



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JANUARY 20, 2011

*Date:* January 13, 2011  
*Case No.:* **2010.0902 C**  
*Project Address:* **449 POWELL STREET**  
*Zoning:* C-3-R (Downtown Retail),  
80-130F Height and Bulk District  
*Block/Lot:* 0296/001  
*Project Sponsor:* Dean Randle  
Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111  
*Staff Contact:* Rick Crawford – (415) 558-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project Sponsor proposes to convert vacant space on the second through fourth floors of the building to approximately 20,500 square feet of general office use. The space has been vacant for many years but had formerly been used for retail, place of assembly and tourist hotel uses.

### SITE DESCRIPTION AND PRESENT USE

The subject property is an approximately 7,600 square foot rectangular parcel at the southwest corner of Powell and Sutter Streets with approximately 76 feet of frontage on Powell and 100 feet of frontage on Sutter. The site is occupied by a four story over basement building constructed in 1913 that formerly housed the Press Club. The building features approximately 14,100 square feet of retail use on the ground floor and the upper floors are primarily vacant with the exception of one tourist hotel room used occasionally by the building owners. The previous uses of the upper floors include a 14,000 square foot assembly space, and 22 tourist hotel rooms. The building is considered a Category I Building under Planning Code Article 11 and is within the Kearny-Market-Mason-Sutter Conservation District. The project will not modify the exterior of the building and would modify the interior as little as possible to accommodate the new uses. The building received a seismic upgrade and ground floor was remodeled approximately 5 years ago.

During the early to mid 20<sup>th</sup> Century the upper floors of the building was home to the Press Club and as such included an assembly space and hotel rooms for reporters and performers working in town. The hotel and assembly uses terminated approximately 40 years ago and the space has remained primarily

vacant since then. The sponsor proposes to maintain one hotel room in the building for use by the building owners and their family.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The surrounding development consists of a variety of multi-story mixed-use buildings featuring office and residential uses above ground-floor commercial establishments. There are numerous high-rise office buildings, residential and tourist hotels, parking garages, and surface parking lots scattered throughout the neighborhood. Union Square is one block south of the Project Site. The scale of development throughout the area varies widely. There are one-story buildings as well as high-rise structures exceeding heights of 200 feet.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt as a Class 1a exemption under CEQA Guidelines.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	December 31, 2010	December 29, 2010	23 days
Posted Notice	20 days	December 31, 2010	December 23, 2010	28 days
Mailed Notice	20 days	December 31, 2010	December 23, 2010	28 days

## **PUBLIC COMMENT**

- The Department is not aware of any opposition to this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project will activate a long vacant commercial space and provide opportunities for employment, entrepreneurship and to diversify the City's economic base.
- The fact that the space has been vacant for approximately 40 years demonstrates the difficulty of sustaining retail uses above ground floors where they do not benefit from storefront windows at the pedestrian level and other features to attract customers. A number of other buildings in the area have converted their upper floors to office use including 450 and 445 Sutter Street.
- The project will contribute approximately \$40,000 to the Downtown Park Fund

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for development of over 5,000 square of office use in the C-3-R District.

## **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and desirable under Section 303 of the Planning Code for the following reasons:

- The project will activate long vacant space in the building.
- The project will provide employment for City residents.
- The District is well served by transit, therefore the project should not impact traffic.
- The project will promote the economic health of the area
- The project would be one of several building in the area with office uses on the upper floors.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Aerial Photographs  
Photographs

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input type="checkbox"/> Project sponsor submittal        |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                      |
| <input type="checkbox"/> Environmental Determination    | <input type="checkbox"/> Check for legibility             |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                         |
| <input type="checkbox"/> Height & Bulk Map              | <input type="checkbox"/> Check for legibility             |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report                        |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice         |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Environmental Determination      |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

\_\_\_\_\_   
Planner's Initials

*Enter Initials Here: C:\3901 Noriega Street - summary-kmc.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315)         | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input checked="" type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 20, 2011

*Date:* January 13, 2011  
*Case No.:* **2010.0902 C**  
*Project Address:* **449 POWELL STREET**  
*Zoning:* C-3-R (Downtown Retail),  
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[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 219(b) AND 219(c) OF THE PLANNING CODE TO ALLOW THE CONVERSION OF 20,500 SQUARE FEET OF SPACE ON THE SECOND THROUGH FOURTH FLOORS OF THE SUBJECT BUILDING TO OFFICE USE WITHIN THE C-3-R (DOWNTOWN RETAIL) DISTRICT AND A 80-130 F HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On October 6, 2010 Dean Randle (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 219(b) and 219(c) of the Planning Code to allow the conversion of 20,500 square feet of space on the second through fourth floors of the building to office use within the C-3-R (Downtown Retail) District and a 80-130 F Height and Bulk District.

On January 20, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0902C.

The project is categorically exempt as a Class 1a exemption under CEQA Guidelines.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0902C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is an approximately 7,600 square foot rectangular parcel at the southwest corner of Powell and Sutter Streets with approximately 76 feet of frontage on Powell and 100 feet of frontage on Sutter. The site is occupied by a four story over basement building constructed in 1913 that formerly housed the Press Club. The building features approximately 14,100 square feet of retail use on the ground floor and the upper floors are primarily vacant with the exception of one tourist hotel room used occasionally by the building owners. The previous uses of the upper floors include a 14,000 square foot assembly space, and 22 tourist hotel rooms. The building is considered a Category 1 Building under Planning Code Article 11 and is within the Kearny-Market-Mason-Sutter Conservation District. The project will not modify the exterior of the building and would modify the interior as little as possible to accommodate the new uses. The building received a seismic upgrade and ground floor was remodeled approximately 5 years ago.

During the early to mid 20<sup>th</sup> Century the upper floors of the building was home to the Press Club and as such included an assembly space and hotel rooms for reporters and performers working in town. The hotel and assembly uses terminated approximately 40 years ago and the space has remained primarily vacant since then. The sponsor proposes to maintain one hotel room in the building for use by the building owners and their family.

3. **Surrounding Properties and Neighborhood.** The surrounding development consists of a variety of multi-story mixed-use buildings featuring office and residential uses above ground-floor commercial establishments. There are numerous high-rise office buildings, residential and tourist hotels, parking garages, and surface parking lots scattered throughout the neighborhood. Union Square is one block south of the Project Site. The scale of development throughout the area varies widely. There are one-story buildings as well as high-rise structures exceeding heights of 200 feet.

