Executive Summary
Conditional Use Authorization

HEARING DATE: AUGUST 27, 2020

Record No.: 2019-017421CUA
Project Address: 227 Church Street
Zoning: Upper Market Neighborhood Commercial Transit (NCT) Zoning District
Block/Lot: 40-XHeight and Bulk District
Project Sponsor: Eric Jacobs, Gary Bell & Associates
201 Noe Street
San Francisco, CA 94114
Property Owner: Parhelion-II LLC
Larkspur, CA 94939
Staff Contact: Stephanie Cisneros – (628) 652-7363
stephanie.cisneros@sfgov.org
Recommendation: Approval with Conditions

PROJECT DESCRIPTION
The Project includes a change of use from a bookstore to a 5,135 square foot principally permitted gym use (yoga studio). The project will also include an interior and façade remodel as well as a new basement level and a minor vertical addition for a new mezzanine level.

REQUIRED COMMISSION ACTION
In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2 and 303 to allow a principally permitted use 3,000 square feet or above within the NCT Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach.
  - Support/Opposition: The Department has received 8 letters in support of the Project, including one from the Duboce Triangle Neighborhood Association and one from the Sharon Street Neighborhood Association. The Department has received no letters in opposition to the Project.
  - Outreach: The Sponsor has hosted one meeting within the community, on June 15, 2020.

- Design Review Comments: The project has changed in the following significant ways since the original submittal to the Department:
The project has evolved with a more restorative approach with regard to the interior and exterior changes to allow the historic resource’s character-defining features to be exposed and incorporated into the design.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Market and Octavia Area Plan and the Objectives and Policies of the General Plan. The Project will result in a new, independently owned small business, the use of which is principally permitted, to take over a commercial space that has been vacated. 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
ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2 AND 303 TO ALLOW A PRINCIPALLY PERMITTED USE 3,000 SQUARE FEET OR GREATER LOCATED AT 227 CHURCH STREET, LOTS 062, IN ASSESSOR’S BLOCK 3544, WITHIN THE NCT (UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 30, 2020, Eric Jacobs of Gary Bell & Associates (hereinafter "Project Sponsor") filed Application No. 2019-017421CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization for a proposed principally permitted 3,000 square feet or greater (hereinafter “Project”) at 227 Church Street, Block 3544 Lots 062 (hereinafter “Project Site”). The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Planning Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On August 27, 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. 2019-017421CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-017421CUA is located at 49 South Van Ness, Suite 1400, 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. 2019-017421CUA, 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 includes a change of use from a bookstore to a principally permitted gym use (yoga studio) amounting to approximately 5,135 square feet. The project also includes an interior remodel, the addition of new basement and mezzanine levels, and façade alterations.

3. Site Description and Present Use. The Project is located on Church Street near the corner of Market Street on a 3,125 square foot lot with approximately 25 feet of street frontage along Church. The Project Site contains a one-story 1907 commercial building most recently occupied by a bookstore (Aardvarks Books), which vacated in 2019. The building is an historic resource, as a contributing property to the identified-eligible San Francisco Neighborhood Movie Theater Multiple Property historic district. The subject property was originally constructed in 1907 as a theater/nickelodeon and is one of 5 buildings that were constructed as theaters/nickelodeons in San Francisco during 1907 to 1910.

4. Surrounding Properties and Neighborhood. The Project Site is located within the NCT Zoning District in the Market & Octavia Area Plan. The immediate context is comprised of commercial and mixed-uses. The immediate neighborhood includes one-story commercial buildings and two- to three-story mixed-use buildings, including three-story mixed-use buildings to the north and south, and a three-story mixed-use building with multiple commercial spaces directly across the street. Other zoning districts in the vicinity of the project site include: RTO (Residential Transit Oriented) and NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning Districts.

5. Public Outreach and Comments. The Department has received correspondence from 8 people in support of the proposed project and no correspondence in opposition. The Project Sponsor conducted an outreach meeting to the community on June 15, 2020.

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. **Use Size.** Pursuant to Planning Code Sections 121.2 and 764, non-residential uses are principally permitted up to 2,999 square feet; a Conditional Use Authorization is required for uses 3,000 square feet or greater.

