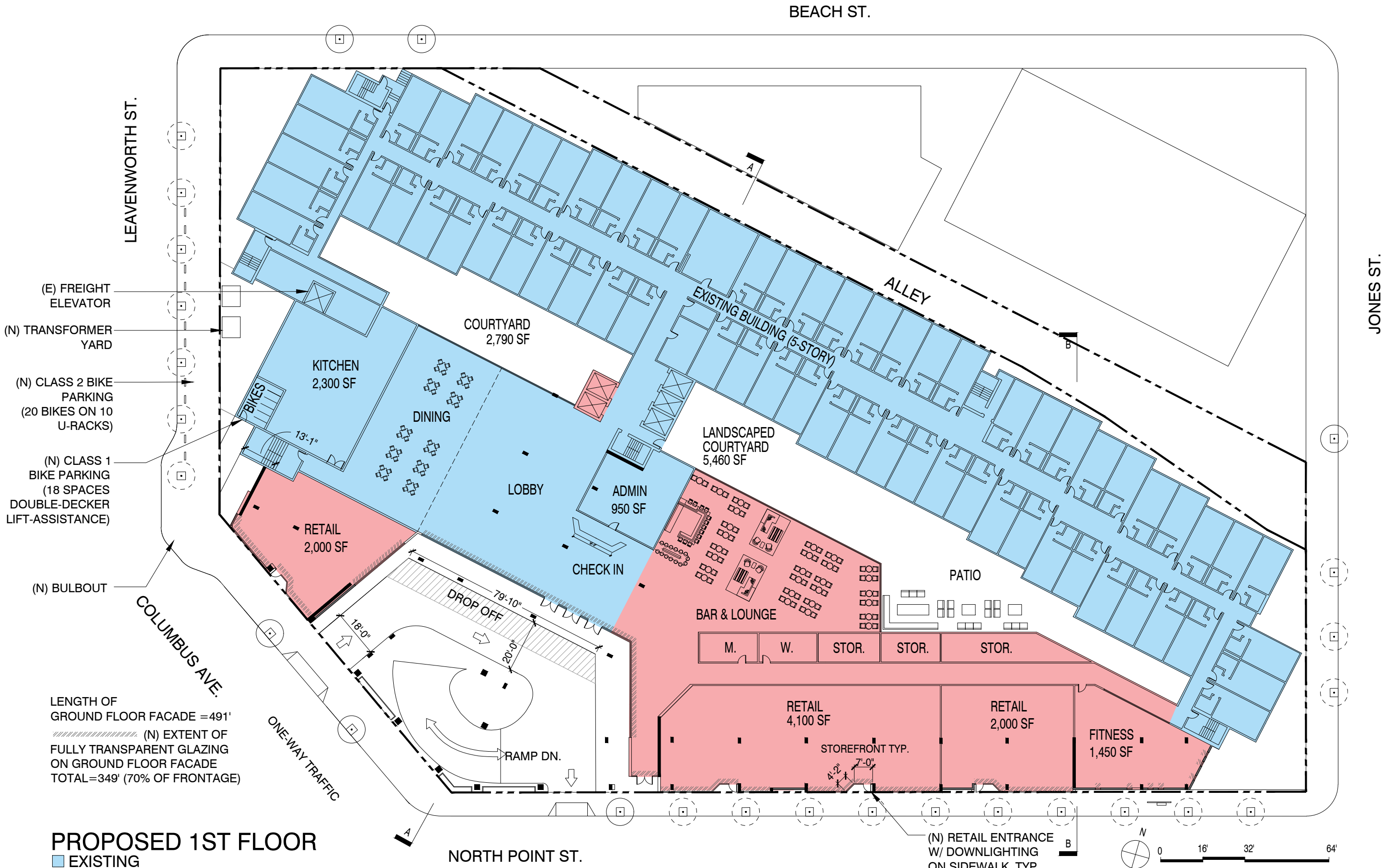
A2.1a

AXISGFA

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A2.1b

**AXIS GFA**

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## EXISTING 2ND FLOOR

■ EXISTING

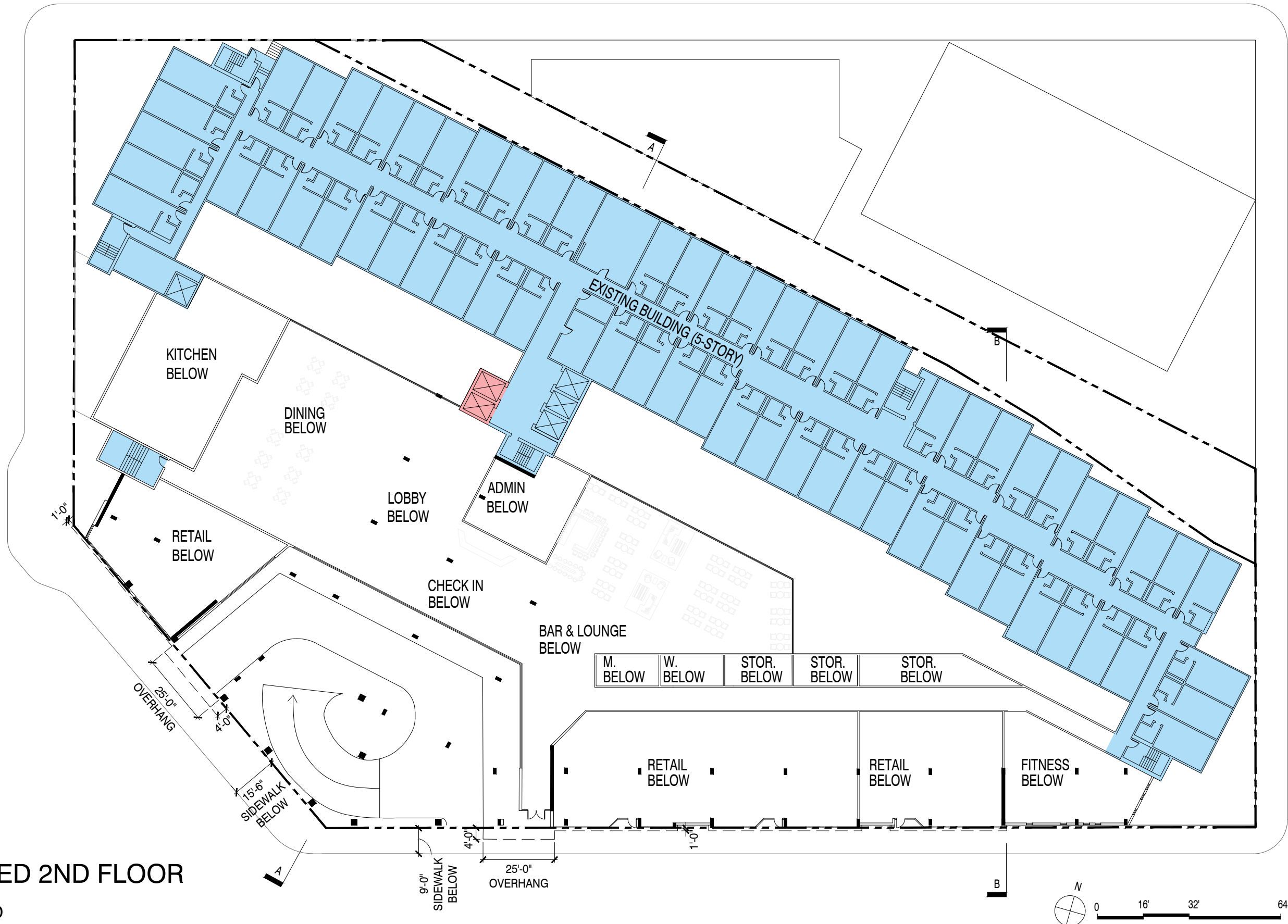
**1300 COLUMBUS AVENUE**  
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A2.2a

**AXIS**GF7

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**1300 COLUMBUS AVENUE**  
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**EXISTING 3RD FLOOR**  
 ■ EXISTING

**1300 COLUMBUS AVENUE**  
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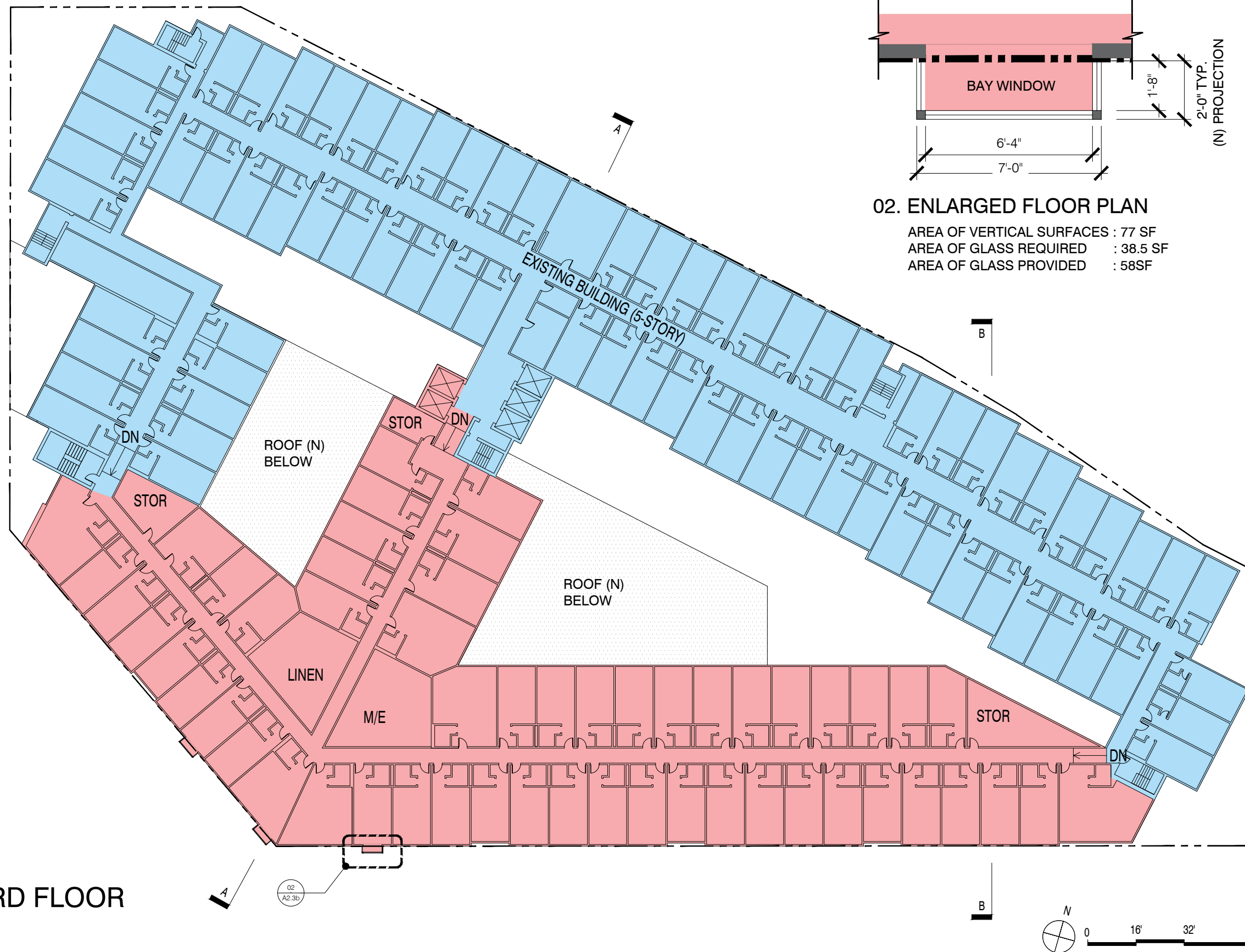
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**A2.3a**

**AXISGF7**

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## 02. ENLARGED FLOOR PLAN

AREA OF VERTICAL SURFACES : 77 SF  
 AREA OF GLASS REQUIRED : 38.5 SF  
 AREA OF GLASS PROVIDED : 58SF

## PROPOSED 3RD FLOOR

EXISTING  
 PROPOSED

1300 COLUMBUS AVENUE

SAN FRANCISCO, CA

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 DECEMBER 2, 2019

A2.3b

AXISGF7

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EXISTING 4TH FLOOR  
 ■ EXISTING