4. **Project Description.** The Project Sponsor proposes to convert vacant space on the second through fourth floors of the building to approximately 20,500 square feet of general office use. The space has been vacant for many years but had formerly been used for retail, place of assembly and tourist hotel uses.
5. **Public Comment.** The Department has not received any public comment on this request.
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. **Office Use.** Planning Code Section 219(c) states that a Conditional Use Authorization is required for an office use above the ground floor in the C-3-R District. In addition to the criteria set forth in Section 303, approval shall be given upon a determination that the use will not detract from the district's primary function as an area for comparison shopper retailing and direct consumer services.

*The upper floors of the existing building have long been vacant because the owners have not been able to lease space to retail tenants above the ground floor. A number of other buildings in the area, including 450 and 445 Sutter Street, one block from the project site, have had to convert the upper floors to office space because of lack of demand for retail space on upper floors without any loss of comparison shopper retailing and direct consumer service. The introduction of additional office uses will not change the character of the building or the character of the retail district.*

- B. **Public Open Space.** Planning Code Section 134 requires that an applicant for a permit to construct a new building or an addition of gross floor area equal to 20 percent or more of an existing building in C-3-R Districts shall provide open space in the amount one square foot of open space for each 100 square feet of building floor area.

*The proposal does not include any expansion of the existing building and as such is exempt from this requirement.*

- C. **Off-Street Parking.** Planning Code Section 151 regulates off-street parking in the C-3 Districts. Section 151.1(b) states that in C-3 Districts off-street accessory parking shall not be required for any use, and the quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of off-street parking that may be provided as accessory to the uses specified.

*The project does not include any off-street parking in compliance with Section 151(b).*

- D. **Downtown Park Fund.** Planning Code Section 412 requires a payment to the Downtown Park Fund of \$2.00 per square foot of the net addition of gross floor area of office use for any office development project within the C-3-O, C-3-O (SD), C-3-R, C-3-G or C-3-S Use Districts that results in a net addition of gross floor area of office use.

*The project creates up to 20,500 square feet of new office space and is subject to this requirement.*

- E. **Public Art.** Planning Code Section 429 requires that in the case of construction of a new building or addition of floor area in excess of 25,000 square feet to an existing building in a C-3 District, works of art costing an amount equal to one percent of the construction cost of the building or addition as determined by the Director of the Department of Building Inspection shall be installed and maintained.

*The proposal does not include any expansion of the existing building and as such is exempt from this requirement.*

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

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

*The proposed use is necessary to ensure the economic viability of the existing building, which is currently 60 percent vacant. The subject space has been vacant for approximately 40 years and has been continuously offered for rent as retail or assembly space. Approval of the Project will move the building toward full occupancy.*

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

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

*The size and shape of the site are adequate for the Project. There will be no physical expansion of the existing building, and there will be no alterations to the exterior of the building.*

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

*The Project is expected to have minimal impacts on traffic and the demand for on-street parking. The area is well served by public transportation and ample parking is available in public parking lots in the area including the City parking garage at Union Square one block from the project site.*

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



*Office uses do not generally emit noxious or offensive emissions such as noise, glare, dust and odor and the building owner will take the measures necessary to prevent such emissions as necessary.*

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

*The Project will not alter the exterior of the building, nor will it make any changes to existing parking and loading areas, exterior service areas, lighting, or signs. The project will be required to plant a total of nine street trees along the Powell and Sutter Street frontages*

- 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.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### **OBJECTIVE 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 activate a long vacant commercial space and provide opportunities for employment, entrepreneurship and to diversify the City's economic base.*

## TRANSPORTATION

### Objectives and Policies

#### **OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

#### **Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The project is well served by public transit with the Powell Street Cable Car line in front of the property and MUNI 2, 3, 4, 76, 30, 45 38 and 27 lines nearby. BART's Powell Street station is 5 blocks south at Market Street.*

## URBAN DESIGN

### Objectives and Policies

#### **OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

#### **Policy 2.4:**

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

*The building is considered a Category I Building under Planning Code Article 11 and is within the Kearny-Market-Mason-Sutter Conservation District. The project will not modify the exterior of the building and would modify the interior as little as possible to accommodate the new uses. The presence of active uses on the upper floors will enhance the preservation of the building.*

## DOWNTOWN AREA PLAN

### Objectives and Policies

#### **OBJECTIVE 2:**

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

#### **Policy 2.1:**

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

#### **Policy 2.2:**

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

*The project will not result in any undesirable consequences. The potential parking and traffic impacts will be negligible due to the proximity of public transportation as well as the existence of a public parking garage one block away at Union Square. The project will not displace any existing uses. The subject space on the second through fourth floors has been vacant for approximately 40 years.*

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

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

*The existing Walgreens retail store on the ground floor is the only neighborhood serving use in the building and it will not be affected by the change of use on the upper floors. Little or no market demand for retail uses on the upper floors exists so the conversion of the space to office use will not eliminate opportunities for future retail uses 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.

*No residential uses or other housing is located in the building. The 22 existing hotel rooms have been vacant for over 30 years.*

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

*No housing is removed for this Project.*

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

*The site is on Powell Street one block from Union Square and is well served by transit and public parking facilities in the area.*

- 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 and would provide employment opportunities for office workers.*

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

*The building received a seismic upgrade and ground floor was remodeled approximately 5 years ago. Tenant improvements necessary for the conversion to office use will be required to comply with contemporary seismic standards.*

- G. That landmarks and historic buildings be preserved.

*The building is considered a Category 1 Building under Planning Code Article 11 and is within the Kearny-Market-Mason-Sutter Conservation District. The project will not modify the exterior of the building and would modify the interior as little as possible to accommodate the new uses. The presence of active uses on the upper floors will enhance the preservation of the 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.*

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.0902C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with the Application as received on October 6, 2010, which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 20, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 20, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow office use on the second through fourth floors located at 449 Powell Street, Lot 001 of Assessor's Block 0296 pursuant to Planning Code Sections 303, 219(b) AND 219(2) within the C-3-R (Downtown Retail) District and a 80-130F Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on January 20, 2011 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 20, 2011** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### DESIGN

1. **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 architectural addenda. 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).*

2. **Signage.** The Project Sponsor shall develop a signage program for the project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

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

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org).*

## PROVISIONS

1. **Downtown Park Fee - C-3 District.** Pursuant to Planning Code Section 412 (formerly 139), the Project Sponsor shall pay the Downtown Park Fee. The fee shall be based on drawings of the net addition of gross floor area of office to be constructed as set forth in the building permit and shall be paid prior to the issuance of a 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)*

## MONITORING

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

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

2. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department For information about compliance.