*The Project proposes to add a new basement level and mezzanine level to accommodate office and storage space for the proposed principally permitted gym use (yoga studio), which would amount to 5,135 square feet; therefore, a Conditional Use Authorization is required.*

B. **Outdoor Activity.** Planning Code Section 710.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*No outdoor activity is proposed on-site.*

C. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

*The Project Sponsor is not proposing hours of operation from 11p.m. to 2 a.m.*

D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 25-feet of frontage on Church Street with approximately 19 feet devoted to the gym use (yoga studio) entrance or window space. The windows are clear and unobstructed. The Project proposes changes to the commercial façade, which will be generally restored to its historic design and exhibit historic features.*

E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.
7. **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 size of the proposed use is in keeping with other storefronts on the block face. The proposed independently-owned yoga studio will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

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

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

*The height and bulk of the existing building will remain generally the same, with a small vertical addition to accommodate a new mezzanine level that will not be visible from the public-right-of-way. The building will undergo exterior alterations, mostly restorative in nature, and will not alter the character of the project vicinity.*

(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 Planning Code does not require parking or loading for a 5,135 square-foot gym use (yoga studio). The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The proposed use is subject to the standard conditions of approval outlined in Exhibit A.*

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

*The proposed principally permitted gym use (yoga studio) does require any additional tenant improvements, which have been vetted by the Department. The Department shall review all lighting and signs proposed for the new business in accordance with the Planning Code.*
C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below. In general, the proposed principally permitted gym use (yoga studio) would broaden the selection of exercise options by allowing a yoga studio on the premises. The addition of a yoga studio will not disrupt the balance of commercial uses in the area, and will not displace establishments that provide services. The Project will not adversely affect the cited policies of the Commerce and Industry Element, or other Elements of the General Plan.

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

The proposed project is consistent with the stated purposes of the Upper Market NCT in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours. The Project is proposed to expand a vacant storefront and, therefore, would not displace retail storefronts that could provide for convenience goods and services.

8. Non-Residential Use Size in NC District Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project is located in an are that consists of larger or similar sized general and/or specialized gym uses and will provide a specific yoga use not otherwise found in the district.

B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project will offer a new principally permitted gym use (yoga studio) that will serve the neighborhood by offering a varied exercise studio option. The nature of a yoga studio requires a larger size than the previously existing bookstore in order to offer enough space for classes.

C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project proposes façade alterations that are restorative in nature and are intended to incorporate historic elements that have been removed or are otherwise covered up, which is in keeping with the architecture of the immediate context.

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

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The new business is not proposing an outdoor activity area or extended hours of operation and will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will attract a new commercial activity and will enhance the diverse economic base of the City.

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.
No commercial tenant would be displaced, as the project is proposed for a vacant storefront. Additionally, the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Guidelines for All Uses

- Existing businesses, especially neighborhood-serving retail stores and services, should be retained wherever feasible and in conformity with the Planning Code.
- New uses should be consistent with the purpose of the district in which they are located as stated in the Planning Code.
- In small-scale districts with limited amounts of commercial space, priority should be given to retail stores and services which primarily serve the needs of nearby residents. Larger-scale districts may include some larger or more specialized uses which serve a broader citywide or regional clientele in addition to convenience oriented businesses. However, no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents. The appropriate size of an individual use may vary depending on the type of merchandise or service offered and the volume or intensity of customer activity it generates.
- The use should contribute to the variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours.
- Establishments operating in the late night or early morning hours should provide goods and services which are necessary or desirable to the community at those hours. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- If locating at the ground story, the use should contribute to an active retail frontage. In districts with continuous active retail frontage, individual uses which do not serve the general public during regular business hours, such as churches, are encouraged to share ground story space with more active uses. This guideline may not apply in those districts or parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in some areas, it may be appropriate to allow conversion of non-commercial ground story space in order to accommodate commercial growth in the
district, if such growth would not create unmanageable parking, noise or other unwanted impacts.

- The use should fully utilize available floor area. Uses which require a limited amount of ground story frontage, such as limited financial services and hotel lobbies, should provide access to remaining space for use by other establishments.
- The use should not significantly increase traffic congestion or parking problems. The use should be evaluated for its traffic and parking impacts, especially on surrounding residential areas. Significant adverse impacts should be sufficiently mitigated or the use should not be permitted (See Auto-Oriented Facilities guidelines and Policy 8 of this Objective for more specific guidelines on parking).

