



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 25, 2012

Date: October 11, 2012
Case No.: **2012.0370C**
Project Address: **1127 Market Street**
Zoning: C-3-G (Downtown-General)
120-X/ Height and Bulk District
Market Street Special Sign District
Block/Lot: 3702/046
Project Sponsor: Ellen Richard, Executive Director
American Conservatory Theater (A.C.T)
30 Grant Avenue
San Francisco, CA 94108
Staff Contact: Gretchen Hilyard – (415) 575-9109
gretchen.hilyard@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to change the use of the former Strand Theater building at 1127 Market Street from a movie theater to live entertainment use. The building has been vacant since 2003. The proposed project includes historic rehabilitation to convert the former movie theater into a live performance theater, with associated rehearsal space/black box theater, costume and sound/ lighting facilities, offices, and a ground-floor cafe, for the American Conservatory Theater (A.C.T.). The live performance venue would have 299 seats and would serve as a second stage venue for smaller productions and performances by A.C.T.'s Master of Fine Arts Program students and other small theater companies.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Market Street, between Seventh and Eighth Streets, Block 3702, Lot 046. The subject property is located within the C-3-G (Downtown-General) Zoning District, Market Street Special Sign District and the 120-X Height and Bulk District.

The subject property is developed with a four-story over basement single-screen motion picture theater, designed and constructed in 1917 by Emory Frasier as a combination motion picture and stage theater. The building is constructed of reinforced concrete and steel and is roughly I-shaped in plan. 1127 Market Street was historically known as the Jewel, College, Francesca, and Sun theaters. It became the Strand Theater in 1928. The building is designed in Italian Renaissance architectural style with Sullivanesque influences. The building is clad in scored concrete/plaster and is capped by pitched and flat roofs. A non-

historic marquee reading “Strand” is mounted to the east side of the primary façade at the ground floor level. The building is currently vacant.

The subject building at 1127 Market Street has been determined by the Department to be eligible for the California Register of Historic Resources as an individual property under Criterion 3 (Architecture) as an example of an early 20th century combination theater. The period of significance for the building spans from 1917 (date of construction) until 1921 (the last year it was used as a combination theater with both vaudeville and film projection.). The property is not located within the boundaries of any historic district.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site contains a variety of commercial and residential uses as well as civic buildings and institutions. A variety of commercial establishments are located at the ground floor level along Market Street including restaurants, discount stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from four to eight stories in height. Upper floors of buildings are generally occupied by offices or residential units.

ENVIRONMENTAL REVIEW

On October 3, 2012 the Preliminary Mitigated Negative Declaration (PMND) for the project was published for public review pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

On October 24, 2012, the Planning Department found the Mitigated Negative Declaration (MND) to be adequate, accurate and objective, reflecting the independent analysis and judgment of the Planning Department, and approved the MND for the project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 5, 2012	October 3, 2012	22 days
Posted Notice	20 days	October 5, 2012	October 4, 2012	21 days
Mailed Notice	10 days	October 15, 2012	October 1, 2012	24 days

PUBLIC COMMENT

- To date, the Department has received fifty-seven (57) letters in support of the project from neighborhood organizations and performing arts groups. Copies of these letters are included in your packets.

ISSUES AND OTHER CONSIDERATIONS

- Although the single-screen movie theater will be removed as part of this project, A.C.T. Second Stage will operate a live performance theater at the property and will preserve the historic theater as part of the project.
- The project sponsor has worked closely with the San Francisco Office of Economic and Workforce Development on the development of the project to ensure that the project aligns with the goals of the intended revitalization of the Central Market neighborhood. The project is consistent with the objectives and strategies of the Central Market Economic Strategy, specifically the objective to enhance the creative arts community in the neighborhood.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization, pursuant to Planning Code Section 221.1 and 303(k), to allow the conversion of vacant commercial space previously occupied by a movie theater (d.b.a. Strand Theater) into a live entertainment theater (d.b.a. A.C.T. Second Stage) on four floors of a four-story commercial building.

BASIS FOR RECOMMENDATION

- The project promotes the adaptive re-use of the historic Strand Theater building, which has been vacant since 2003. There will be a limited increase in the existing building envelope, and the proposed work conforms to *the Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- The A.C.T. Second Stage Theater will serve as an important cultural and entertainment venue that will complement performing arts venues in the area. In addition, the Project will also offer valuable arts education opportunities that would serve students from the surrounding neighborhood and the City as a whole. These activities strengthen the recognition and reputation of San Francisco as a city that is supportive of the arts, support the recreational and cultural vitality of San Francisco, bolster tourism, and add to the local economy by drawing patrons from throughout the region.
- The project is aligned with the objectives and strategies of the Central Market Economic Strategy and will enhance the creative arts community in the neighborhood.
- The project is well served by public transportation and is not expected to encumber parking or traffic in the neighborhood.
- The project is necessary and desirable for, and compatible with, the surrounding neighborhood.
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Draft Motion
Mitigation Monitoring and Reporting Program
Parcel Map
Sanborn Map
Aerial Photographs

Zoning Map

Height & Bulk Map

Site Photo

Project Sponsor Submittal, including:

- Community Outreach List
- Support Letters List
- Support Letters
- Proposed Renderings, Plans and Sections
- Existing Plans and Sections

Attachment Checklist

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

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

GAH
Planner's Initials

GH G:\Documents\CU1127 Market Street\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Transit Impact Development Fee (Sec. 411)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: OCTOBER 25, 2012

Date: October 11, 2012
Case No.: **2012.0370C**
Project Address: **1127 Market Street**
Zoning: C-3-G (Downtown-General)
 120-X/ Height and Bulk District
 Market Street Special Sign District
Block/Lot: 3702/046
Project Sponsor: Ellen Richard, Executive Director
 American Conservatory Theater (A.C.T)
 30 Grant Avenue
 San Francisco, CA 94108
Staff Contact: Gretchen Hilyard – (415) 575-9109
gretchen.hilyard@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303(k) OF THE PLANNING CODE TO ALLOW CONVERSION OF VACANT COMMERCIAL SPACE PREVIOUSLY OCCUPIED BY A MOVIE THEATER (d.b.a. STRAND THEATER) INTO A LIVE ENTERTAINMENT THEATER (d.b.a. A.C.T. SECOND STAGE) ON FOUR FLOORS OF A FOUR-STORY COMMERCIAL BUILDING, WITHIN THE C-3-G ZONING DISTRICT, MARKET STREET SPECIAL SIGN DISTRICT, AND 120-X HIEHGT AND BULK DISTRICT.

PREAMBLE

On May 2, 2012, Ellen Richard (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 303 to allow conversion of a vacant commercial space previously occupied by a movie theater (d.b.a. Strand Theater) into a live entertainment theater (d.b.a. ACT Second Stage) on four floors of a four-story commercial building within the C-3-G Zoning District, Market Street Special Sign District, and 120-X Height and Bulk District.

On October 3, 2012 the Preliminary Mitigated Negative Declaration (PMND) for the Project was prepared and published for public review; and,

The PMND was available for public comment until October 23, 2012; and,

On October 24, 2012, the Planning Department adopted the Mitigated Negative Declaration (MND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

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

On October 25, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0370C.

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. 2012.0370C, 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 project is located on the south side of Market Street between Seventh and Eighth Streets, Block 37023, Lot 046. The property is located within the C-3-G (Downtown-General) Zoning District, Market Street Special Sign District and 120-X Height and Bulk District. The subject property is a rectangular-shaped through-lot, with approximately 50 feet of frontage on Market Street. The lot is approximately 100% covered by the subject building.

The subject property is developed with a four-story over basement single-screen motion picture theater, designed and constructed in 1917 by Emory Frasier as a combination motion picture and stage theater. The building is constructed of reinforced concrete and steel and is roughly I-

shaped in plan. 1127 Market Street was historically known as the Jewel, College, Francesca, and Sun theaters. It became the Strand Theater in 1928. The building is designed in Italian Renaissance architectural style with Sullivan-esque influences and notable historic features include: steel frame and concrete structure, four-story massing, three-bay division of the primary façade, scored concrete/plaster wall finishes on the primary façade, sheet metal intermediate cornice, fiber-reinforced polymer terminating cornice, case masonry panel ornamentation, multi-light wood sash windows, interior rectangular plan divided into lobby and auditorium, primary staircase from lobby to balcony, open volume of the auditorium, vertical interior wall pilasters, coved ceiling molding, and decorative metal air grilles in ceiling. The building is clad in scored concrete/plaster and is capped by pitched and flat roofs. A non-historic marquee reading "Strand" is mounted to the east side of the primary façade at the ground floor level.

The subject building at 1127 Market Street has been determined by the Department to be eligible for the California Register of Historic Resources as an individual property under Criterion 3 (Architecture) as an example of an early 20th century combination theater. The period of significance for the building spans from 1917 (date of construction) until 1921 (the last year it was used as a combination theater with both vaudeville and film projection.). The property is not located within the boundaries of any historic district.

- 3. Surrounding Properties and Neighborhood.** The project site is located on the south side of Market Street between Seventh and Eighth Streets. The Project site is located in the C-3-G Zoning District with a variety of commercial uses. A mixture of office, retail and public uses define the District. The surrounding properties are located within the C-3-G (Downtown-General) and P (Public) Zoning Districts.

To the west of the project site is a three-story commercial building. To the east is a vacant lot, formerly the site of the Embassy Theater. The site is located across Market Street from the United Nations Plaza (UN Plaza) and the Civic Center Historic District. To the east of the site is the National Register of Historic Places Market Street Theater and Loft District established in 1985. The project site is not within this district which extends from Sixth Street on the east to 1117 Market Street on the west and includes buildings on both sides of Market Street. Additionally, the site is not within the recently-adopted Market Street Masonry District, the eastern border of which is located four blocks to the east of the project site. Immediately to the rear of the project site, across Stevenson Street, is the General Services Agency (GSA) Building, a federal office building. Numerous civic buildings and institutions are located within a quarter-mile of the project site, including the Asian Art Museum (200 Larkin Street), two Federal office buildings (100 Hyde and 90 Seventh streets), United States Court of Appeals (95 Seventh Street), University of California (UC) Hastings School of Law (200 McAllister Street), Supreme Court of California (300 McAlister Street), and the San Francisco Public Library (30 Grove Street)

The project site is a relatively flat parcel and is bordered on the east by a commercially-zoned vacant lot and on the west by a three-story general commercial building with a discount merchandise retailer on the ground floor and single room occupancy lodging rooms (SRO), Budget Inn, on the upper two floors. The main building entrance is on Market Street which is the major corridor through San Francisco's Downtown Area, extending from the Upper

Market/Castro District to the southwest to the Ferry Building on the San Francisco Bay at its northeastern terminus. The project site is in the center portion of this corridor, aptly named Central Market. This Central Market Area has been the focus of revitalization efforts over the last several decades and was studied as a potential Redevelopment Plan Area though not adopted by the Redevelopment Agency.

4. **Project Description.** The project sponsor proposes to change the use of the former Strand Theater building at 1127 Market Street from a movie theater to live entertainment use. The building has been vacant since 2003. The proposed project includes building renovations to convert the former combination movie theater into a live performance theater, with associated rehearsal space/black box theater, costume and sound/ lighting facilities, offices, and a ground-floor cafe, for the American Conservatory Theater (A.C.T.). The live performance venue would have 299 seats and would serve as a second stage venue for smaller productions and performances by A.C.T.'s Master of Fine Arts Program students and other small theater companies.

Changes to the exterior include restoration of historic façade materials and re-introduction of missing historic finishes. A storefront will be reintroduced to provide access to the double-height interior main lobby. A new blade sign and canopy will be installed. The design of the canopy will evoke the historic canopy, but with modified massing and rendered in contemporary materials.

Changes to the interior include partial demolition of the ground floor to create a double-height lobby, installation of a new interior staircase, and construction of a café/concession bar in the lobby. The auditorium seating, stage and back stage areas will be reconfigured and decorative finishes will be rehabilitated.

The project was reviewed by Department Preservation staff and found to meet the *Secretary of the Interior's Standards for Rehabilitation*.

5. **Public Comment.** The Department has received fifty-seven (57) letters in support of the project from neighborhood organizations and performing arts groups.
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. **Planning Code Section 221.1.** Pursuant to this Code Section, a change in use or demolition of a movie theater use, as set forth in Code **Section 221(d)**, requires Conditional Use authorization pursuant to **Section 303** of the Code. Code **Section 303(k)** establishes additional standards for the Commission to consider when authorizing a Conditional Use for the demolition of a movie theater use as set forth in Code Section 221.1. They are:
 - i. Preservation of a movie theater use is no longer economically feasible and cannot effect a reasonable economic return to the property owner. For purposes of defining "reasonable

economic return," the Planning Commission shall be guided by the criteria for "fair return on investment" as set forth in **Section 228.4(a)** of the Code.

The project sponsor has submitted an economic feasibility study prepared by Equity Community Builders and a certification of this study by the accounting firm Martorana, Bohegian & Company. Due to the fact that the Strand Theater has been shuttered since 2003 and no financial records exist for the previous owners, the feasibility study is based on a study conducted by Martorana, Bohegian & Company for a neighboring theater at 949 Market Street in 2009. The economic feasibility study concludes that the economic return of a theater use at the Property would be approximately 2.16 percent, which is far below the nine percent defined by the Code as representing a "reasonable economic return." Therefore, preservation of the movie theater is no longer economically feasible and cannot effect a reasonable economic return to the property owner. For instance, the 2009 report assumes that the existing theaters at the Metreon and the Westfield San Francisco Center would grant permission for the theater to show first run films, and that the Landmark Embarcadero would grant permission for the theater to show art and specialty films. All of these theaters have contracts with film distributors that prohibit the distribution of films to new theaters without the express permission of these existing theaters. The existing theaters would likely withhold such permission in order to limit competition from new theaters. The study also assumes that the location of the theater in the Mid-Market Street district of San Francisco would not affect its ability to attract customers as compared to the Metreon, the Westfield San Francisco Center, the AMC Van Ness, and the Landmark Embarcadero, which is conservative because the site lacks parking and is located in an area of the City that is generally considered to be less attractive and safe than the lower Market Street area or the Van Ness corridor.

- ii. The change in use or demolition of the movie theater use will not undermine the economic diversity and vitality of the surrounding Neighborhood Commercial District.

The subject property is not located in a Neighborhood Commercial District. However, the change in use would not undermine the economic diversity and vitality of the Mid-Market neighborhood. The building, the former Strand Theater, has been vacant since 2003 and is not economically feasible to rehabilitate for movie theater use, and thus negatively contributes to the economic diversity or vitality of the neighborhood. The change of use of the building would permit the construction of the Project, which would draw pedestrians into the Mid-Market neighborhood and greatly contribute to its vitality and diversity. The Mid-Market area is currently comprised of vacant buildings, and buildings containing mid-rise commercial (office and retail) and theater (both musical theater as well as adult entertainment and clubs) uses. By introducing an active use to the area, the project would significantly increase pedestrian activity along Market Street between Seventh and Eighth Streets, and therefore increase safety in the area.

- iii. The resulting project will preserve the architectural integrity of important historic features of the movie theater use affected.

The Department has prepared a Historic Resource Evaluation Response (dated October 8, 2012) that determined that the existing building is a historic resource and that the proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The proposed project will preserve the extant historic exterior features of the building, re-introduce missing elements of the primary façade and retain the extant interior historic features.

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 size of the proposed use is in keeping with other major downtown institutions. The Project would complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood.

- 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;

There are no changes to the existing heights and bulk.

- 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 Planning Code does not require parking for the proposed Project. The proposed use is designed to meet the needs of the neighborhood and should not generate significant amounts of vehicular trips from the surrounding area or citywide.

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

No noxious emissions would be created by the project.

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

The proposed Project does not require any additional treatment. The Department shall review all lighting and signs proposed for the Project as well as other aspects of the proposal.

- 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Downtown Commercial Districts.

The proposed project is consistent with the stated purpose of C-3 Districts in that the intended use would provide a compatible service for the immediately surrounding neighborhoods and for the city as a whole during daytime and evening hours.

8. **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 project will provide desirable services to the surrounding neighborhoods, rehabilitate and seismically strengthen a historic building, bring additional foot traffic to the Central Market neighborhood, and bring additional employment opportunities to the neighborhood. The building envelope will be expanded by 8,863 square feet by expanding the basement and upper floors – and the intensity of the use within the building will not be significantly different than the intensity of the previous single-screen theater use.

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.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The Project will re-introduce a commercial activity to the vacant building and will enhance the diverse economic base of the City.

ARTS ELEMENT:

Objectives and Policies

OBJECTIVE I-2:

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.1:

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

Policy I-2.2:

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

OBJECTIVE II-2:

SUPPORT ARTS AND CULTURAL PROGRAMS WHICH ADDRESS THE NEEDS OF DIVERSE POPULATIONS.

Policy II-2.1:

Identify and address the needs of arts programs and facilities for all segments of San Francisco.

Policy II-2.3:

Continue to increase City support for organizations and developing institutions which reflect the diverse cultural traditions of the San Francisco population.

OBJECTIVE III-2:

STRENGTHEN THE CONTRIBUTION OF ARTS ORGANIZATIONS TO THE CREATIVE LIFE AND VITALITY OF SAN FRANCISCO.

Policy III-2.2:

Assist in the improvement of arts organizations' facilities and access in order to enhance the quality and quantity of arts offerings.

Policy III-2.3:

Recognize that arts organizations are representative of the City's diversity, creativity and vitality.

OBJECTIVE VI-1:

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.4:

Preserve existing performing spaces in San Francisco.

The A.C.T. Second Stage Theater will serve as an important cultural and entertainment venue that will complement the complex of performing arts venues in the area. In addition, the Project will also offer valuable arts education opportunities that would serve students from the surrounding neighborhood and the City as a whole. The upper floor of the building will include administrative offices for A.C.T, in support of the mission of the organization to promote the appreciation live theater. These activities strengthen the recognition and reputation of San Francisco as a city that is supportive of the arts, support the recreational and cultural vitality of San Francisco, bolster tourism, and add to the local economy by drawing patrons from throughout the region.

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 neighborhood serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced by the project because it will revive an existing retail space at the site and provide live performance theater use that will draw additional patrons to the Central Market neighborhood.

- 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 will strengthen neighborhood character by respecting the character-defining features of the historic building in conformance with the Secretary of the Interior's Standards.

- 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 Market Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. Market Street has eight MUNI bus lines (5, 6, 9, 14, 16, 19, 21, and 71), as well as BART and MUNI Street car connections at Civic Center Station. Many of the patrons of the proposed facility will take transit to performances. Furthermore, the property is located within a one block distance of six public parking garages, which should minimize the use of neighborhood street parking by patrons of the theater.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

The project involves the rehabilitation of a historic building and is in conformity with the Secretary of the Interior's Standards.

- 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.

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. 2012.0370C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 4, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the 1127 Market Street/Strand Theater Preliminary Mitigated Negative Declaration (dated October 3, 2012) and contained in the MMRP are included in the conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion 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 October 25, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 25, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the conversion of vacant commercial space previously occupied by a single-screen movie theater (d.b.a Strand Theater) into a live entertainment theater (d.b.a. A.C.T Second Stage) at the first through fourth floors located at 1127 Market Street, Block 3702, Lot 046 pursuant to Planning Code Section **303(k)** within the C-3-G Zoning District, Market Street Special Sign District, and 120-X Height and Bulk District; in general conformance with plans, dated **October 4, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0370C** and subject to conditions of approval reviewed and approved by the Commission on **October 25, 2012** 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 **October 25, 2012** 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

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

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

Mitigation Measures. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

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

Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

Noise. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

Street Trees. Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that two

(2) street trees shall be provided. The street trees shall be located on either side of the historic marquee. Since DPW cannot grant approval for installation of the three (3) other required street trees due to interference with the historic marquee, the Project Sponsor shall pay an in-lieu fee for those three (3) street trees, pursuant to Planning Code Section 428.

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

PARKING AND TRAFFIC

Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than **two** showers and **four** clothes lockers.

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

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

Transit Impact Development Fee. Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

MONITORING - AFTER ENTITLEMENT

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

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

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<i>Noise Mitigation Measures</i>				
<p>Mitigation Measure M-NO-1: Reduction of Building Operation Noise</p> <p>The project sponsor shall submit a detailed acoustical analysis of the noise that would be generated by the operation of the proposed entertainment use and building mechanical equipment for the Strand Theater and planned attenuation measures demonstrating the project's compliance with the requirements of the San Francisco Noise Ordinance to the Planning Department for review and approval prior to the issuance of a building permit for the project.</p>	Project sponsor	Prior to issuance of a building permit and on-going operation of the use	Project sponsor/Planning Department	Prior to issuance of a building permit and on-going operation of the use
<p>Mitigation Measure M-NO-2: Reduction of Construction Noise</p> <p>The following measures would further minimize construction noise impacts on sensitive receptors:</p> <ul style="list-style-type: none"> Construction equipment shall be properly maintained in accordance with manufacturers' specifications and shall be fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All impact tools shall be shrouded or shielded, and all intake and exhaust ports on power equipment shall be muffled or shielded. Construction equipment shall not idle for extended periods of time near noise-sensitive receptors. Stationary equipment (compressors, generators, and cement mixers) shall be located as far from sensitive receptors as feasible. Sound enclosures shall be used during noisy operations on-site. Temporary barriers (noise blankets or wood paneling) shall be placed around the construction site parcels and, to the extent feasible, they should break the line of sight from noise sensitive receptors to construction activities. For temporary sound blankets, the material shall be weather and abuse resistant, and shall exhibit superior hanging and tear strength with a surface weight of at least 1 pound per square foot. Placement, orientation, size, and density of acoustical barriers shall be reviewed and approved by a qualified acoustical consultant. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that would completely close the gaps, and would be dense enough to attenuate noise. 	Project sponsor	During construction	Project sponsor/ Department of Building Inspection (DBI)	Prior to final inspection or occupancy by DBI

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<i>Cultural Resources Mitigation Measures</i>				
<p>Mitigation Measure M-CP-2: Archeology (Monitoring)</p> <p>Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of <i>construction</i> can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p> <p><i>Archeological monitoring program (AMP).</i> The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context; ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; ▪ The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by 	Project sponsor	During construction and prior to occupancy of the structure	Project sponsor/ DBI	Prior to final inspection and occupancy by DBI

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO. <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p>				

¹ The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

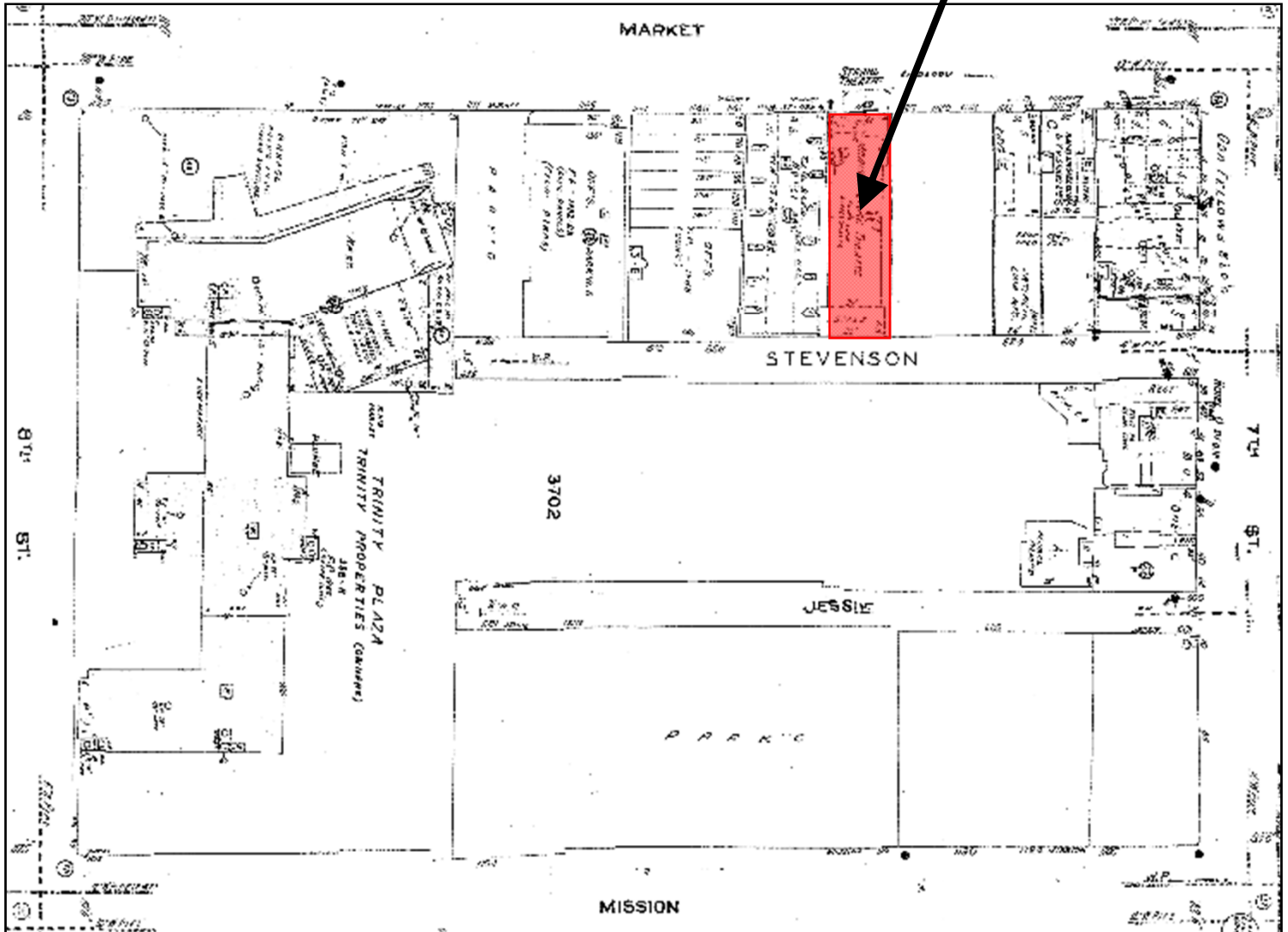
MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. 				