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

3. **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

1. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being

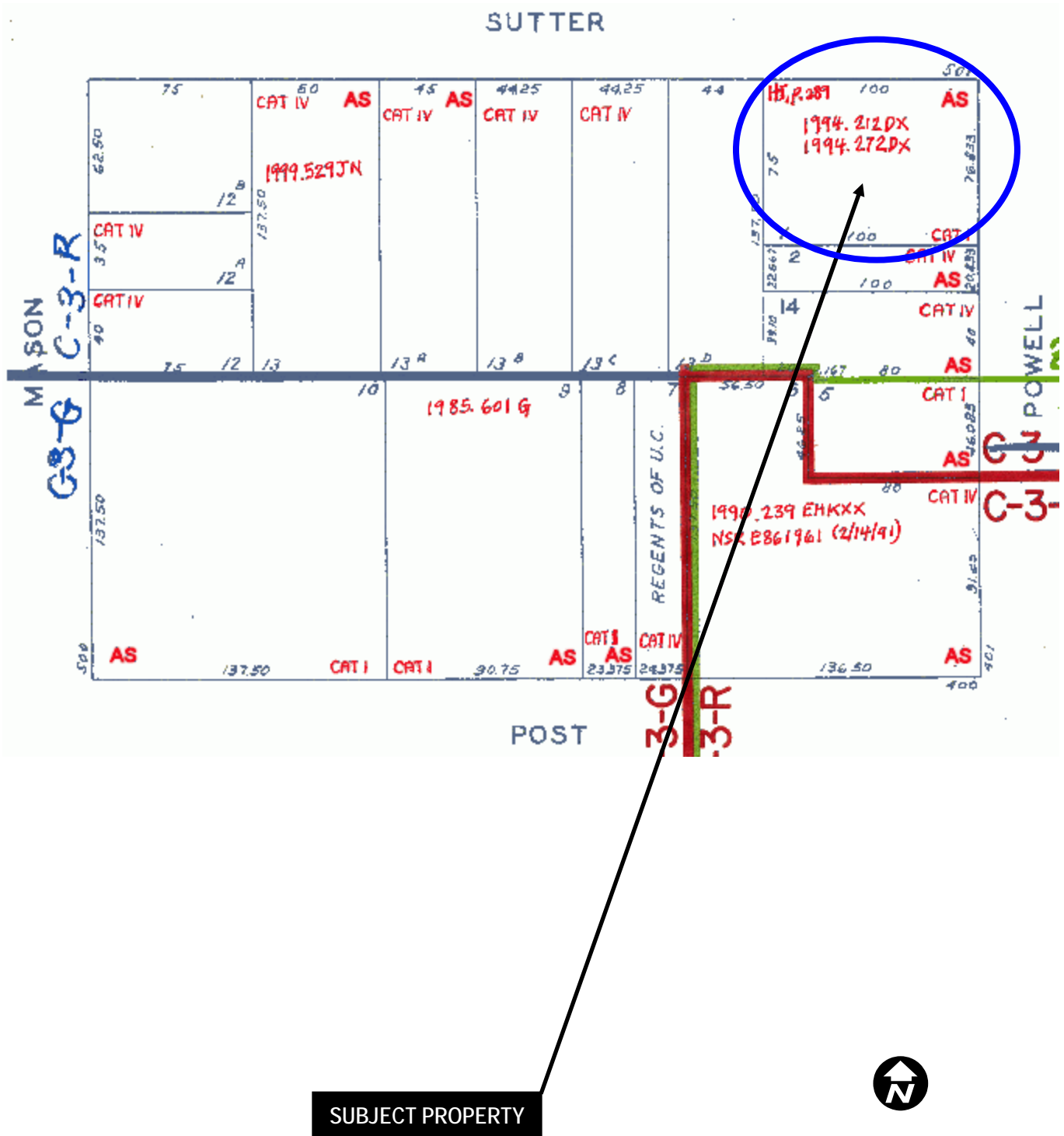


serviced by the disposal company. Trash shall be contained and disposed off pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org/>.*

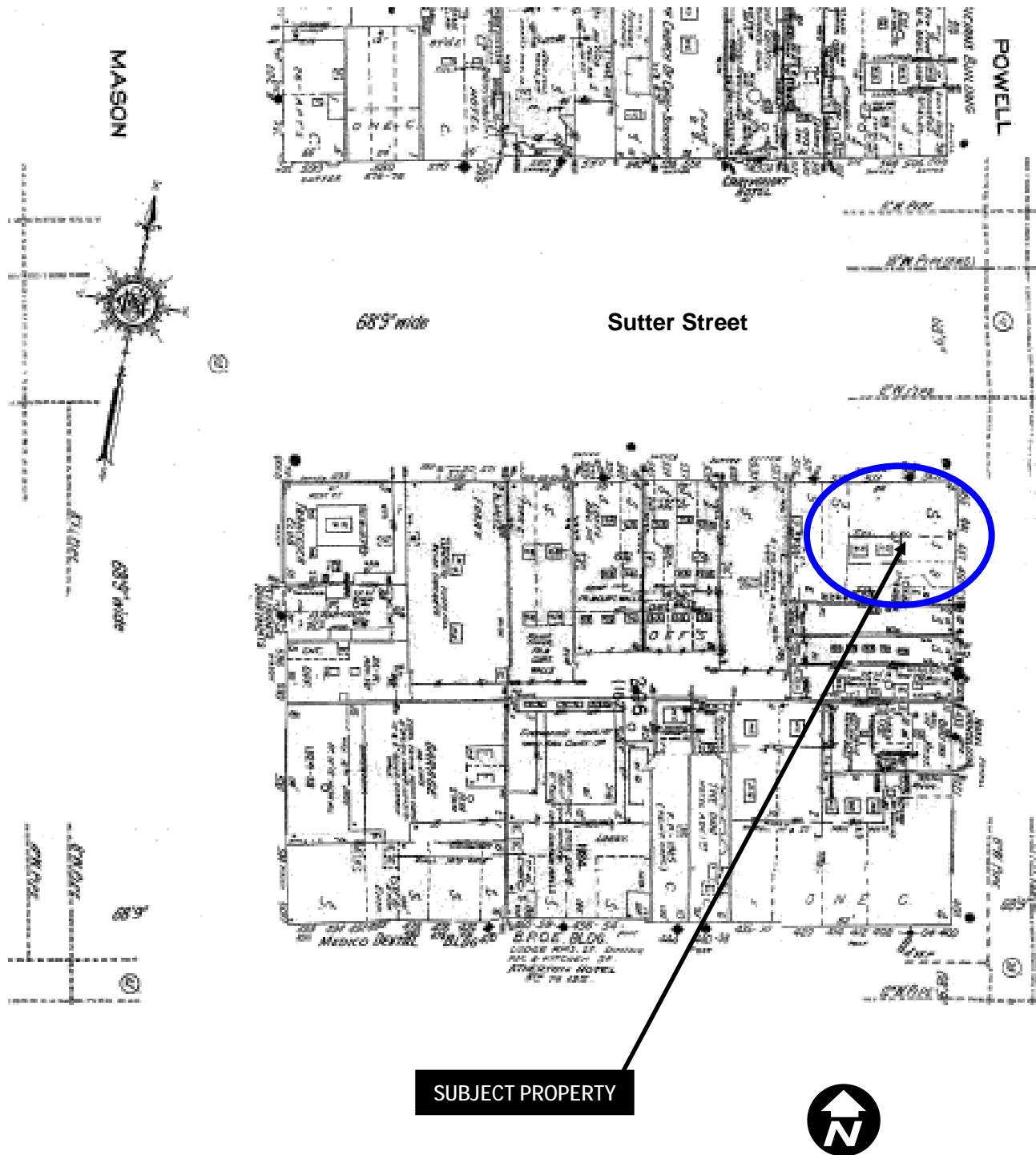
2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance,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