No commercial tenant would be displaced and the project would activate a vacant storefront with a gym use that is compatible with the Neighborhood Commercial Transit District. In order for a neighborhood commercial district to remain viable and serve the needs of the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. The Project would broaden the selection of exercise or gym uses in the neighborhood by offering a specified selection of classes. The Project will maintain an active ground floor and street frontage, accessible by residents and businesses in the neighborhood and will utilize the available floor area. The Project is located in a high-transit corridor, increasing accessibility to the neighborhood.

Policy 6.2:
Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

The Project is desirable because it will contribute to the viability of an existing restaurant use that is locally-owned and has operated. The restaurant use is currently permitted to serve beer and wine in association with meals. The requested authorization would broaden the selection of drinks served within the existing restaurant by allowing the sale of distilled spirits on the premises. The Project would not physically expand the existing restaurant. The Project is desirable and compatible with the neighborhood, and will contribute to the vitality of the District.

MARKET AND OCTAVIA AREA PLAN
BUILDING WITH A SENSE OF PLACE
Objectives and Policies

OBJECTIVE 3.2:

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

Policy 3.2.1
Preserve landmark and other buildings of historic value as invaluable neighborhood assets.
Policy 3.2.2
Encourage rehabilitation and adaptive reuse of historic buildings and resources.

Policy 3.2.7
Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported.

The Project is a change of use from a bookstore to a principally permitted gym use (yoga studio) that will result in a use size 3,000 square feet or greater. The Project proposes restoration of the historic building to remove non-original features and materials to accommodate an adaptive reuse of a historic building.

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

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

The project currently consists of a vacant storefront. The Project proposes a new neighborhood-serving use (yoga studio), which will enhance the nearby retail uses by providing a new specific gym use, which will be accessible to residents and other businesses in the area.

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 site does possess any existing housing. The Project would provide a new principally permitted gym use (yoga studio). The Project is expressive in design, as the front façade will be altered in a restorative manner to expose historic features, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project would not have any impacts on the City’s supply of affordable housing.

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

The site is on Church Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. The subject property is within ¼ mile of several MUNI lines (14, 7, 22, J F, KT, L, and M).
E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.

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 contains an identified historic resource; a contributor to the identified-eligible San Francisco Neighborhood Movie Theater Multiple Property historic district. The Project will undertake a restorative effort of interior and exterior character-defining features to accommodate an adaptive reuse and preservation of the historic building.

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

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

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Authorization Application No. 2019-017421CUA subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 24, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 27, 2020.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: August 27, 2020
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a principally permitted 5,135 square foot gym use (yoga studio) located at 227 Church Street, Assessor’s Block 3544, Lot 062 pursuant to Planning Code Section(s) 303 and 121.2 within the NCT (Upper Market Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 24, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2019-017421CUA and subject to conditions of approval reviewed and approved by the Commission on August 27, 2020 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 27, 2020 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

PERFORMANCE

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

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

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

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

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

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

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

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

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

   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
DESIGN – COMPLIANCE AT PLAN STAGE

6. 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

PROVISIONS

7. Market Octavia Community Improvements Fund. The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

10. 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
11. **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)*
EXISTING = 2,556 SF

PROPOSED LEVEL 01 GROSS FLOOR AREA = 2,556 SF - 86 SF - 214 SF - 10 SF = 2,246 SF

EXCLUDED = 214 SF

EXCLUDED = 86 SF

10 SF

ADDED = 704 SF

PERMITTED MEZZANINE GROSS FLOOR AREA = 2,246 SF / 3 = 749 SF

ADDED = 1,085 SF

PERMITTED LEVEL 01 GROSS FLOOR AREA = 1,315 SF - 230 SF = 1,085 SF

EXCLUDED = 230 SF

LEGEND

EXISTING BUILDING - 2,763 SF

PROPOSED GROSS BUILDING ADDITION:
- 1,250 SF (BASEMENT)
- 847 SF (MEZZANINE)

GROSS FLOOR AREA CALCULATIONS

1/8" = 1'-0"