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</p> <p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>				

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<i>Transportation and Circulation Mitigation Measure</i>				
<p>Mitigation Measure M-TR-1: Loading and Deliveries</p> <p>All deliveries and loading for the building shall be conducted through the doors and service corridor at the rear of the building, rather than through the front of the building in order to minimize potential conflicts with transit operations and pedestrian circulation on Market Street. The theater operator shall develop a plan to disseminate information concerning the requirement for rear deliveries to its suppliers and on-site personnel and shall be responsible for ensuring compliance. Additionally, the theater shall be responsible for applying for the necessary permit from the San Francisco Municipal Transportation Agency for loading zone at the rear of its building prior to final occupancy of the structure.</p>	Project sponsor	Prior to final inspection and occupancy of the structure	Project Sponsor	Prior to final inspection and occupancy of the structure. Adherence to loading plan ongoing.
<i>Hazards and Hazardous Materials Mitigation Measure</i>				
<p>Mitigation Measure M-HZ-2a: Participation in Voluntary Remedial Action Program (VRAP)</p> <p>The project sponsor shall apply for and receive approval of a voluntary remedial action program (VRAP) for the cleanup of hazardous materials on the project site with the Department of Public Health prior to issuance of any site permits. The project sponsor shall comply with the requirements of this program and submit documentation of compliance and completion of the program to the Planning Department prior to the final occupancy of the building.</p>	Project sponsor.	Prior to issuance of a building permit	Project sponsor/ Planning Department and Department of Public Health	Prior to final inspection and occupancy of the building.
<p>Mitigation Measure M-HZ-2b: Other Hazardous Building Materials</p> <p>The project sponsor shall ensure that building surveys for PCB- and mercury-containing equipment (including elevator equipment), hydraulic oils, and fluorescent lights are performed prior to the start of renovation. Any hazardous materials so discovered shall be abated according to federal, State, and local laws and regulations.</p>	Project sponsor	During construction and prior to occupancy of the structure.	Project sponsor/ DBI	Prior to final inspection and occupancy of the building.

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Hearing
Case Number 2012.0370C
A.C.T. Second Stage Theater
1127 Market Street

Aerial Photo

Subject block on Market Street

SUBJECT PROPERTY



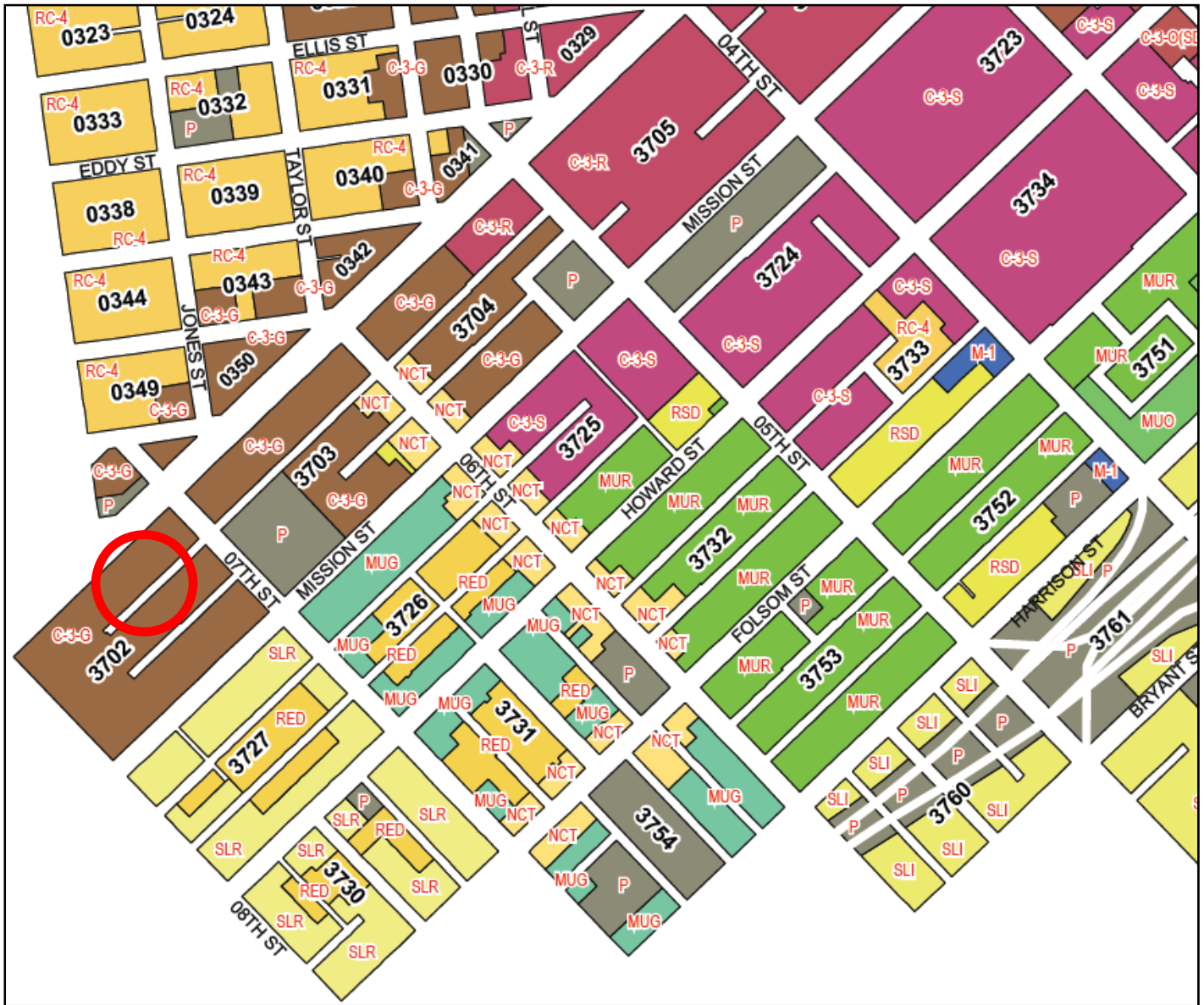
Aerial Photo

Opposite block on Market Street

SUBJECT PROPERTY



Zoning Map



Conditional Use Hearing
Case Number 2012.0370C
A.C.T. Second Stage Theater
1127 Market Street

Site Photo



Conditional Use Hearing
Case Number 2012.0370C
A.C.T. Second Stage Theater
1127 Market Street

List of community organizations that ACT has met with or contacted

Historic Preservation Groups

1. SF Architectural Heritage
2. SF Neighborhood Theater Foundation

Neighborhood Groups

1. Alliance for a Better District 6
2. Better Market Street
3. Canon Kip Senior Center
4. Central City SRO Collaborative
5. Central Market Partnership
6. La Voz Latina
7. Market Street Association
8. NOMNIC/TEDP
9. North of Market CBD
10. SF Unified School District Board Members
11. SOM Grand HOA
12. Tenderloin Housing Clinic
13. TNDC

STRAND SUPPORT LETTERS

LOCAL COMMUNITY GROUPS & BUSINESSES

Donald Falk	Tenderloin Neighborhood Development Corp.
Randy Shaw	Tenderloin Housing Clinic
Dina Hilliard	North of Market/Tenderloin Community
Mary Rogier	Northern California Community Loan Fund
Joy Ou	Marlin Cove
William Thacher	Market-Turk Company
Kenneth Powell	Canon Kip Senior Center - Episcopal Community
Matt Semmelhack	AQ Restaurant & Bar
Ken Fulk	Ken Fulk, Inc.
Cindy Mah	Natoma Resident
Katherine Petrin	San Francisco Neighborhood Theater Foundation
Building Manager	Regency Inn
Judy Anderson	ACT Trustee
Jennifer Povlitz	ACT Trustee
Jo Hurley	ACT Trustee
Celeste Ford	Stellar Solutions
Alan Jones	Grace Cathedral
Jane Weil	SOMA Grand
Mike Buehler	SF Architectural Heritage

LOCAL ARTISTS

Barbara Heroux	Volti San Francisco
Dan Goldes	"Five Blocks" Film Maker (Mkt St Revitalization)
Paz de la Calzada	Strand Mural Artist
Daniel Talbott	Rising Phoenix/Rattlestick Playwrights Theater
Lisa Steindler	Z Space
Philip Kan Gotanda	UC at Berkeley Dept of Theater
Mina Morita	Berkeley Repertory Theatre
Erika Chong Shuch	Director/Choreographer
Dan Rubin	Bay Area Playwright
Bruce Ostler	Brett Adams Ltd - Christina Anderson's Agent
John Fisher	Theatre Rhinoceros

EDUCATIONAL ORGANIZATIONS

Joseph Givens	Downtown High School - Student
Ellen Wong	Downtown High School - Principal
Joshua Berry	Downtown High School - Student
Vanessa Sky Huevo	Downtown High School - Student
Kay Weber	Boys & Girls Clubs of SF - Tenderloin Clubhouse
Emilie Coulson	826 Valencia
Susan Stauter	SF Unified School District
Zakiya Mackey	Girls, Inc.
David Greenbaum	SF Unified School District
Valerie O'Riordan	Archbishop Riordan High School
Myrna Maroun	Galileo Academy of Science & Technology
Robert Ayala	Downtown High School
Sarah Crowell	Destiny Arts Center
Jessica Lindquist	Ida B. Wells High School - Teacher
Elaine Walenta	Abraham Lincoln High School - Teacher
Alia Anaya	Abraham Lincoln High School - Student
Kameron Toliver-Grays	Abraham Lincoln High School - Student
Kim Maemeka (?)	Abraham Lincoln High School - Student
Elizabeth Borst	Abraham Lincoln High School - Student
Julia Sayavong	Abraham Lincoln High School - Student
Barnett Courtney	Abraham Lincoln High School - Student
Quinnton Barringer	Abraham Lincoln High School - Student
Hannah Creasman	Abraham Lincoln High School - Student
Stephanie Hunt	University of San Francisco - Teacher/Former MFA Student
Frank Wu	UC Hastings College of Law
Andrea Nachtigall	On The Town - Cultural Adventures for Girls

October 3, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

As Director of Education at 826 Valencia, I work closely with American Conservatory Theater in providing a collaborative arts program to Downtown High School. Now in its second year, this partnership has shown me the high quality of all that A.C.T. does and how deep their impact on the community is through excellent and accessible arts programming.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market



826 Valencia Street
San Francisco, CA 94110

826valencia.org

P : 415.642.5905

F : 415.642.5914

Sincerely,

Emilie Coulson
Director of Education

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California

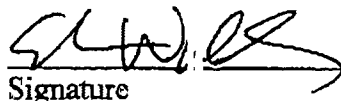
Dear Commissioners,

I am a teacher at Abraham Lincoln High School. My students and I have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a public school teacher, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


 Signature

Elaine Walenta
 Printed Name

Abraham Lincoln High School - Teacher
 Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California

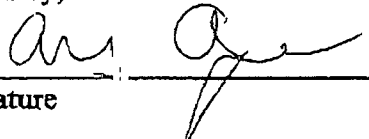
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



 Signature

Alia Anaya

 Printed Name

Abraham Lincoln High School
 Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


 Signature

Kameron Toliver-Grays
 Printed Name

Abraham Lincoln High School
 Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California

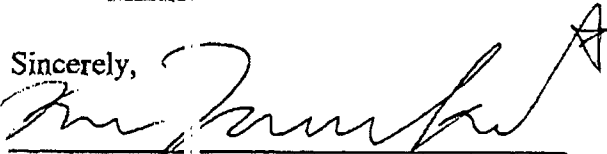
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


 Signature

Kim M. M...
 Printed Name

Abraham Lincoln High School
 Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

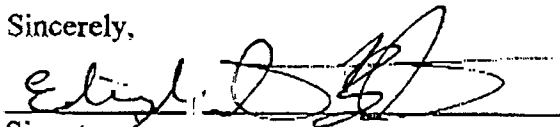
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


Signature

Elizabeth Borst
Printed Name

Abraham Lincoln High School
Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

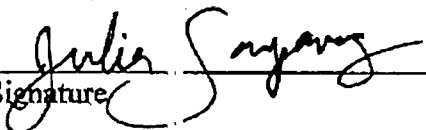
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


Signature

Julia Sayarong
Printed Name

Abraham Lincoln High School
Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California

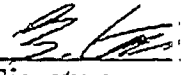
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



 Signature

Barnett Courtney

 Printed Name

Abraham Lincoln High School

 Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Lilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

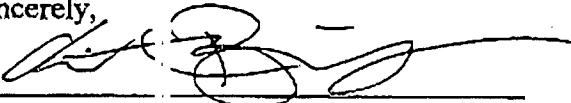
Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



Signature

QUINTON BARRINGER

Printed Name

ABRAHAM LINCOLN High School
Organization Name &/or Title (if applicable)

October 11, 2012

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California


Dear Commissioners,

I am a student at Abraham Lincoln High School and have benefited from A.C.T.'s theater arts education programs through my school. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings. As a student, I feel this space could greatly benefit all students in the San Francisco Unified School District.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility.
- preserving much of the existing building envelope and façade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


 Signature

Hannah Creasman
 Printed Name

Abraham Lincoln High School
 Organization Name &/or Title (if applicable)



October 10, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I own and operate a business in the Central Market neighborhood and consider the continued positive development of the area to be of crucial importance to our City. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings. I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Matt Semmelhack
Owner/Manager
AQ Restaurant & Bar



ARCHBISHOP RIORDAN HIGH SCHOOL

AN ARCHDIOCESAN CATHOLIC SCHOOL IN THE MARIANIST TRADITION

DEPARTMENT OF THEATRE ARTS

175 PHELAN AVENUE • SAN FRANCISCO, CALIFORNIA 94112 • (415) 587-5866 • FAX (415) 587-1310

3 October 2012

Gretchen Hilyard
SF Planning Commission
1650 Mission Street, Suite 400
SF CA 94103-2479

Re: Movie Theatre Conversion for A.C.T.
Strand Theatre, 1127 Market St.

Commissioners,

I am the Drama Director at Riordan, and students have benefitted from A.C.T.'s arts education for the past 12 years of my tenure. I have lived in San Francisco since 1981, when I moved here to attend A.C.T.'s advanced training program, from which I earned my MFA and my AEA union card.

This letter is written in full support of A.C.T., granting a Conditional Use Permit for the renovation of the Strand Theatre as a live performance space. With the Strand being vacant for the past nine years there is no doubt that A.C.T. will help revitalize the long-abandoned theatre and worn neighborhood, thus supporting the goals of the City's Central Market Economic Strategy.

Again, I fully support the growth and new arts district in Central Market Street, thus generating significant economic activity via students, theatre patrons and tourists, and creating new jobs and interest in a tired neighborhood.

Thank you for your time and support of this brilliant idea!

Valerie O'Riordan
Drama Director

Dan Rubin
Bay Area Playwright and Dramaturg
dirubinster@gmail.com | 314.775.3572

October 3, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

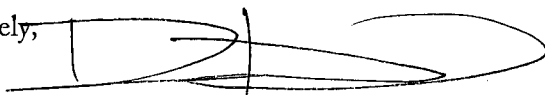
My name is Dan Rubin and I am a Bay Area playwright who has worked with a number of local playwright-oriented organizations, including the Playwrights Foundation, PlayGround, and Just Theatre. A.C.T. has always had a strong commitment to local writers, commissioning new works from important artists who are well known here and across the country. New and innovative works are frequently produced on A.C.T.'s 1000-seat mainstage in the Tenderloin, but I know it is tricky for them because there are huge risks associated with spaces of that size. This is why the idea of an organization of A.C.T.'s stature having a mid-sized theater venue like The Strand is incredibly exciting for me and other young Bay Area artists. The Strand will allow A.C.T. to take chances on up-and-coming writers, designers, composers, actors, etc., who they would otherwise pass on for more established professionals. I am confident that within 10 years of The Strand's opening a generation of the country's most sought after voices will be saying, "I got my start at The Strand. I got my start in San Francisco." The positive shift to the cultural landscape and artistic reputation of this great city will be dramatic.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- bringing in a community of young, forward-thinking artists who are interested in telling and creating stories about our contemporary culture
- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- providing more pedestrian activity and improving safety
- creating permanent jobs for local artists and practitioners
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



October 12, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

My name is Mina Morita and I am a Bay Area theatre director who has worked with a number of local theatres dedicated to the development of new work including Berkeley Rep, Shotgun Players, Playwrights Foundation, Campo Santo, PlayGround, and Just Theatre. In the past several years, A.C.T. has shown an increased commitment to the development of new works by local artists, extending every resource available to them. New and innovative works are frequently produced on A.C.T.'s 1000-seat mainstage in the Tenderloin, but there are huge financial risks associated with offering new programming in spaces of that size. This is why the idea of an organization of A.C.T.'s stature having a mid-sized theater venue like The Strand is incredibly exciting for me and other young Bay Area artists. The Strand will allow A.C.T. to take chances on up-and-coming writers, directors, designers, composers, actors, etc., who they would otherwise pass on for more established professionals. I am confident that within 10 years of The Strand's opening a generation of the country's most sought after voices will be saying, "I got my start at The Strand. I got my start in San Francisco." The positive shift to the cultural landscape and artistic reputation of this great city will be dramatic.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- bringing in a community of young, forward-thinking artists who are interested in telling and creating stories about our contemporary culture
- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- providing more pedestrian activity and improving safety
- creating permanent jobs for local artists and practitioners
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

A handwritten signature in black ink, appearing to read 'Mina Morita', written over a horizontal dashed line.

Mina Morita
Freelance Director
Artistic Associate at Berkeley Repertory Theatre
Board President of Shotgun Players



October 3, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

My name is Kay Weber, Art Director at the Tenderloin Clubhouse, BGCSF. I am working with the A.C.T. theater education program for more than 4 years. Actors/Acting Instructors are visiting our site and offering theater workshops to our youth, ages 6-18. A.C.T. provides a very important service for our youth and the community.

- *I am Art Director at the Tenderloin Clubhouse, Boys & Girls Clubs of San Francisco, and have benefitted from A.C.T.'s theater arts education programs through the Boys & Girls Club.*
- *I represent Boys & Girls Clubs of San Francisco, a community organization committed to improving the Central Market neighborhood/Tenderloin neighborhood.*
- *I live and work in the Tenderloin.*

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



Signature



Printed Name

BGCSF/TENDERLOIN CLUBHOUSE/ART DIRECTOR
Organization Name &/or Title (if applicable)



Bret Adams Limited
Artists Agency

448 West 44th Street
New York, NY 10036
Tel: 212 765-5630 Fax: 212 265-2212

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I represent Bret Adams Ltd., a full service agency representing writers, directors, designers, and actors. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Bruce Ostler

Owner/President
Bret Adams Ltd., Literary



DESTINY
ARTS CENTER

October 3, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

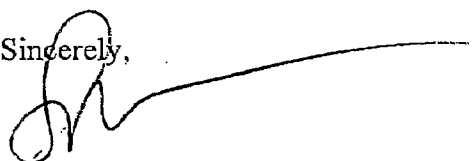
I am the Artistic Director of Destiny Arts Center (www.destinyarts.org), a 24-year-old nonprofit violence prevention/arts education organization that has served primarily low-income youth in the East Bay, both at our community center through after-school, weekend and summer programs, and in up to 45 public school after-school programs. We teach violence prevention techniques through the martial and performing arts and host 2 youth dance/theater companies at our center. We have benefitted from A.C.T.'s theater arts education programs for the last two years in a powerful partnership that has given Destiny access to A.C.T.'s theater artists who have come to work with our teen and junior companies as they've prepared for their rigorous annual performance season. A.C.T. also offered free tickets for our teen company to see one of their youth company's plays and for one of our students to attend their youth summer acting workshops free of charge.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



Sarah Crowell, Artistic Director
Destiny Arts Center

October 12, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

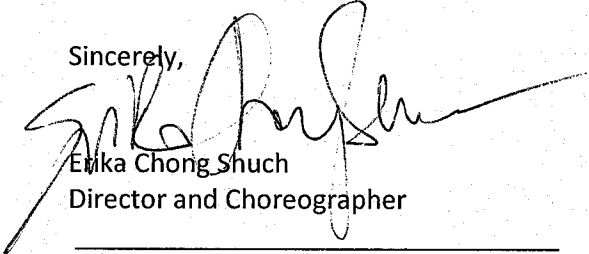
Dear Commissioners,

I am a choreographer and director in San Francisco, and am also an adjunct faculty member for ACT's MFA Program.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood and the arts community in countless ways. It would provide a much needed venue for hundreds of artists to do their work, while converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility. The surge of positive activity in the Central Market area is thrilling, and a renovation of the Strand Theater would bring significant economic activity by bringing students, theater patrons, and tourists to the Central Market area. I hope that the SF Planning Commission is able to recognize and support the numerous ways that the Strand Theater and ACT would impact the artists, neighborhood, and affiliated communities.

Sincerely,



Erika Chong Shuch
Director and Choreographer

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear San Francisco Planning Commission,

My name is Joseph Givens, I am a student at Downtown Continuation High School, and I am from the Hunter's Point neighborhood of Shoreview in San Francisco. I am now in my second semester of collaboration with American Conservatory Theater (A.C.T.) and my experience with them has been fantastic. I was actually surprised by all the new things I am still learning, in spite of being in the same class as I was in my previous semester. It's really hard to think of a favorite time there, because I enjoy every minute at A.C.T. I really appreciate the commitment, the optimism and most of all, the opportunity that I, along with many others, receive from A.C.T.

When I first came to Downtown High School, I felt like a failure. From the very first day I was introduced to A.C.T. I felt my life starting to go uphill. I accomplished more in one semester than I did in 3 years at my old school. Not to mention, I actually enjoyed doing the work we were assigned, as opposed to basically forcing myself to get things done. My family is very supportive of me pursuing the opportunities given to me by A.C.T. They see the change in me. A.C.T. has helped me find many talents I never knew were in me. I now consider myself an actor as well as a playwright. I am now taking notes at a college level. I organize things more naturally without any instruction to do so. Most importantly, I am very confident in going outside of my comfort zone. I owe this growth to my experience with A.C.T. and I urge to support them.

Sincerely,

Joseph Givens, student


Downtown High School

DOWNTOWN HIGH SCHOOL

693 VERMONT STREET • SAN FRANCISCO, CA 94107

TELEPHONE: (415) 695-5860 • FAX: (415) 695-5863



October 8, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

I am the principal at Downtown High School, one of two continuation schools in San Francisco. We are in the third semester of an amazing partnership with American Conservatory Theater. The students in our ACT (Acting for Critical Thought) project receive instruction in acting from professional actors as well as mentorship from MFA students. In addition, they attend a variety of ACT performances in the main theater as well as in Hastings Theater and the Costume Shop. The culminating event is a performance of student authored works in the Hastings Theater. Over the summer, several students received scholarships to participate in summer workshops.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would allow ACT to expand their services to students and improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Once again, on behalf of the students of Downtown High School, I strongly urge you to support ACT's permit application.

Sincerely,

Ellen H. Wong
Principal

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

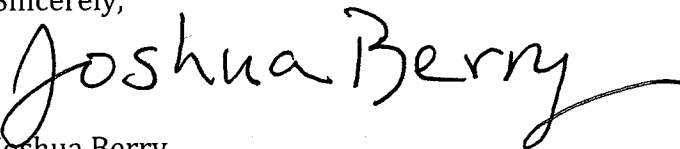
RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

My name is Joshua Berry. I live in the Hunter's Point neighborhood in a quiet area, and I go to Downtown High School. Every Wednesday I go with my ACT class on a fieldtrip to the American Conservatory Theater to experience acting. My experience the first time was pretty cool, just meeting everyone who was there and trying to feel comfortable acting with everybody watching me. It kind of felt like it helped me and others get over being shy in front of people and I've noticed that you can do a lot with acting and learn a million things about theater. I never experienced theater or acting ever in school or out of school, so acting is something brand new to me, and it wouldn't hurt to learn how to act on stage.

Yesterday, we went on a field trip to A.C.T. Theater and worked with Stephen Buescher in movement; it was my first time meeting with him and participating in his activities. It was fun doing theater because I learned patience, role playing, and getting to know Nick Gabriel, our A.C.T. teacher. I did one performance with the class on a fieldtrip to the A.C.T. Theater. It was me and seven other students with two adult helpers and our assignment was to make a play script in 10 minutes and also perform it in front of the whole class. My part was to be the witness of a crime scene. During our play, I was the one who got blamed for the murder, so they executed me by hanging. A.C.T. affects me a great deal because now I like acting and theater; it helps me clear my mind and use a lot of energy in a positive way. A.C.T. will make me a better writer for the class and a better actor for theater performances, and I will always remember the times doing A.C.T. with my class.

Sincerely,

A handwritten signature in black ink that reads "Joshua Berry". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Joshua Berry

October 12 , 2012

San Francisco Planning Commission
C/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street , Suite 400
SF , CA 9410-2479

RE: Support for granting a Conditional Use permit for movie theater conversion
American Conservatory Theater
Strand Theater , 1127 market Street , San Francisco , California

Dear San Francisco Planning Commission ,

My name is Vanessa Huezo , I am a student at Downtown High School and I am from Lakeview Neighborhood In San Francisco . This is my first year working with A.C.T and my experience so far has been surprising because I never thought I would enjoy acting or even writing as I do now . At first most of my classmates did not get along but now we all seem to be good with working with one another . Nick , one of the ACT workers , had us working on creating new plays and acting them out in front of our class and now we all seem comfortable acting together . Nick inspired me to tap into my creative thoughts , and enabled me to dive deeper into my writing and acting .

I support the ACT program because it evokes creativity within the youth , & Enabling them to build relationships with one another and to build trust and to learn more about each other . I really enjoy that every time I go to ACT I always enjoy myself and pour out all my energy with my classmates . I truly believe that ACT helped us discover talents we never knew we had and provided a safe environment for doing so . I feel the visitors that come to ACT are very inspirational , and know how to encourage the youth to find their inner talent as actors or writers . I would like to thank A.C.T and Nick for all their work they have done and they're support for our work .

Sincerely ,

Vanessa Sky Huezo



Downtown High School Student

DOWNTOWN HIGH SCHOOL

693 VERMONT STREET • SAN FRANCISCO, CA 94107

TELEPHONE: (415) 695-5860 • FAX: (415) 695-5863



October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

I am a teacher at Downtown High School, my students and I have benefited from American Conservatory Theater's (A.C.T.) theater arts education program, and I strongly support A.C.T.'s request to convert The Strand to a live performance venue. I serve a population of at-risk students and have experienced the significant impact A.C.T. has had on them. I have had students who had previously been disengaged from their education turn themselves around largely thanks to the outreach they do. I cannot speak highly enough for them.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for A.C.T. I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would manifestly improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Ayala', written over a white background.

Robert Ayala

Downtown High School



**Episcopal
Community Services**
San Francisco

Building Community. Developing Skills. Enriching Lives.