1300 COLUMBUS AVENUE  
 SAN FRANCISCO, CA

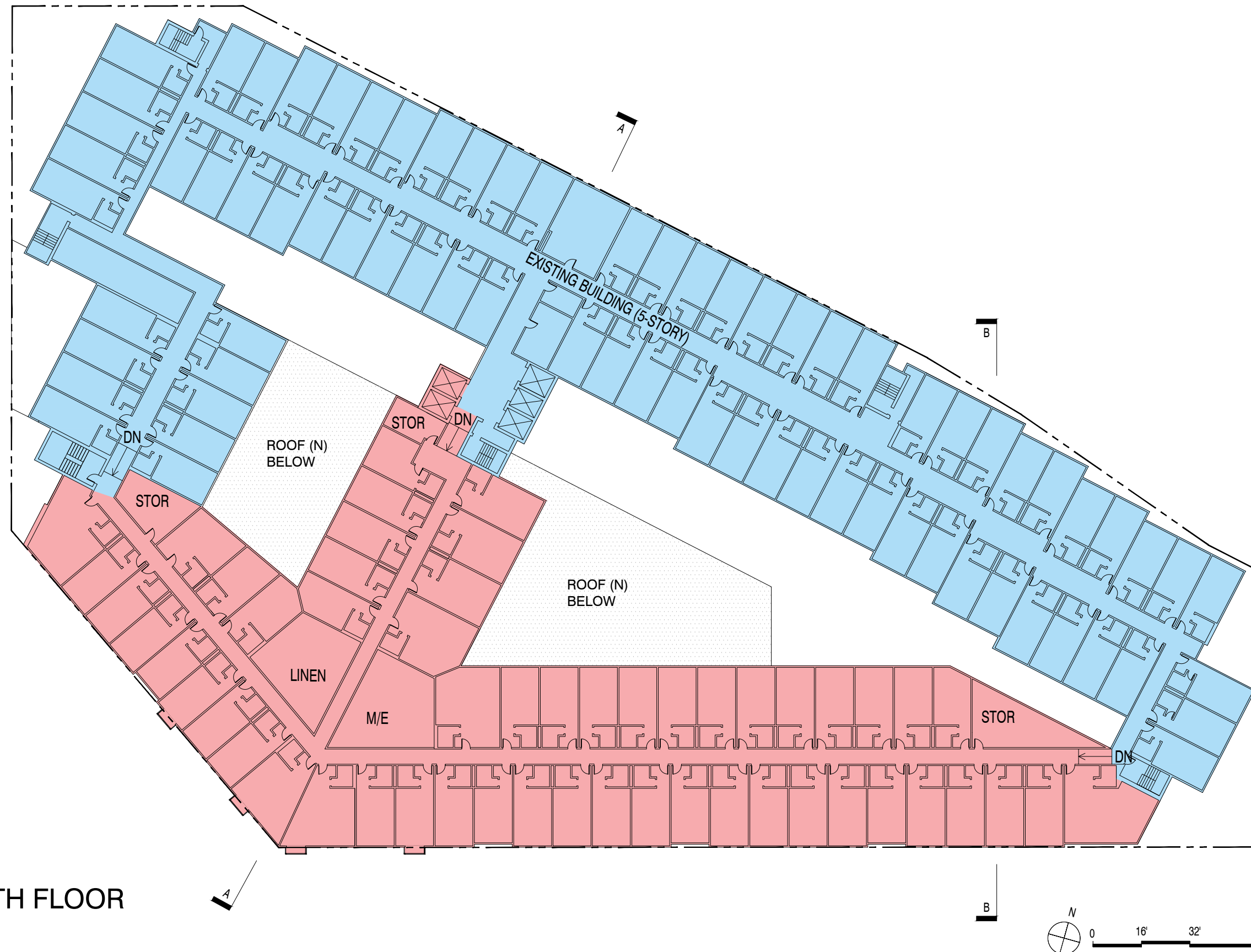
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A2.4a

AXISGFA

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**PROPOSED 4TH FLOOR**  
 ■ EXISTING  
 ■ PROPOSED

**1300 COLUMBUS AVENUE**  
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**A2.4b**

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## EXISTING 5TH FLOOR

■ EXISTING  
■ PROPOSED

1300 COLUMBUS AVENUE

SAN FRANCISCO, CA

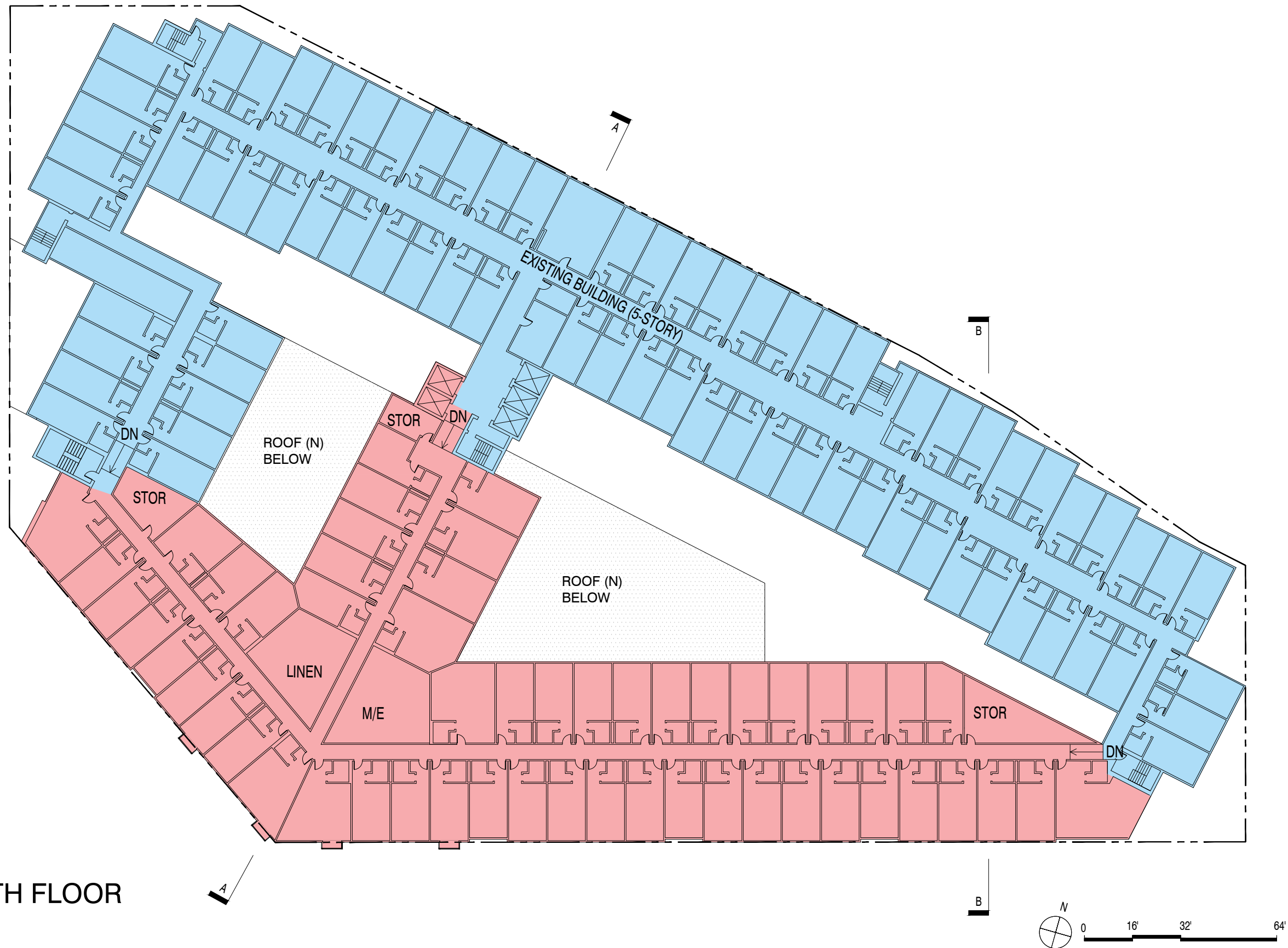
PROJECT NO. 16.072  
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A2.5a

**AXIS**GFA

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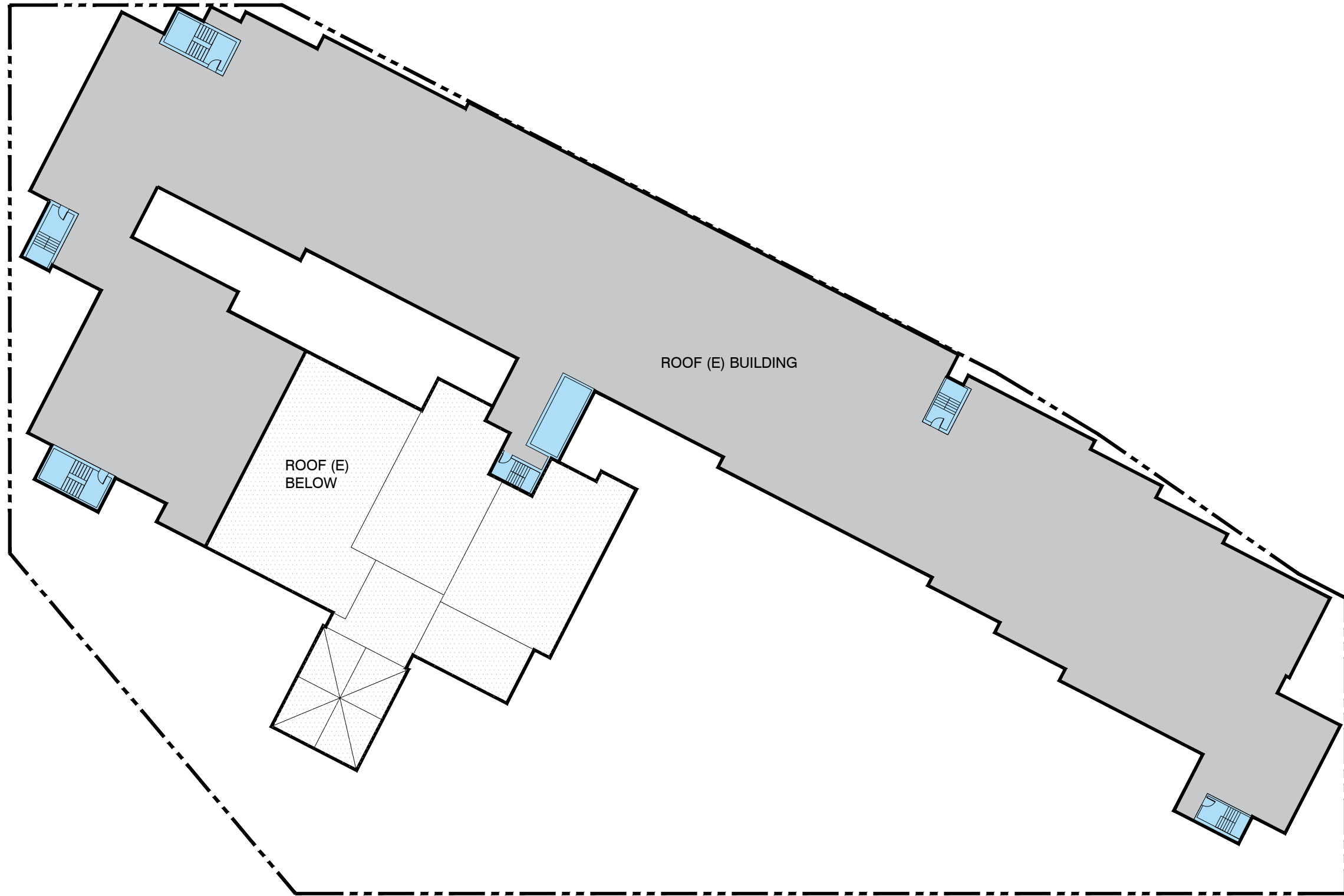
**PROPOSED 5TH FLOOR**  
 ■ EXISTING  
 ■ PROPOSED

**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**  
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 DECEMBER 2, 2019