ISSUE: 8/4/2020

11/30/2021

PARHELION

227 CHURCH ST, SAN FRANCISCO, CA 94114

CUA SET

06.24.2020

GROSS FLOOR AREA CALCULATIONS

1/8" = 1'-0"

PROPOSED AREA PLAN - BASEMENT

PROPOSED AREA PLAN - LEVEL 01

PROPOSED AREA PLAN - MEZZANINE

PROPOSED LEVEL OF GROSS FLOOR AREA = 1,315 SF - 230 SF = 1,085 SF

PROPOSED LEVEL OF GROSS FLOOR AREA = 2,556 SF - 86 SF - 214 SF - 10 SF = 2,246 SF

PROPOSED LEVEL OF GROSS FLOOR AREA = 2,556 SF - 86 SF - 214 SF - 10 SF = 2,246 SF

PROPOSED MEZZANINE GROSS FLOOR AREA = 749 SF

PROPOSED MEZZANINE GROSS FLOOR AREA = 749 SF

PROPOSED MEZZANINE GROSS FLOOR AREA = 749 SF
1. DEMOLITION:
   A. FOUNDATION: REFER TO STRUCTURAL DRAWINGS FOR
      DEMOLITION SCOPE AS REQUIRED FOR (N) WORK.
   B. FRAMING: REFER TO STRUCTURAL DRAWINGS FOR ADD'L
      DEMOLITION SCOPE AS REQ'D FOR INSERTION OF (N) WORK.
   C. FLOORING: REMOVE (E) WOOD, (E) 1 1/2" CONCRETE TOPPING
      SLAB, (E) TILE, AND/OR VINYL FLOORING THROUGHOUT.
   D. CABINETS: REMOVE ALL CABINETS, COUNTERTOPS, BATH
      ACCESSORIES, BACKSPLASHES, AND MIRRORS AT KITCHEN
      AND BATHROOMS.
   E. PLUMBING: REMOVE FIXTURES AND EQUIPMENT AS REQUIRED
      FOR (N) WORK.
   F. ELECTRICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
   G. MECHANICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
   H. EXTERIOR: REMOVE (E) WOOD WINDOWS, DOORS, SIDING;
      SEE EXISTING ELEVATIONS.
   I. APPLIANCES: REMOVE ALL (E) EQUIPMENT.

2. PROTECT (E) TO REMAIN CONSTRUCTION THROUGHOUT DEMOLITION
   AND CONSTRUCTION. RESTORE SURFACES TO ORIGINAL CONDITION
   WHICH HAVE BEEN DISTURBED BY DEMOLITION AND ARE INDICATED
   TO REMAIN. PATCH TO MATCH SIMILAR ADJACENT FINISHES,
   DAMAGED SURFACES WHICH WILL BE VISIBLE IN THE FINISHED WORK.
   DOORS INDICATED FOR REMOVAL SHALL HAVE FRAMES, ADJ. JAMBS,
   HARDWARE, ETC. REMOVED, FINISHES PATCHED, AND REPAIRED.

DEMO FLOOR PLAN - LEVEL 01

KEYNOTE LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- REMOVE (E) DOOR AND FRAME, TYP
- AREA OF (E) FLOOR TO BE RAISED
- AREA OF WAINSCOTING TO BE REPLACED
- AREA OF WAINSCOTING TO BE REMOVED

DEMO PLAN GENERAL NOTES

1. DEMOLITION:
   A. FOUNDATION: REFER TO STRUCTURAL DRAWINGS FOR
      DEMOLITION SCOPE AS REQUIRED FOR (E) WORK.
   B. FRAMING: REFER TO STRUCTURAL DRAWINGS FOR ADD'L
      DEMOLITION SCOPE AS REQ'D FOR INSERTION OF (E) WORK.
   C. FLOORING: REMOVE (E) WOOD, (E) 1 1/2" CONCRETE TOPPING
      SLAB, (E) TILE, AND/OR VINYL FLOORING THROUGHOUT.
   D. CABINETS: REMOVE ALL CABINETS, COUNTERTOPS, BATH
      ACCESSORIES, BACKSPLASHES, AND MIRRORS AT KITCHEN
      AND BATHROOMS.
   E. PLUMBING: REMOVE FIXTURES AND EQUIPMENT AS REQUIRED
      FOR (E) WORK.
   F. ELECTRICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
   G. MECHANICAL: SEE MEP DEMO PLANS FOR DEMOLITION SCOPE
   H. EXTERIOR: REMOVE (E) WOOD WINDOWS, DOORS, SIDING;
      SEE EXISTING ELEVATIONS.
   I. APPLIANCES: REMOVE ALL (E) EQUIPMENT.