October 9, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I represent a community organization committed to improving the Central Market neighborhood. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- Creating a local venue that some of our senior clients may be able to use for entertainment
- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Kenneth Powell
Program Manager, Canon Kip Senior Center, Episcopal Community Services

October 9, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

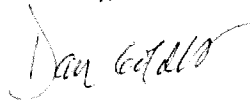
I have attended performances at ACT for more than 30 years, ever since moving to San Francisco to take a job in an arts service organization.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



Dan Goldes
29 Joost Ave #1
San Francisco, CA 94131



Galileo Academy of Science and Technology

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

October 3, 2012

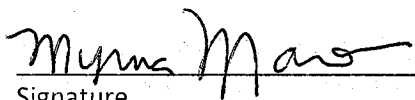
My name is Myrna Maroun. I am an English and Drama Teacher at Galileo Academy of Science and Technology and my students and I have greatly benefitted from A.C.T.'s theater arts education programs for over 15 years.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,


Signature

English and Drama Teacher

Myrna Maroun
Printed Name

1150 Francisco Street • San Francisco, California 94109

E-mail: sch559@sfusd.edu (415) 749-3430 Fax (415) 771-2322

"Home of the Mighty Lions"

Board of Directors

Kristin Pace

President

October 3, 2012

Robin Evitts

1st Vice President

San Francisco Planning Commission
c/o Gretchen Hilyard

Jachyn Davis

Secretary

San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

Glenn Voyles

Treasurer

RE: Support for granting a Conditional Use Permit for Movie Theater
Conversion

Kathy Baldanza

Connie Berkeley

Mary Bailey

Lois De Domenico

Christine Gouig

Margaret Hauben

Brendan Heafey

Susan Jordan

Pamela Dobie Key

Colleen McKeown

Susan Muranishi

Joyce Prescott

Joann Remke

Priscilla Stewart-Jones

Monica Tell

American Conservatory Theater

Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

My name is Zakiya Mackey and I am a Coordinator at Girls Incorporated of Alameda County, a non-profit specializing in inspiring young girls to be strong, smart, and bold, and have benefitted from A.C.T.'s theater arts education programs.

I strongly urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts

Linda L. Boessenecker

Chief Executive Officer

Girls Incorporated®
of Alameda County

13666 East 14th Street
San Leandro, CA 94578
Tel: 510-357-5515
Fax: 510-357-5512
<http://www.girlsinc-alameda.org>

organizations

- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Please give serious consideration to this request as the ACT has not only supported the surrounding community but it has also shared it's many riches with the youth that I work with, exposing them to new and exciting art forms.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zakiya Mackey', written in a cursive style.

Zakiya Mackey

Eureka! Internship Coordinator

Girls Incorporated of Alameda County

13666 E. 14th St.

San Leandro, CA 94578

October 16, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I am the dean emeritus of Grace Cathedral here in the city and a proud member of the Board of ACT.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Yours sincerely,

Alan Jones, dean emeritus, Grace Cathedral.

Ida B. Wells



San Francisco Unified School District

Ida B. Wells High School

1099 Hayes Street • San Francisco, CA 94117

Phone (415) 241-6315 FAX (415) 241-6317

012

Richard Duber, Principal

San Francisco Planning Commission
 c/o Gretchen Hilyard
 San Francisco Planning Department
 1650 Mission Street, Suite 400
 SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
 American Conservatory Theater
 Strand Theater, 1127 Market Street, San Francisco, California


Dear Commissioners,

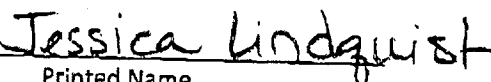
I am a teacher at Ida B. Wells Continuation High School. My school serves students who have not been successful at San Francisco's larger high schools and are at risk of dropping out of school entirely. This year, A.C.T. provided my classes with a drama teacher. This is the first time my students have had a drama class in the six years I have taught at Ida B. Wells. For many students, their work with A.C.T. has been their first opportunity to constructively express themselves and tell their own stories in a public format. This has resulted in a boost to self-efficacy and self-confidence among students who feel rejected from larger society and even from their previous educational communities. It was wonderful to be able to take my students to see a play at A.C.T.'s theater, as many had never seen a professional production before.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by expanding A.C.T.'s current educational programs to include more students from disadvantaged homes and communities. Wealthy students from wealthy neighborhoods have been to plays and have art and drama as regular staples in their schools. Students from poor areas come from poor schools and often have not gone to see a play in a theater before. A.C.T. creates rich experiences in the arts for people who do not have those opportunities.

Sincerely,


 Signature


 Printed Name

Ida B. Wells High School
 1099 Hayes St.
 San Francisco 94117

September 27, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

My name is Ken Fulk, I operate an architecture and design firm south of Market at 310 7th Street - three blocks from the Strand Theater.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Ken Fulk

Kenneth Fulk
President, Ken Fulk, Inc.

Market-Turk Company
950-964 Market Street
San Francisco, CA

Federal Realty Company
1011-1015 Market Street
San Francisco, CA

October 8, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I currently serve on the Board of Directors for Urban Solutions, The Central Market Street CBD and am Chairman of the Steering Committee to renew The Central Market Street CBD. All three of these groups are dedicated and focused on improving the community and environment in and around the Central Market Street Neighborhood. I also own buildings on both the north and south side of Market Street. I have been working with many of these organizations and others, such as, NOMTCBD and NOMNIC to help revitalize this area. ACT's renovation of The Strand Theater and its engagement in the Market Street community meets the goals of all these organizations and helps preserve the tradition of Mid-Market as a theater district.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

William L. Thacher
C.E.O, President
Market-Turk Company

Marlin Cove, Inc
100 Bush Street, Suite 1650
Tel: 415.394.7027 Fax: 415.394.6095

October 10, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

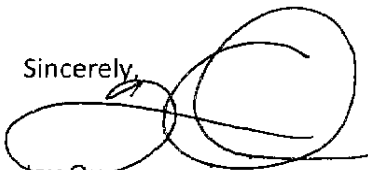
I am an owner of a property in the Central Market neighborhood located at 988 Market Street, San Francisco, also known as The Warfield Theater Building.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



Joy Ou
President
Marlin Cove, Inc.



September 27, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater, Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

As community partners in the development and implementation of the Central Market Economic Strategy, we strongly urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.).

We understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

We support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- generating economic activity by bringing students, theater patrons, and tourists to the Central Market
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

A handwritten signature in blue ink that reads "Mary A. Rogier".

Mary A. Rogier, President



Cleaning, Beautification and Safety for a Healthy Neighborhood for Everyone

October 10, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

As a long-term resident of the Tenderloin, and as Executive Director of the North of Market/Tenderloin Community Benefit District, my passion is to see the Tenderloin community thrive and flourish. The Arts can play an important role in the revitalization of the Tenderloin and Central Market neighborhoods, as they have a rich heritage of live theater, music, and film.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by providing positive foot traffic and site activation of a property that has been vacant and dilapidated for many years. This project has a great potential to generate significant economic activity by bringing students, theater patrons, and tourists to the Central Market area creating at least 35 construction jobs and 30 permanent jobs.

I thank you for considering my request to grant a Conditional Use Permit to this renovation project.

Sincerely,

A handwritten signature in blue ink that reads "Dina Hilliard".

Dina Hilliard
Executive Director
North of Market/Tenderloin Community Benefit District

On the Town!



Cultural Adventures for Girls

160 Palo Alto Avenue, San Francisco, CA 94114

Phone & Fax (415) 661-8350

October 3, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

I represent a consortium of after-school programs that have, for the past 16 years, had the privilege to receive the bounty that the A.C.T. extraordinary Education Department has to offer. Their dedication and the passion to serve the underserved population of youth is beyond compare.

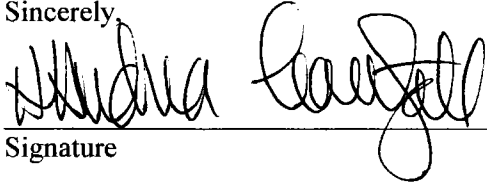
I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area

- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,



Signature



Printed Name

Founder, On The Town!...*Cultural Adventures for Girls*



October 5, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I am writing on behalf of Regency Inn, a family operated hotel located in the Little Saigon section of the Tenderloin. Regency Inn occupies the former Leslie Hotel which was abandoned for two years before renovation in 2010. It now offers five floors of guest rooms including a few ear marked for long-term housing and we're proud to currently house two employees of the American Conservatory Theater.

As a business owner managing a property within the Tenderloin, we are familiar with the various challenges facing the American Conservatory Theater and their commitment to convert a vacant and dilapidated former movie theatre in the Central Market neighborhood in to a thriving performing arts theater. We support this project because it will provide more pedestrian activity and improve safety in this long-blighted area of San Francisco as well as the potential to generate significant economic activity by bringing theatre patrons to Central Market and the surrounding areas.

Therefore, I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.).

Sincerely,

Regency Inn Manager

Regency Inn · 587 Eddy Street · San Francisco · CA · 94109

415-776-7440

RATTLESTICK PLAYWRIGHTS THEATER

ARTISTIC DIRECTOR
DAVID VAN ASSELT

MANAGING DIRECTOR
BRIAN LONG

LITERARY DEPARTMENT
DENIS BUTKUS
JULIE KLINE
DANIEL TALBOTT

FINANCE ASSOCIATE
LORI SINGLETON

MARKETING ASSOCIATE
ZOE GELTMAN
GRETCHEN HOLLIS STEINBRUNNER

BOARD OF DIRECTORS
ANASTASIA BARZEE
LAWRENCE B. BENENSON
NINA DARTON
DAN MARKLEY
ALVARO MARTINEZ-FONTS
MIKE SKIPPER
DAVID VAN ASSELT
PETER T. WILDEROTTER

PLAYWRIGHTS
DAVID ADJMI
ROBERTO AGUIRRE-SACASA
MANDO ALVARADO
ANNIE BAKER
STEPHEN BELBER
ADAM BOCK
BILL BOWERS
GARY BONASORTE
SHEILA CALLAGHAN
DAN CLANCY
CHRISTOPHER DENHAM
JESSICA DICKEY
JESSE EISENBERG
DAVID FOLWELL
MICHAEL JOHN GARCÉS
JESSICA GOLDBERG
DAVID GRIMM
NOAH HAIDLE
LAURA HEMBREE
DAN KLORES
FLORENCIA LOZANO
WESLEY MOORE
DAEL ORLANDERSMITH
JAMES EDWIN PARKER
MATT PEPPER
ADAM RAPP
JOSÉ RIVERA
HEIDI SCHRECK
DANIEL TALBOTT
LUCY THURBER
JONATHAN TOLINS
DAVID VAN ASSELT
SUZANNE VEGA
CRAIG WRIGHT

October 10, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

Re: Support for granting a Conditional Use Permit for Movie Theater Conversion

American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco CA

Dear Commissioners,

I am a playwright, actor, director, producer, artistic director of Rising Phoenix Rep, and literary manager of Rattlestick. American Conservatory Theater (A.C.T.) is the first place I ever took acting lessons as a kid growing up in the Bay Area, and I was so honored and happy to get to come home this past summer to write a new play commission for Rattlestick in partnership with Encore Theater in SF, and was especially proud to be supported in such a huge way by them with space for a workshop of the play in their amazing new Costume Shop space on Market Street.

I urge the Commission with all my heart to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for A.C.T. I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- Converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- Preserving much of the existing building envelope and facade
- Providing more pedestrian activity and improving safety
- Generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- Creating at least 35 construction jobs and 30 permanent jobs
- Complementing other existing nearby community theater and arts organizations

- Expanding A.C.T.'s current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- Supporting the goals of the City's Central Market Economic Strategy
- Stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

This space could do so much for the artistic community in San Francisco, as well as for the vitality of Market Street itself. Thank you so much for your time, and please feel free to contact me if there's anything I can do to help further this project in any way.

Sincerely,
Daniel Talbott
Artistic Director, Rising Phoenix Rep
Literary Manager, Rattlestick Playwrights Theater



SAN FRANCISCO
ARCHITECTURAL
HERITAGE

BOARD OF
DIRECTORS

David P. Wessel
President

Alicia N. Esterkamp Allbin

Bruce Bonacker

Kathleen Burgi-Sandell

David Cannon

Jeff Gherardini

Nancy B. Gille

Scott Haskins

Nancy Goldenberg

D. Michael Kelly

Carolyn Kiernat

Frederic Knapp

Jon Knorpp

Benjamin F. Ladomirak

Arnie Lerner

Chandler W. McCoy

Patrick M. McNerney

Willett Moss

Charles R. Olson

Mark Paez

Mark P. Sarkisian

Neil Sekhri

Zander Sivyier

Douglas Tom

Mike Buhler
Executive Director

October 16, 2012

Submitted by email

Rodney Fong, President
San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479
gretchen.hilyard@sfgov.org

**RE: Conditional Use Permit Application for Movie Theater Conversion
American Conservatory Theater - Strand Theater, 1127 Market Street**

Dear President Fong and Members of the Commission:

On behalf of San Francisco Architectural Heritage (Heritage), thank you for the opportunity to comment on American Conservatory Theater's (A.C.T.) proposed rehabilitation of the historic Strand Theater, at 1127 Market Street. Although we are disappointed by the proposed removal of the interior staircase, Heritage supports a Conditional Use Permit for the Strand Theater conversion into a live performance theater for A.C.T. The proposed project will both revitalize a long-dormant historic building and reactive the surrounding streetscape. To help compensate for the loss of the staircase, we urge the sponsor to maximize retention of remaining interior character-defining features and to incorporate original remnants into the proposed historic display.

Heritage's Issues Committee toured the building and met with the project team on September 11, 2012. Heritage staff subsequently reviewed options for retaining the historic staircase that were considered and rejected as infeasible by the project team. The proposed project will rehabilitate the theater into a 299-seat performing arts venue, including ancillary and support spaces, and a ground floor café. The project sponsor has committed to installing an interpretive display in the building's lobby, although the format and medium have yet to be determined.

The Historic Resource Evaluation (HRE) found the building eligible for listing in the California Register of Historic Resources under Criterion 3 (architecture) as an example of an early 20th Century combination theater. The HRE also determined that the building retains sufficient historic integrity to represent its significance. Although the theater does not contribute to any recognized local, state, or federal historic district, it is considered a historic resource for the purposes of CEQA.

Heritage strongly supports the project's meticulous treatment of the exterior and its continuation of the building's historic use as a theater. Most exterior features will be retained, restored and/or replicated to match their original appearance. The wooden windows, terra cotta surround of the lower windows, and existing cornice

2007 FRANKLIN ST.
SAN FRANCISCO
CALIFORNIA 94109
TEL 415-441-3000
FAX 415-441-3015
www.sfheritage.org

will be preserved and repaired; recovered cast relief façade elements and detailing will be reattached; and new elements—including the storefront, fiberglass replicated ornamentation, windows, and frames—will be designed and incorporated to complement the original elements.

Heritage’s comments focus on the interior and opportunities for connecting the historic façade to the reconfigured space. In our view, the lack of original historic fabric on the interior underscores the importance of maintaining what few elements remain. We are disappointed that programmatic and structural constraints do not allow for retention of the original staircase, which we consider to be a key character-defining feature. As currently designed, the building interior bears little resemblance to its historic appearance and has little connection to the historic exterior. Consequently, we urge the project sponsor to retain original features whenever possible and when not possible, to find creative ways to honor the building’s history.

Given the existing lack of integrity on the interior, and the loss of the staircase, Heritage recommends the following measures to better convey the building’s evolution over time:

- **Maximize use of the historic display:** To the maximum extent possible, the permanent display in the lobby should be animated by original building remnants—rather than merely historic photos and ephemera—to best convey the building’s past incarnations. For example, the neon “Strand” sign currently attached to the exterior façade could be installed in the lobby along with original theater seating and historic photographs. By referencing the historic fabric in the theater lobby, the building’s interior would become less disconnected to its exterior.
- **Investigate and retain historic murals:** We understand that the project sponsor will investigate whether the original murals flanking the proscenium still exist and can be uncovered. If found, Heritage strongly recommends restoring them. If restoration proves infeasible, the murals should be documented and that documentation should be incorporated into the historical display in the lobby.

Thank you again for the opportunity to comment on A.C.T.’s Conditional Use Permit application for the proposed conversion of the Strand Theater. Should you have any questions, please do not hesitate to contact Desiree Smith, preservation project manager, at dsmith@sfheritage.org or 415/441-3000x11.

Sincerely,



Mike Buhler
Executive Director



12 October 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: Conditional Use Permit for Movie Theater Conversion, Strand Theater, 1127 Market Street

Honorable Commissioners,

On behalf of the Board of Directors of the San Francisco Neighborhood Theater Foundation (SFNTF), Alfonso Felder, President, and I are writing to express our support for the reuse and rehabilitation of the historic Strand Theater in San Francisco's Central Market neighborhood. As the City's leading non-profit advocacy group for San Francisco's historic theaters, SFNTF supports a Conditional Use Permit for the Strand Theater conversion into a live performance theater for American Conservatory Theater (A.C.T.).

We note the proposed theater use is highly compatible with the building's historic use as a film venue. A revitalized entertainment venue will bring arts patrons to Market Street. The proposed project retains the character-defining features of the façade and, to some degree, those of the interior. SFNTF believes this project has the potential to reactivate the streetscape, especially in the evening hours, providing increased pedestrian activity and improving safety. In addition, it is well sited for public transportation access.

We take the opportunity to note the conflict between this project's revitalization goals with one of the goals of the Better Neighborhoods Plan for Market Octavia. The Market Octavia Plan designates the 1100 block of Market Street as a "First Priority Street for Tree Planting". We question the introduction of street trees at this location.

The proposed project has been designed in light of the theater's role in the urban environment of Market Street. A clear view of the facade underscores the potential of this bright and dynamic space and its visual connections to United Nations Plaza and Civic Center; a clear view of the facade is essential to the project's success. We encourage the Planning Department to allow the building and marquee to have unobstructed views, unhindered by street trees or other landscaping. We would also support disabled access via a drop-off zone in front of the building to ensure that the building is accessible to all.

Overall, we are pleased to support this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Petrin". The signature is fluid and cursive, with a large initial 'K' and 'P'.

Katherine Petrin, Vice President
San Francisco Neighborhood Theater Foundation



October 3, 2012

San Francisco Planning Commission, c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

As a native San Franciscan and San Francisco Unified School District (SFUSD) performing arts teacher, I understand firsthand the positive impact and social change the arts have on youth and the surrounding communities. Performing arts education is a passion that I am honored and inspired to share with 1000+ SFUSD students annually working with the visual and performing arts department.

I am grateful to A.C.T. for their commitment to teachers and the SFUSD. As a graduate of the "Back to the Source" Educator Institute, I have gained valuable insight both as an artist and educator. Having a dedicated performing arts educational resource such as a rehabilitated Strand Theater, would be a wonderful and needed addition to the Central Market neighborhood.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,

David Greenbaum (Mr. G.)
Drama / Musical Theatre / Performing Arts Instructor
Visual & Performing Arts Department
San Francisco Unified School District



Visual and Performing Arts

555 Portola Drive, #370, San Francisco, CA 94131

Tel: 415.695.2441 Fax: 415.695.2496

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for a Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

Because of the generous and ongoing work being done in partnership with the Visual and Performing Arts Department of the San Francisco Unified School District, it is evident that so many students, teachers and community members are the beneficiaries of having the American Conservatory Theater as our resident beacon theater. The outreach work being done to increase student's literacy, self esteem and creativity are hallmarks of the new direction ACT is taking to reach out to various underserved students and communities in ways that are authentic, deep and reflective of the highest standard of excellence. So many students and school communities are now feeling a connection to ACT, and the pipeline to even more community involvement is open and energetically being built by that organization. Last week I attended a community discussion about ways ACT can further serve the educational community, and in two weeks, actors from the highly regarded MFA program will come to the Ruth Asawa School of the Arts to perform scenes and talk to students about their own lives in the theatre.

Along with my colleagues in the Visual and Performing Arts Department of the SFUSD, I support this project that will involve giving a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for ACT, and I understand the rehabilitation will involve a complete renovation of the Strand, a former movie and vaudeville theater seating 299, including ancillary and support spaces. The new use will be educational and will serve as a venue for performances providing a new and exciting venue for community and students to view the fine work of ACT in a new setting, bringing new life to that part of the city.

This project supports the goals of the City's Central Market Economic Strategy, it will stimulate growth and help bring excitement and energy to the new 'arts' district in the central Market Street area. The project will add strength and momentum to currently existing community and arts venues. Increased pedestrian activity will help boost safety in the area, with a currently closed, dark, dilapidated building being turned into a vibrant center where the educational goals of ACT and the surrounding community will have a new showcase and place to be celebrated. Students in the Tenderloin and South of Market neighborhoods will be the great beneficiaries of this new space, and this new cultural hub will be a place where they will be not only audiences, but participants in programs designed to serve them.

This is a good idea that has been a long time in coming and I applaud ACT for taking it on in order to bring new life to a part of town that has long been waiting for this very sort of project.

A handwritten signature in blue ink that reads "Susan Stauter".

Susan Stauter
Artistic Director
SFUSD



October 16, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I represent a community organization committed to improving the Central Market neighborhood and I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Celeste V. Ford
Founder/CEO
Stellar Solutions, Inc

250 Cambridge Avenue, Suite 204 Palo Alto, CA 94306
Phone: 650-473-9866 Fax: 650-473-9867

From: Jane Weil [<mailto:jane@janeweil.com>]
Sent: Monday, October 15, 2012 10:05 PM
To: Kline, Heidi
Subject: Planning Case 2012.0370E ACT Theater

Dear Ms. Kline,

My condo building, SOMAGrand, is a direct neighbor of the Strand Theater, 1127 Market Street, now owned by the ACT Theater.

I have reviewed the plans for the renovation, and approve heartily.

I appreciate the preservation of the façade and cannot wait until the theater is open and vibrant again. This proposed theater will bring foot traffic and life to a block that is mostly deserted at night, and the back alley (Stevenson Street) will also benefit from the increased truck traffic to their loading dock.

Bringing live theater back to Mid-Market is a wonderful development. This is exactly what we need.

Please add our voice to the community support for this project.

Thank you,

Jane Weil
SOMAGrand HOA Board Secretary
1160 Mission St #2108
San Francisco CA 94103
415-409-6396

Paz de la Calzada
829 Hayes St. Apt # 6
San Francisco, CA 94117

San Francisco Planning Commission

c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

October 8th, 2012

Dear Commissioners,

My name is Paz de la Calzada. I am a San Francisco based artist working in installation, drawing and public art. Two years ago I was commissioned by the San Francisco Arts Commission to paint a mural on the boarded-up facade of the Strand Theater. This artwork was part of the Art in Storefront Program, funded by the Artery Project. The artery Project funds art events that take place in the Central Market area with the vision of developing the neighborhood into a lively and sustainable cultural district.

When the Strand Theater was sold to ACT a few months ago, I felt very optimistic about the future of such an emblematic Theater. I feel that the renovation of the Strand Theater would be an important contribution to the improvement of the neighborhood, catalyzing the City's plans for a new Arts District in Central Market. It will not only transform the vacant, dilapidated building into a vibrant, attractive performing arts theater, but it will generate significant economic activity by bringing students, theater patrons, and tourists to the Central Market area. This project will provide more pedestrian activity and will improve safety in the area, helping to restore the historic legacy of Theaters along Market St.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

For these reasons, I am happy to write this letter in support of the renovation project of the Strand Theater by the American Conservatory Theater.

Sincerely

Paz de la Calzada



TENDERLOIN HOUSING CLINIC

126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

Contact:

Email: randy@thclinic.org
Phone: 771-9850 ext. 123

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
MATT MCFARLAND

October 10, 2012

San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street

Dear Commissioners,

I am writing to offer my strong support for A.C.T.'s project at the Strand Theater.

The community has waited for years for some entity to create a viable project at the Strand. A.C.T.'s plans for complete rehabilitation of the theater and the creation of a 299-seat performing arts venue is a tremendously positive use for that site. A.C.T. has already proven that it is interested in working with the community and will be a great ally in our efforts to improve both Mid-Market and adjacent Tenderloin neighborhood.

I believe there is wide community support for this project and urge the Commission to approve it without hesitation. If you have any questions about the merits of this project or its impact on the neighborhood, please do not hesitate to contact me.

Sincerely,



Randy Shaw, Executive Director
Tenderloin Housing Clinic, Inc.

October 3, 2012



San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I am writing on behalf of Tenderloin Neighborhood Development Corporation, a non-profit community development organization located in San Francisco's Tenderloin neighborhood that operates in the Central Market and throughout the city. We have provided affordable housing and tenant services to the community for 31 years. To date, we own and operate 30 affordable housing projects totaling 2,345 rental units. Our projects house over 3,000 low-income and working class residents, including hundreds of formerly homeless individuals and families.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). Without diminishing our support for the project, we would strongly encourage A.C.T. to make a strong, good-faith local hire commitment.

I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

We support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

TENDERLOIN
NEIGHBORHOOD
DEVELOPMENT
CORPORATION

201 EDDY STREET
SAN FRANCISCO
CA 94102

PH: 415.776.2151
FAX: 415.776.3952



Sincerely,

A handwritten signature in blue ink that reads "Donald S. Falk".

Donald S. Falk
Executive Director

THEATRE RHINOCEROS

1 Sansome Street, Suite #3500 San Francisco, CA 94104

Administration: 415.552.4100
Box Office: 800.838.3006

September 27, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

Executive Staff

John Fisher, Ph.D.
Executive Director

Board of Directors

Catherine Brannigan
President

James McCunn
Vice President

David Goodwin
Treasurer

Brian Yates Sharber
Secretary

Josh Dunsby, Ph.D.
Development Chair

Craig Souza
Operations Chair

Kim Larsen
Special Events

Joseph Tally
Member

Advisory Board

Wilson Cruz

Colman Domingo

Marga Gomez

Rhodessa Jones

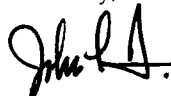
RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

Theatre Rhinoceros is a non-profit theatre company that has collaborated with American Conservatory Theater (A.C.T.) in the production of plays and I am teacher in A.C.T.'s acting program. We are also frequent producers of theatre in venues along Central Market. I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for A.C.T. I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings. I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



John Fisher
Executive Artistic Director
Theatre Rhinoceros

September 27, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

I am a member of the Board of Trustees at A.C.T. and I am a Managing Director at Merrill Lynch in San Francisco.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Signature

Jennifer Povlitz

Managing Director, Merrill Lynch
Board of Trustees, A.C.T.

October 15, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

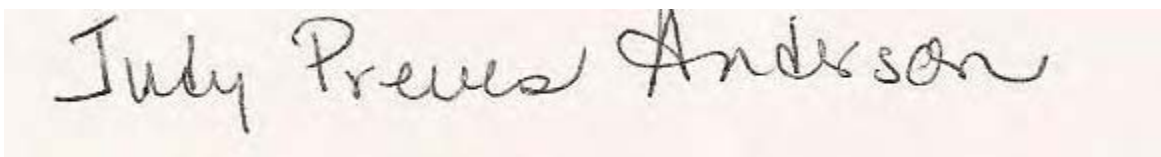
I am an American Conservatory Trustee and therefore represent a community organization committed to improving the Central Market neighborhood.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- Converting a a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- Preserving much of the existing building envelope and facade
- Providing more pedestrian activity and improving safety
- Generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- Creating at least 35 construction jobs and 30 permanent jobs
- Complementing other existing nearby community theater and arts organizations
- Expanding A.C.T.'s current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- Supporting the goals of the City's Central Market Economic Strategy
- Stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



Judy Preves Anderson

October 15, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners:

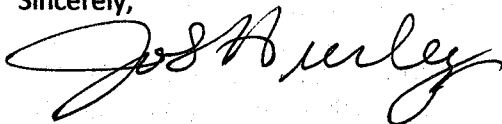
I am a resident of San Francisco and have been a long-time supporter of American Conservatory Theater currently serving on the board of trustees.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,



Jo S. Hurley, Trustee
American Conservatory Theater

October 11, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater
Conversion American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

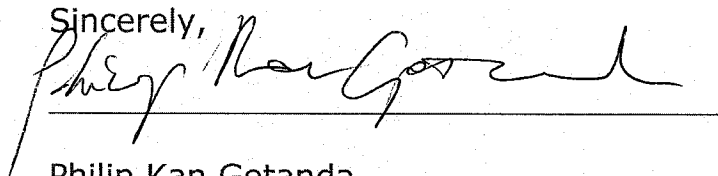
I am a well-known playwright and theater artist and have worked in San Francisco for the last 30 years. ACT is a cornerstone of regional theater in this country. The value of ACT and its plan to convert the Strand is it allows ACT to continue its mission of representing San Francisco as a world class cultural and artistic home.