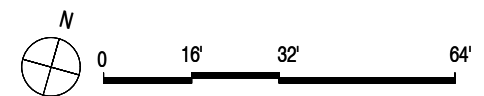
**A2.5b**

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EXISTING ROOF  
 ■ EXISTING



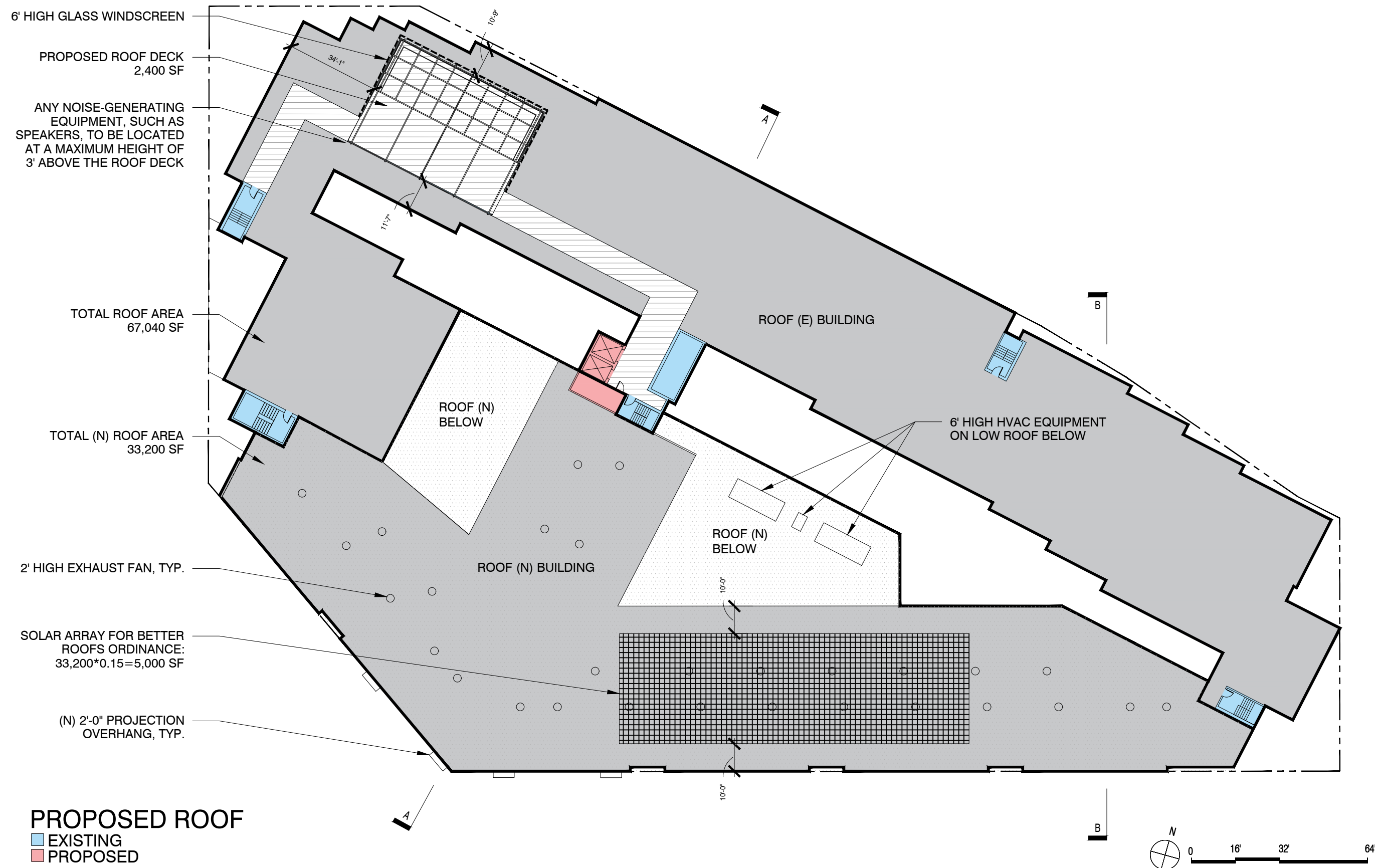
**1300 COLUMBUS AVENUE**  
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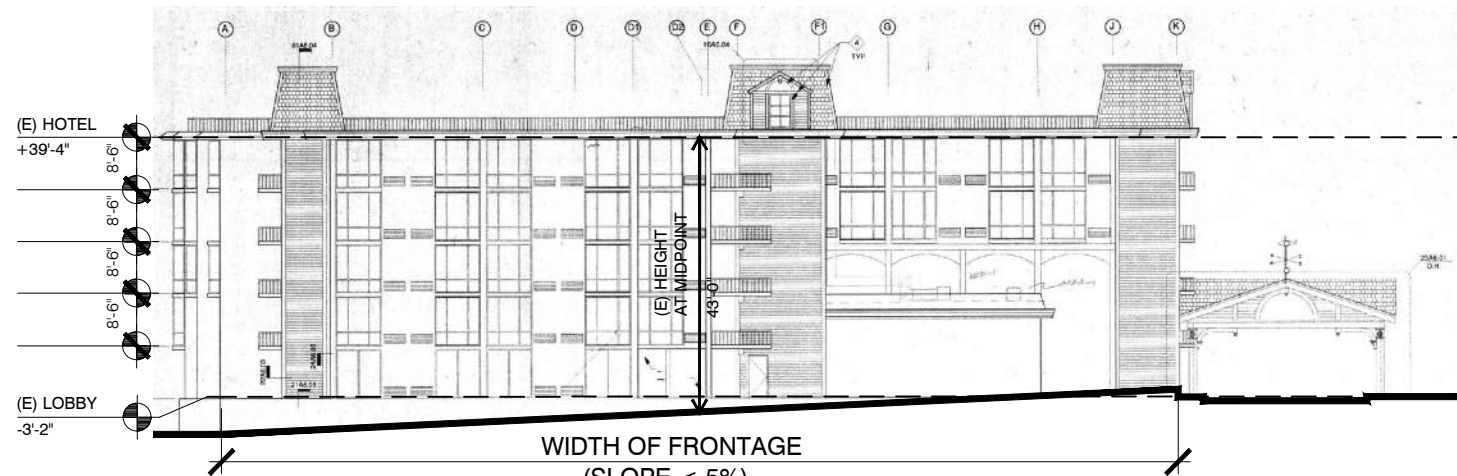
A2.6a

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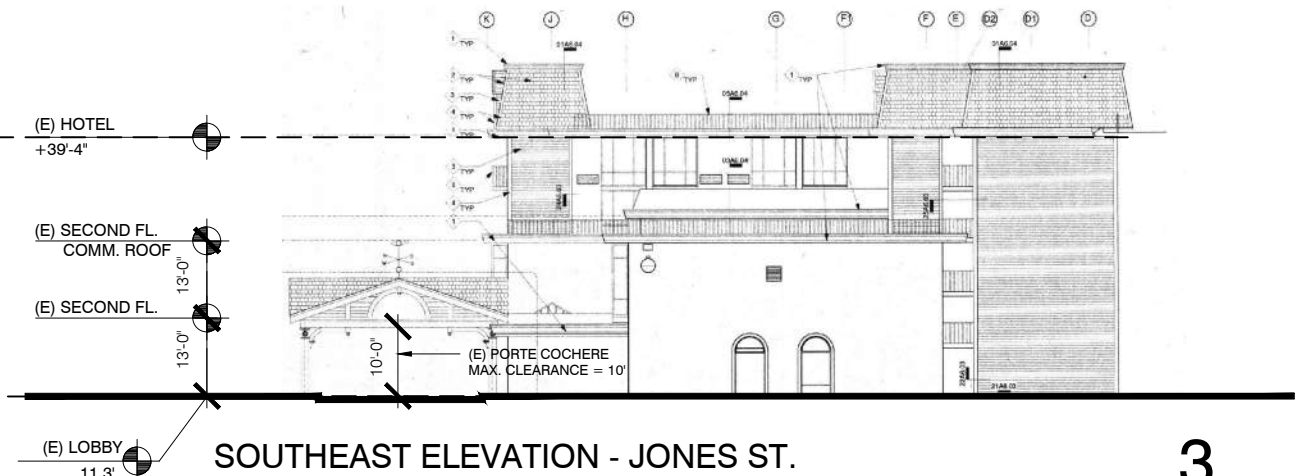






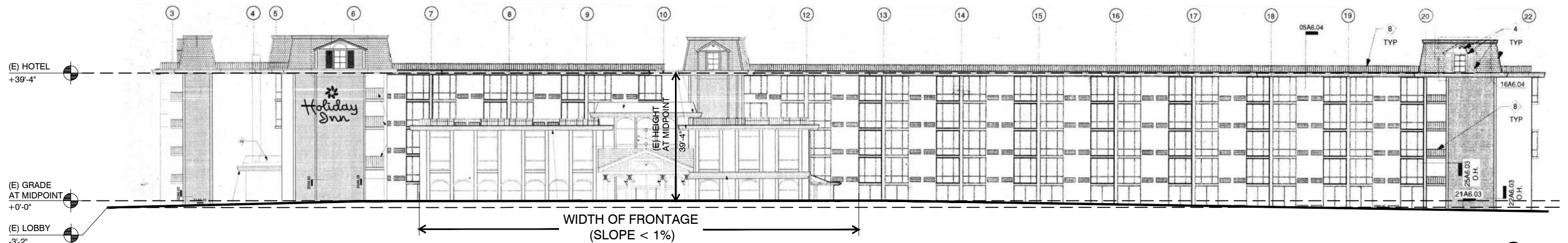
**NORTHWEST ELEVATION - LEAVENWORTH ST.**  
**SCALE: 1/32" = 1'-0"**

4



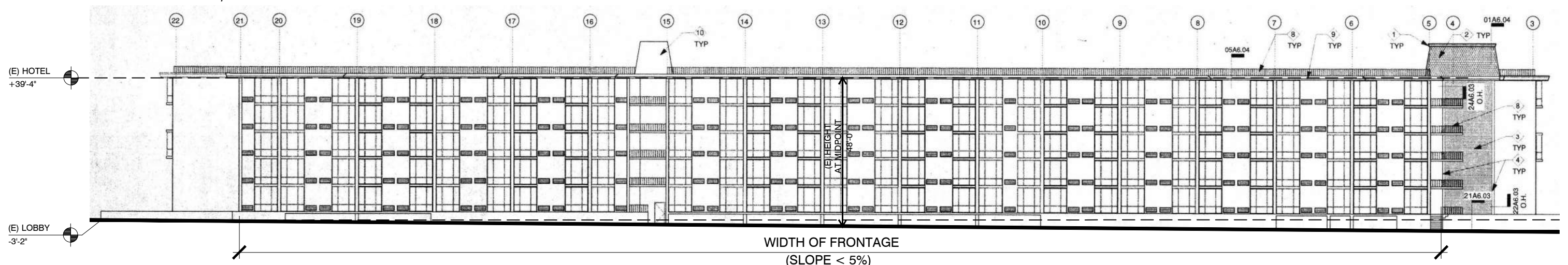
**SOUTHEAST ELEVATION - JONES ST.**  
**SCALE: 1/32" = 1'-0"**

3



**SOUTHWEST ELEVATION - COLUMBUS ST. MAIN ENTRANCE**  
**SCALE: 1/32" = 1'-0"**

2



**NORTHEAST ELEVATION - BEACH ST.**  
**SCALE: 1/32" = 1'-0"**

1

## EXISTING ELEVATIONS

**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**

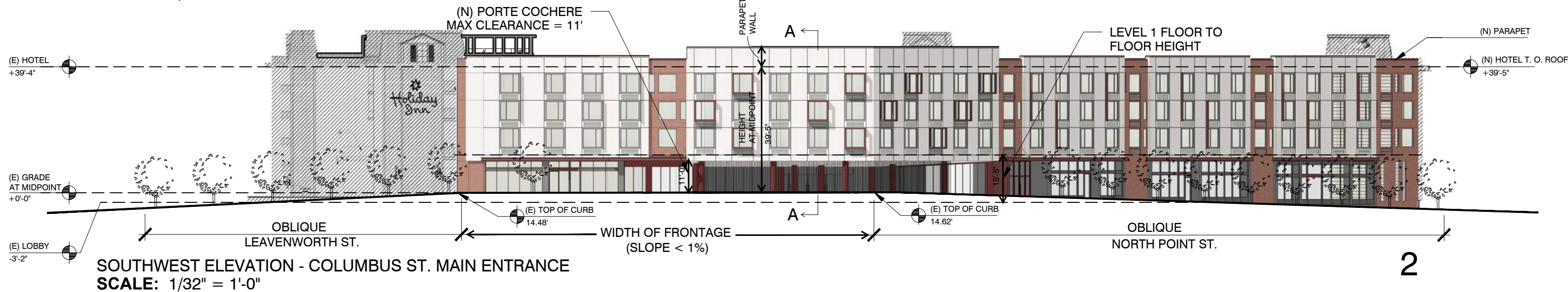
PROJECT NO. 16.072  
 DECEMBER 2, 2019

A3.0a **AXIS**GF7

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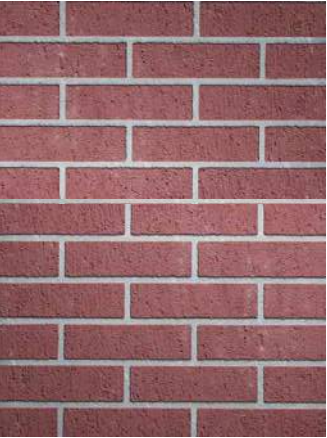
M-1