2. PROTECT (E) TO REMAIN CONSTRUCTION THROUGHOUT DEMOLITION
   AND CONSTRUCTION. RESTORE SURFACES TO ORIGINAL CONDITION
   WHICH HAVE BEEN DISTURBED BY DEMOLITION AND ARE INDICATED
   TO REMAIN. PATCH TO MATCH SIMILAR ADJACENT FINISHES,
   DAMAGED SURFACES WHICH WILL BE VISIBLE IN THE FINISHED WORK.
   DOORS INDICATED FOR REMOVAL SHALL HAVE FRAMES, ADJ. JAMBS,
   HARDWARE, ETC. REMOVED, FINISHES PATCHED, AND REPAIRED.

DEMO FLOOR PLAN - LEVEL 01
1. PROVIDE MIN. 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1010.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.

2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.

3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.4.5

4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.

5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.5

6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.2.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.

8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.

11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)

12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION CALGREEN 4.408.1 TIER 2.

13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

14. STAIR TREADS AND RISERS SHALL COMPLY WITH CBC SECTION 1011.5, STAIR RISER HEIGHTS SHALL BE 7" MAX. AND 4" MIN.; RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE PROJECTIONS OF ADJACENT TREADS.

LEGEND:
- NEW WALL
- EXISTING WALL
- 1 HOUR RATED WALL
- AREA OF RAISED FLOOR

KEYNOTE LEGEND:
20 STORAGE CASEWORK
23 BUILT IN CASEWORK
33 LEVEL 01 ABOVE
71 CASED OPENING
72 BUILT IN SEATING STEPS
1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1010.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.

2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.

3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.4.5

4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.

5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.5

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8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.

11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)

12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION CALGREEN 4.408.1 TIER 2.

13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

14. STAIR TREADS AND RISERS SHALL COMPLY WITH CBC SECTION 1011.5, STAIR RISER HEIGHTS SHALL BE 7" MAX. AND 4" MIN.; RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE PROJECTIONS OF ADJACENT TREADS.
1. REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS.
2. ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
3. ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
4. PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
5. THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O. REPORT PRESENT AT INSPECTIONS.
6. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
7. PROVIDE CLEANOUTS AS REQUIRED.
8. PROVIDE BASKET DEBRIS SCREENS AT ROOF DRAINS.
9. FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER TIGHT INSTALLATION.
10. SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
11. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
12. ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
13. ROOF OVER CONDITIONED SPACES: (3" THK (R-19) SPRAY APPLIED FOAM IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
14. ROOF OVER UNCONDITIONED SPACES: NO INSULATION, TYP.
15. PARAPETS: FILL CAVITIES W/ SPRAY APPLIED FOAM IN-PLACE INSULATION, TYP.
16. FREE-STANDING WALLS: FILL CAVITIES W/ SPRAY APPLIED FOAM IN-PLACE INSULATION, TYP.
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

LEGEND

- VERTICAL WD SIDING
- GLASS
- HORIZONTAL WD LAPP SIDING
- VERTICL WD PANEL
- OPEN TO BE DEMOLISHING
- 4" x 4" CERAMIC TILE

KEYNOTE LEGEND

5. PAINTED HORIZONTALLY RUSTIC WOOD TO BE REMOVED
6. ARCHED MULTI-LITE WD WINDOW TO BE REMOVED
7. PAINTED WD WINDOW 61 "S" MOLDING TO BE REMOVED
8. ALUMINUM FRAMED WINDOW SYSTEM TO BE REMOVED
9. ALUMINUM FRAMED ENTRY DOOR WITH TRANSITION TO BE REMOVED
10. REMOVE (E) 4"X4" GLAZED TILES
42. WD WINDOW TO BE REMOVED
43. WD DOOR TO BE REMOVED
61. WD SIDING

ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

2. GRADE OF CHAINAGE EXACT PLANE WILL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

ELEVATION GENERAL NOTES

LEGEND

VERTICAL WOOD SIDING
GLASS
WOOD PANEL
4" x 4" CERAMIC TILE
AREA TO BE DEMOLISHED
HORIZONTAL WOOD LAP SIDING

KEYNOTE LEGEND

4 (E) WD SIDING TO REMAIN
59 LINE OF NEIGHBORING (E) BUILDING BEYOND
60 LINE OF NEIGHBORING (E) BUILDING IN FRONT
61 WD SIDING

PROPOSED NORTH ELEVATION

1/4" = 1'-0"
ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

LEGEND

VERTICAL WD SIDING
GLASS
WOOD PANEL
4" x 4" CERAMIC TILE
AREA TO BE DEMOLISHED
HORIZONTAL WOOD LAP SIDING

KEYNOTE LEGEND

4 (E) WD SIDING TO REMAIN
59 LINE OF NEIGHBORING (E) BUILDING BEYOND
60 LINE OF NEIGHBORING (E) BUILDING IN FRONT
61 WD SIDING

PROPOSED SOUTH ELEVATION

PARHELION

227 CHURCH ST, SAN FRANCISCO, CA 94114

ISSUE
PROJECT NAME
PROJECT ADDRESS
DATE
SHEET
TITLE
HISTORY
APN #
FA JOB NO.
CLIENT

DICALIMER: DRAWINGS ARE ELECTRONICALLY SIGNED WITH A DIGITAL SIGNATURE

8/4/2020 1:41:32 PM
A3.05
PROPOSED SOUTH ELEVATION

06.24.2020
CUA SET
PARHELION LLC
1/4" = 1'-0"1 PROPOSED SOUTH ELEVATION

1. CONSTRUCTION TO FULL WEIGHT ALL DIMENSIONS, TYP.

2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSED POINT ON THE ADJACENT LOT.

A3.05
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>227 CHURCH ST</td>
<td>3544062</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-017421ENV</td>
<td>201909232411</td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

### Project description for Planning Department approval.

The project proposes a change of use from an existing book store to a new yoga studio. The project includes façade alterations, including a new storefront. The project would add a basement level which would result in 300 cubic yards of soil disturbance with a maximum excavation depth of approximately 7 feet.

### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  - (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  - (c) The project site has no value as habitat for endangered rare or threatened species.
  - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - (e) The site can be adequately served by all required utilities and public services.

**FOR ENVIRONMENTAL PLANNING USE ONLY**

- **Class ____**
### STEP 2: CEQA IMPACTS
**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality</strong></td>
<td>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials</strong></td>
<td>If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
</tr>
<tr>
<td><strong>Archeological Resources</strong></td>
<td>Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment</strong></td>
<td>Does the project involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Don Lewis

Planning department staff archaeologists cleared the project with no effects on 5/15/20.

The project sponsor has enrolled in the Maher Program with the department of public health (SMED #1957).
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

**TO BE COMPLETED BY PROJECT PLANNER**

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

- ☐ Category A: Known Historical Resource. **GO TO STEP 5.**
- ☑ Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- ☐ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

### STEP 4: PROPOSED WORK CHECKLIST

**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.

- ☐ 1. Change of use and new construction. Tenant improvements not included.
- ☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- ☐ 3. Window replacement that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
- ☐ 4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- ☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- ☑ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

- ☐ Project is not listed. **GO TO STEP 5.**
- ☑ Project does not conform to the scopes of work. **GO TO STEP 5.**
- ☐ Project involves four or more work descriptions. **GO TO STEP 5.**
- ☑ Project involves less than four work descriptions. **GO TO STEP 6.**

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.