Indeed, the work they do at times directly tells the story of this City. My own work with ACT has focused on the intersection of Japanese American and African American communities in the Fillmore-Western Addition Districts in post World War II. ACT reveals culturally and artistically who we are to the world.

The Strand space would allow for a more diverse range of subject matter to explore, provide needed educational programs to the neighborhood, and, ultimately lend its considerable artistic reputation in helping to revitalize the downtown area and make it a hub of cultural activities.

For these reasons, I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.).

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Kan Gotanda", written over a horizontal line.

Philip Kan Gotanda
University of California at Berkeley Department of Theater, Dance, and
Performance Studies.



University of California
Hastings College of the Law
200 McAllister Street
San Francisco, CA 94102

phone 415.565.4788
fax 415.565.4702
wuf@uchastings.edu
www.uchastings.edu

Frank H. Wu
Chancellor and Dean
William B. Lockhart
Professor of Law

October 8, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

We write to formally indicate UC Hastings College of the Law's support for granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for the American Conservatory Theater. UC Hastings is a major institutional stakeholder and is deeply committed to this community's betterment. We strongly support the efforts A.C.T. as it endeavors to maintain San Francisco's reputation as a center of arts and culture. Locating the physical assets that support theater along the Central Market Street corridor will promote efforts to revitalize the area and further its renaissance.

We are excited that A.C.T. is pursuing this project which will rehabilitate the Strand Theater, a long abandoned former movie and vaudeville theater, as a 299-seat performing arts theater, including ancillary and support spaces.

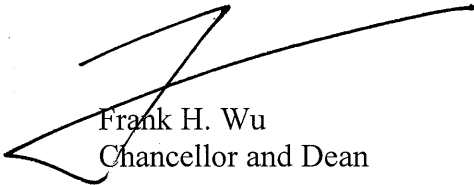
We support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities

- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market
- help UC Hastings in improving its campus for the benefit of students, staff, and faculty

Thank you for your consideration. Please feel free to contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Frank H. Wu', written over the typed name.

Frank H. Wu
Chancellor and Dean



UNIVERSITY OF
SAN FRANCISCO

CHANGE THE WORLD FROM HERE

Performing Arts
Department
2130 Fulton Street
San Francisco, CA,
94117
Tel: 415.422.5979
Fax: 415.422.2815
usfca.edu/artsci/pa

October 11, 2012

San Francisco Planning Commission

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion American Conservatory Theater Strand Theater, 1127 Market Street, San Francisco, California

Dear Commissioners,

I am a teacher with A.C.T.'s theater arts education programs and have seen the benefit of these programs to Bay Area teachers and students.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long-abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater performances, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- Converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub near A.C.T.'s operating Costume Shop facility
- Preserving much of the existing building envelope and facade
- Providing more pedestrian activity and improving safety
- Generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- Creating at least 35 construction jobs and 30 permanent jobs
- Complementing other existing nearby community theater and arts organizations
- Expanding A.C.T.'s current educational programs (which reach more than 8,000 students in the San Francisco Bay Area) to students in the neighboring Tenderloin and South of Market areas, including many from low-income and minority communities
- Supporting the goals of the City's Central Market Economic Strategy
- Stimulating growth and catalyzing the City's plans for a new arts district in Central Market

Sincerely,

Stephanie Hunt,

Lecturer, Performing Arts and Social Justice Department



SINGING WITHOUT A NET

ARTISTIC DIRECTOR
Robert A. Geary

October 11, 2012

EXECUTIVE DIRECTOR
Barbara Heroux

San Francisco Planning Commission
c/o Gretchen Hilyard

RESIDENT COMPOSER
Mark Wings

San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

ARTISTIC ADVISOR
Sidney Chen

BOARD OF DIRECTORS

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater - Strand Theater, 1127 Market Street, SF CA

President
Mary Anne Shattuck

Dear Commissioners,

Vice President
Kathy J. Mc Mahon

I represent a community arts organization committed to improving the Central Market neighborhood and expanding performance venue opportunities for small and mid-sized arts organizations in San Francisco.

Secretary
Richard Collier

Treasurer
Richard Eigenbrode

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

Pat Caspersen
Emily M. De Falla
Elizabeth Jones

Singers' Representative
Roderick Lowe

ADVISORY BOARD

I support this project because it would improve the neighborhood by:

Roslyn Barak
Susan E Bohlin
Sidney Chen
Juan Pedro Gaffney
Vance George
Eric Howe
Morten Lauridsen
Galen Marshall
Kirke Mechem
James Meredith
Jose Luis Moscovich
Kent Nagano
Anthony Pasqua
John Renke
Sandra Soderlund
Eric Valliere
Dale Warland

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

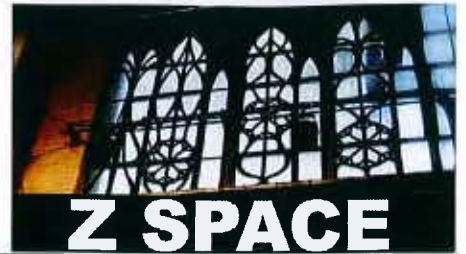
P.O. Box 15576
San Francisco, CA 94115

Phone: 415.771.3352

www.voltisf.org
info@voltisf.org

Sincerely,

Barbara Heroux
Executive Director



www.zspace.org

415.626.0453

499 Alabama St. #450, San Francisco, CA 94110

October 4th, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners,

Z Space is thrilled about the possibility of A.C.T. bringing theater to the mid-Market location. Having deep personal roots associated with A.C.T. for the past 21 years, I believe the organization is an asset to the cultural landscape of San Francisco, and I whole-heartedly support the conversion of the The Strand.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
- creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

Lisa Steindler
Executive Artistic Director, Z Space

October 15, 2012

San Francisco Planning Commission
c/o Gretchen Hilyard
San Francisco Planning Department
1650 Mission Street, Suite 400
SF, CA 94103-2479

RE: Support for granting a Conditional Use Permit for Movie Theater Conversion
American Conservatory Theater
Strand Theater, 1127 Market Street, SF CA

Dear Commissioners:

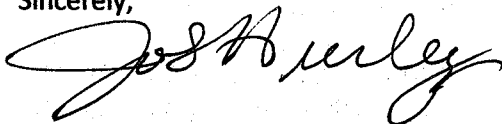
I am a resident of San Francisco and have been a long-time supporter of American Conservatory Theater currently serving on the board of trustees.

I urge the Commission to support granting a Conditional Use Permit for the renovation of the Strand Theater as a live performance theater for American Conservatory Theater (A.C.T.). I understand the project will consist of a complete rehabilitation of the Strand Theater, a long abandoned former movie and vaudeville theater in the Central Market neighborhood of San Francisco, as a 299-seat performing arts theater, including ancillary and support spaces. The new use will be primarily an educational use, with live theater, classes, and occasional film showings.

I support this project because it would improve the neighborhood by:

- converting a dark, vacant, dilapidated building into a vibrant, attractive performing arts theater and community hub nearby A.C.T.'s operating Costume Shop facility
- preserving much of the existing building envelope and facade
- providing more pedestrian activity and improving safety
- generating significant economic activity by bringing students, theater patrons, and tourists to the Central Market area
creating at least 35 construction jobs and 30 permanent jobs
- complementing other existing nearby community theater and arts organizations
- expanding A.C.T.'S current educational programs (which reach over 8,000 students in San Francisco) to students in the neighboring Tenderloin and South of Market areas, including many from low income and minority communities
- supporting the goals of the City's Central Market Economic Strategy
- stimulating growth and catalyzing the City's plans for a new Arts District in Central Market

Sincerely,

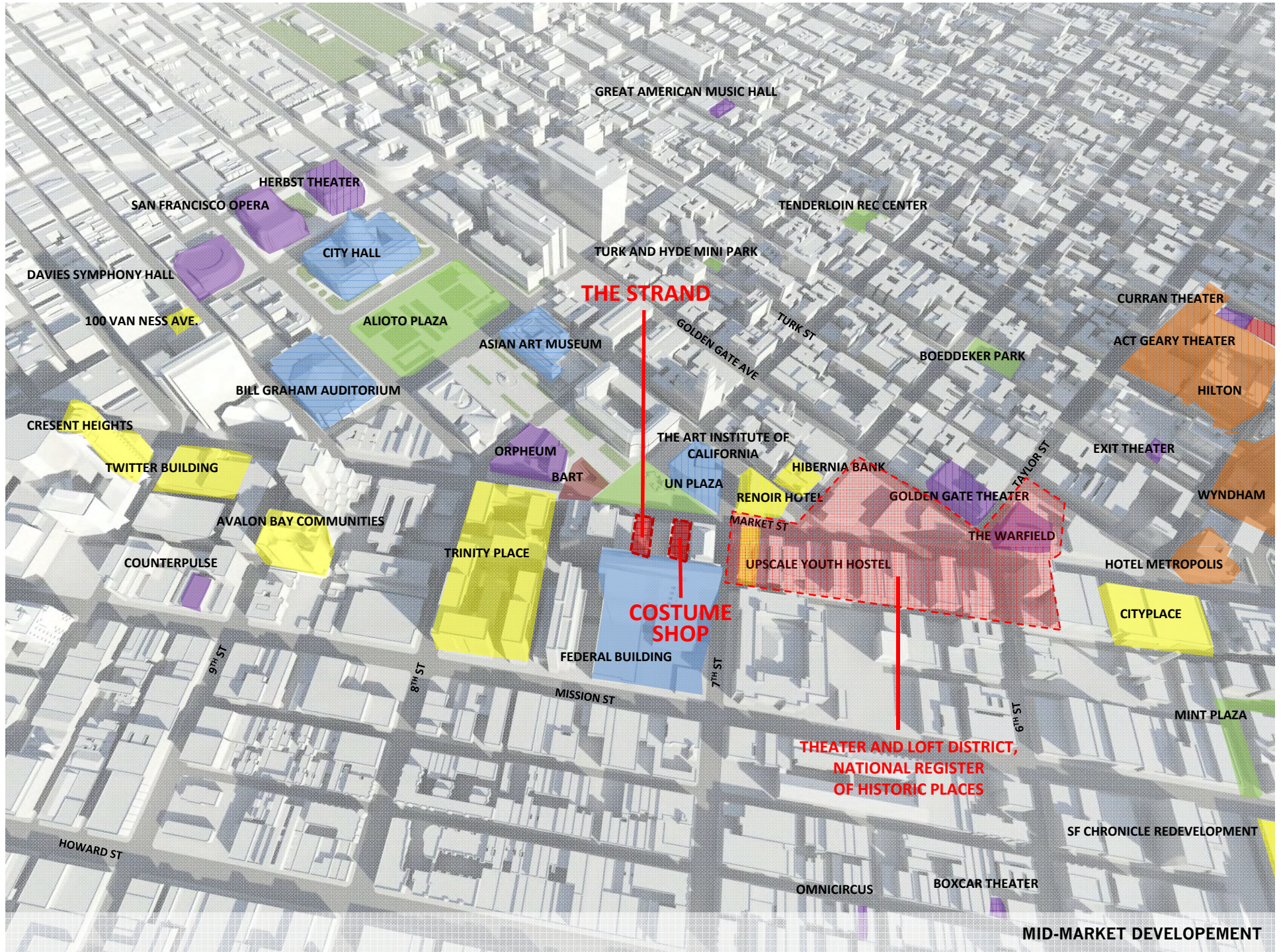


Jo S. Hurley, Trustee
American Conservatory Theater

THE STRAND

AMERICAN CONSERVATORY THEATER





GREAT AMERICAN MUSIC HALL

HERBST THEATER

SAN FRANCISCO OPERA

TENDERLOIN REC CENTER

CITY HALL

TURK AND HYDE MINI PARK

DAVIES SYMPHONY HALL

100 VAN NESS AVE.

ALIOTO PLAZA

THE STRAND

ASIAN ART MUSEUM

GOLDEN GATE AVE

TURK ST

CURRAN THEATER

ACT GEARY THEATER

BILL GRAHAM AUDITORIUM

BOEDEKER PARK

HILTON

CRESENT HEIGHTS

THE ART INSTITUTE OF CALIFORNIA

TWITTER BUILDING

ORPHEUM

BART

UN PLAZA

HIBERNIA BANK

EXIT THEATER

WYNDHAM

AVALON BAY COMMUNITIES

TRINITY PLACE

RENOIR HOTEL

GOLDEN GATE THEATER

THE WARFIELD

COUNTERPULSE

MARKET ST

UPSCALE YOUTH HOSTEL

HOTEL METROPOLIS

CITYPLACE

COSTUME SHOP

FEDERAL BUILDING

MINT PLAZA

THEATER AND LOFT DISTRICT,
NATIONAL REGISTER
OF HISTORIC PLACES

SF CHRONICLE REDEVELOPMENT

HOWARD ST

9TH ST

8TH ST

MISSION ST

7TH ST

6TH ST

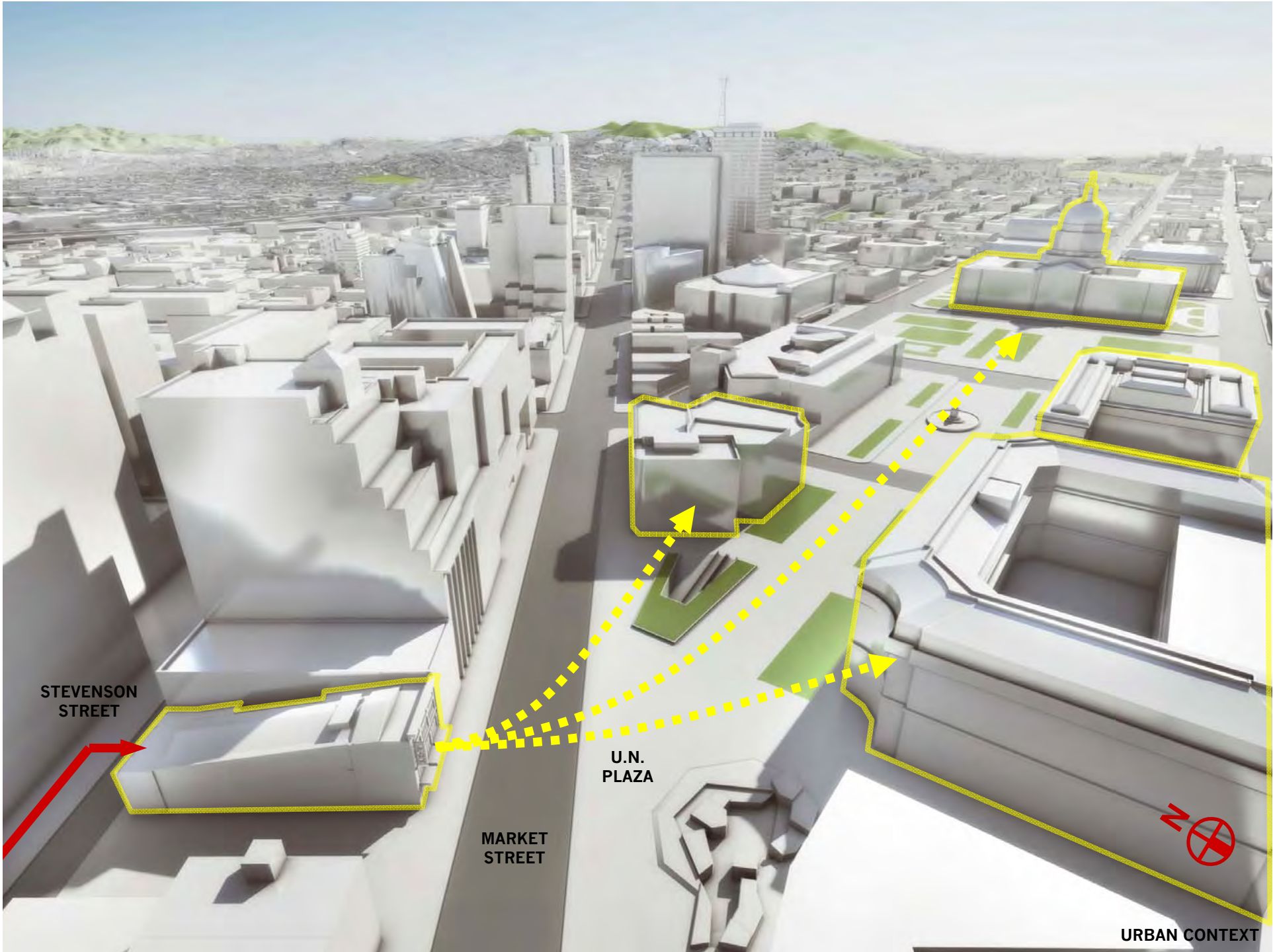
OMNICIRCUS

BOXCAR THEATER

MID-MARKET DEVELOPEMENT



SITE



STEVENSON
STREET

MARKET
STREET

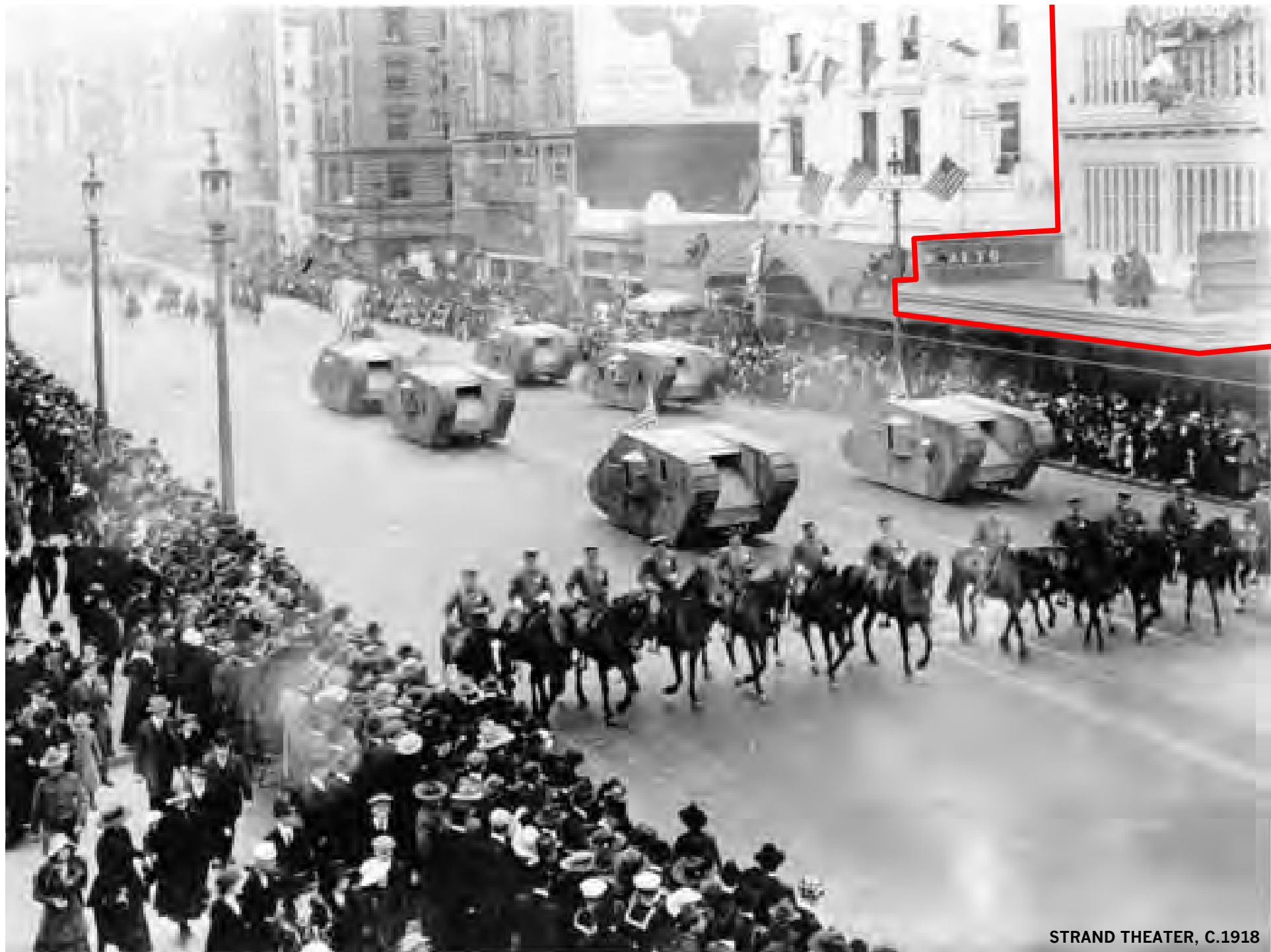
U.N.
PLAZA

URBAN CONTEXT





U.N. PLAZA



STRAND THEATER, C.1918



STRAND THEATER, C. 1920



STRAND THEATER, C.1940



STRAND THEATER INTERIOR, C. 1940



"THE GREAT WHITE WAY," C.1950



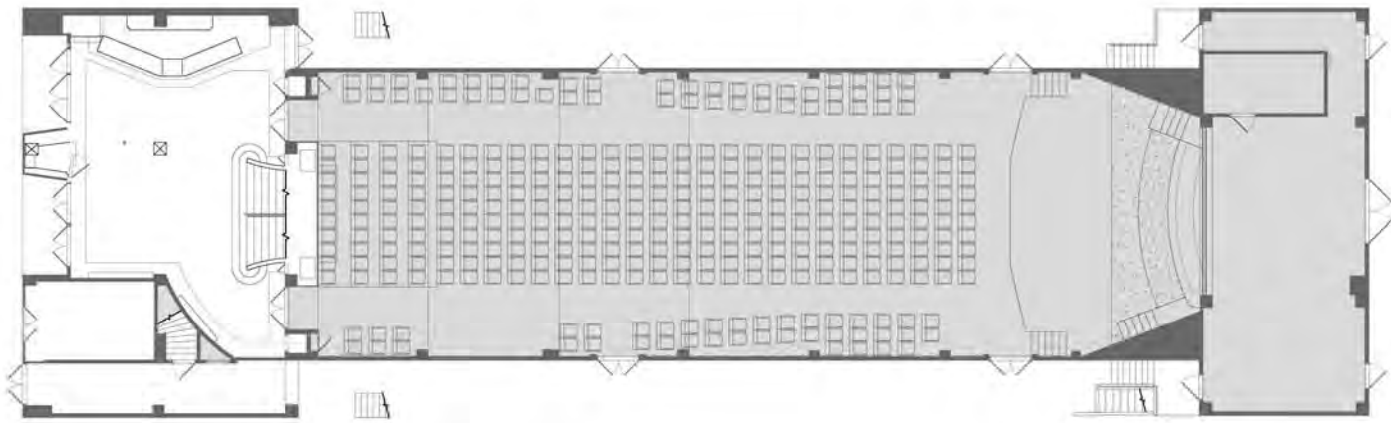
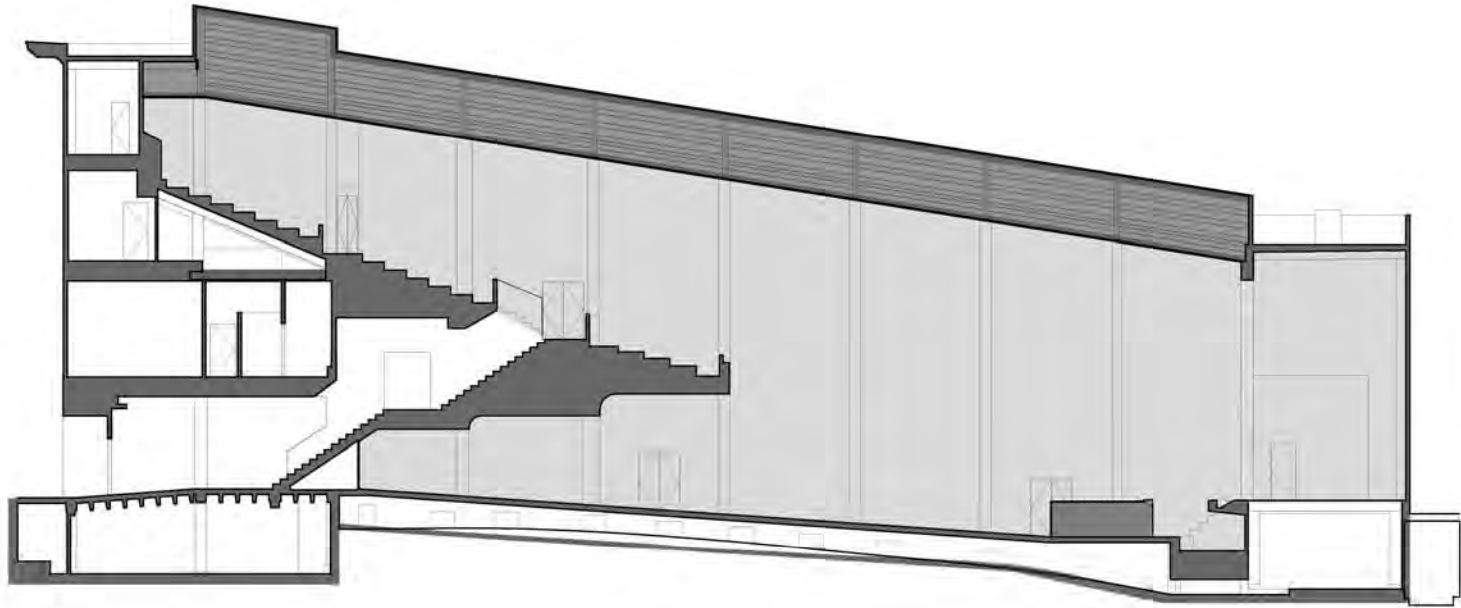
STRAND THEATER, C. 1964