METAL PANEL



P-1

SMOOTH CEMENT  
PLASTER FINISH:  
LA HABRA STUCCO IN  
X-215 MESA VERDE  
(OR SIMILAR)



B-1

BRICK FINISH



G-1

VISION GLASS:  
VITRO CLEAR SOLARBAN60 IN  
OLDCASTLE ARCHITECTURAL  
WINDOW  
(OR SIMILAR)

ENLARGED ELEVATION 1/8" = 1'-0"  
EXTERIOR MATERIALS

1300 COLUMBUS AVENUE

SAN FRANCISCO, CA

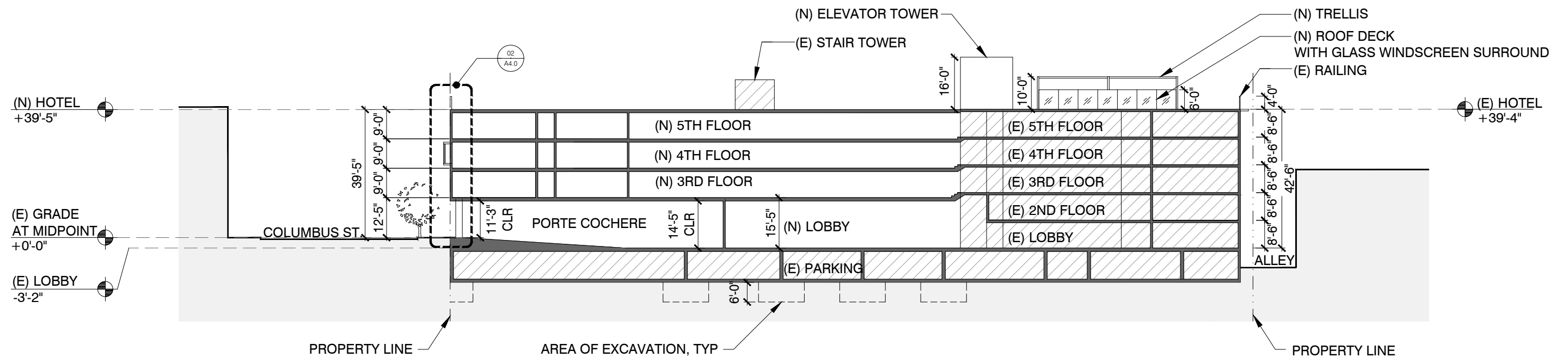
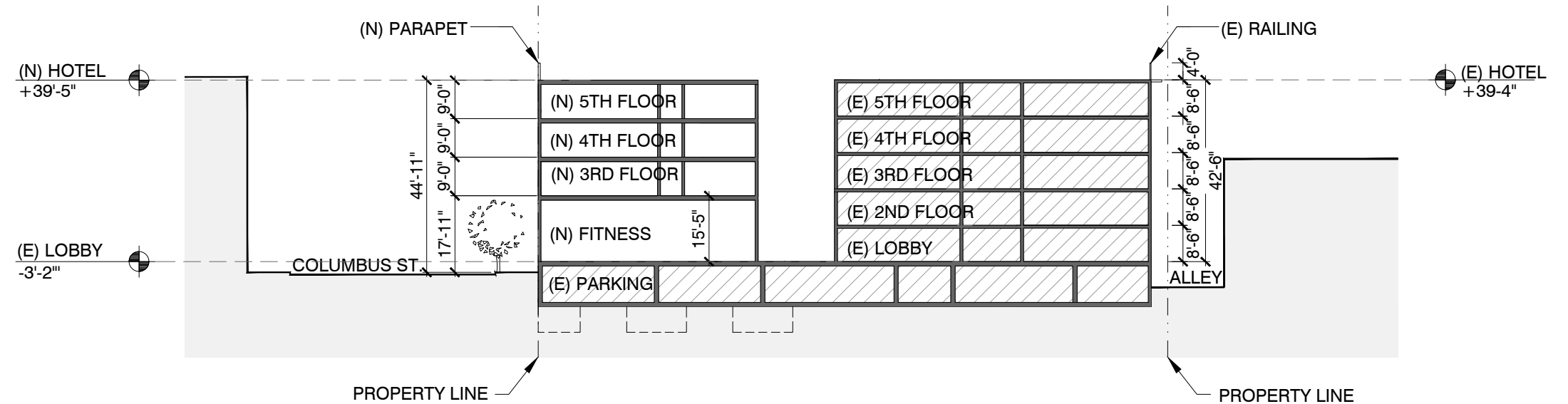
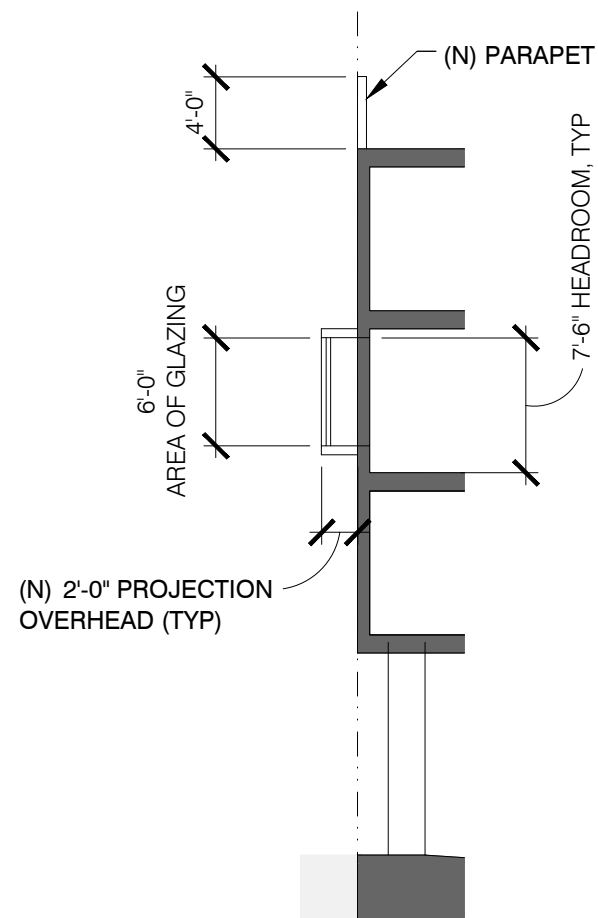
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DECEMBER 2, 2019

A3.5

AXIS GFA

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 EXISTING  
 PROPOSED

## 01. BUILDING SECTION A-A

### BUILDING SECTIONS

**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**

PROJECT NO. 16.072  
DECEMBER 2, 2019

A4.0 **AXIS**GF/

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AERIAL VIEW LOOKING NORTH

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A5.0 **AXIS**GFA

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BIRD'S-EYE VIEW LOOKING NORTHEAST

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STREET VIEW LOOKING NORTHEAST

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STREET VIEW LOOKING NORTH

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STREET VIEW LOOKING WEST

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STREET VIEW LOOKING AT MAIN ENTRANCE

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BUILDING CORNER LOOKING SOUTH

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A5.6

**AXIS**GFA

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BUILDING CORNER LOOKING WEST

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**A5.7** | **AXISGFA**

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## RETAIL STOREFRONT

**1300 COLUMBUS AVENUE**  
**SAN FRANCISCO, CA**  
 PROJECT NO. 16.072  
 DECEMBER 2, 2019

**A5.8** | **AXISGF7**  
 ARCHITECTURE + DESIGN  
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PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
 VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
 AGENCIES HAVING APPROVAL JURISDICTION.





BUILDING CORNER AT COLUMBUS AND LEAVENWORTH

1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA  
PROJECT NO. 16.072  
DECEMBER 2, 2019

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BUILDING CORNER AT COLUMBUS AND LEAVENWORTH

**1300 COLUMBUS AVENUE**

**SAN FRANCISCO, CA**

PROJECT NO. 16.072  
DECEMBER 2, 2019

**A5.10**

**AXIS GFA**

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## EXHIBIT 2: MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<b>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</b>				
<b>CULTURAL RESOURCES</b>				
<p><b>Mitigation Measure M-CR-2: Archaeological Testing</b></p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>	Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).	Prior to issuance of site permits	Project sponsor to retain a qualified archeological consultant who shall report to the ERO. Qualified archeological consultant will scope archeological testing program with ERO.	<p>Archeological consultant shall be retained prior to issuing of site permit. Archeological consultant has approved scope by the ERO for the archeological testing program</p> <p>Date Archeological consultant retained: _____</p> <p>Date Archeological consultant received approval for archeological testing program scope: _____</p>
<p><b>Archeological Testing Program.</b> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected</p>	Project sponsor/ archeological consultant at the	Prior to any soil-disturbing activities on the project site.	Archeologist shall prepare and submit draft ATP to the ERO. ATP to	Date ATP submitted to the ERO: _____

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archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.	direction of the ERO.		be submitted and reviewed by the ERO prior to any soils disturbing activities on the project site.	Date ATP approved by the ERO: _____  Date of initial soil disturbing activities: _____
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either: a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or b. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program.	Archeological consultant shall submit report of the findings of the ATP to the ERO.	Date archeological findings report submitted to the ERO: _____ ERO determination of significant archeological resource present? Y N Would resource be adversely affected? Y N Additional mitigation to be undertaken by project sponsor? Y N
<i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP).	Archeological consultant at the	If there is a determination that	Project sponsor/ archeological	ADRP required?

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<p>The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies.</li> <li>• <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.</li> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> </ul> <p><i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</p>	direction of the ERO	an ADRP program is required	consultant/ archeological monitor/ contractor(s) shall prepare an ADRP if required by the ERO.	<p>Y N Date: _____</p> <p>Date of scoping meeting for ADRP: _____</p> <p>Date Draft ARDP submitted to the ERO: _____</p> <p>Date ARDP approved by the ERO: _____</p> <p>Date ARDP implementation complete: _____</p>



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Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archaeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after</p>	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	If human remains and/or funerary objects are found, coroner notification immediately; NAHC appoint MLD within 24 hours; MLD inspects remains within 48 hours of access	<p>Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Medical Examiner/ NAHC/ MLD</p> <p>MLD to inspect the remains and make treatment and disposition recommendations MLD, ERO, Sponsor to develop Burial Agreement</p> <p>ERO to ensure that Agreement is</p>	<p>Human remains and associated or unassociated funerary objects found? Y N Date: _____ Persons contacted: _____ Date: _____ Persons contacted: _____ Date: _____ Inspection date: _____ — Recommendations received by sponsor and ERO: _____ Burial Agreement received or ERO/sponsor determine that agreement cannot be reached Date: _____</p> <p>Considered complete on</p>

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<p>which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archaeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO.</p>			implemented as specified and burial disposition has occurred as agreed.	finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, that sufficient opportunity has been provided to the archaeological consultant for any scientific /historical analysis of remains/funerary objects specified in the Agreement, and the agreed-upon disposition of the remains has occurred. Date:_____
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken.</p>	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the archeological data recovery, inventorying,	Project sponsor/ archeological consultant	Following completion of soil disturbing activities. Considered complete upon

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Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.		analysis and interpretation.		distribution of final FARR. Date Draft FARR submitted to ERO: _____  Date FARR approved by ERO: _____  Date of distribution of Final FARR: _____  Date of submittal of Final FARR to information center: _____
<b>TRIBAL CULTURAL RESOURCES</b>				
<b>Mitigation Measure M-TC-1: Tribal Cultural Resources Interpretive Program</b> If the Environmental Review Officer (ERO) determines that preservation-in-place of the tribal cultural resource (TCR) pursuant to Mitigation Measure M-CR-X, Archeological Testing, is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible. If the ERO determines that preservation-in-place of the TCR is not a sufficient or feasible option, then the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated Native American tribal representatives. An	Project sponsor	In the event it is determined that a significant archaeological resource is present	Planning Department	Considered complete once the project is redesigned or interpretive plan is approved by the ERO