# Parcel Map



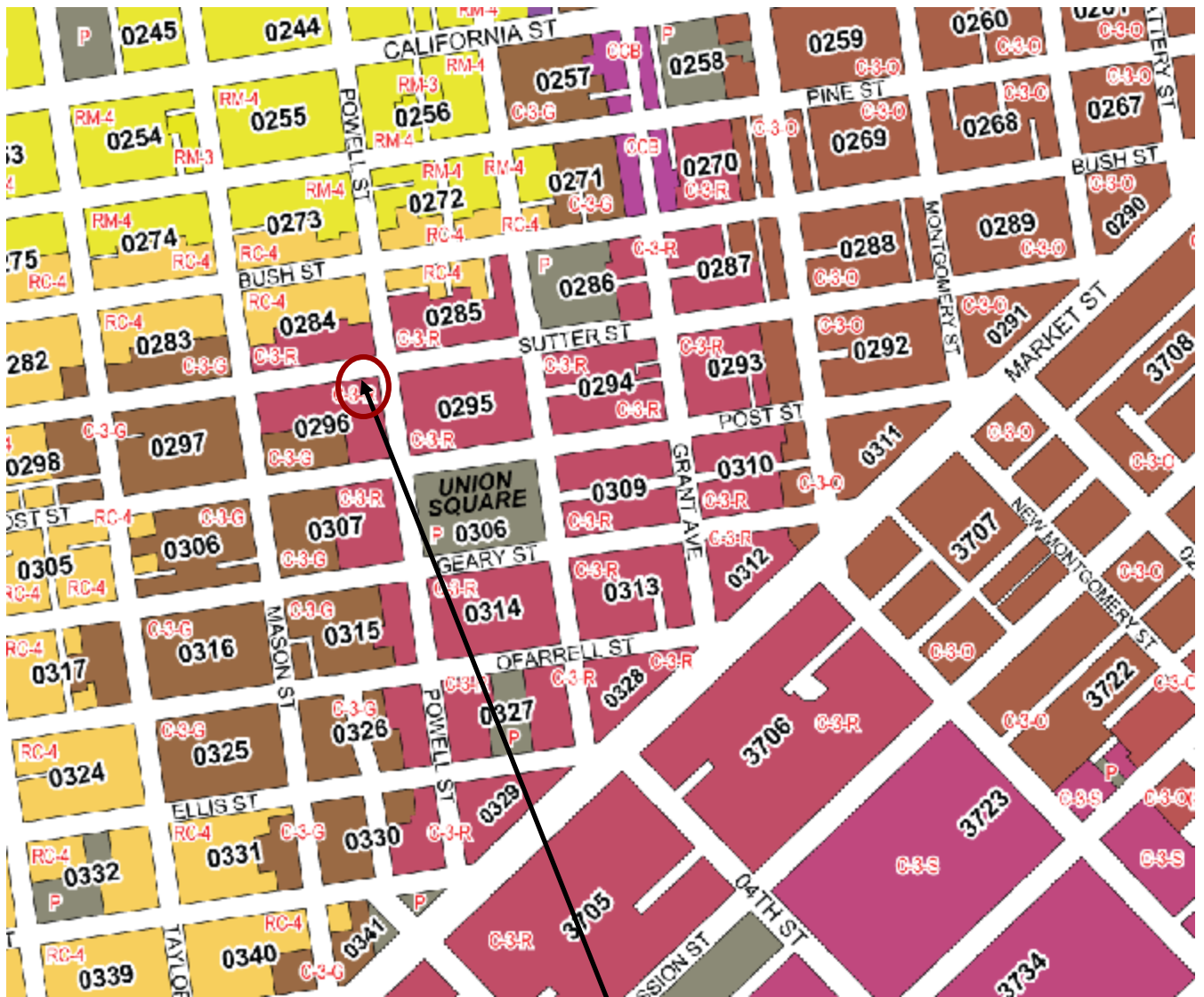
Conditional Use Hearing  
 Case Number 2010.0902C  
 449 Powell Street