STRAND THEATER, C. 1973



EXISTING CONDITIONS



EXISTING THEATER

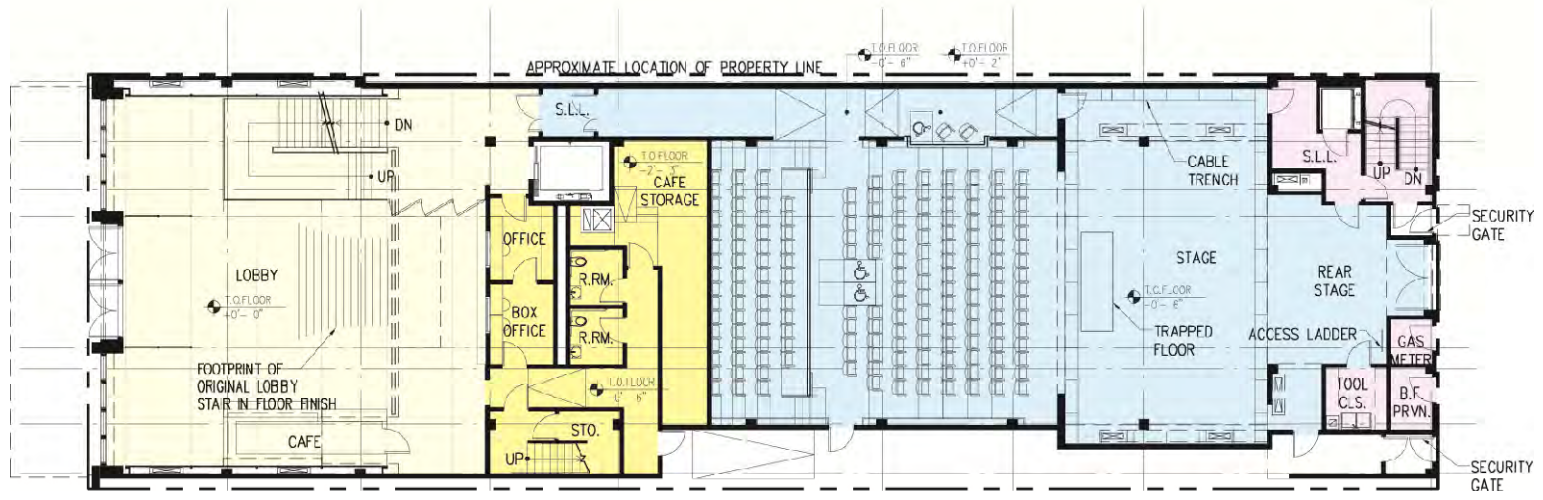


NEW THEATER INSERTION

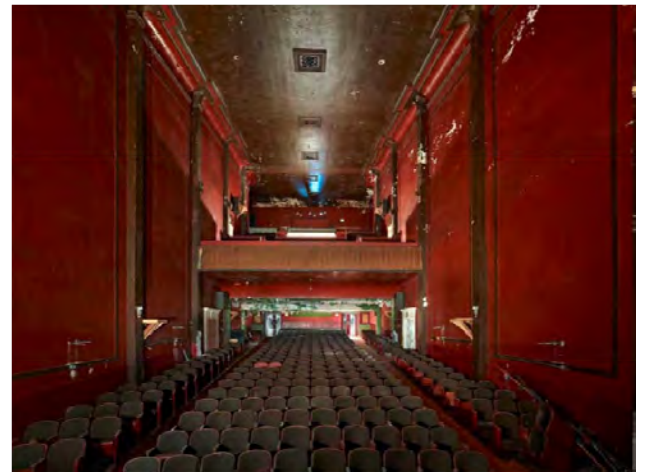
120 – SEAT REHEARSAL ROOM

LOBBY

299 – SEAT THEATER



NEW THEATER



NEW THEATER

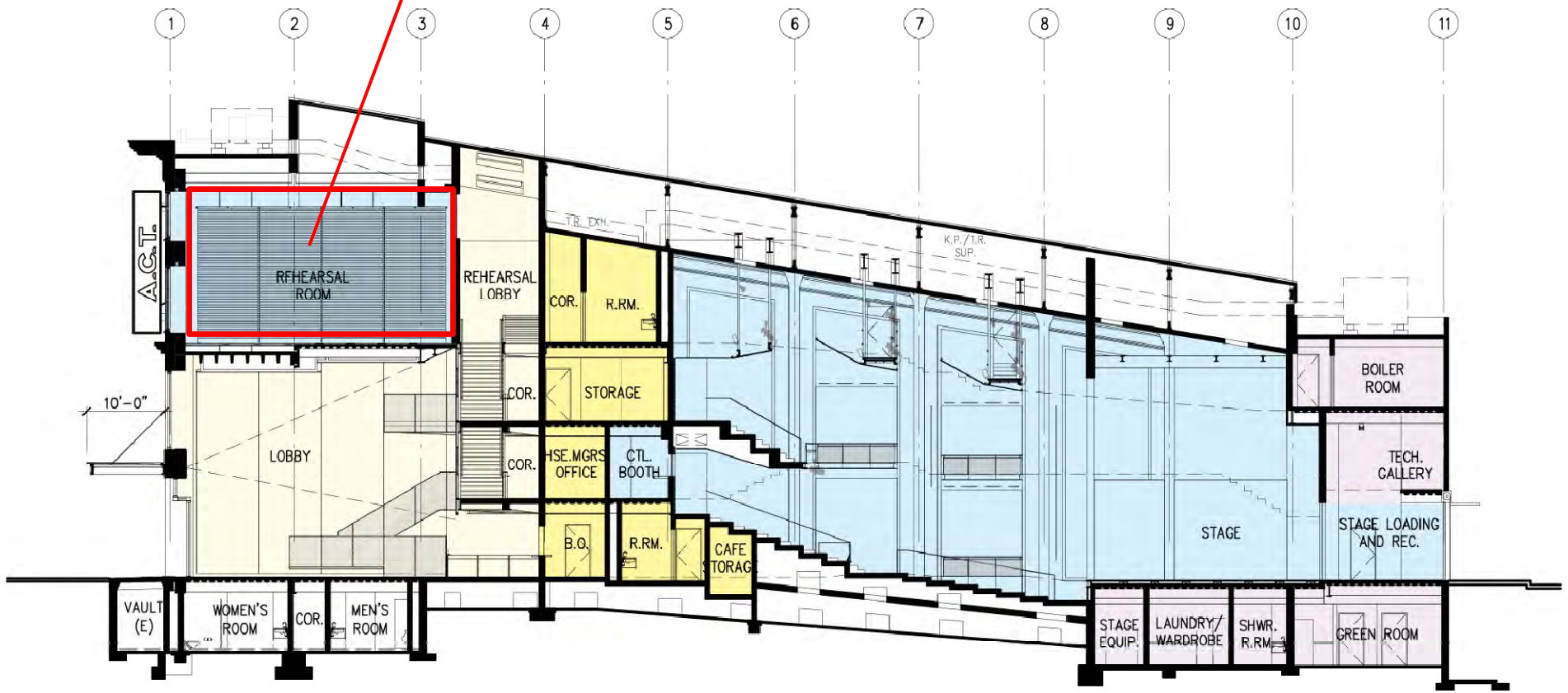


NEW THEATER



NEW THEATER

120 – SEAT
REHEARSAL
ROOM



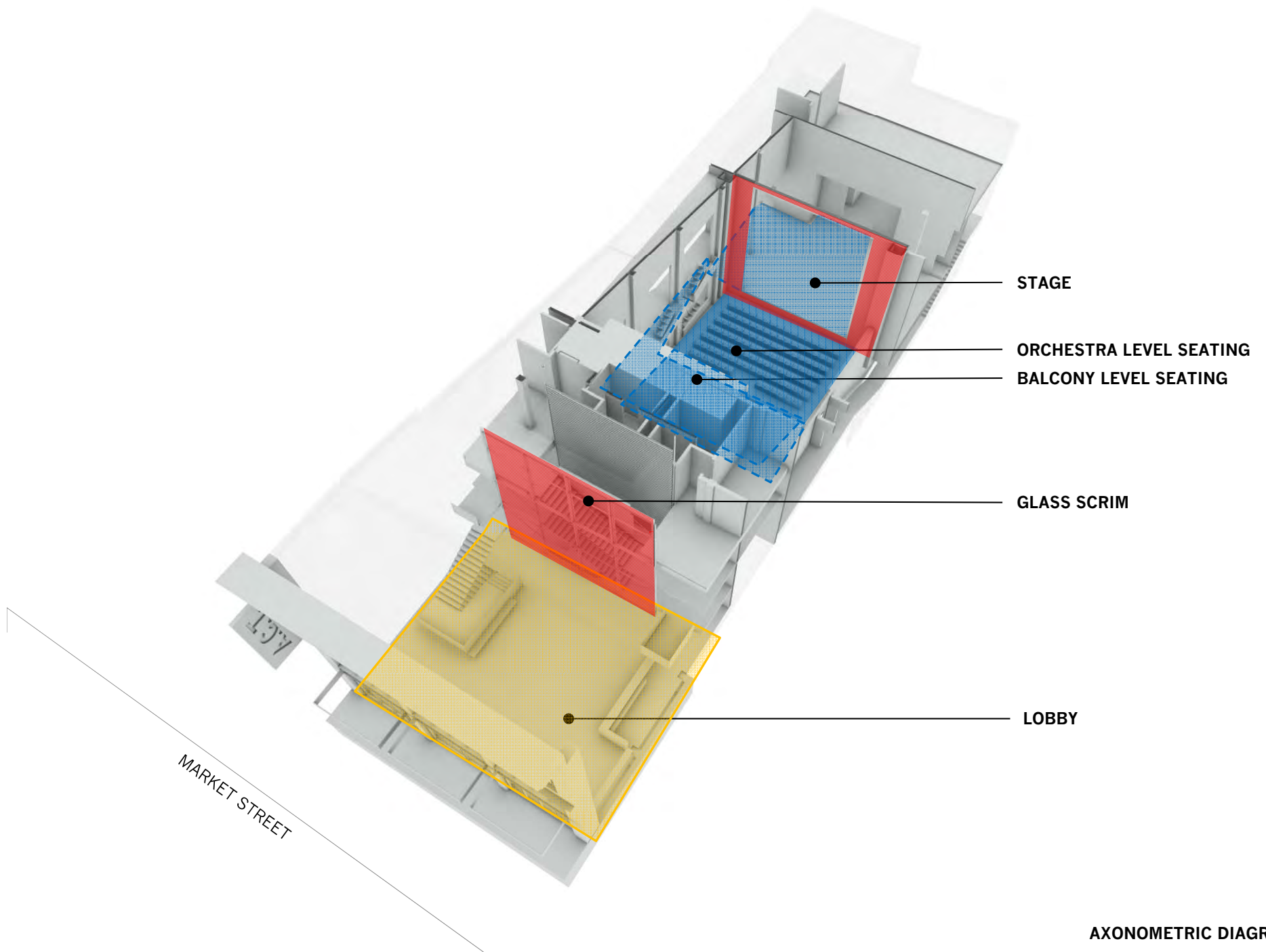
REHEARSAL ROOM/BLACK BOX THEATER



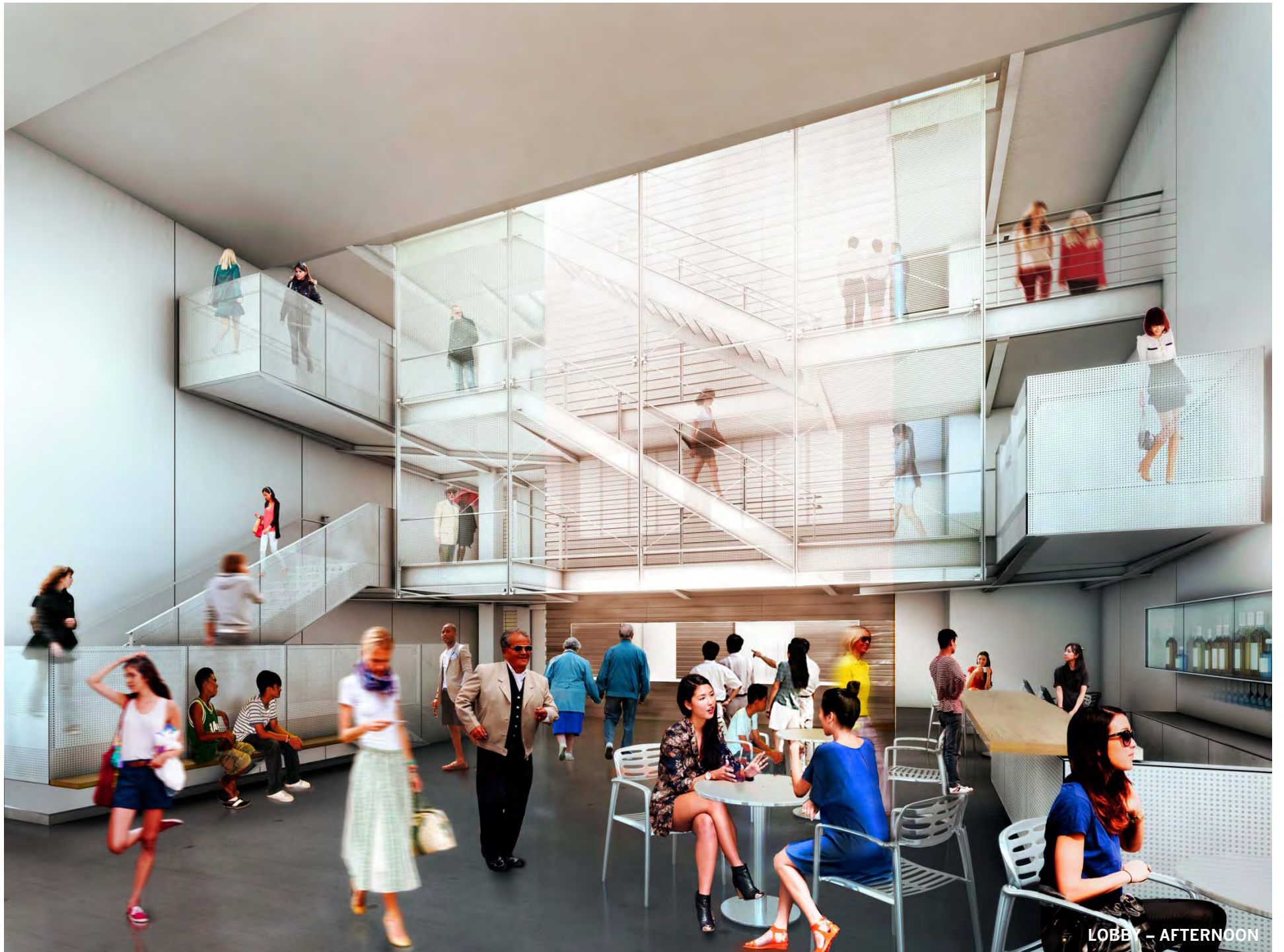
BLACK BOX THEATER



REHEARSAL HALL



AXONOMETRIC DIAGRAM



LOBBY - AFTERNOON



LOBBY SKYLIGHT



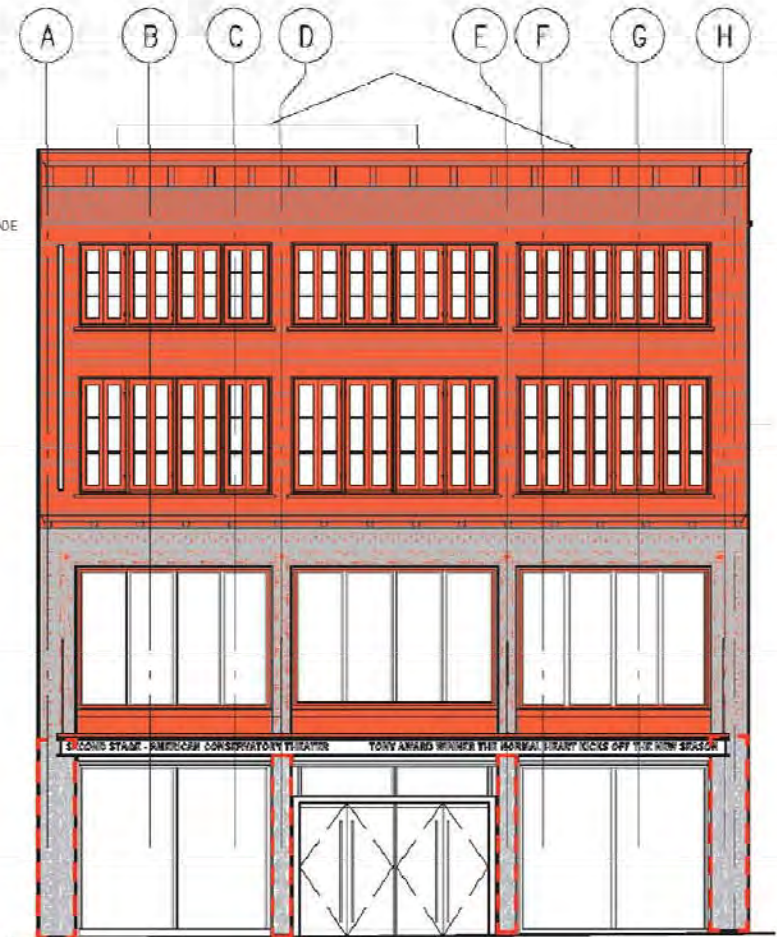
LOBBY - AFTERNOON



LOBBY - EVENING



- EXISTING FACADE ORNAMENTATION TO BE REFURBISHED
- NEW FIBERGLASS FACADE ORNAMENTATION TO MATCH EXISTING



NORTH ELEVATION 01



MARKET STREET - SIDEWALK



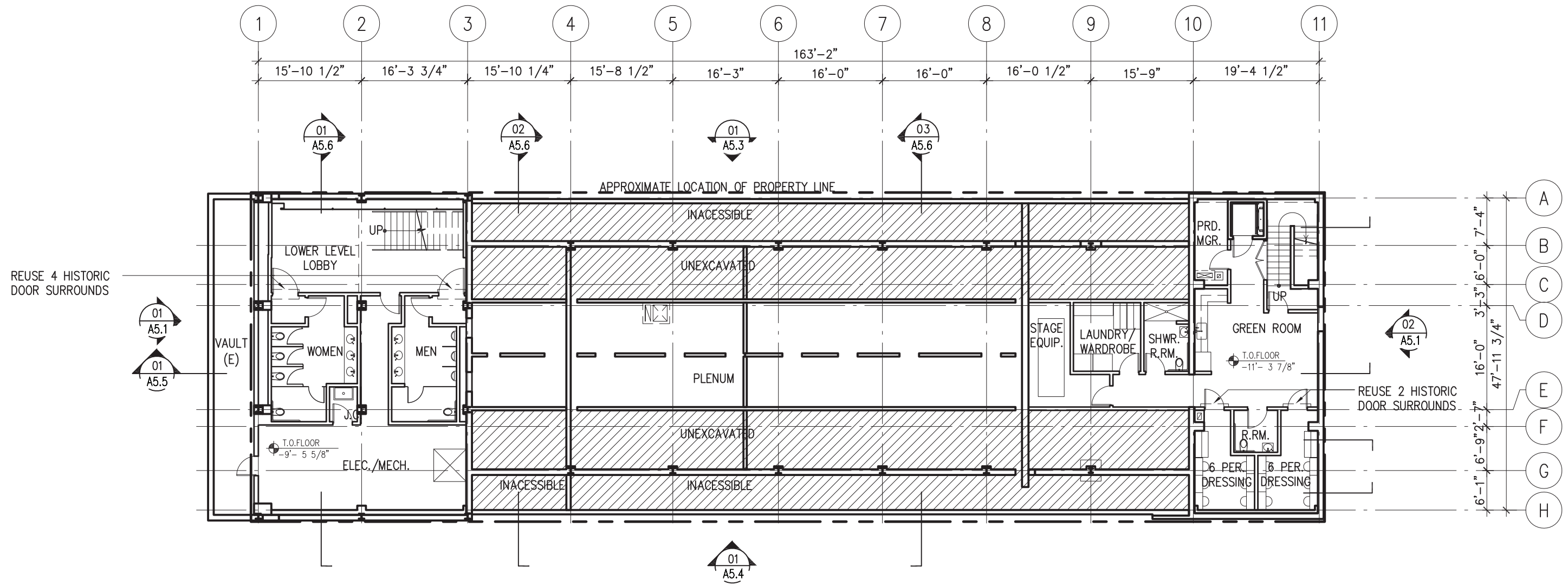
MARKET STREET - SIDEWALK

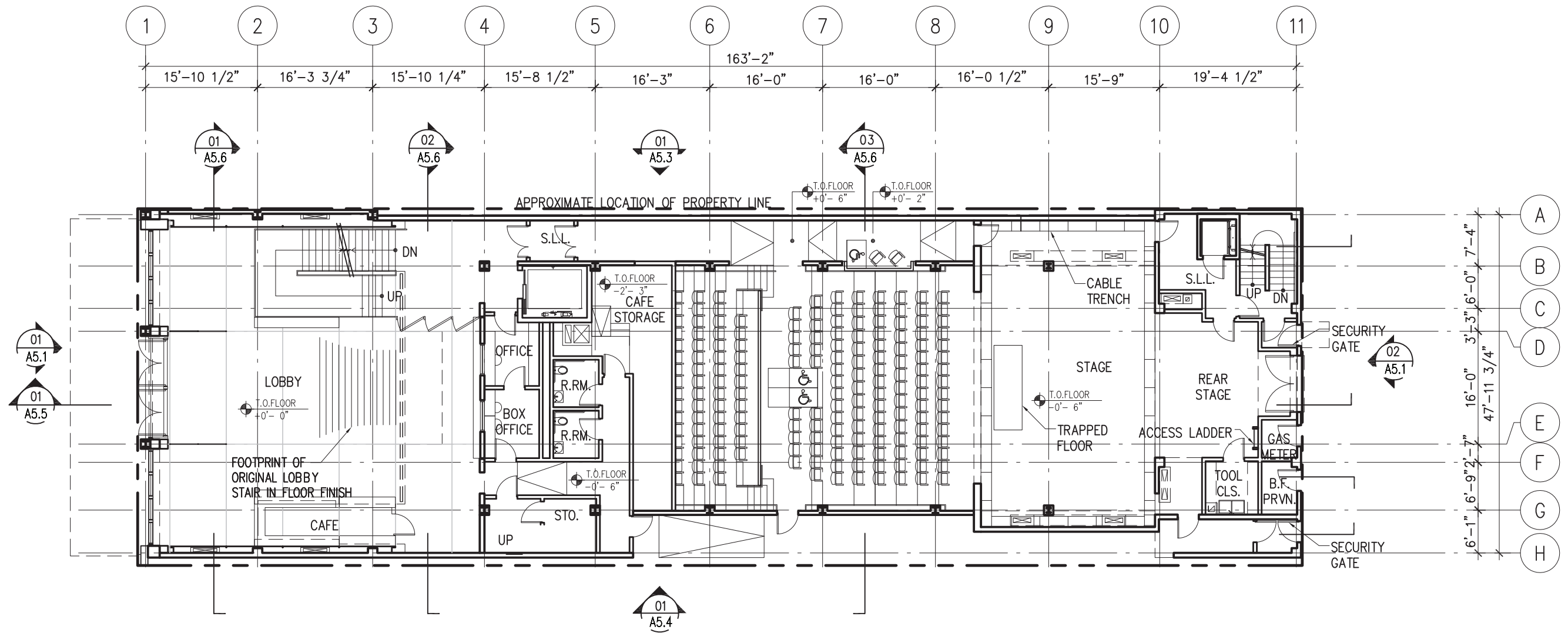


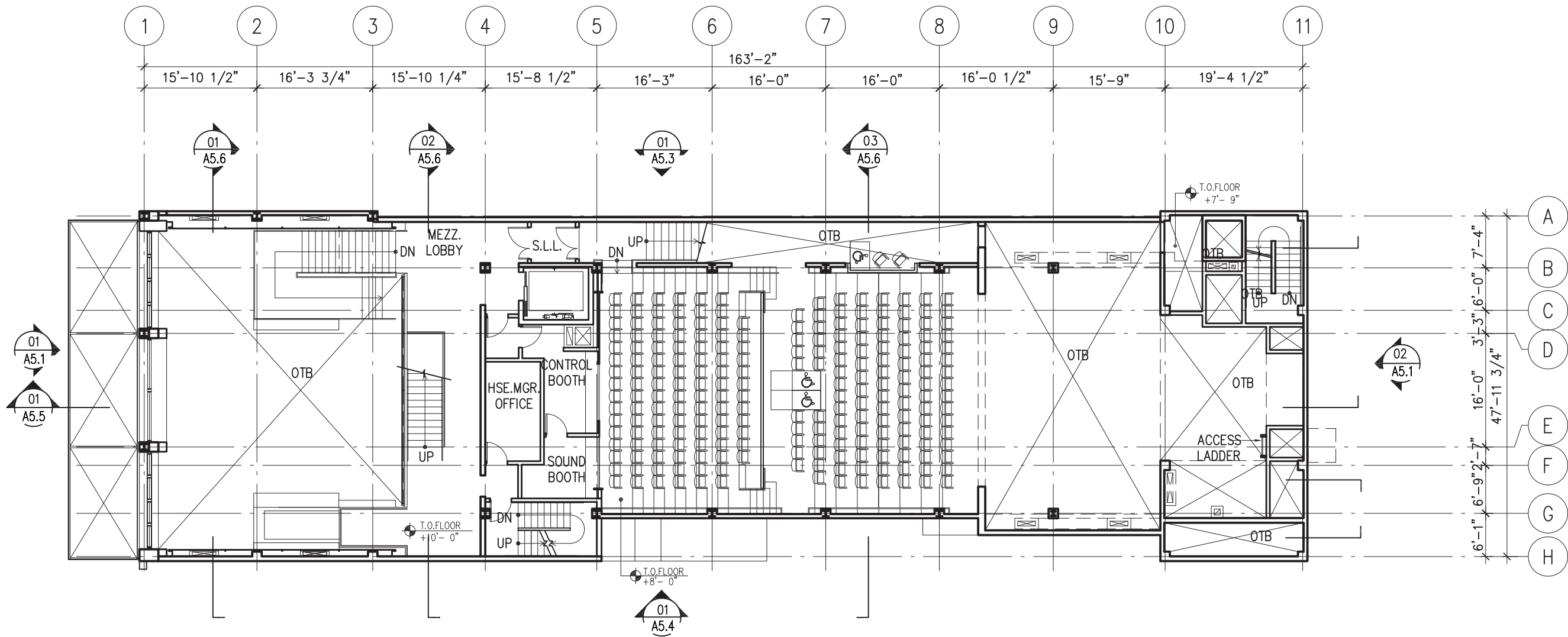
JOIN US FOR A ONE-NIGHT ONLY READING OF THE LANDMARK MARRIAGE EQUALITY PLAY "A.C." **ENDGAME AND PLAY** SEP 13 - OCT 7 2012 WINNER OF THE 2011 TONY AWARD