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interpretive plan produced in consultation with affiliated Native American tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.				
<b>NOISE</b>				
<p><b>Mitigation Measure M-NO-1: Construction Noise Controls</b></p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant to ensure that maximum feasible noise attenuation will be achieved for the duration of construction activities. Prior to commencement of demolition and construction activities, the project sponsor shall submit the construction noise control plan to the San Francisco Planning Department for review and approval. Noise attenuation measures shall be implemented to meet a goal of not increasing noise levels from construction activities by more than 10 dBA above the ambient noise level at sensitive receptor locations. Noise measures may include, but are not limited to, those listed below.</p> <ul style="list-style-type: none"> <li>Require that all construction equipment powered by gasoline or diesel engines have sound control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.</li> </ul>	Project sponsor and construction contractor shall prepare and implement Noise Control Plan.	Draft Noise Control Plan to be submitted to Planning Department prior to issuance of the first building permit or other permit that allows ground disturbance. Draft construction-noise monitoring program to be submitted to the Planning Department prior to start of	Planning Department shall review and approve the Noise Control Plan and construction-noise monitoring programs. Project sponsor, qualified consultant, and/or construction contractor(s) to prepare a weekly noise monitoring log which shall be made available to the Planning	Project sponsor, qualified consultant, and/or construction contractor(s) to submit final noise monitoring report to the Planning Department Development Performance Coordinator at the completion of each construction phase. Considered complete at the completion of

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Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<ul style="list-style-type: none"> <li>Prohibit gasoline or diesel engines from having unmuffled exhaust systems.</li> <li>Ensure that equipment and trucks for project construction use the best available noise control techniques (e.g., improved mufflers, redesigned equipment, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible. According to the Federal Highway Administration, the use of shields or barriers around noise sources can reduce noise by 5 to 10 dBA, depending on the type of barrier used.</li> <li>Use “quiet” gasoline-powered or electrically powered compressors as well as electric rather than gasoline- or diesel-powered forklifts for small lifting, where feasible.</li> <li>Locate stationary noise sources, such as temporary generators, concrete saws, and crushing/processing equipment, as far from nearby receptors as possible; muffle and enclose noise sources within temporary enclosures and shield with barriers, which could reduce construction noise by as much as 5 dB; or implement other measures, to the extent feasible.</li> <li>Undertake the noisiest activities during times of least disturbance to surrounding residents and occupants, such as midday or early afternoon when residents are more likely to be at work and less likely to be sleeping, as feasible.</li> <li>During the demolition phase, provide solid sound barriers (minimum 10 feet high) along property lines facing residential properties. During all project phases (until the building is enclosed),</li> </ul>		excavation of all construction phases.	Department when requested. Any weekly report that includes an exceedance or for a period during which a complaint is received shall be submitted to the Development Performance Coordinator within 3 business days following the week in which the exceedance or complaint occurred.	project construction and submittal of final noise monitoring reports.

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Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>provide a solid sound barrier (minimum 10 feet high) along southern property line.</p> <ul style="list-style-type: none"> <li>In response to noise complaints received from people in the project area, monitor the effectiveness of noise attenuation measures by taking noise measurements. A plan for noise monitoring shall be provided to the City for review prior to the commencement of each construction phase.</li> </ul> <p>The construction noise control plan must include the following measures for responding to and tracking complaints pertaining to construction noise:</p> <ul style="list-style-type: none"> <li>A procedure and phone numbers for notifying the Department of Building Inspection, health department, or the police department of complaints (during regular construction hours and off hours).</li> <li>A sign posted onsite describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction.</li> <li>Designation of an onsite construction complaint and enforcement manager for the project.</li> </ul> <p>1. A plan for notification of neighboring residents and nonresidential building managers within 300 feet of the project construction area at least 30 days in advance of activities that could increase daytime ambient noise levels at sensitive receptor locations by 10 dBA or more. The notification must include the associated control measures that will be implemented to reduce noise levels.</p>				



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Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure M-NO-2: Construction Vibration Control</b></p> <p>The project sponsor or the project sponsor's contractor shall prohibit vibration-generating construction activities on Wednesdays between the hours of 8 a.m. and 12 p.m., when laser eye surgery is performed at 505 Beach Street (Pacific Vision Institute).</p> <p>Additionally, a community liaison shall be designated and made available to respond to vibration-related complaints from building occupants at Pacific Vision Institute. Contact information for the community liaison shall be posted in a conspicuous location so that it is clearly visible to building occupants most likely to be disturbed. Through the community liaison, the project sponsor shall provide notification to property owners and occupants of Pacific Vision Institute of construction activities involving equipment that can generate vibration capable of interfering with vibration-sensitive equipment 10 days prior to the start of project construction, informing them of the estimated start date and duration of vibration-generating construction activities. These equipment types include a large bulldozer, or similar equipment, operating within 135 feet of the building; a jackhammer operating within 75 feet of the building; or a loaded truck operating within 125 feet of the building. The community liaison shall manage concerns and complaints resulting from construction vibration. Reoccurring disturbances shall be evaluated by a qualified noise and vibration consultant to ensure that there are no exceedances of the 0.0011 PPV vibration level threshold for vibration-sensitive equipment.</p>	Project sponsor and project sponsor's construction contractor	Throughout the construction period	Planning Department	Considered complete after construction activities are completed
<p><b>Mitigation Measure M-NO-3: Rooftop Deck Noise Controls</b></p> <p>The project sponsor shall implement the following mitigation measures to reduce rooftop deck noise levels in order to meet the requirements of the noise ordinance:</p> <ol style="list-style-type: none"> <li>1. The project sponsor shall limit amplified sound on the rooftop deck to no greater than 77 dBA Lmax at 25 feet from the center of the loudspeaker and</li> </ol>	Project sponsor	Limit to amplified sound prior to midnight and no amplified sound after midnight shall be complied with at all times.	The Planning Department, in consultation with the Police Department and the Department of Public Health,	The Project Sponsor shall ensure that this measure is implemented at all times.

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MONITORING AND REPORTING PROGRAM				
Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>be designed with electronic limiters to maintain a noise level of 77 dBA Lmax at 25 feet.</p> <p>2. The project sponsor shall orient speakers used on the rooftop deck away from sensitive receptors, including the residential building at 1321 Columbus Avenue and the hotel at 580 Beach Street.</p> <p>3. All noise generating equipment (e.g., speakers) shall be located at a maximum height of 3 feet above the roof deck.</p> <p>The project sponsor shall provide documentation demonstrating the combination of measures chosen to achieve the required noise reduction to the planning department prior to the issuance of the certificate of occupancy.</p>		Installation of the rooftop sound barrier shall occur prior to issuance of a Certificate of Occupancy.	shall monitor and respond to noise complaints related to events on the rooftop deck. Project sponsor shall include the rooftop sound barrier in final plans and the Department of Building Inspection shall verify its proper installation.	
<b>AIR QUALITY</b>				
<p><b>Mitigation Measure M-AQ-2: Construction Air Quality</b></p> <p>The project sponsor or the project sponsor's contractor shall comply with the following:</p> <p>A. <i>Engine Requirements.</i></p> <p>1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.</p> <p>2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.</p>	Project sponsor and project sponsor's construction contractor	Prior to and throughout the construction period	Planning Department	Considered complete after construction activities are completed

## EXHIBIT 2: MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM										
Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule						
<p>3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit.</p> <p>4. The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. <i>Waivers.</i></p> <p>1. The planning department's environmental review officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to the following.</p> <p><b>Off-Road Equipment Compliance Step-down Schedule</b></p> <table><tr><th>Compliance Alternative</th><th>Engine Emission Standard</th><th>Emissions Control</th></tr><tr><td>1</td><td>Tier 2</td><td>ARB Level 2 VDECS</td></tr></table>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 2 VDECS				
Compliance Alternative	Engine Emission Standard	Emissions Control								
1	Tier 2	ARB Level 2 VDECS								



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			MONITORING AND REPORTING PROGRAM			
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2	Tier 2	ARB Level 1 VDECS				
3	Tier 2	Alternative Fuel*				
<p>How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the contractor must meet Compliance Alternative 2. If the ERO determines that the contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the contractor must meet Compliance Alternative 3.</p> <p>** Alternative fuels are not a VDECS.</p> <p>C. <i>Construction Emissions Minimization Plan.</i> Before starting onsite construction activities, the contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the contractor will meet the requirements of section A.</p> <ol style="list-style-type: none"> <li>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</li> <li>2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the contractor agrees to comply fully with the Plan.</li> <li>3. The contractor shall make the Plan available to the public for review onsite during working hours. The contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that</li> </ol>						

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<p>the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of construction activities, the contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>				
<p><b>Mitigation Measure M-AQ-4: Best Available Control Technology for Diesel Generators</b></p> <p>The project sponsor shall ensure that the backup diesel generator meets or exceeds one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical air resources board verified model and if the air district approves of its use. The project sponsor shall submit documentation of compliance with the air district's New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the planning department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsor	Prior to issuance of a permit for a backup diesel generator	Planning Department and Department of Building Inspection	Considered complete when project is issued a certificate of occupancy
<b>IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR</b>				
<b>TRANSPORTATION AND CIRCULATION</b>				
<p><b>Improvement Measure TR-6: Commercial Loading Maneuvers</b></p> <p>Hotel staff should facilitate the back-out maneuver from the onsite alley for commercial loading vehicles that do not have audible back-up alarms.</p>	Project sponsor	Throughout the project operation	Planning Department	Ongoing

**EXHIBIT 2: MITIGATION MONITORING AND REPORTING PROGRAM**

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation and Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
		period and during loading activities		





# SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT****D**

## Land Use Information

PROJECT ADDRESS: 1300 COLUMBUS AVE  
RECORD NO.: 2017-005154CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

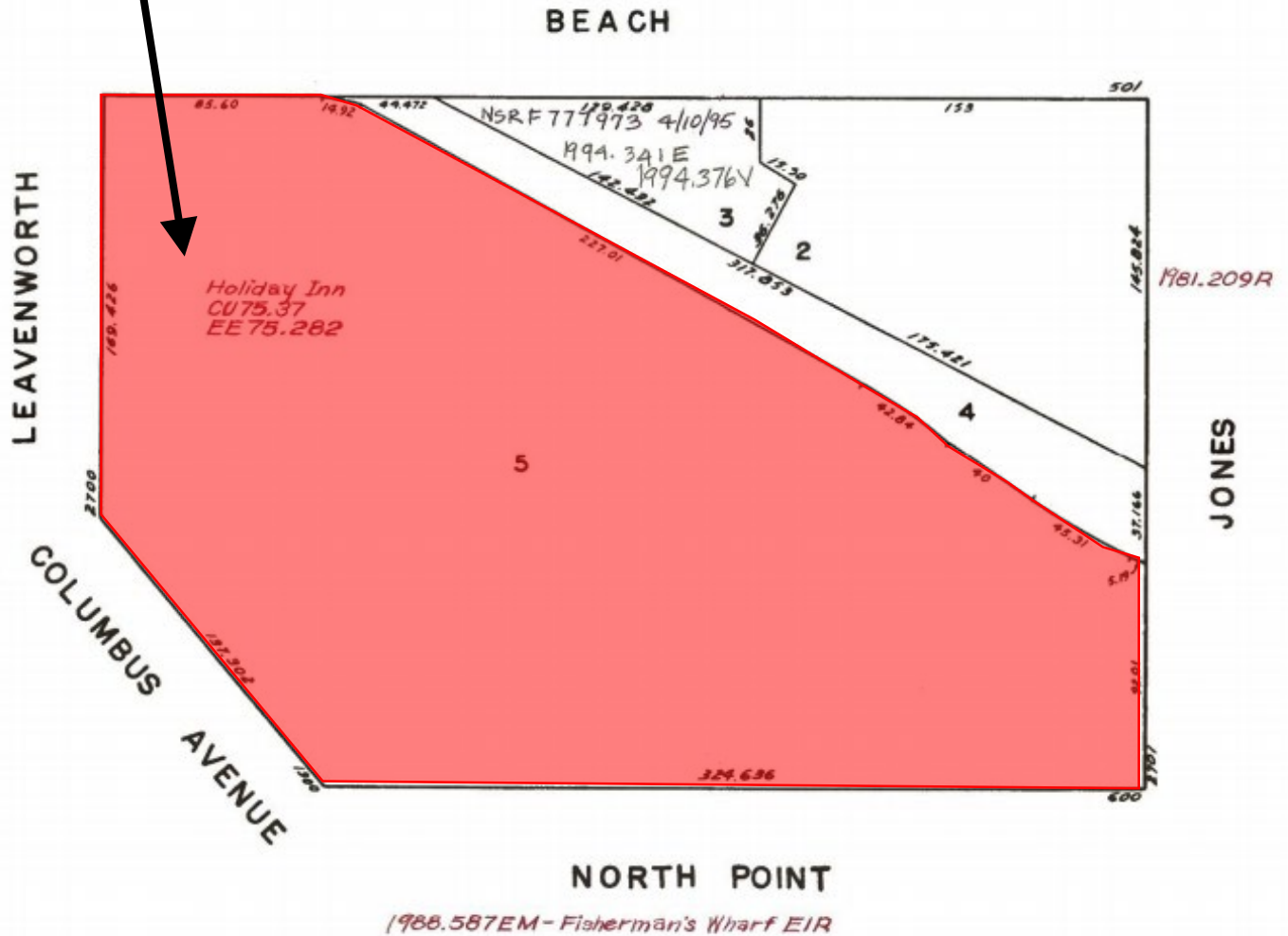
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	79,440	(12,905)	66,535
Residential GSF	0	0	0
Retail/Commercial GSF	0	7,380	7,380
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Hotel	249,350	87,620	336,970
<b>TOTAL GSF</b>	<b>249,350</b>	<b>87,620</b>	<b>336,970</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	342	174	516
Number of Buildings	1	0	1
Number of Stories	4	0	4
Parking Spaces	220	(54)	166
Loading Spaces	2	2	2
Bicycle Spaces	0	38	38
Car Share Spaces	0	3	3