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

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - Reclassify to Category A
   - Reclassify to Category C
     a. Per HRER or PTR dated 06/11/2020
     b. Other (specify): Refer to HRER signed on 6/11/2020 for more information about historic status and project appropriateness

   Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

   - Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: Stephanie Cisneros

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

   - Project Approval Action: Planning Commission Hearing
   - Signature: Stephanie Cisneros
     06/12/2020

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

☐ Result in expansion of the building envelope, as defined in the Planning Code;
☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐ Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐ The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:  
Date:
PART I: HISTORIC RESOURCE EVALUATION

The subject property at 227 Church Street contains a one-story commercial building originally constructed as a theater/nickelodeon ca. 1907. Originally the popular Electric Theater, the property was previously identified as a historic resource through the *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement* prepared by the Office of the Legislative Analyst (April 27, 2006). The property’s historic resource status was later confirmed through the Department’s *Market & Octavia Historic Resources Survey* (adopted 2009) as a contributor to the discontinuous San Francisco Neighborhood Movie Theater Multiple Property Historic District, documented on a Department of Parks and Recreation Primary Record 523A Form (DPR 523A Form). The Project Sponsor submitted as part of the Project Application a *Historical Research Memorandum (HRM)* prepared by Left Coast Architectural History (dated August 21, 2019). The HRM confirmed the historic status of the subject property as described in the DPR 523A Form and identified character-defining...
features of both the historic district and the subject building. The submitted HRM confirmed the historic resource status of the subject property and the Department concurs with these findings.

The subject building has undergone alterations since its ca. 1907 construction to accommodate the various uses that have occupied the space since it was a theater, which include changes to the exterior cladding of the storefront and replacement of the storefront windows. These changes have been allocated to the primary façade fronting Church Street, and the interior space to accommodate the changing use(s) over time. Most recently, the building was occupied by Aardvarks Books. While much of the interior and exterior of the building has changed and many of the original theater features have been removed, the building still generally conveys its significance as a contributor to the theater historic district. The proposed project intends to restore some of its original nickelodeon-associated features.

Information presented in the HRM further concludes that the historic district consists of four nickelodeons in the city, none dating earlier than 1910. These nickelodeons are: the 4-Star Theater (2200 Clement Street), the Clay Theater (2261 Fillmore Street), the Roxie Theater (3117 16th Street), and the Vogue Theater (3290 Sacramento). At least two have known and/or notable architects and all have been altered. Based on information in the HRM, the subject building at 227 Church Street is identified as a contributor to the historic district and as one of the earliest, if not the earliest contributor.

The submitted HRM provided additional information regarding character-defining features of the identified-eligible historic district and the subject property. They are as follows:

**Character-Defining Features of the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District**

- **Exterior**
  - Simplicity of form and expediency of construction
  - Single-story rectangular frame
  - Stone or brick structure with gabled or boomtown roof
  - Recessed entryway with projecting ticket booth
  - Prominent façade (often decorated pre-cast metal) with stylistic treatments
  - Lighting that outlined the structure or highlighted the façade
  - Location in commercial area and abutting adjacent structures

- **Interior**
  - Functional, level floor and singular spaces
  - Projection booth above the entryway
  - Screen affixed to the wall at the opposite end
  - Occasionally a shallow stage protruding beneath the screen
  - Occasionally balconies on either side of the projection booth or simple opera boxes on the side walls near the screen
  - No fixed seating
  - Seating capacity of 200 or fewer

**Character-Defining Features of 227 Church Street**

- **Exterior**
  - Simple boxy form
  - Single-story rectangular frame
  - Wood structure with flat parapeted roof
  - Recessed entry (ticket booth no longer remains)
PART II: PROJECT EVALUATION

Proposed Project: ☒ Alteration

Per Drawings Dated: 5/19/2020

PROJECT DESCRIPTION

The project includes a change of use of the existing building from a bookstore to a yoga studio. As part of the change of use the project proposes to remove non-original materials and restore portions of the historic building’s primary façade facing Church Street based on documentation such as historical photos and permit history. Specifically, the project proposes the following exterior changes:

- Removal of the existing non-historic horizontal wood lap siding above the storefront to expose and restoration of the existing multi-light steel framed arched window. New vertical wood siding is proposed for the façade around the arched window
- Removal of non-historic painted cornice trim and replacement with a new painted cornice
- Replacement of existing aluminum entry door system with new aluminum entry door system with transom
- In-kind replacement of the existing aluminum framed storefront window system
- Removal of existing non-historic glazed tiles at the bulkhead and replacement with new painted wood paneling
- Insertion of a new wood-clad exit door with transom at the left side