MARKET STREET







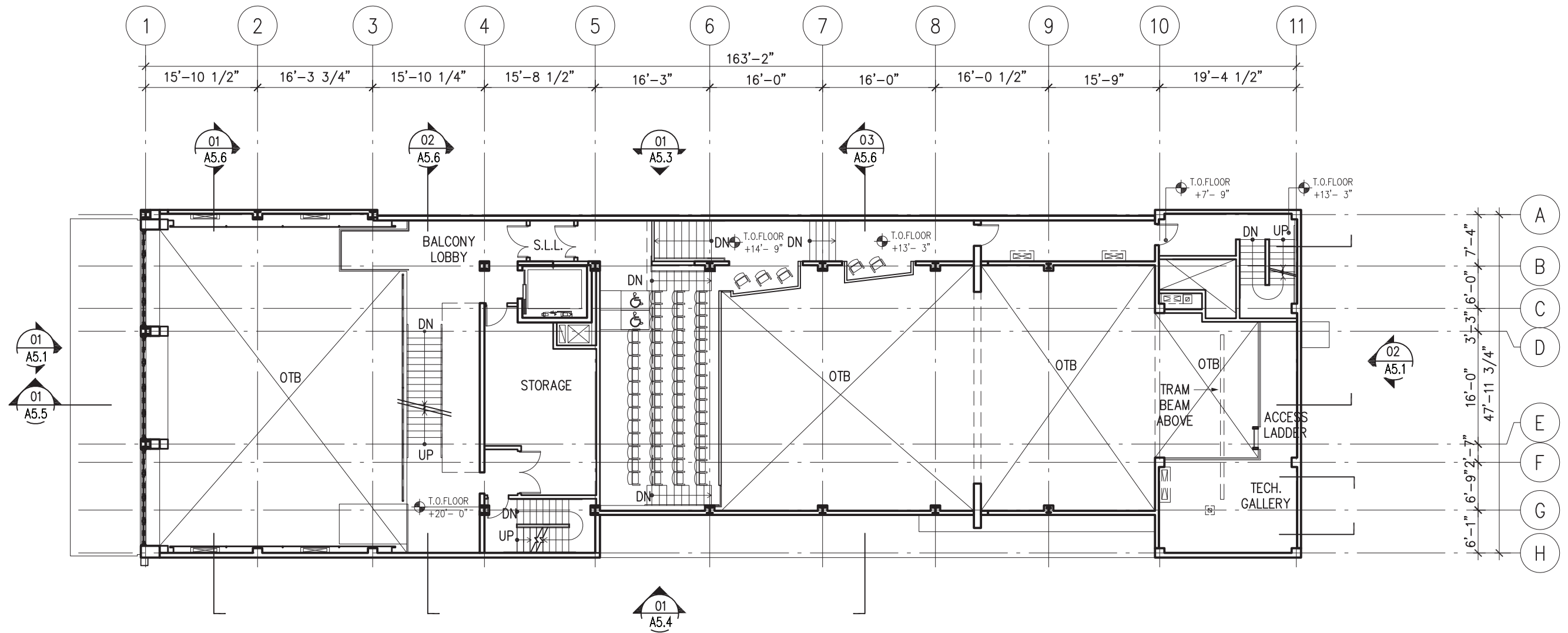
A.C.T. The Strand
 1127 Market Street, San Francisco, CA 94102
 Skidmore, Owings & Merrill LLP
 San Francisco, California 94111

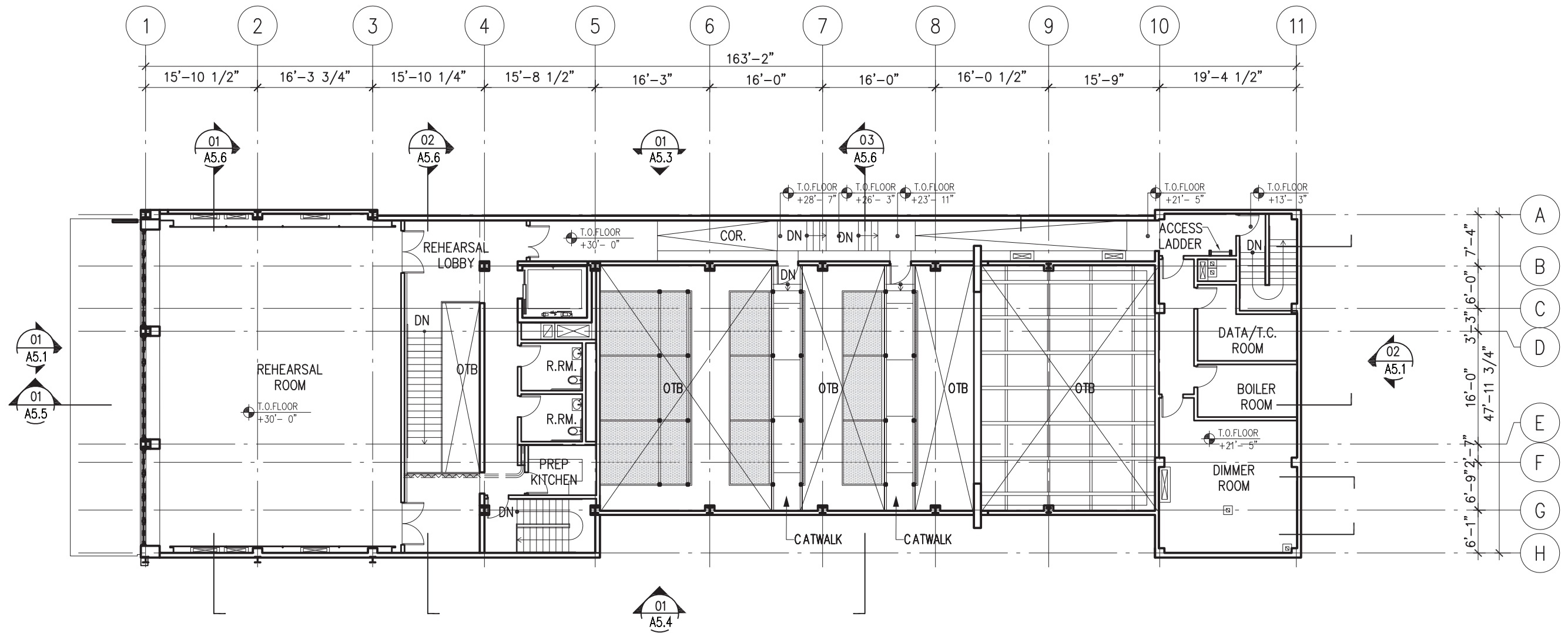
DRAFT CONDITIONAL USE PERMIT
 PROJECT SPONSOR PACKET
 OCTOBER 4, 2012

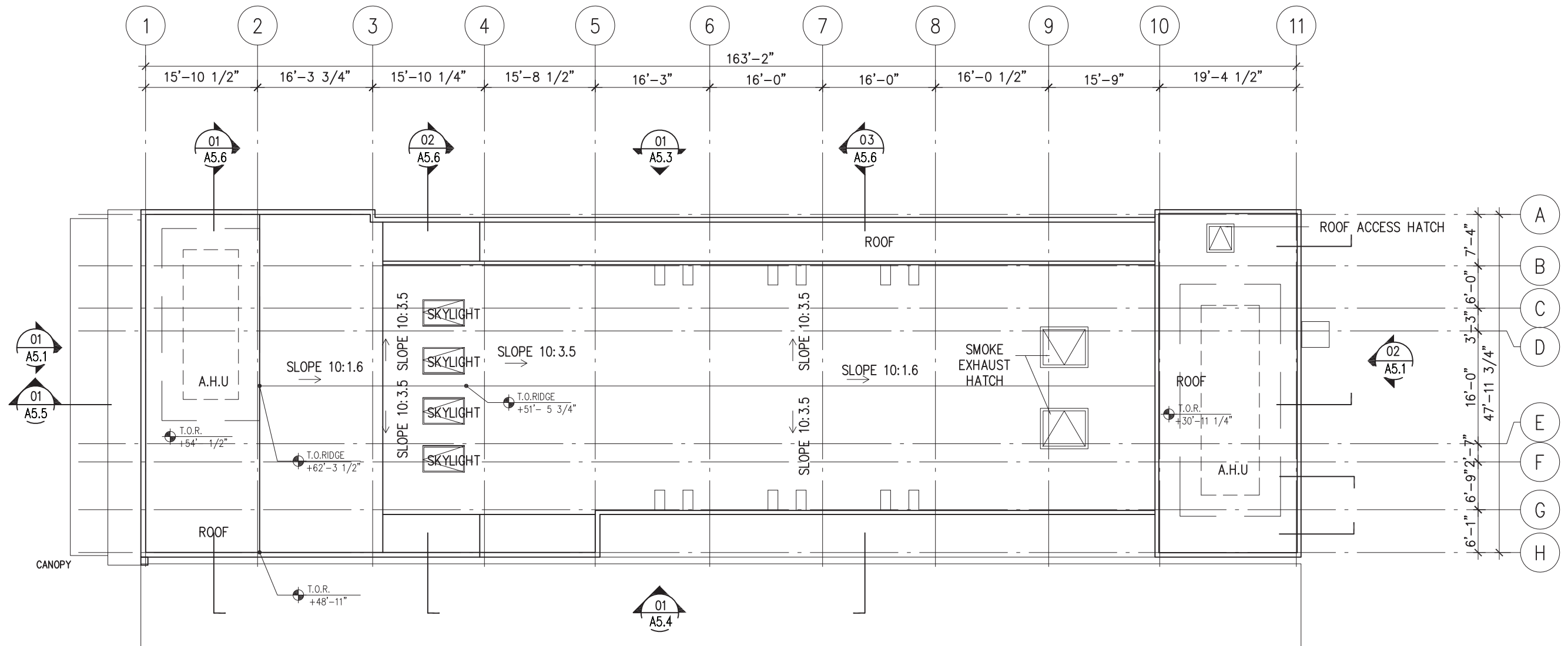
Job No.	212085	File Name	REAR ORCHESTRA LEVEL
Drawn By	TEAM	Date	10/4/2012
Scale	1/16" = 1'-0"	Sheet No.	

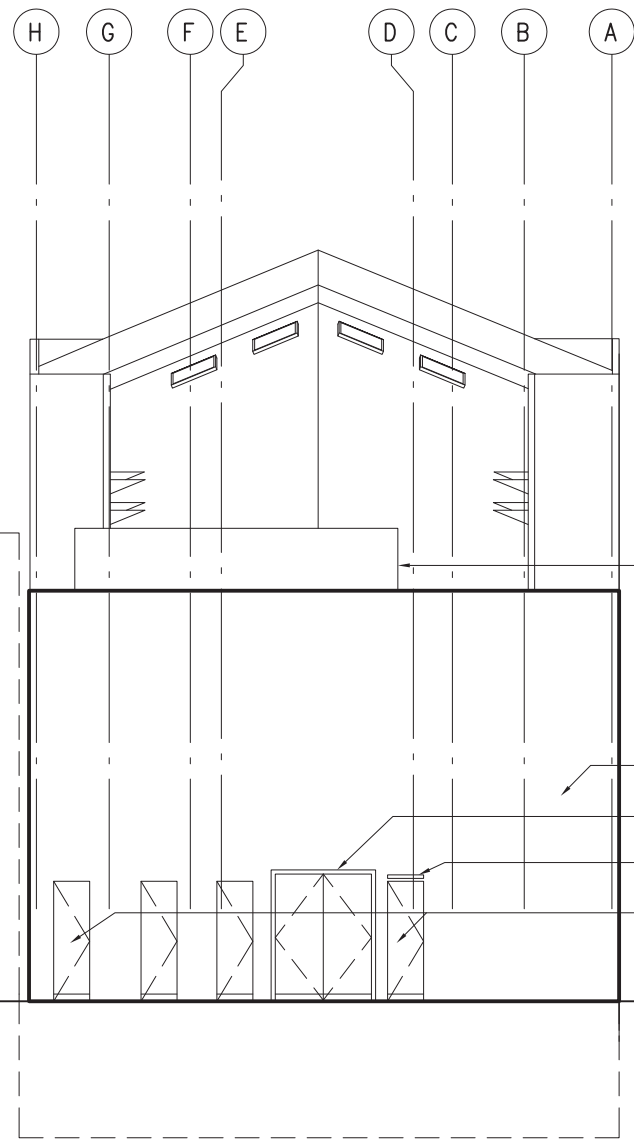
0' 2' 4' 8' 16'

A2.3



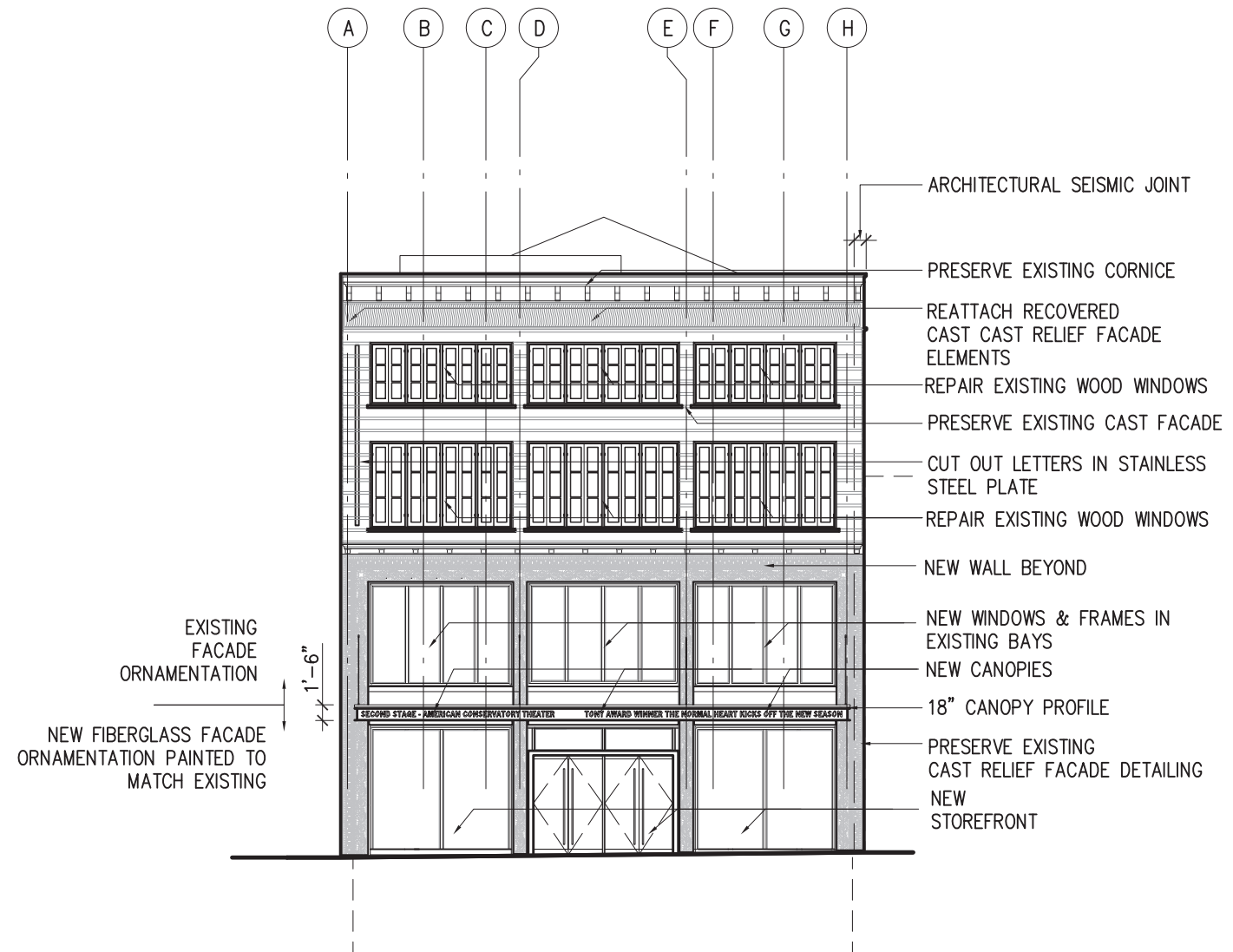






- PACKAGE AIR-CONDITIONING UNIT
- EXISTING CONCRETE WALL (PAINTED)
- COILING DOOR PAINTED
- CANOPY
- SECURITY GATE

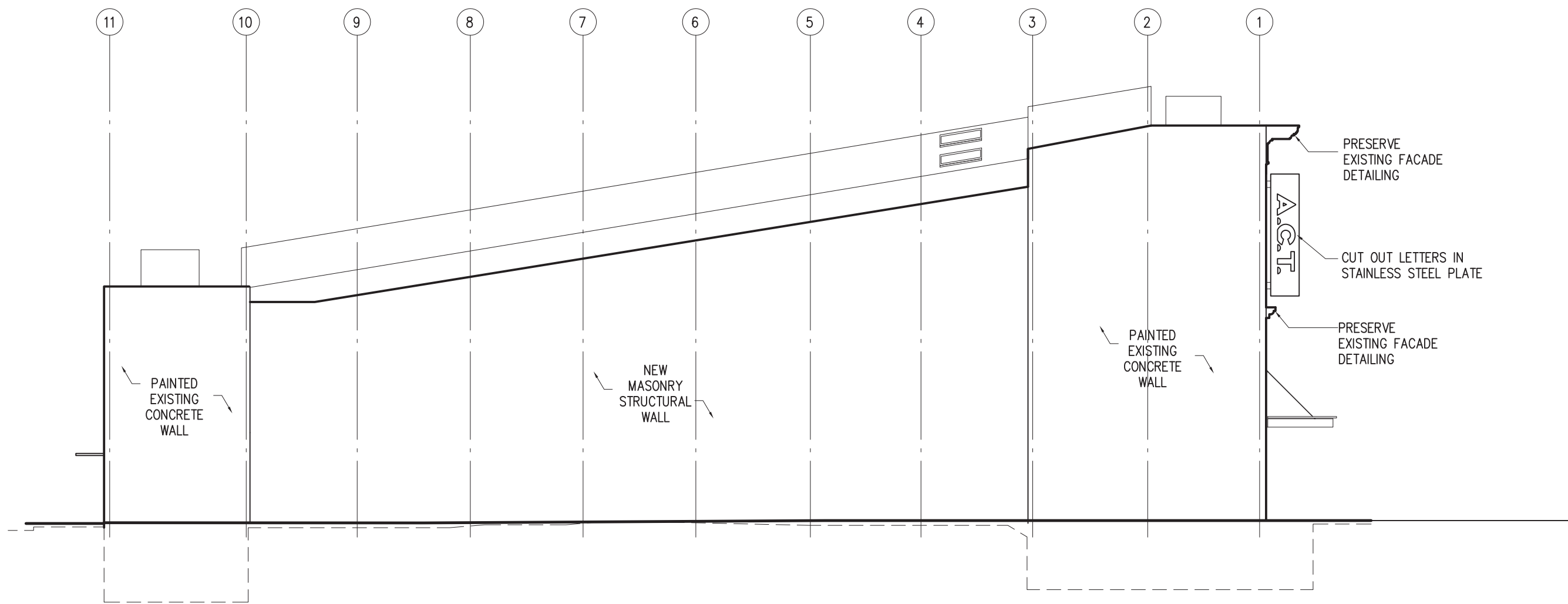
SOUTH ELEVATION 02
Scale: 1/16"=1'-0"



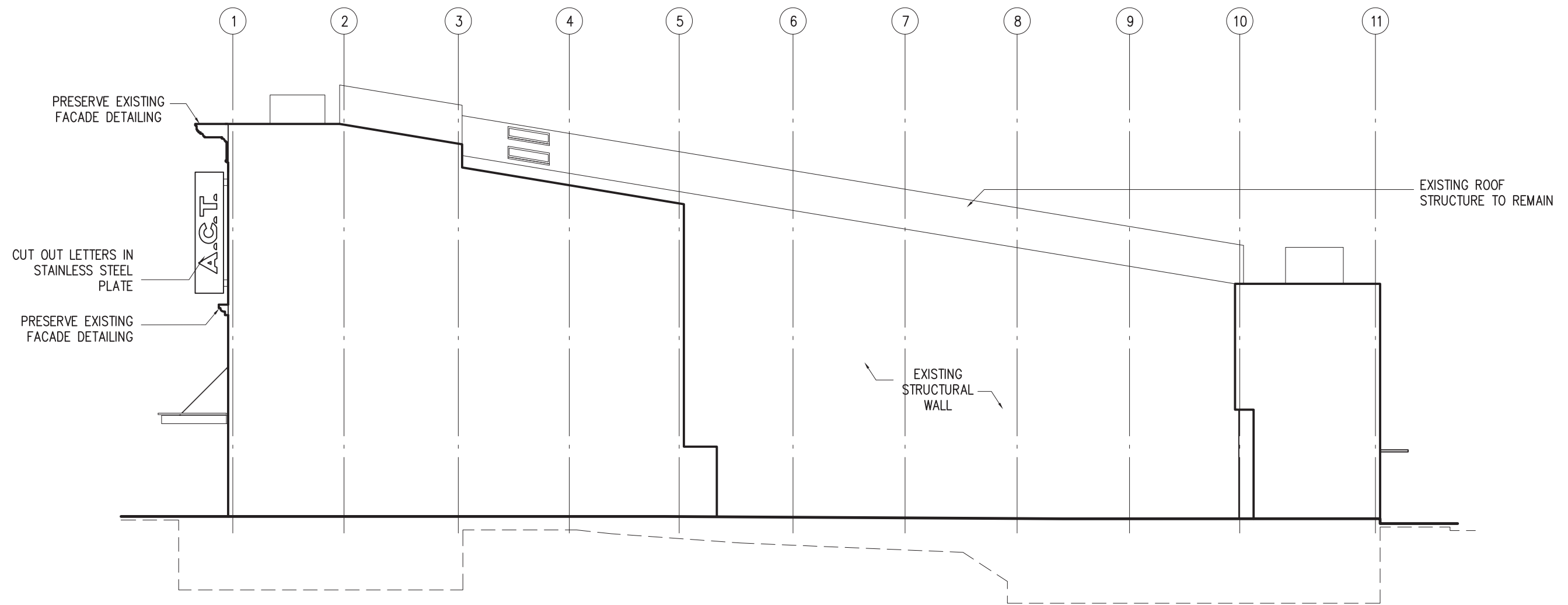
- ARCHITECTURAL SEISMIC JOINT
- PRESERVE EXISTING CORNICE
- REATTACH RECOVERED CAST CAST RELIEF FACADE ELEMENTS
- REPAIR EXISTING WOOD WINDOWS
- PRESERVE EXISTING CAST FACADE
- CUT OUT LETTERS IN STAINLESS STEEL PLATE
- REPAIR EXISTING WOOD WINDOWS
- NEW WALL BEYOND
- NEW WINDOWS & FRAMES IN EXISTING BAYS
- NEW CANOPIES
- 18" CANOPY PROFILE
- PRESERVE EXISTING CAST RELIEF FACADE DETAILING
- NEW STOREFRONT

- EXISTING FACADE ORNAMENTATION
- NEW FIBERGLASS FACADE ORNAMENTATION PAINTED TO MATCH EXISTING

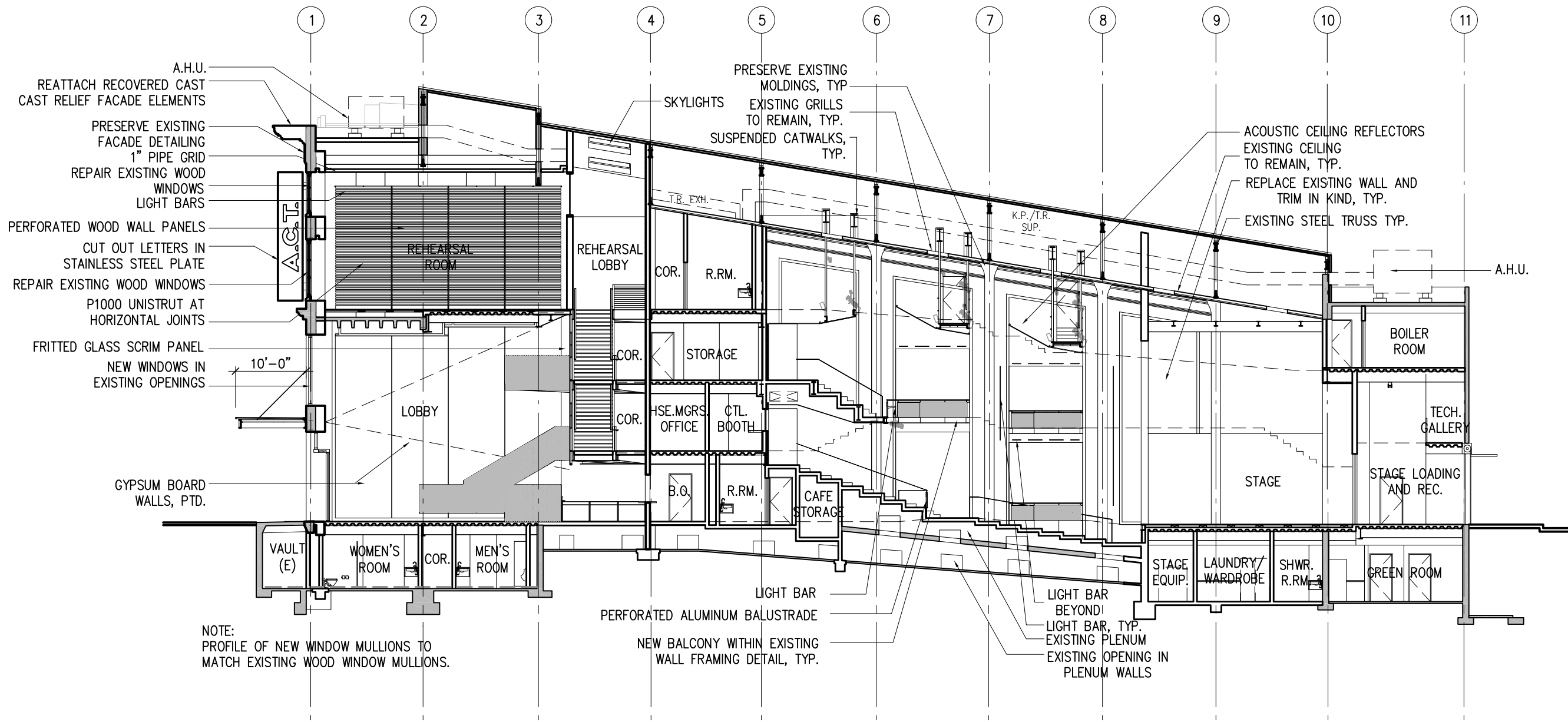
NORTH ELEVATION 01
Scale: 1/16"=1'-0"



EAST ELEVATION 01
Scale: 1/16"=1'-0"