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# Parcel Map

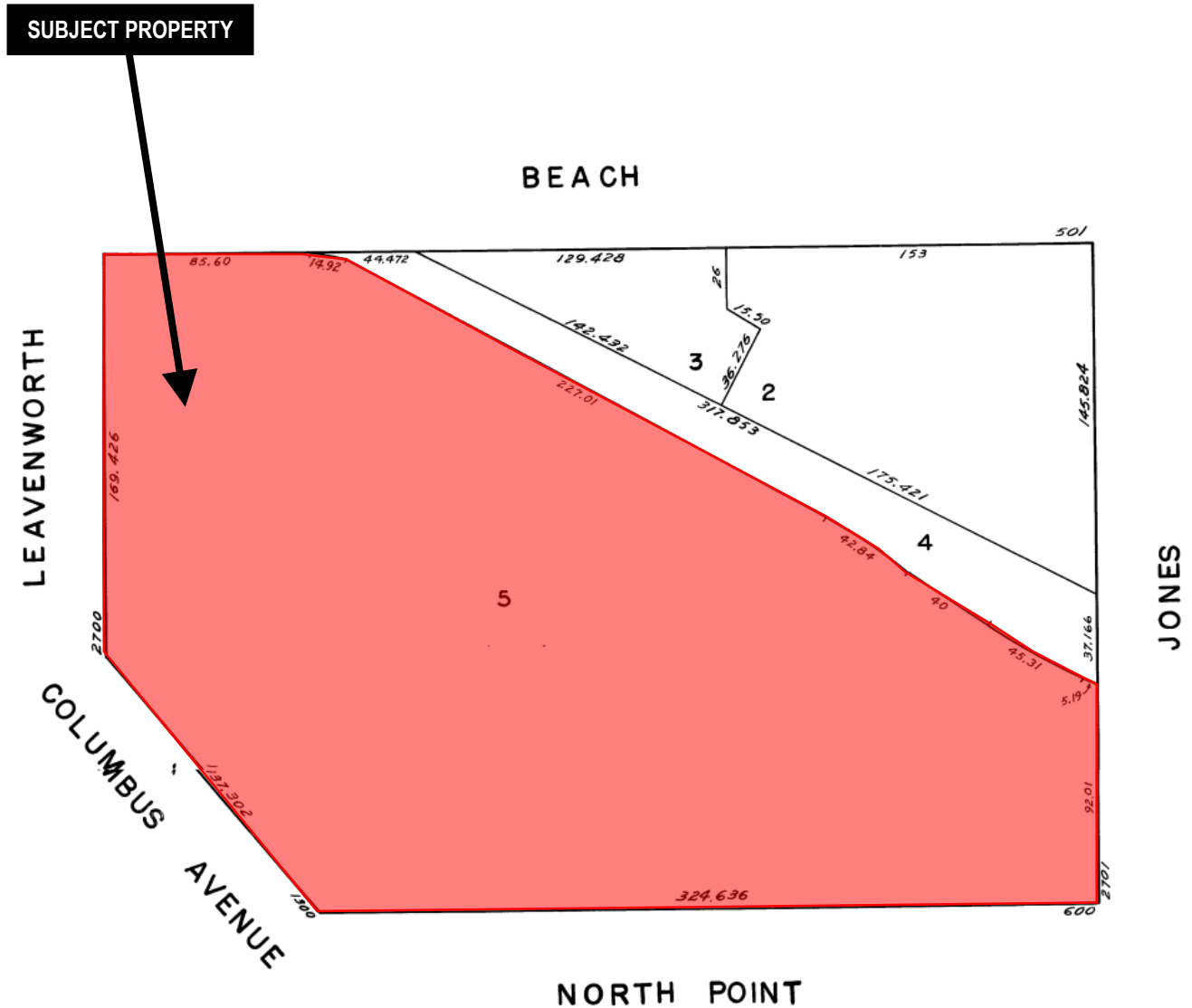
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-005154CUA  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue



# Sanborn Map\*

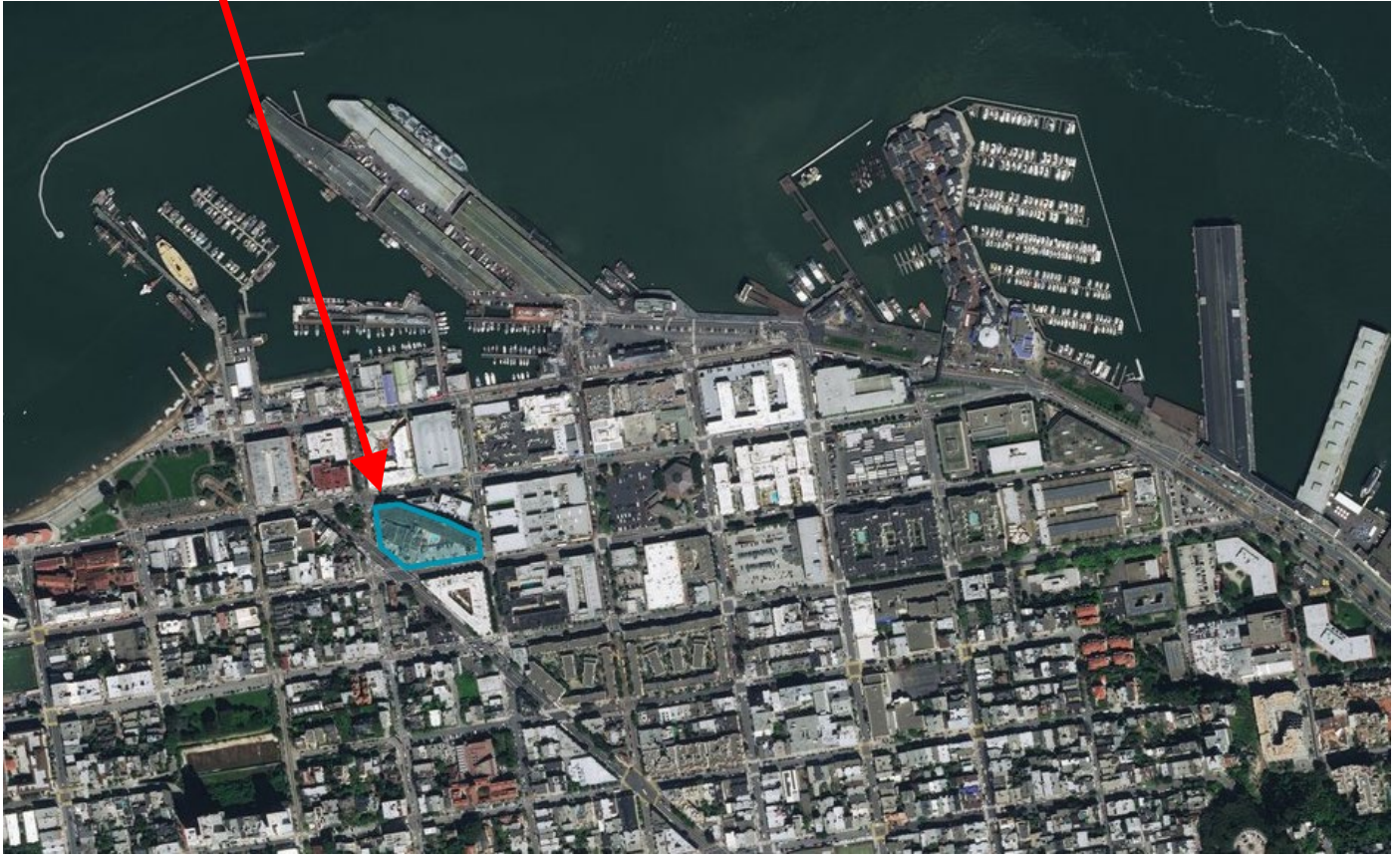


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



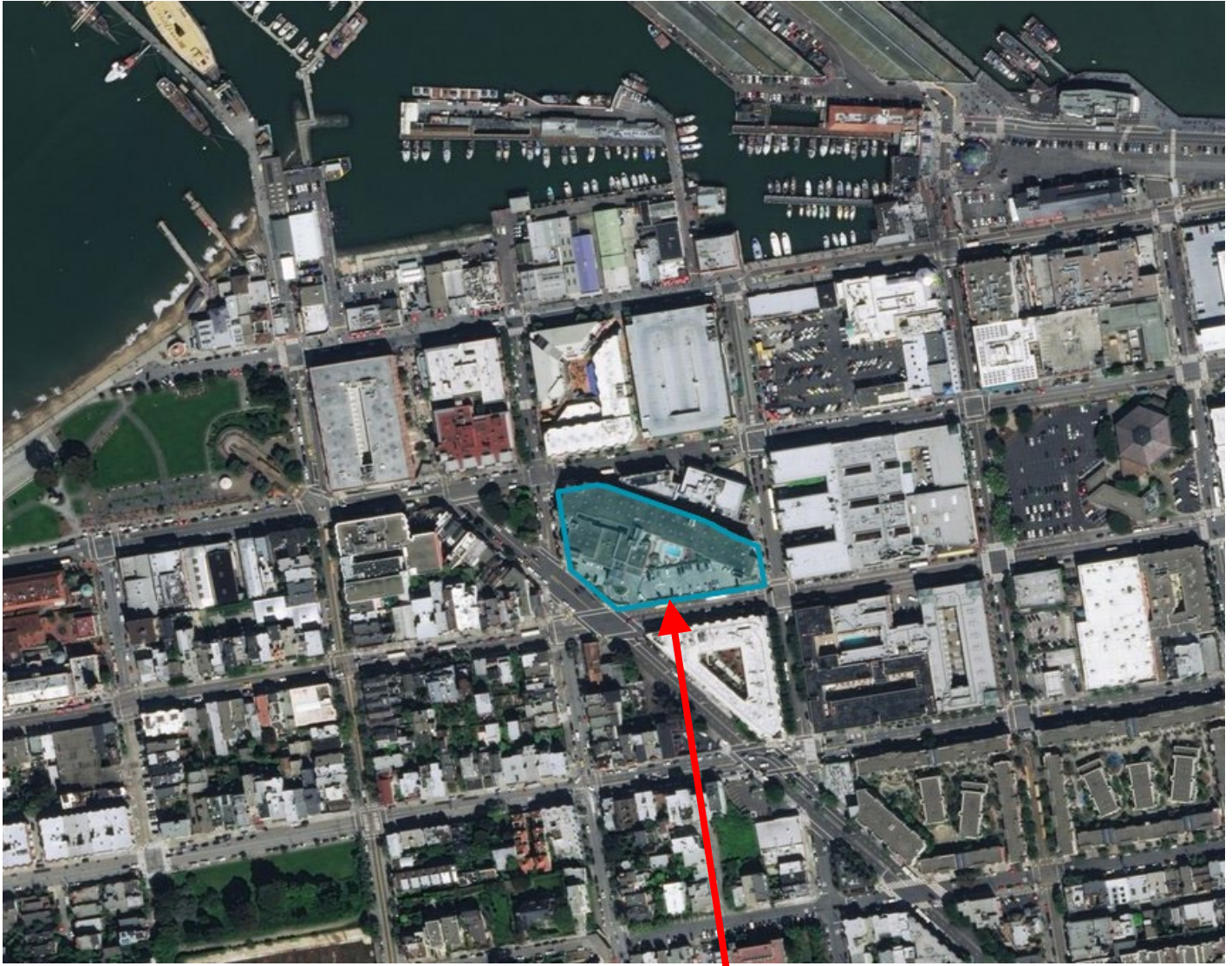
# Aerial Photo – View 1

SUBJECT PROPERTY





# Aerial Photo – View 2



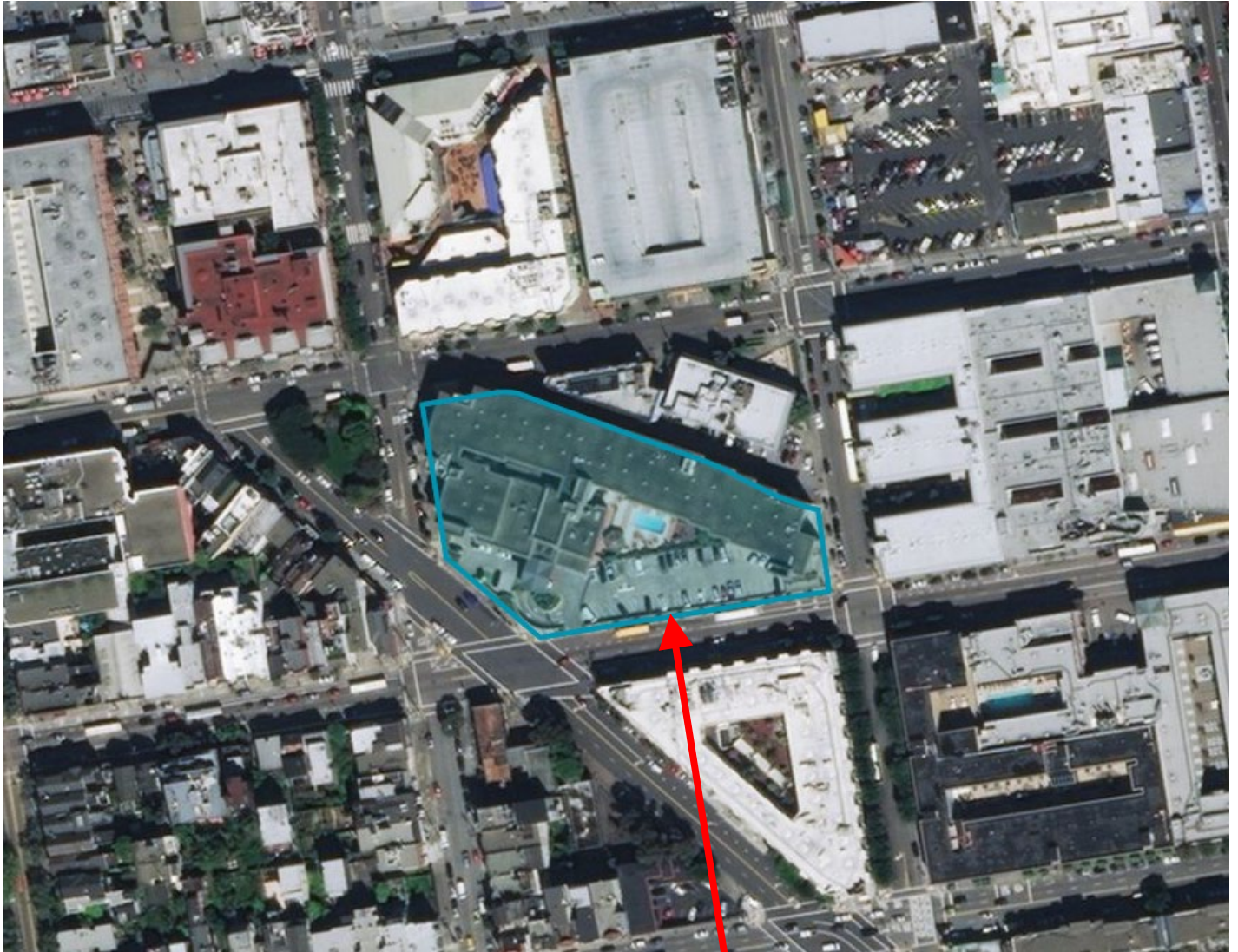
**SUBJECT PROPERTY**



Discretionary Review Hearing  
**Case Number 2017-005154CUA**  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue



# Aerial Photo – View 3



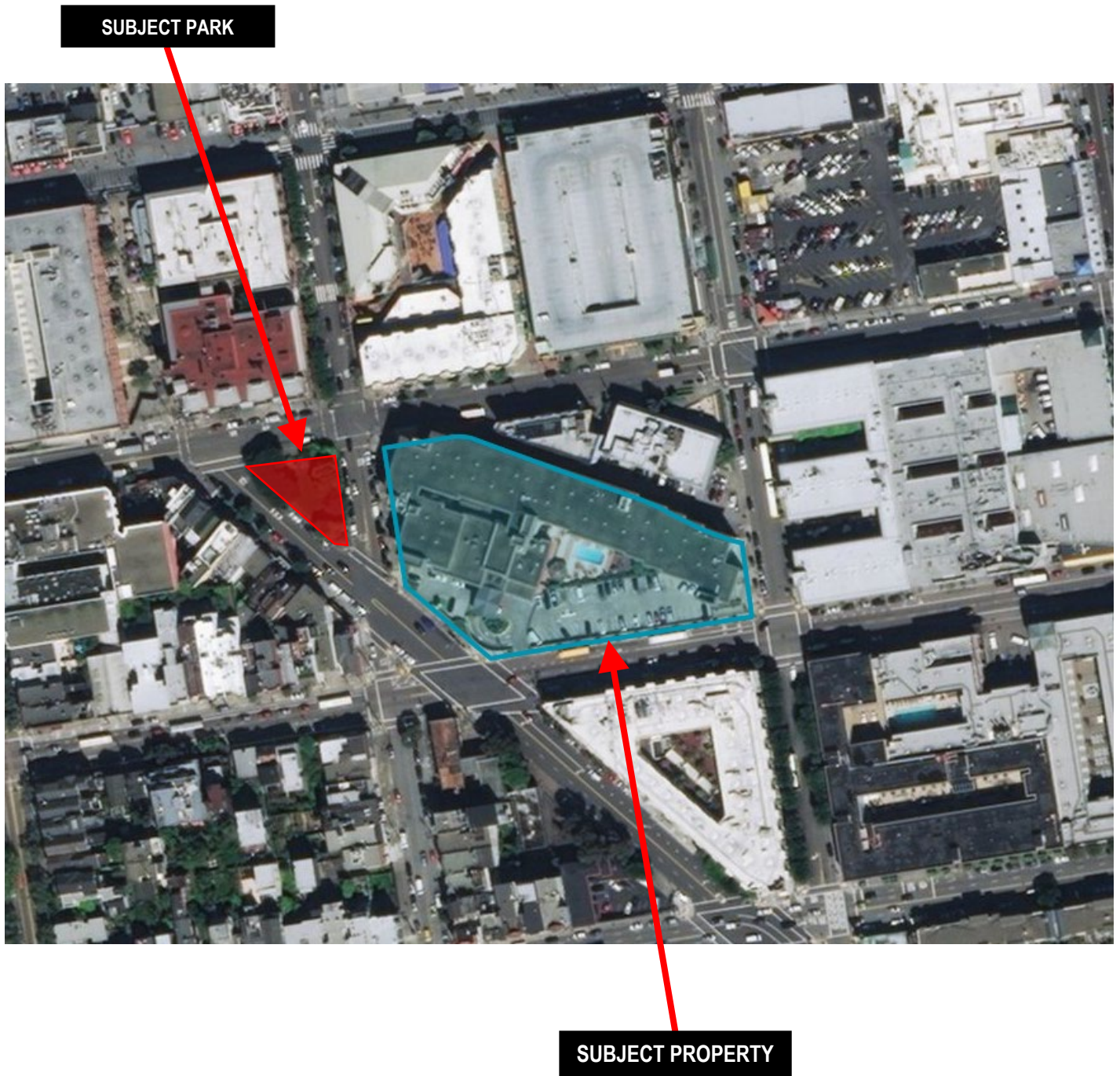
**SUBJECT PROPERTY**



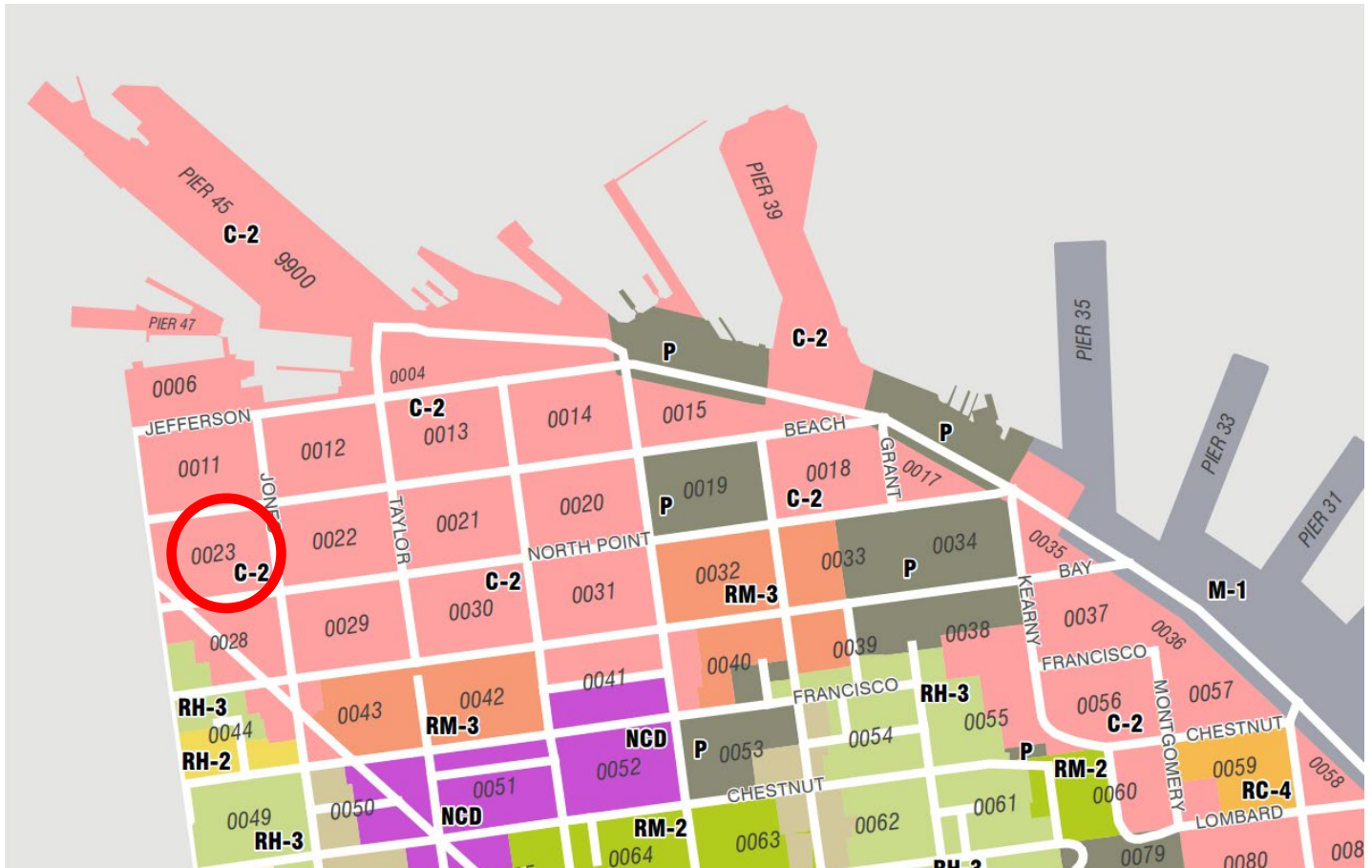
Discretionary Review Hearing  
**Case Number 2017-005154CUA**  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue



# Aerial Photo – View 4



# Zoning Map





# Site Photo – 1



Discretionary Review Hearing  
**Case Number 2017-005154CUA**  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue

## Site Photo – 2



Discretionary Review Hearing  
**Case Number 2017-005154CUA**  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue

## Site Photo – 3





# Site Photo – 4



Discretionary Review Hearing  
**Case Number 2017-005154CUA**  
Caza Hotel Addition and Refurbishment  
1300 Columbus Avenue

Jody Knight  
jknight@reubenlaw.com

January 3, 2020

**Delivered via Email (carolyn.fahev@sfgov.org )**

Myrna Melgar, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

**Re: 1300 Columbus Avenue**  
**Planning Case Number: 2017-005154**  
**Hearing Date: January 16, 2020**  
**Our File: 6655.10**

Dear President Melgar and Commissioners:

This office represents CFW 55 Owner, LLC (the “**Sponsor**”), which proposes to add an addition to the existing hotel at 1300 Columbus Avenue in the Fisherman’s Wharf neighborhood at a site bounded by Columbus, Leavenworth, Beach, Jones and North Point Streets (the “**Project**”). The addition would replace unsightly surface parking with a new hotel wing, to include hotel rooms above ground floor street-facing retail and the addition of a small rooftop deck. The Project is expected to add approximately 20 hotel jobs, plus jobs for the retail space.