# Sanborn Map\*



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

# Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0902C  
449 Powell Street

# Aerial Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2010.0902C  
449 Powell Street

# Site Photo

449 Powell St



Conditional Use Hearing  
Case Number 2010.0902C  
449 Powell Street

# Context Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2010.0902C  
449 Powell Street

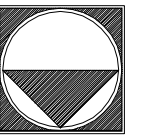


POWELL STREET

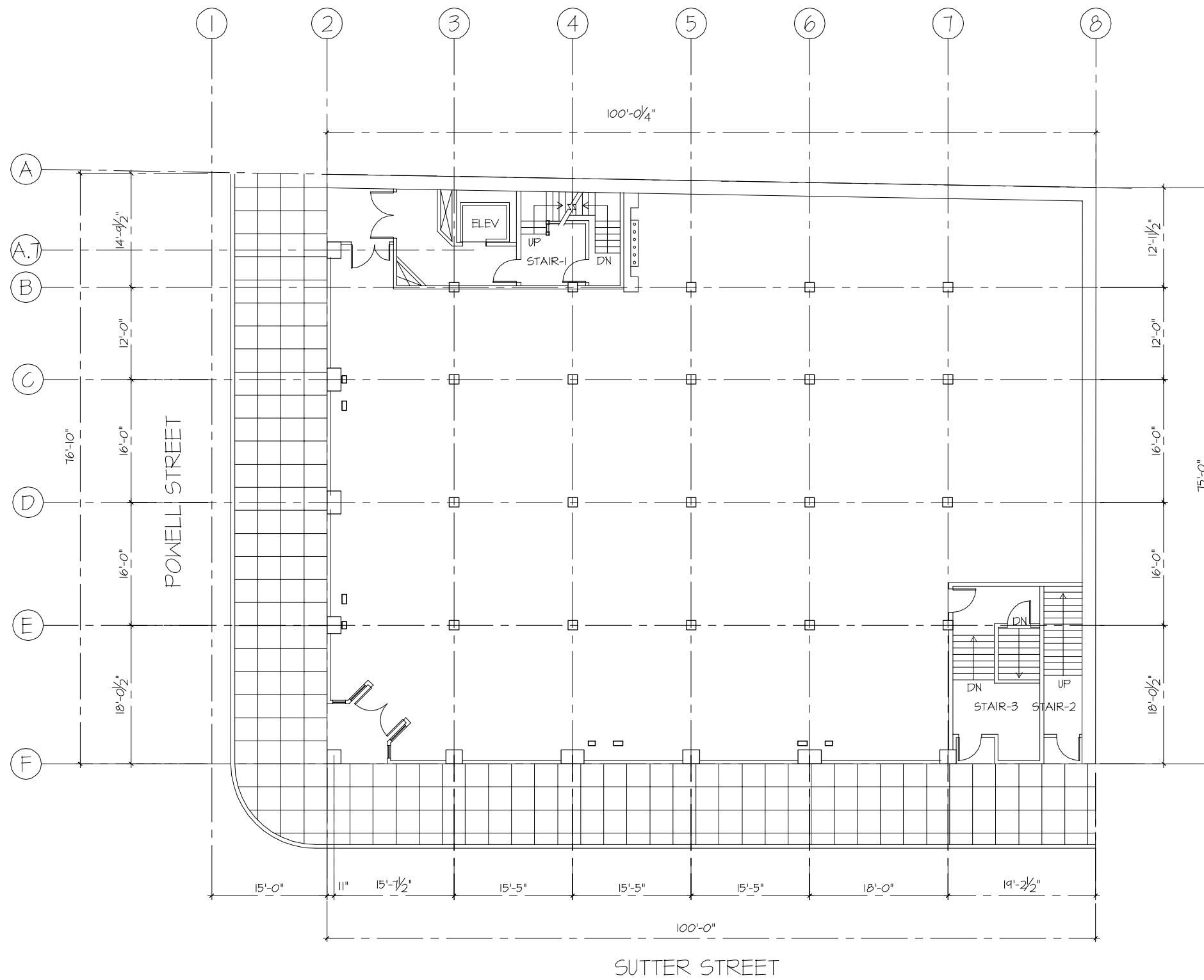
SUTTER STREET

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

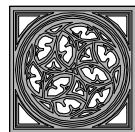






FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

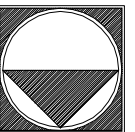


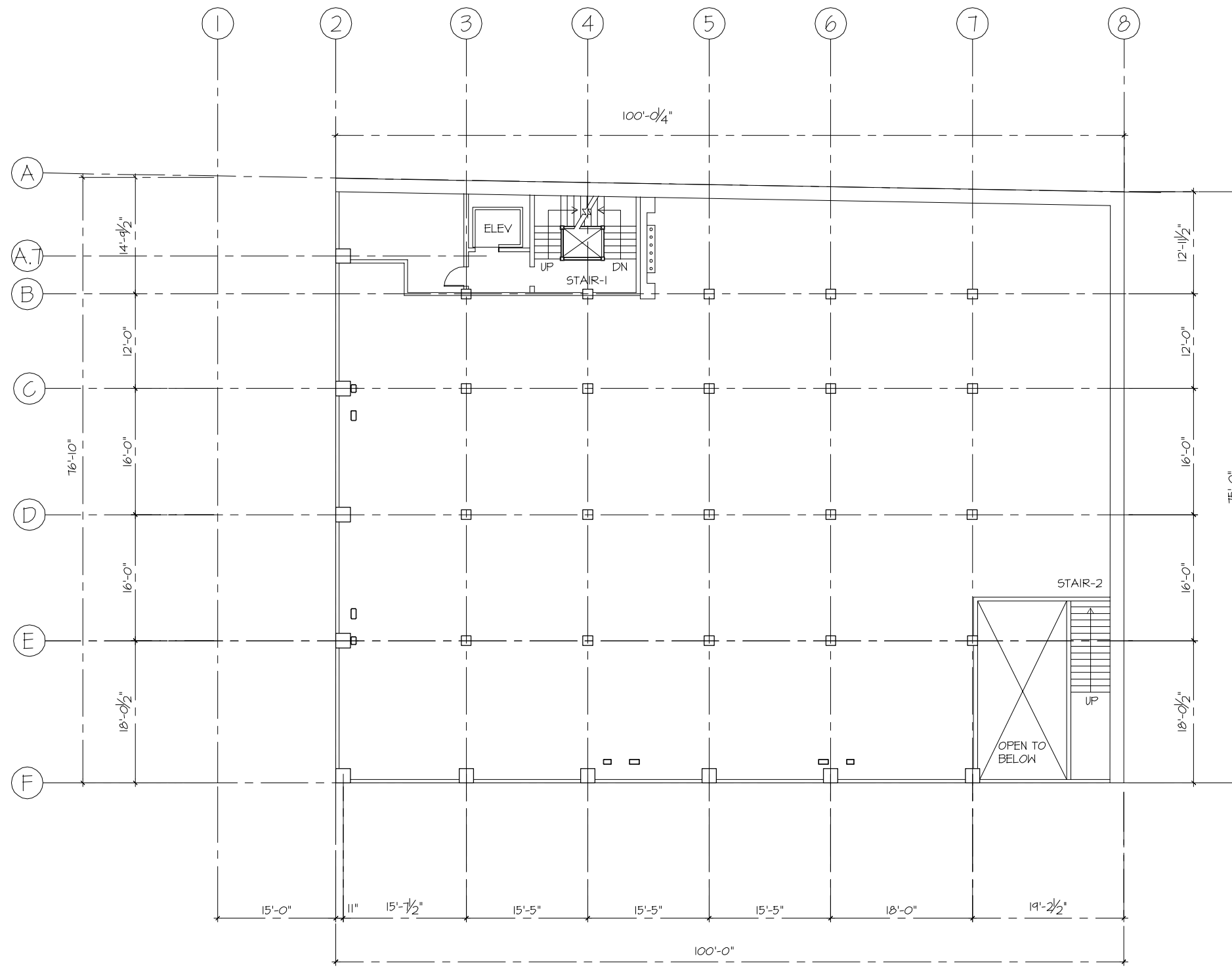
ARCHITECTURAL  
RESOURCES GROUP, Inc.  
Architects Planners & Conservators