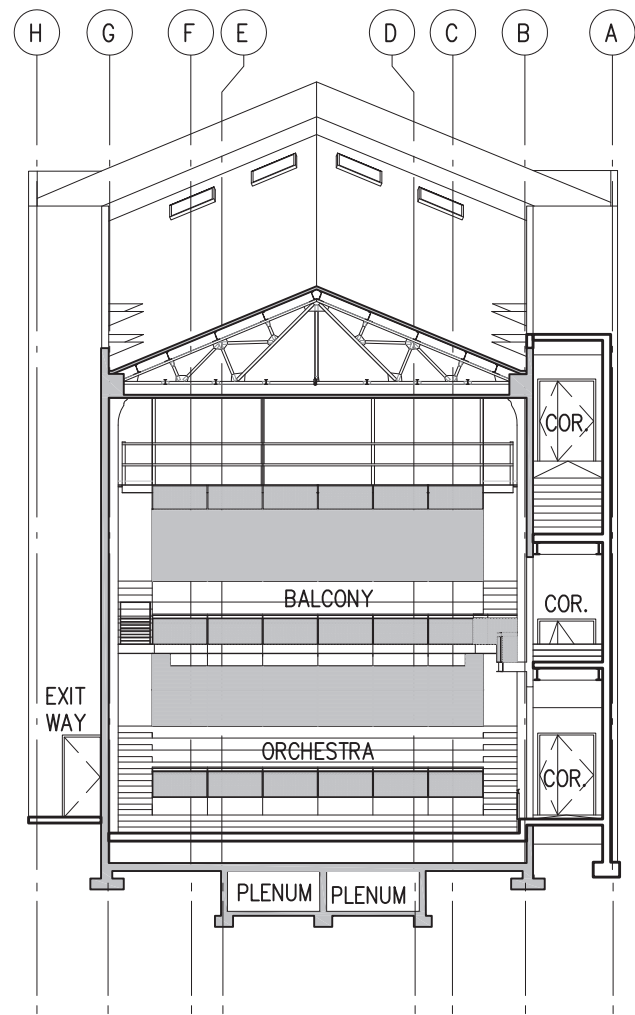


WEST ELEVATION 01
 Scale: 1/16"=1'-0"

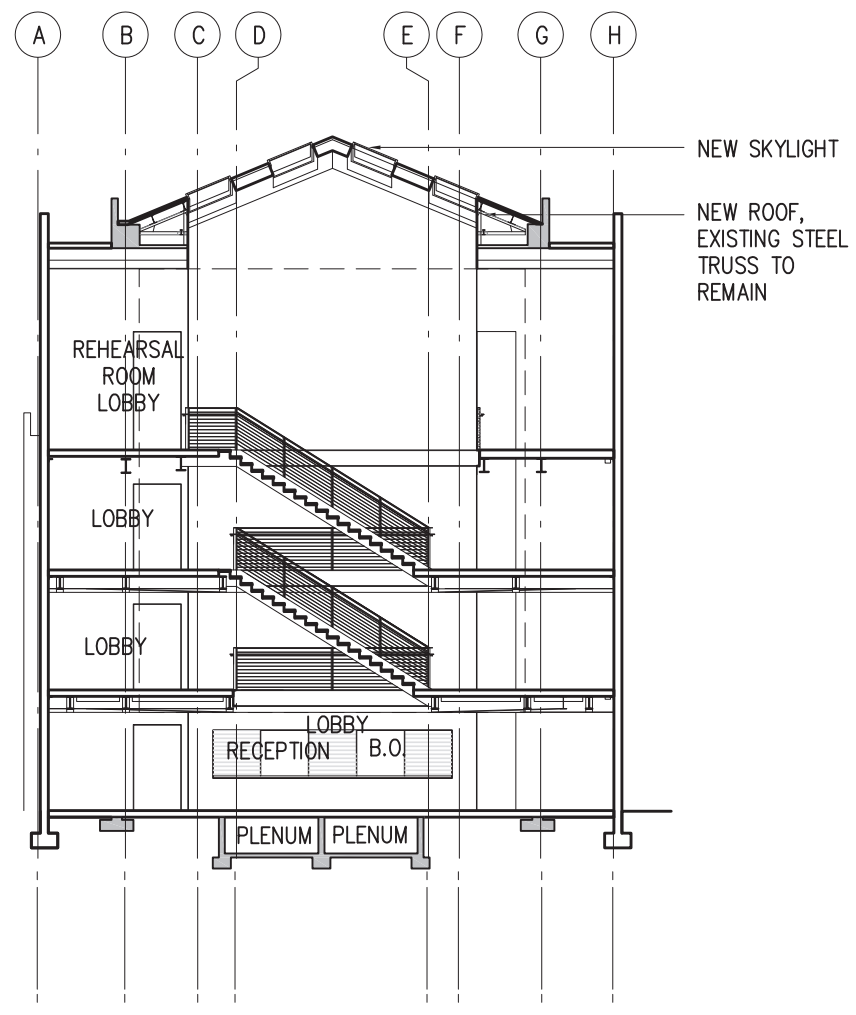


NOTE:
PROFILE OF NEW WINDOW MULLIONS TO
MATCH EXISTING WOOD WINDOW MULLIONS.

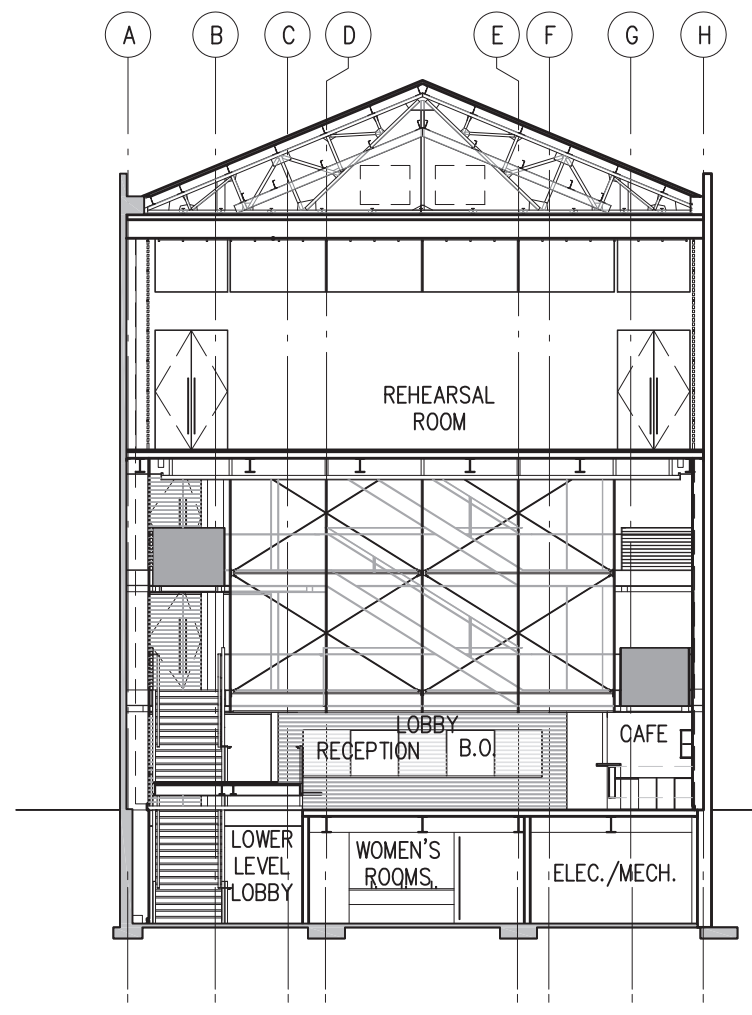
LONGITUDINAL SECTION 01
Scale: 1/16"=1'-0"



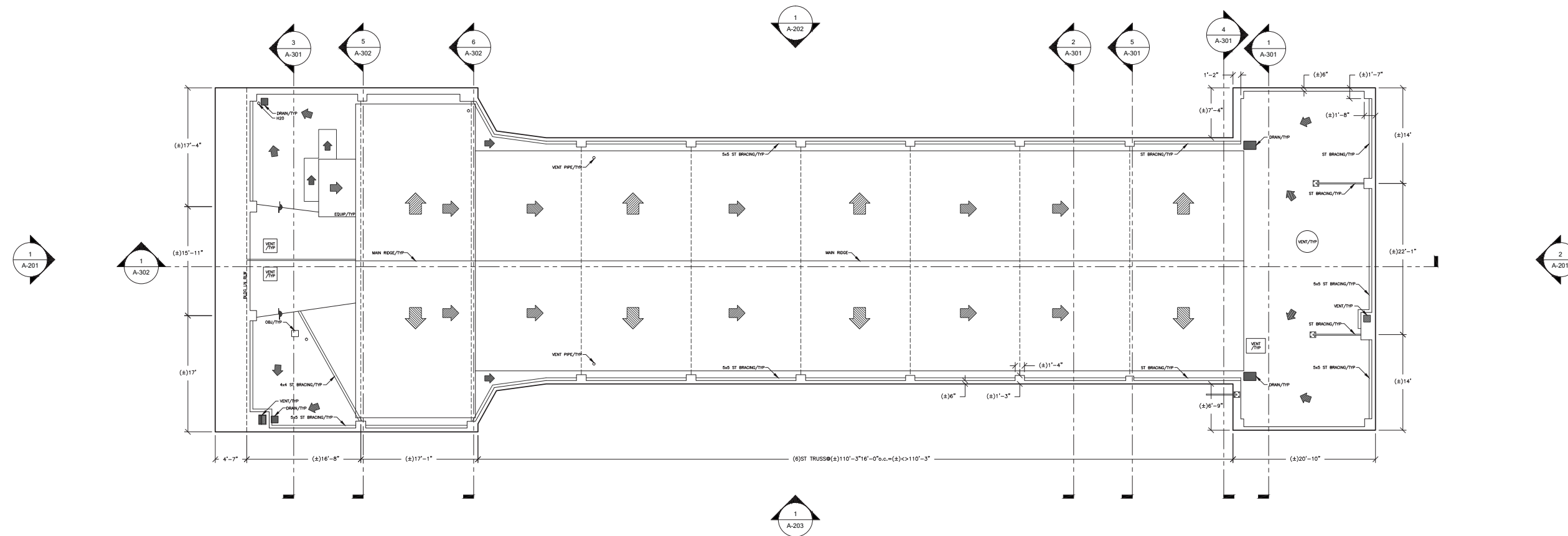
ORCHESTRA SECTION 03
Scale: 1/16"=1'-0"



LOBBY STAIR SECTION 02
Scale: 1/16"=1'-0"




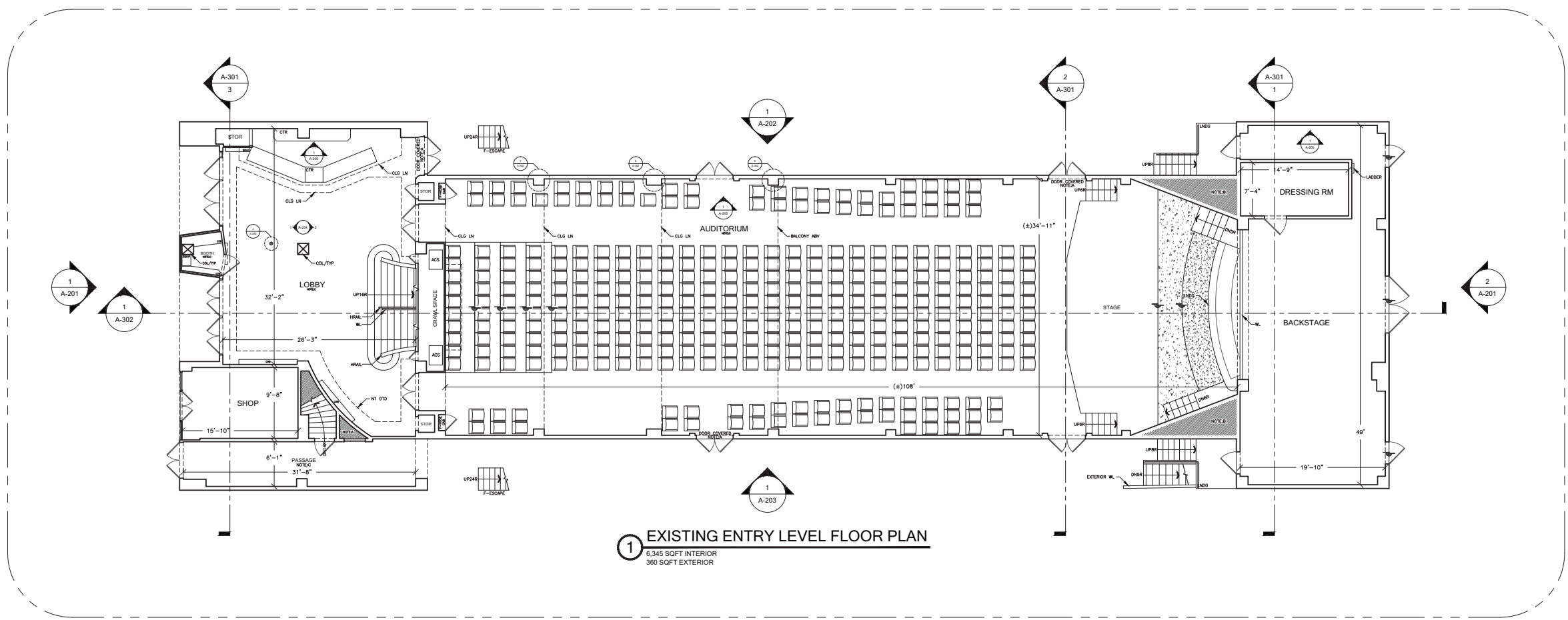
LOBBY SECTION 01
Scale: 1/16"=1'-0"



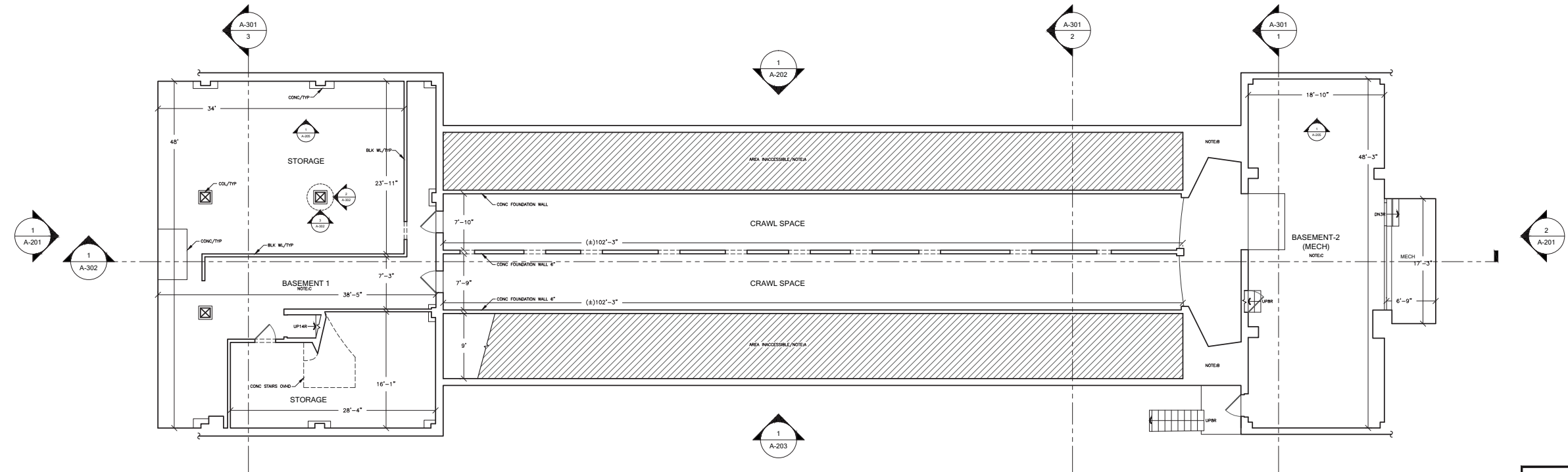
1 EXISTING ROOF PLAN
6,960 SQFT

DRAWING SHEET IDENTIFICATION	
A-101	ROOF PLAN
A-102	FLOOR PLANS
A-103	FLOOR PLANS
A-104	REFLECTED CEILING PLANS
A-105	REFLECTED CEILING PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	INTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS

1127 MARKET STREET SAN FRANCISCO, CA	
<p>NOTE</p> <p>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.</p>	 ASBUILT SERVICES <small>FOR THE RECORD</small> PH 800.318.0099 ASBUILTSERVICES.COM
EXISTING ROOF PLAN	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-101	
1 OF 13	



1 EXISTING ENTRY LEVEL FLOOR PLAN
 6,345 SQFT INTERIOR
 360 SQFT EXTERIOR



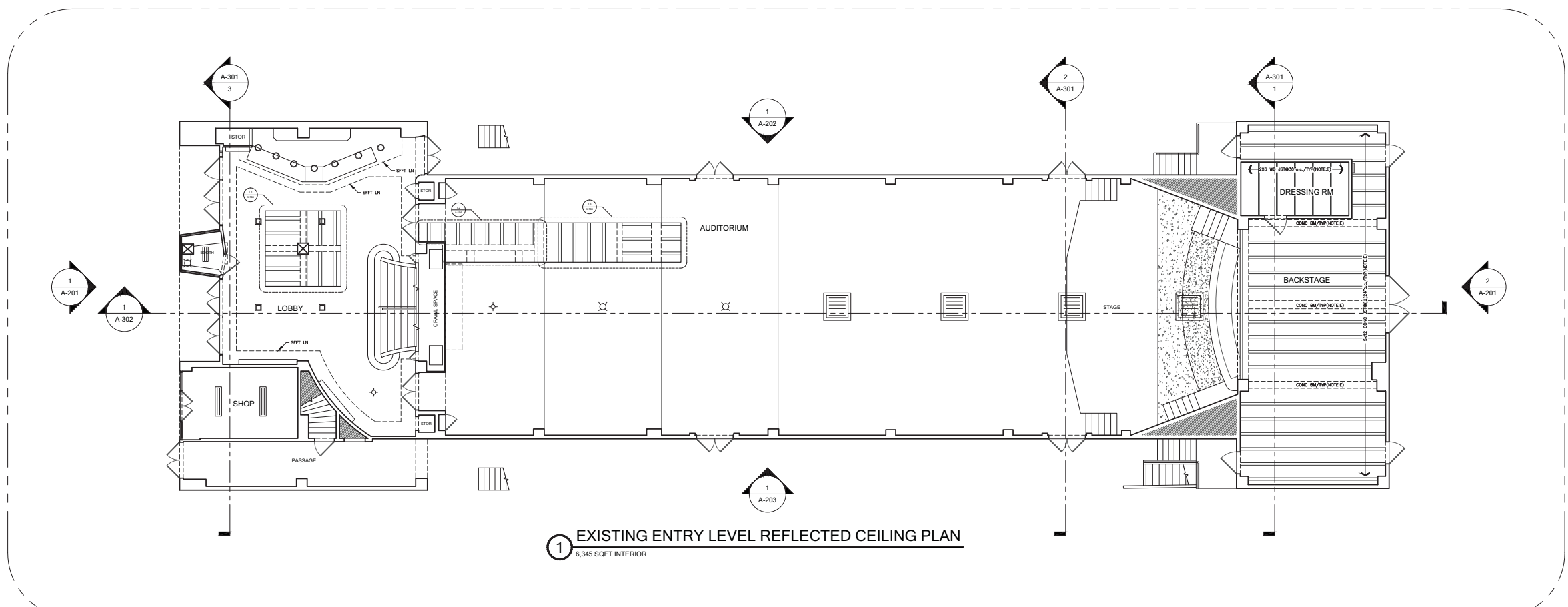
2 EXISTING BASEMENT LEVEL FLOOR PLAN
 4,825 SQFT INTERIOR
 55 SQFT EXTERIOR

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS OTHERWISE NOTED.

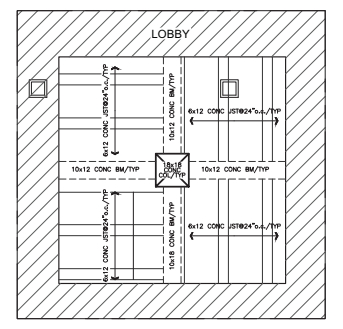
- NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.
- NOTE B:
NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.
- NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

1127 MARKET STREET SAN FRANCISCO, CA	
<p style="text-align: center;">NOTE</p> <p style="font-size: 8px;">THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.</p>	<p style="font-size: 8px;">PH 800.318.0099 ASBUILTSERVICES.COM</p>
EXISTING ENTRY LEVEL & BASEMENT FLOOR PLANS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-102	
2 OF 13	

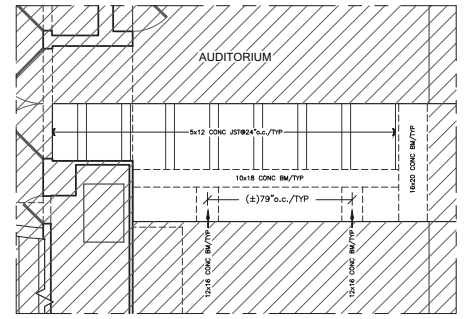
LEGEND	
	RECESSED LIGHTING
	SURFACE/LG MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT (2 TUBE)
	FLUORESCENT LIGHT (MULTI TUBE)
	FLUORESCENT LIGHT (HANGING)
	HVAC CEILING REGISTER



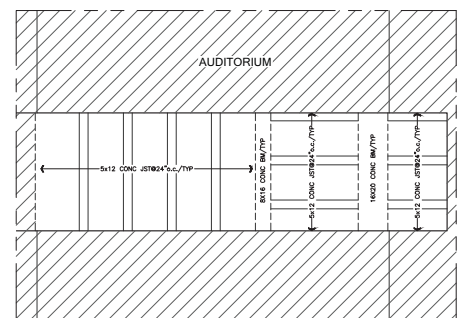
1 EXISTING ENTRY LEVEL REFLECTED CEILING PLAN
6,345 SQFT INTERIOR



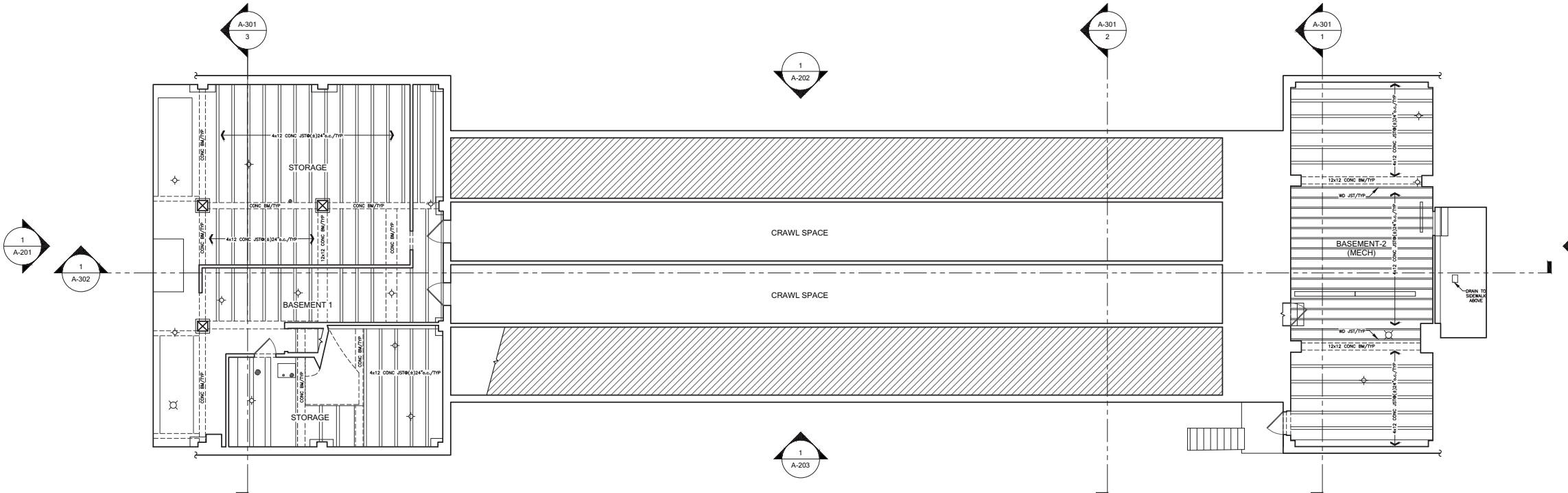
1.1 LOBBY CEILING DETAIL
1/4" = 1"



1.2 AUDITORIUM CEILING DETAIL
1/4" = 1"



1.3 AUDITORIUM CEILING DETAIL
1/4" = 1"



2 EXISTING BASEMENT LEVEL REFLECTED CEILING PLAN
2,870 SQFT INTERIOR

NOTE A: ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

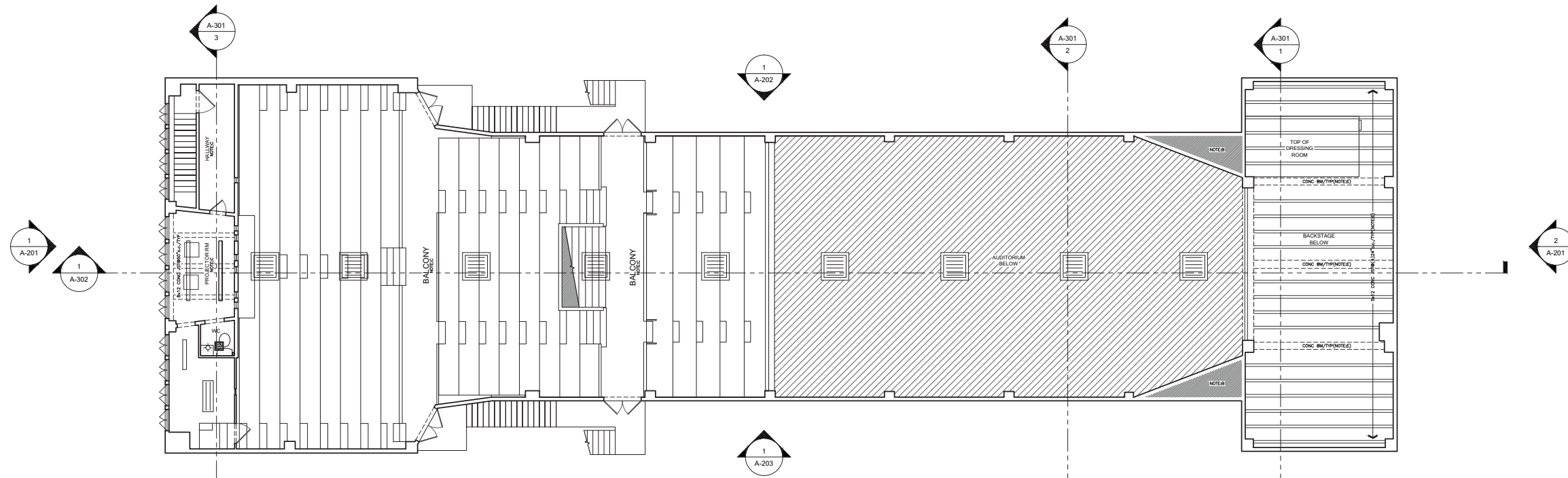
NOTE B: NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE C: DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

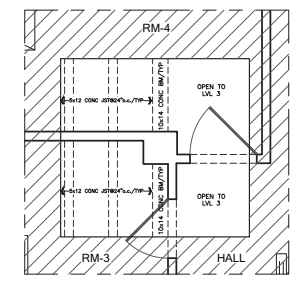
NOTE E: THIS SPECIFIC ELEMENT IS NOT ACCESSIBLE FOR DIRECT MEASUREMENT - THE SIZING AND FREQUENCY NOTATION IS ASSUMED TO MATCH OTHER IDENTICAL ELEMENTS FOUND AND DIRECTLY MEASURED IN OTHER LOCATIONS THROUGHOUT THIS STRUCTURE. FOR EXACT SIZING OF THIS ELEMENT AT THIS LOCATION, FIELD VERIFICATION IS RECOMMENDED.