The project also proposed to salvage, restore and reuse the existing coved ceiling with pressed tin coverings and to replace in-kind the existing wood wainscoting at the interior

DISTRICT COMPATIBILITY ANALYSIS

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<tr>
<th>The proposed project’s conformance with the District’s Character-Defining Features:</th>
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<tbody>
<tr>
<td>The proposed project includes removal of non-historic materials and a generally restorative approach of the primary façade based on documentation such as historical photos and permits. The proposed project appears to be generally compatible with the character-defining features of the non-contiguous historic district as it will restore historic features that have been covered or removed since the building’s original 1907 construction.</td>
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See Cumulative Impacts Analysis comments for additional information.

PROJECT DETERMINATION

Based on the Historic Resource Evaluation above, the project’s scope of work:

☐ Will cause a significant adverse impact to the individual historic resource as proposed.
☐ Will cause a significant adverse impact to a **historic district / context** as proposed.

☐ Will **not** cause a significant adverse impact to the **individual historic resource** as proposed.

☒ Will **not** cause a significant adverse impact to a **historic district / context** as proposed.

**PROJECT IMPACT ANALYSIS**

As proposed, the project will not result in a significant unavoidable impact to 227 Church Street. The project will undertake a high level of restoration and reconstruction of the existing storefront façade and will incorporate restoration and reuse of extant interior features. While some features will be new, they will be compatible but differentiated to allow the building to convey its significance.

**PART II: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature: ___________________________ Date: ________06/11/2020________

Allison Vanderslice, Principal Preservation Planner
CEQA Cultural Resources Team Manager, Environmental Planning Division

**HRER Part II Attachments:**

☒ Architectural Plans, dated: ______5/19/2020________
## Land Use Information

**PROJECT ADDRESS:** 227 CHURCH ST  
**RECORD NO.:** 2019-017421CUA

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Parcel Map

SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2019-017421CUA
227 Church Street
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*
Site Photo
July 28, 2020

To: San Francisco Planning Department – Stephanie Cisneros

From: Crystal Goldman & Athena Pappas

Dear Stephanie,

We’d like to tell you more about our project at 227 Church Street. We hope to open a small, inclusive yoga studio, owned and operated by women. We’ve worked hard with an amazing creative team to restore and re-energize a lovely historic building in the heart of a neighborhood we love. We believe yoga is a lifelong practice offering healing and health benefits, both mental and physical, for practitioners of all ages and levels of experience.

We seek to offer something we, as practitioners, sorely miss: a small, intentional yoga studio with experienced teachers offering traditional yoga classes. With rising rents and increased cost living in San Francisco, the high turnover of small studios leaves mainly large, sales-driven, yoga chains or gyms with fitness-based yoga offered on the side. Teachers dedicated to the practice of yoga work grueling hours rushing to opposite sides of the city trying to serve their communities, practice their passion, and still make ends meet in one of the most expensive cities in the world. We believe teachers are the heart of the studio, and plan to offer something different: a living wage, reliable benefits, and class programs allowing them to establish their communities in one place if they wish. We will provide an increasingly rare opportunity for teachers to focus on what they really love: bringing wellness to the community through their teaching.

In doing so, we can also offer practitioners something different. As more small yoga studios close, it’s difficult to find an intimate, wellness focused yoga studio that doesn’t piggyback on fitness. Instead of another fitness class (like Core Power or Boot Camp) or a sales-driven large class environment, we can offer a variety of traditional Hatha based styles of yoga and support practices of wellness, which so many students have come to love.

There is always a need for health and wellness in fast paced, urban areas like San Francisco. As we establish our business, we hope to share these benefits with underserved areas by hosting classes or sending teachers into the community. We believe people are social beings who can help each other. Post-pandemic, we hope to provide a calm, safe, thoughtful space in which all can benefit from the wellness practices of yoga.

In addition to yoga classes, our small boutique in the reception area will offer eco friendly products supporting yoga and practice, such as yoga books, blocks, bolsters, mats and practice materials, as well as small unique gift items, such as teas, textiles and greeting cards.

Sincerely,

Crystal Goldman (owner)

Athena Pappas (director)