449 POWELL STREET

SAN FRANCISCO, CA 94102

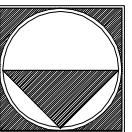
SEPTEMBER 2010

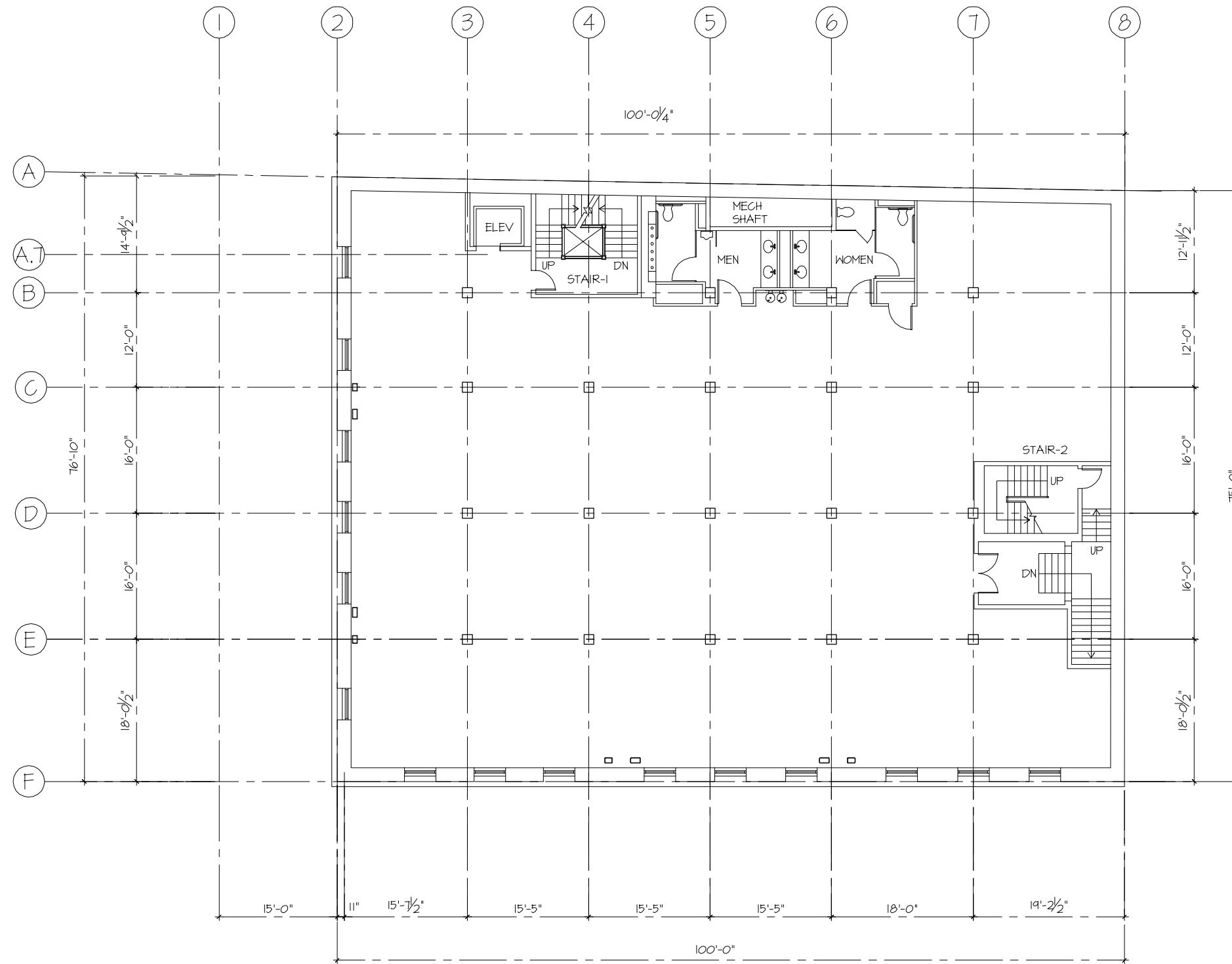




FIRST MEZZANINE PLAN

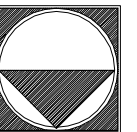
SCALE: 1/8" = 1'-0"





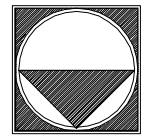
SECOND FLOOR PLAN

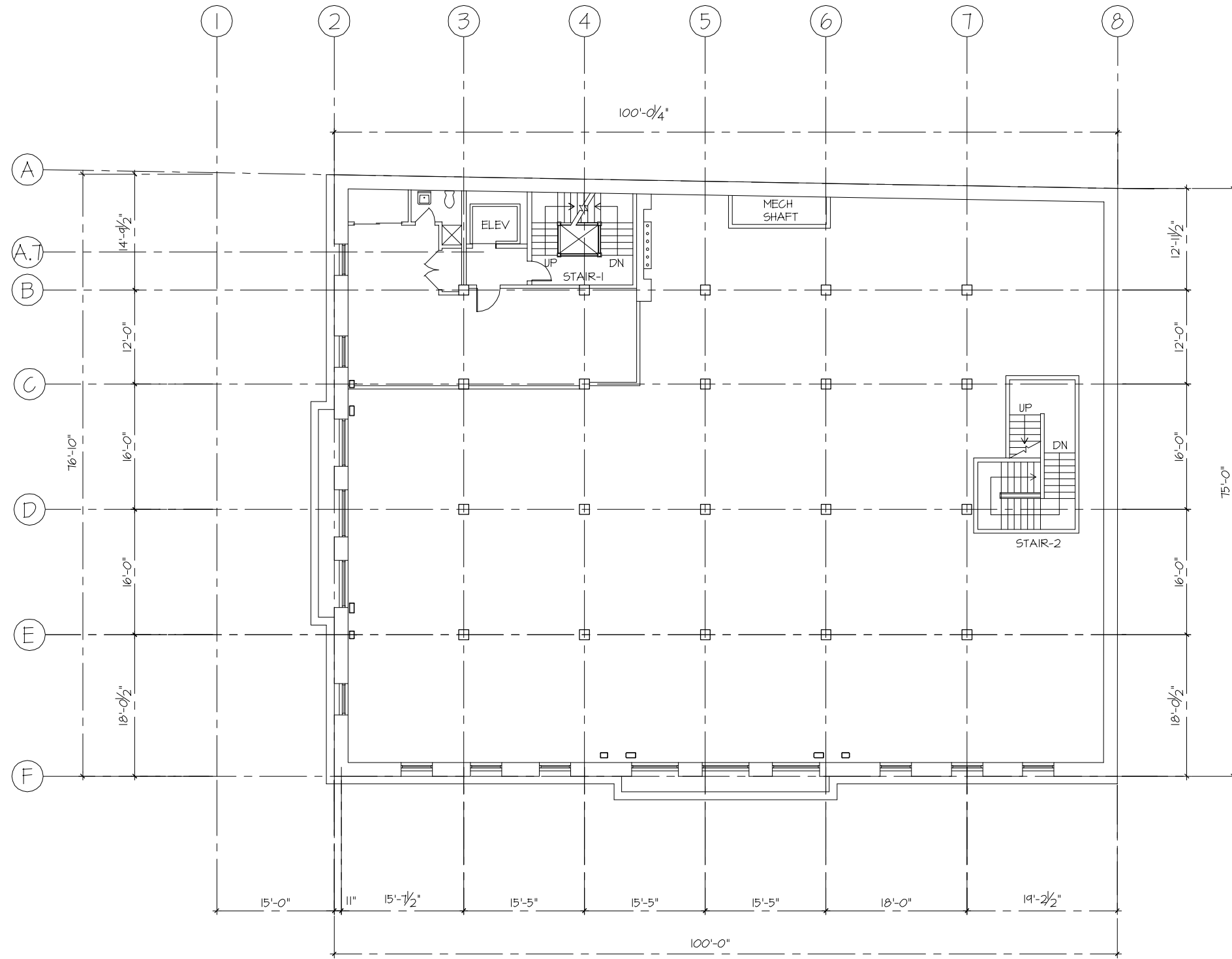
SCALE: 1/8" = 1'-0"