The Project team is working with the Fisherman’s Wharf CBD to support safety in the adjacent Joseph Conrad Mini Park, including making a contribution to a fund to install new lighting in the Park as part of a planned beautification program. The Sponsor is also looking at adding security cameras to the hotel building to deter and monitor crime and loitering in the Park. The CBD is in support of the Project and will be providing a support letter soon.

## **I. Project Summary**

The existing 249,350 square-foot hotel contains 342 hotel rooms and no ground floor retail space. The addition would add 79,520 square-feet of hotel space, 174 hotel rooms, and 8,100 square feet of ground floor retail. The existing hotel contains 220 parking spaces, which will be reduced to 166 spaces by the Project. The existing porte cochère will remain for off street guest pick-up and drop-off, and the rear alley will continue to be used for off-street deliveries and loading. Because hotel uses require conditional use approval, expansion of the hotel requires Planning Commission approval.

### **A. Design Details**

The addition is designed to connect the expanded hotel with the streetfront, bringing pedestrian activity to the North Point and Columbus Street frontages. The four-story scale of the addition along those frontages is in keeping with the surrounding buildings. The façade is designed as highly transparent at the ground level to activate sidewalk visibility for the retail space and hotel lobby. The three stories of hotel guestrooms above the retail contain a regularized array of punched windows with vertical sunshades to help provide depth to the building. To celebrate the corner of Columbus and North Point, the guestrooms showcase bay windows, adding depth to the facade and relating to the bay window motif of the existing hotel. The parapet is also raised to provide definition at the corner.

The predominant materials used on the façade are brick and cement plaster, in keeping with the character of the Fisherman's Wharf neighborhood. The areas with brick are recessed and kept shorter than the areas with cement plaster to help modulate the length of the façade. Metal panel is used as an accent material at the retail canopies, bay window surrounds, and vertical sunshades.

In addition to an increase in hotel rooms and street-activating retail, the Project will make streetscape improvements, including adding street trees on Jones, North Point, Columbus, and Beach Streets, and constructing a bulbout at the corner of Columbus and Leavenworth Streets. The Project will add 18 Class 1 bike parking spaces in a bike parking room and will add 20 Class 2 bike parking spaces on the sidewalk at Leavenworth Street. The Project also proposes a decorative telescopic gate at the Beach Street end of the alley that is part of the Site.

### **B. Minor Modification for Measurement of Height**

In addition to conditional use approval to expand the existing hotel, the Project seeks Planned Unit Development (“**PUD**”) approval to permit a minor deviation from the method of measuring height under Planning Code Section 260. The Project measures height from the mid-point of the Columbus Street frontage, where the height measurement is 39’5”. Under Section 260, height on a downward sloping lot can be measured for a lot depth not extending beyond a line of 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater.

Here, the distance between the midpoint on Columbus and the point on Beach perpendicular to that point on Columbus, is 347’2”. When a line is drawn at the midpoint of 173’7” parallel with Columbus, a portion of the top floor of the new addition on North Point Street would be beyond the line parallel to Columbus. This would result in a top floor in which the old and new portions of the building cannot connect on half the building. It would also result in the loss of hotel rooms and create an unseemly gap in the top floor façade. Moreover, the gap in the building would provide no benefit for the street front or surrounding properties. Therefore, the Project seeks to extend the line for downslope measurement to allow the addition as proposed. See **Exhibit A**, Building Height Diagram.



The proposed method of measurement responds to an unusual site configuration that has five frontages that are not parallel to one another. It also responds to limitations on the massing of the Project, which requires combining circulation between the new and old portions of the building, while allowing light to the hotel rooms. Other than conditional use approval for hotel use and for minor modification from the method of measuring height, the Project seeks no other exceptions or variances.

## **II. Project Outreach**

The Project Sponsor's outreach for the Project is on-going. The Project Team hosted a pre-application meeting on August 10, 2017 to which the Team invited an expanded radius of all owners and occupants within 300 feet. The Project Sponsor also conducted outreach as part of the Entertainment Commission review process during which the Sponsor contacted management at every Place of Entertainment within 300 feet of the Project Site. After the hearing, the Entertainment Commission recommended that its standard measures be added to a Planning Commission approval motion. As part of its outreach effort, the Project Sponsor has agreed to a construction management plan to coordinate construction around the neighboring LASIK surgery clinic schedule and on November 12, 2019 met with the Lasik Center to make sure any concerns are addressed. In addition, as discussed above, the Sponsor is working with the CBD to improve the adjacent Joseph Conrad Mini Park.

## **III. Benefits of the Project**

Approval is supported by the following substantial benefits.

- **Provides Desirable Infill Development.** The Project proposes to transform a large underutilized lot into an expanded hotel that will benefit the City and the Fisherman's Wharf neighborhood.
- **Adds Revenue to the City.** The Project will add 174 hotel rooms, and 8,100 square feet of ground floor retail, contributing revenue to the City.
- **Brings Life to the Streetfront.** The Project will add new life to a block with little pedestrian activity by providing street facing retail and additional hotel guests to patronize local businesses.
- **Contributes to an Improvement Project at the Joseph Conrad Mini Park.** The Sponsor will contribute to a beautification and security program at the Park by helping to fund installation of new lighting and adding security cameras to the hotel building.

President Myrna Melgar  
San Francisco Planning Commission  
January 3, 2020  
Page 4

#### **IV. Conclusion**

The Project seeks to transform a surface parking lot into a productive hotel wing and ground floor street facing retail, contributing street life to the neighborhood and revenue to the City at large. Please let me know if you have any questions. I look forward to presenting this Project to you on January 16, 2020.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



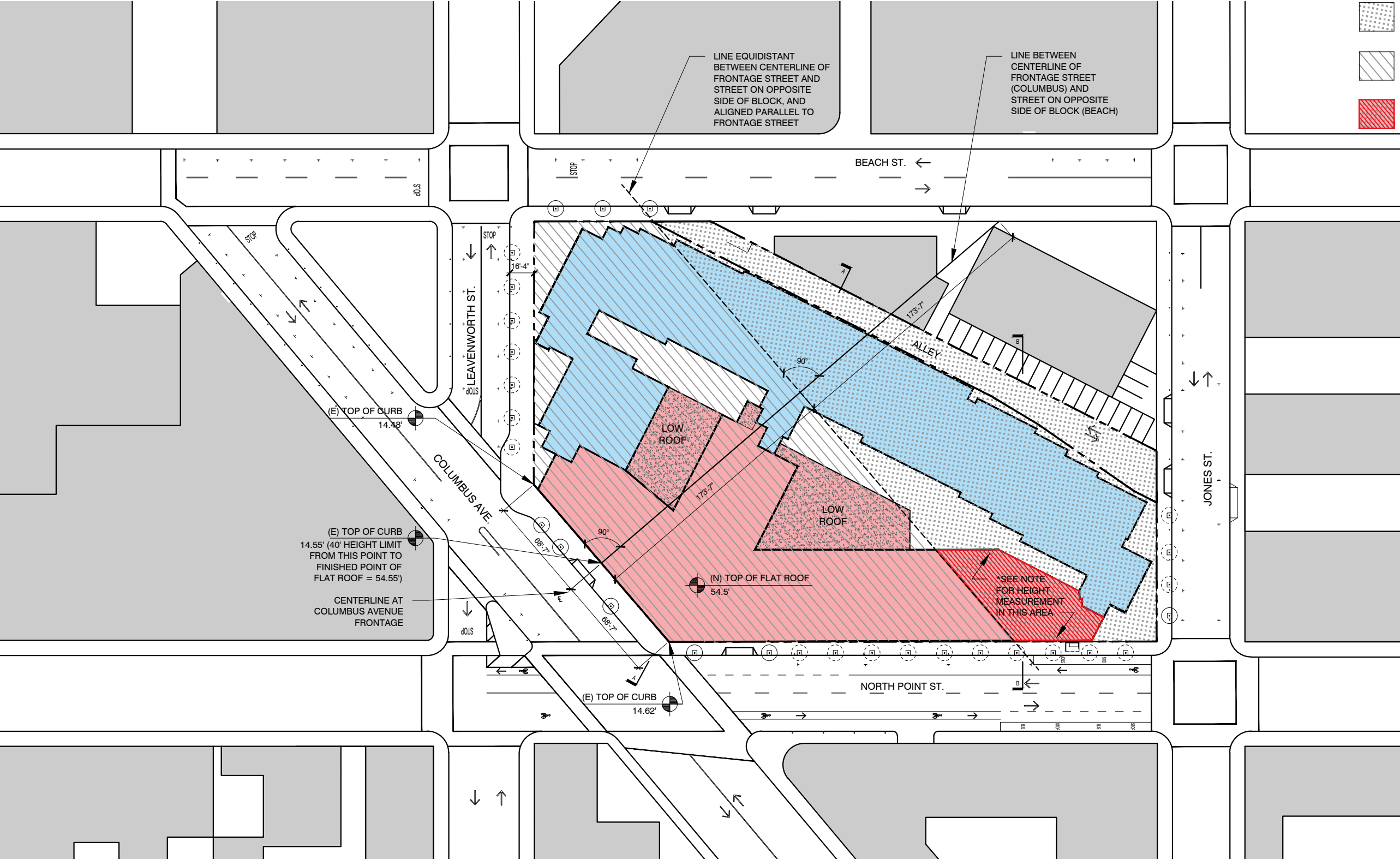
Jody Knight

Enclosure

cc: Joel Koppel, Commission Vice-President  
Sue Diamond, Commissioner  
Dennis Richards, Commissioner  
Frank S. Fung, Commissioner  
Kathrin Moore, Commissioner  
Milicent Johnson, Commissioner

## **Exhibit A**





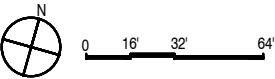
- AREA OF SITE SUBJECT TO UPSLOPE LOT HEIGHT MEASUREMENT
- AREA OF SITE SUBJECT TO DOWNSLOPE LOT HEIGHT MEASUREMENT
- \*AREA OF SITE SUBJECT TO A PUD MODIFICATION FOR MEASUREMENT OF HEIGHT

PROPOSED SITE PLAN - BUILDING HEIGHT DIAGRAM

EXISTING  
PROPOSED

1300 COLUMBUS AVENUE  
SAN FRANCISCO, CA

PROJECT NO. 16.072  
DECEMBER 2, 2019



A1.3 | AXIS GFA

PLANS DEPICTED ARE PRELIMINARY AND CONCEPTUAL.  
VERIFY ALL ASSUMPTIONS WITH THE APPROPRIATE  
AGENCIES HAVING APPROVAL JURISDICTION.

ARCHITECTURE + DESIGN  
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