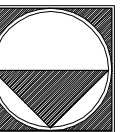
**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

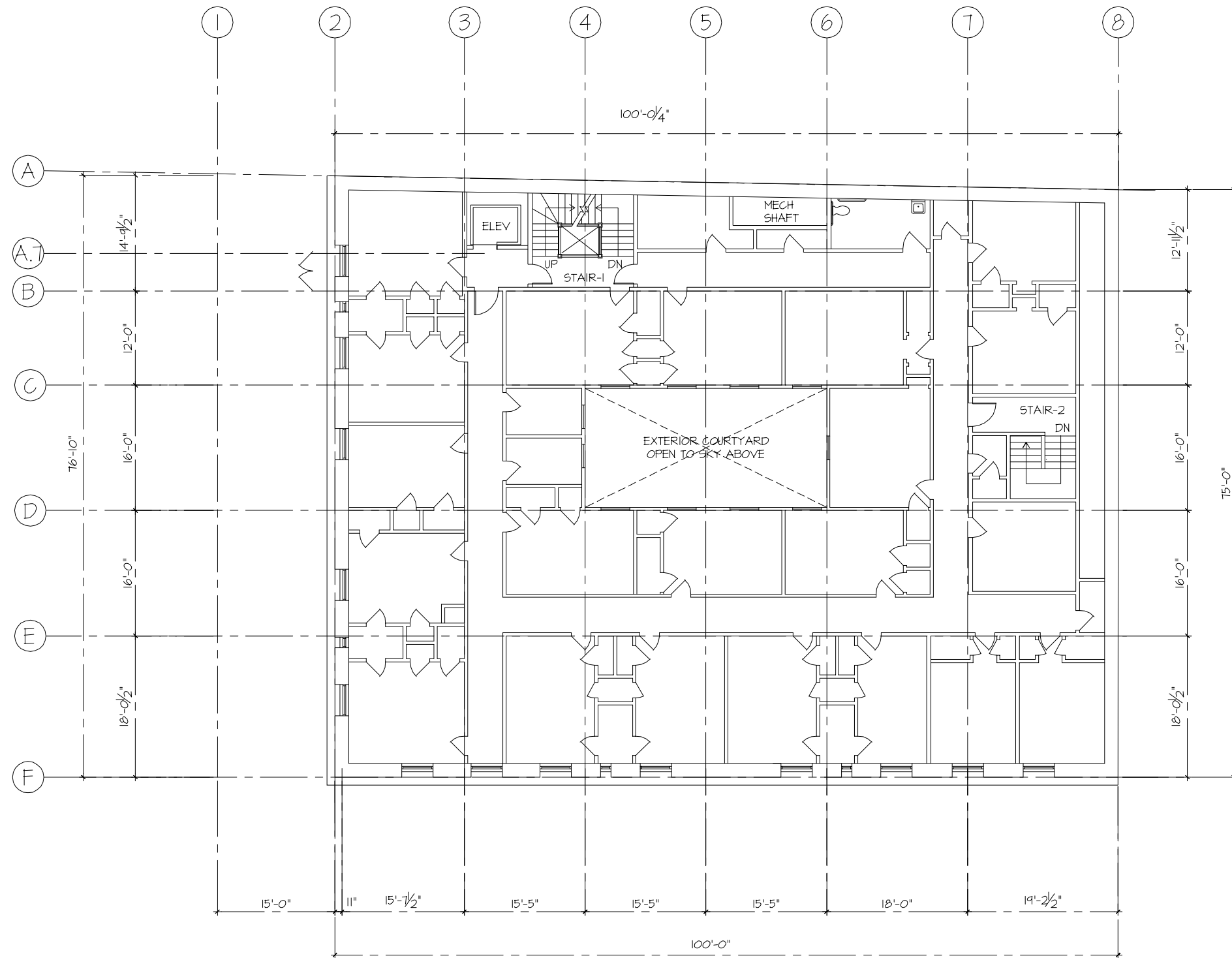




THIRD MEZZANINE PLAN

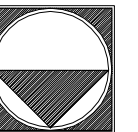
SCALE: 1/8" = 1'-0"

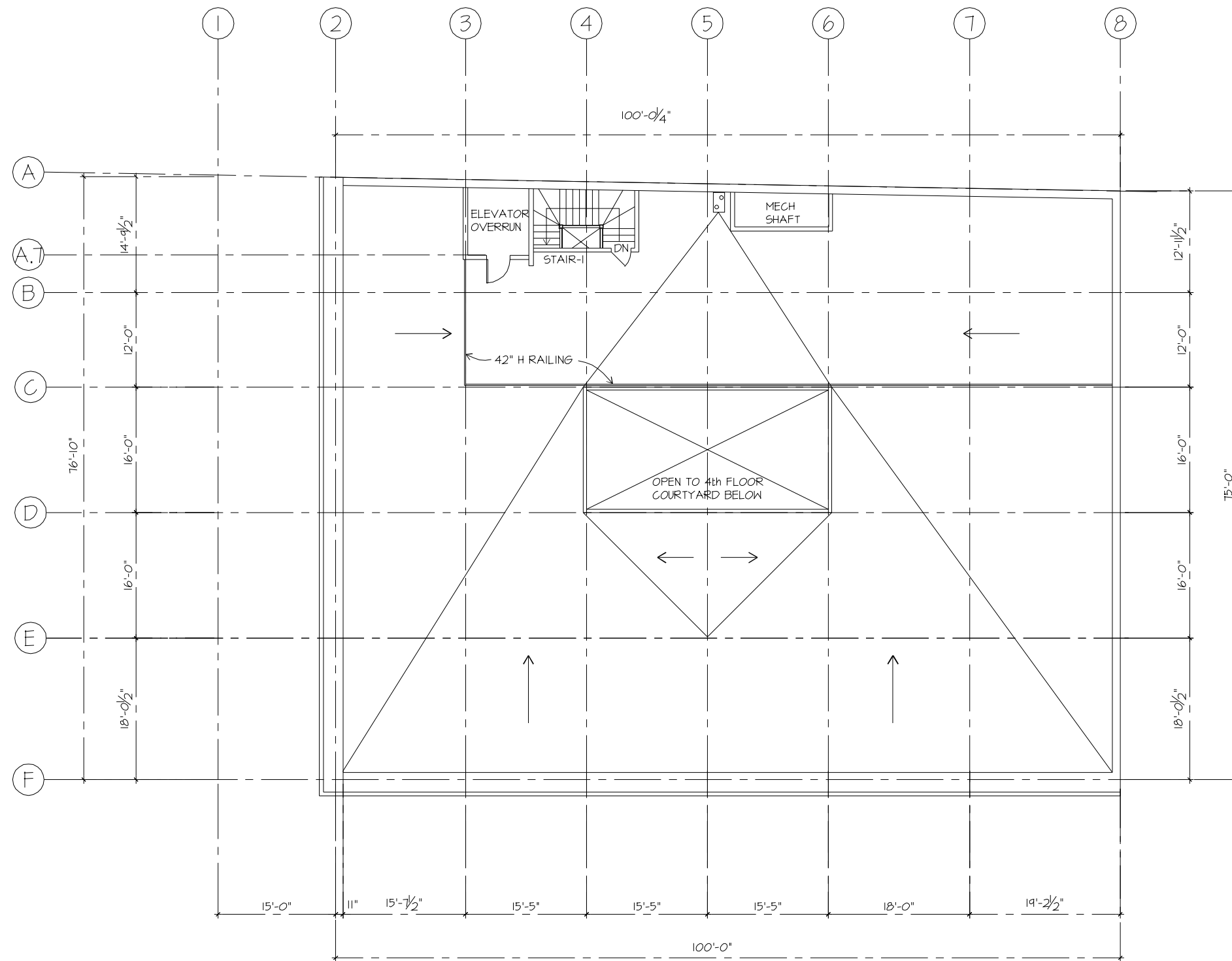




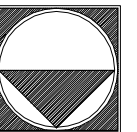
FOURTH FLOOR PLAN

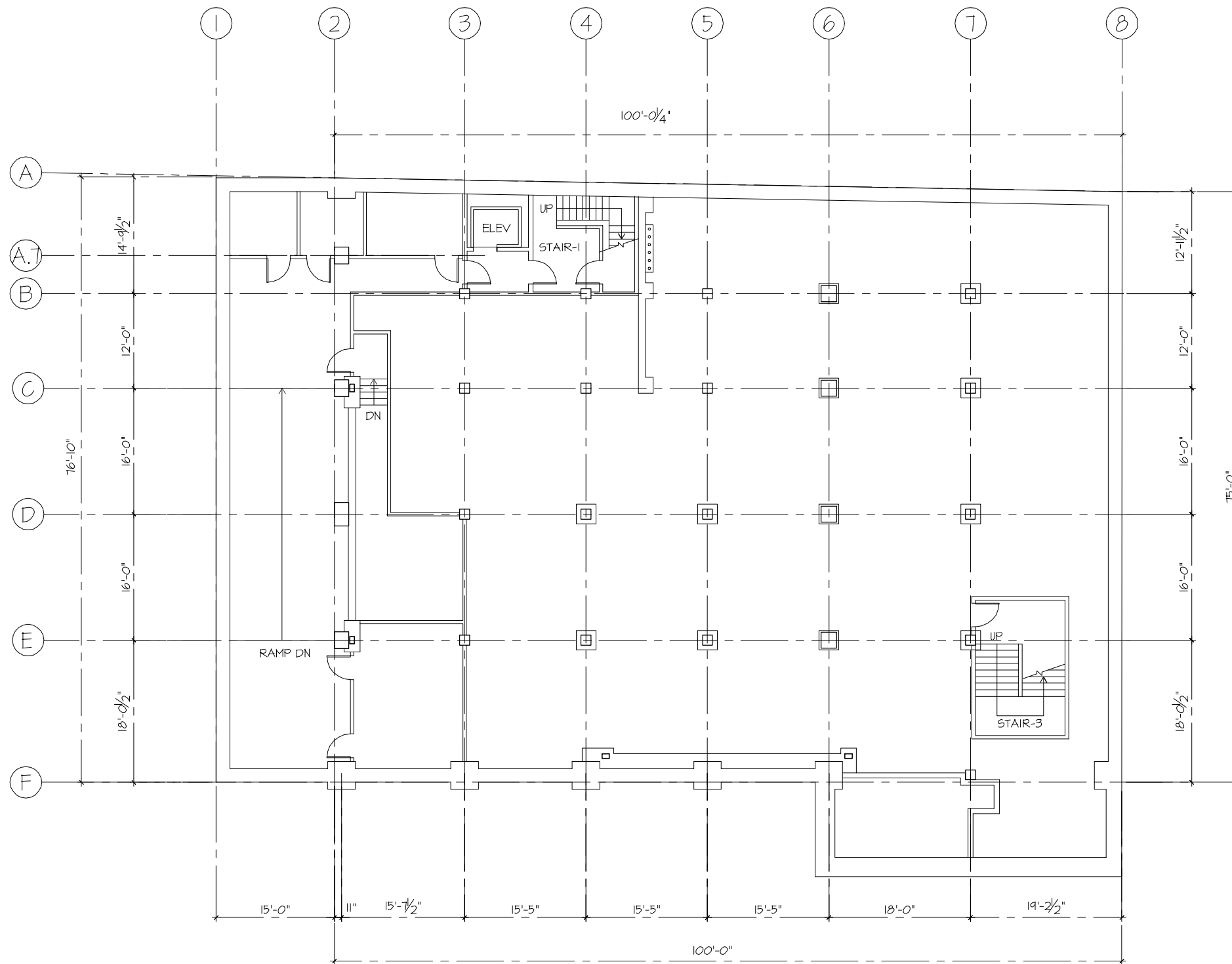
SCALE: 1/8" = 1'-0"





**ROOF PLAN**  
SCALE: 1/8" = 1'-0"





**BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