1127 MARKET STREET SAN FRANCISCO, CA	
NOTE THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	
PH 800.318.0099 ASBUILTSERVICES.COM	
EXISTING REFLECTED CEILING PLAN	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-104 4 OF 13	

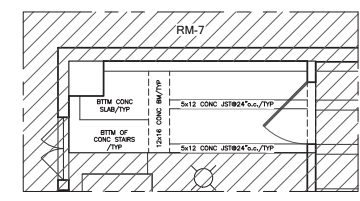
LEGEND	
	RECESSED LIGHTING
	SURFACE/LIG MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT (2 TUBE)
	FLUORESCENT LIGHT (MULTI TUBE)
	FLUORESCENT LIGHT (HANGING)
	HVAC CEILING REGISTER



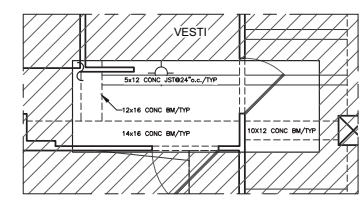
3 EXISTING BALCONY & 4TH REFLECTED CEILING PLANS
3,440 SQFT INTERIOR



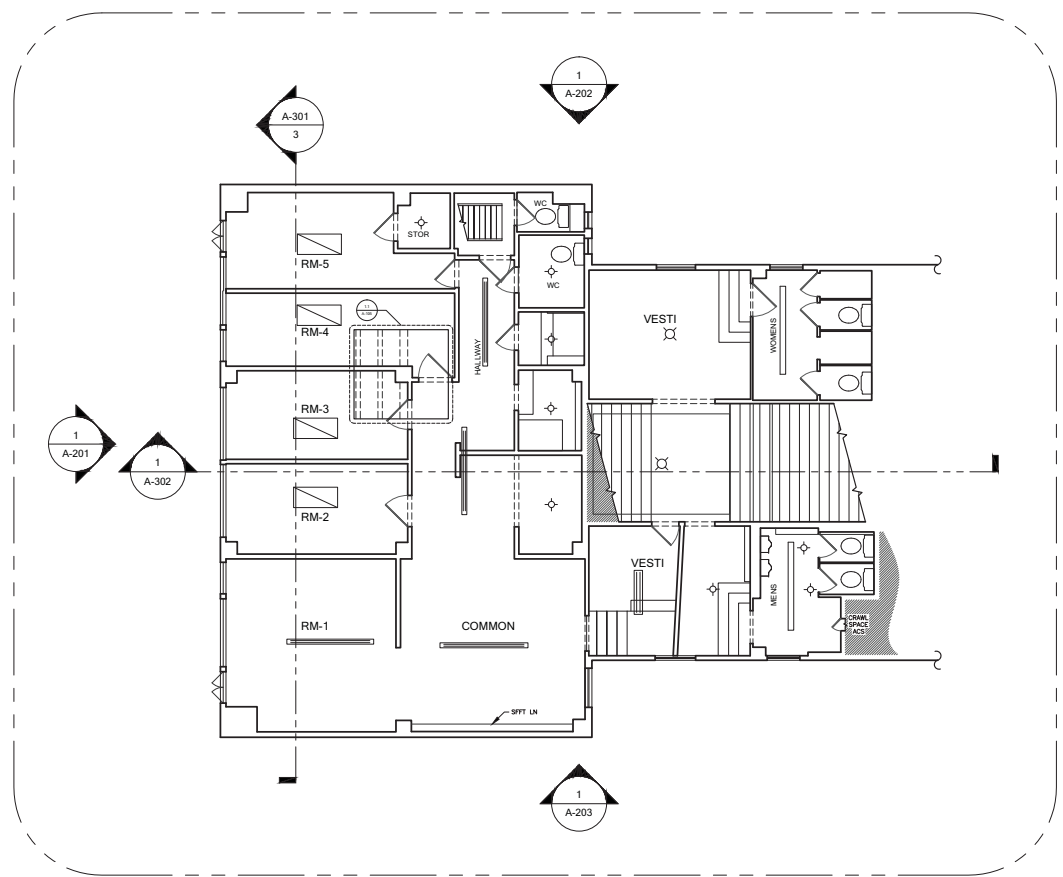
1.1 2ND LEVEL CEILING DETAIL
1/4" = 1'-0"



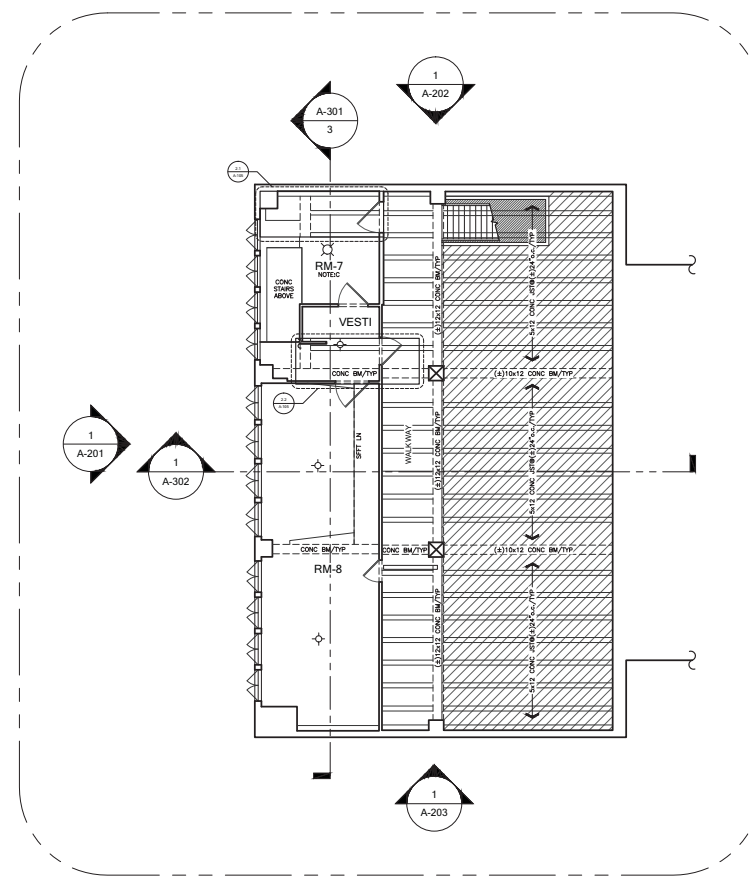
2.1 3RD LEVEL CEILING DETAIL
1/4" = 1'-0"



2.2 3RD LEVEL CEILING DETAIL
1/4" = 1'-0"



1 EXISTING SECOND LEVEL REFLECTED CEILING PLAN
2,550 SQFT INTERIOR



2 EXISTING THIRD LEVEL REFLECTED CEILING PLAN
1,695 SQFT INTERIOR

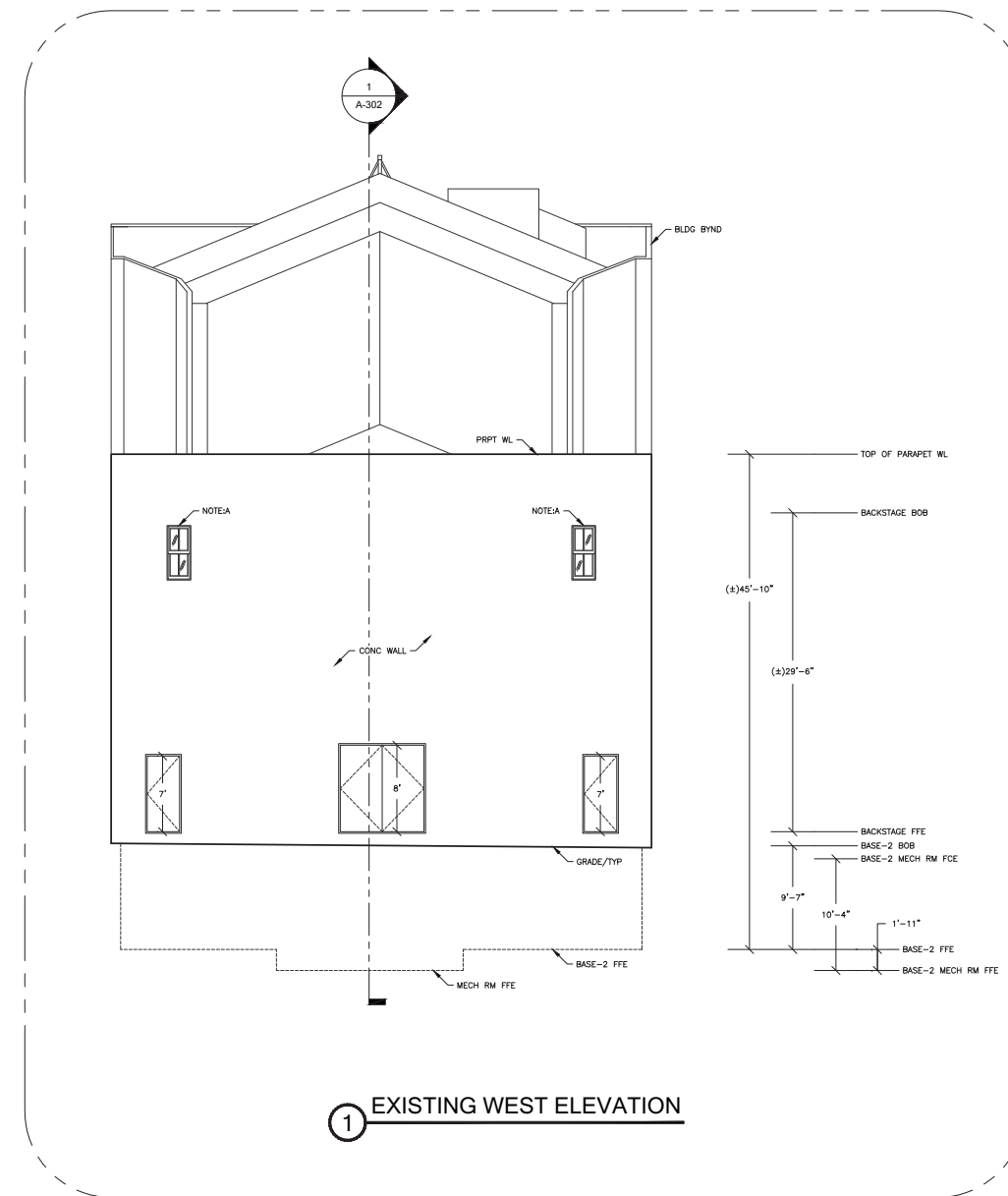
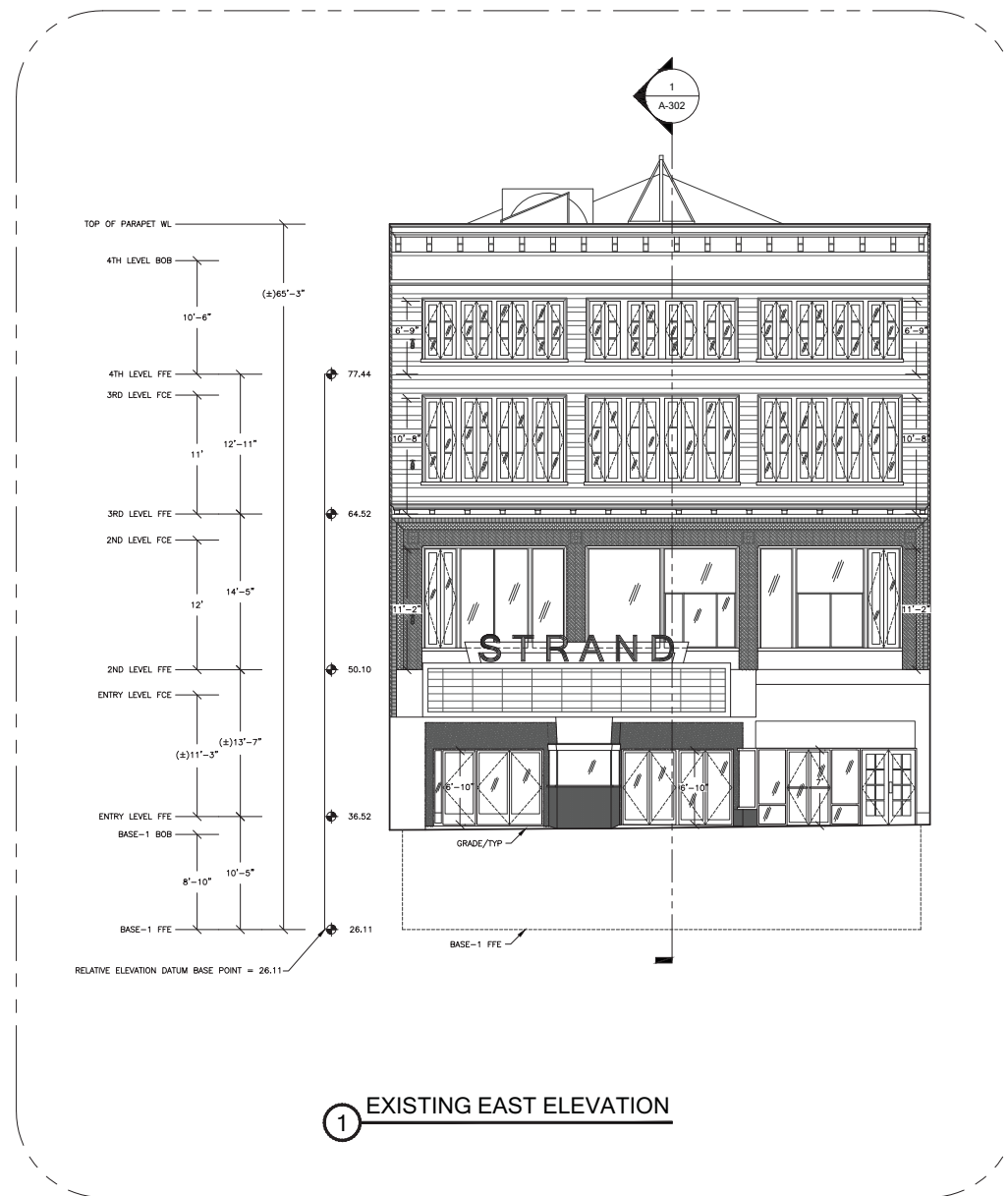
NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

NOTE B:
NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

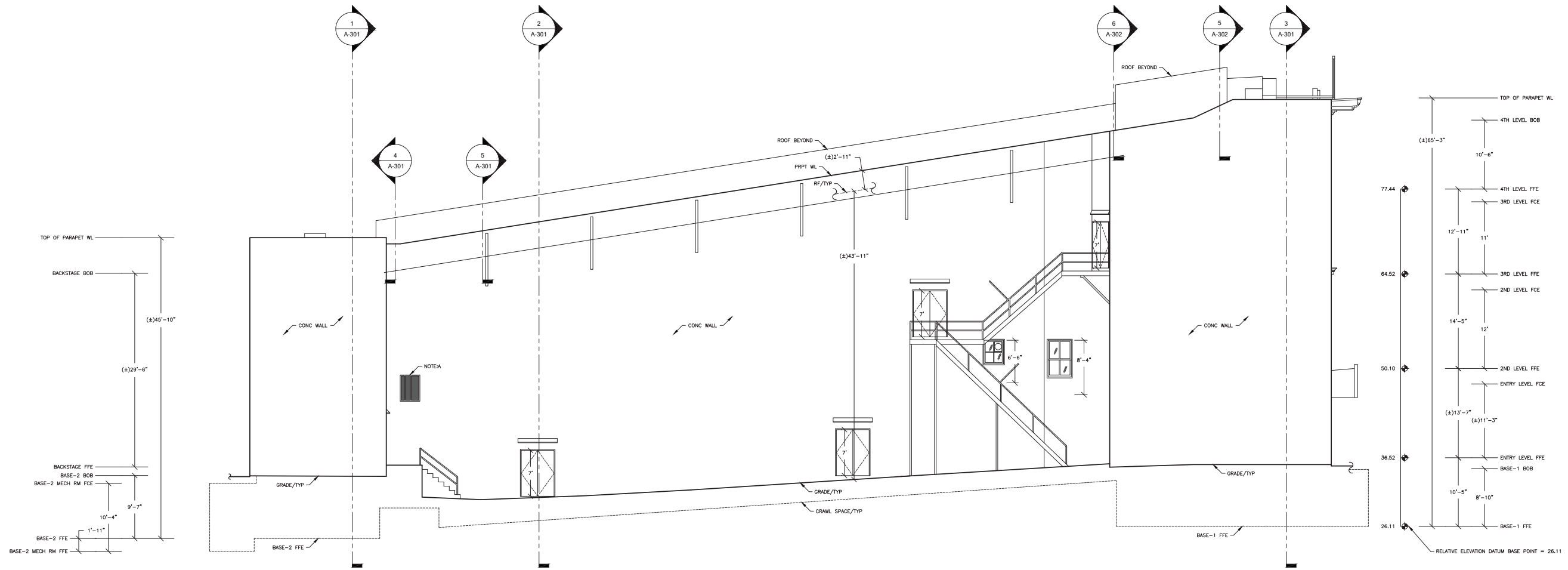
NOTE E: THIS SPECIFIC ELEMENT IS NOT ACCESSIBLE FOR DIRECT MEASUREMENT - THE SIZING AND FREQUENCY NOTATION IS ASSUMED TO MATCH OTHER IDENTICAL ELEMENTS FOUND AND DIRECTLY MEASURED IN OTHER LOCATIONS THROUGHOUT THIS STRUCTURE. FOR EXACT SIZING OF THIS ELEMENT AT THIS LOCATION, FIELD VERIFICATION IS RECOMMENDED.

1127 MARKET STREET SAN FRANCISCO, CA	
NOTE THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	BUILT SERVICES FOR THE RECORD PH. 800.318.0099 ASBUILTSERVICES.COM
EXISTING REFLECTED CEILING PLANS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-105	
5 OF 13	




NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

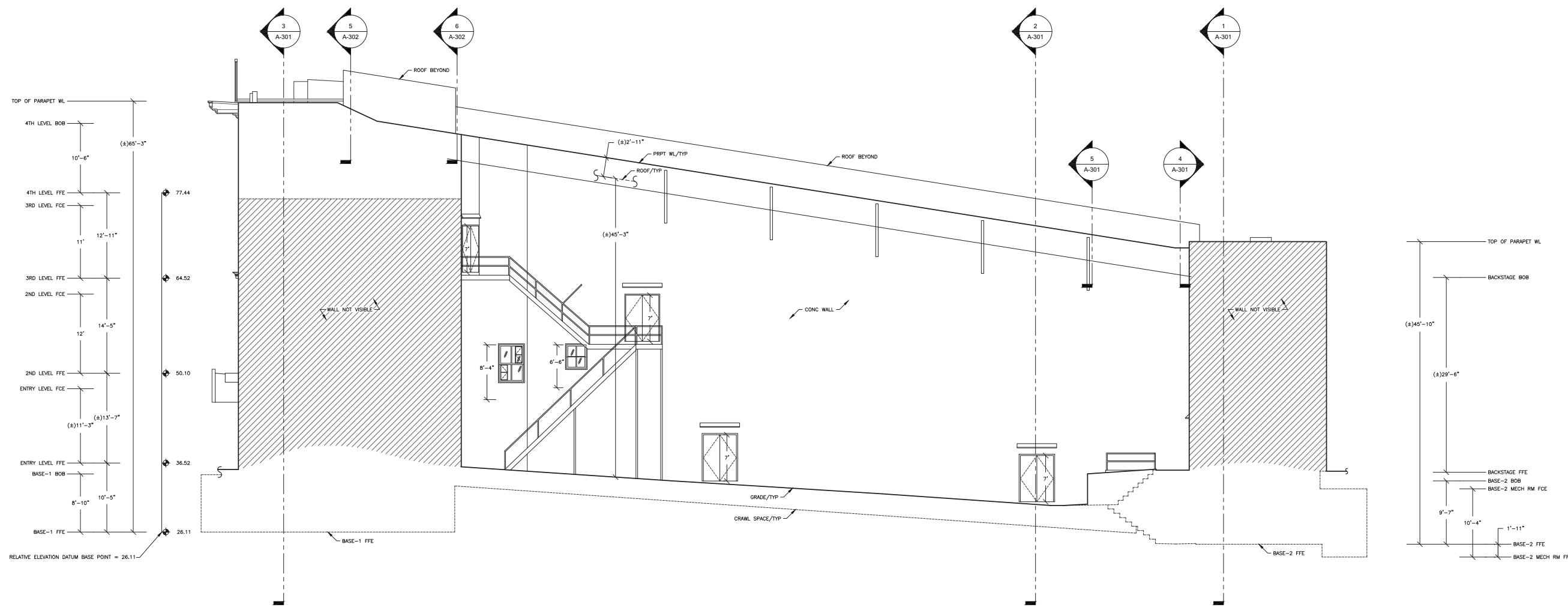
1127 MARKET STREET SAN FRANCISCO, CA	
<p>NOTE</p> <p>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.</p>	 PH 800.318.0099 ASBUILTSERVICES.COM
EXISTING EXTERIOR ELEVATIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-201	
6 OF 13	



1 EXISTING SOUTH ELEVATION


NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

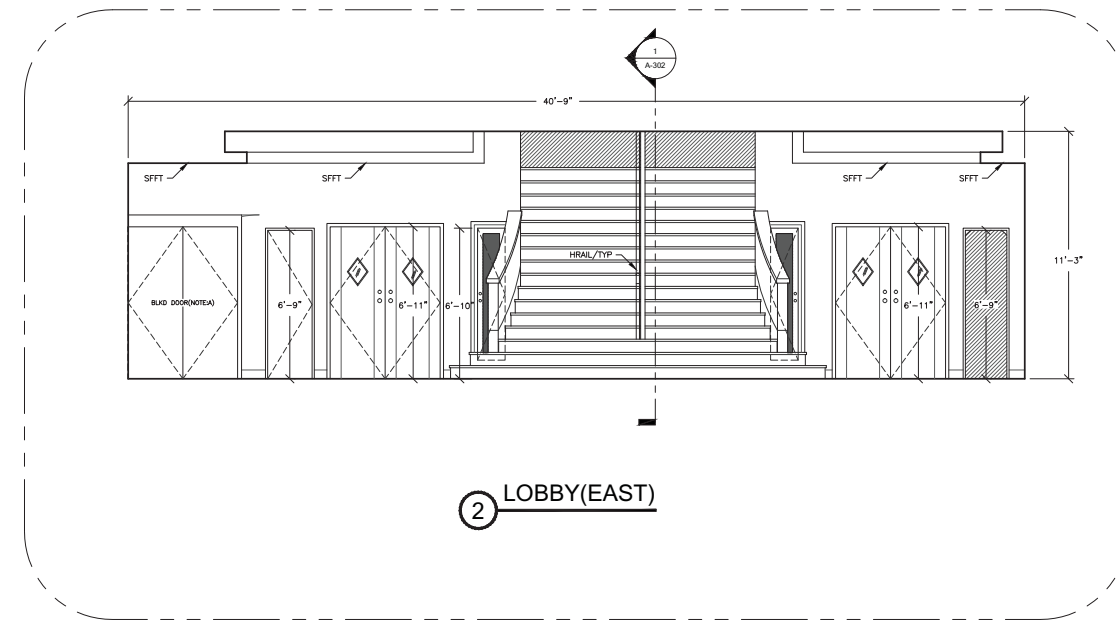
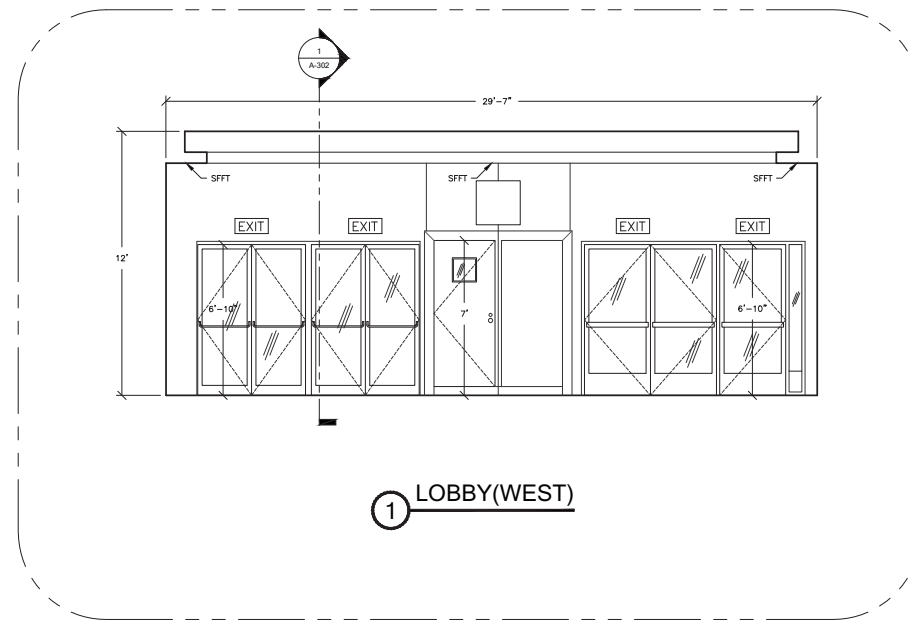
1127 MARKET STREET SAN FRANCISCO, CA	
<p>NOTE</p> <p>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.</p>	 <p>PH 800.318.0099 ASBUILTSERVICES.COM</p>
EXISTING EXTERIOR ELEVATIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-202	
7 OF 13	



1 EXISTING NORTH ELEVATION

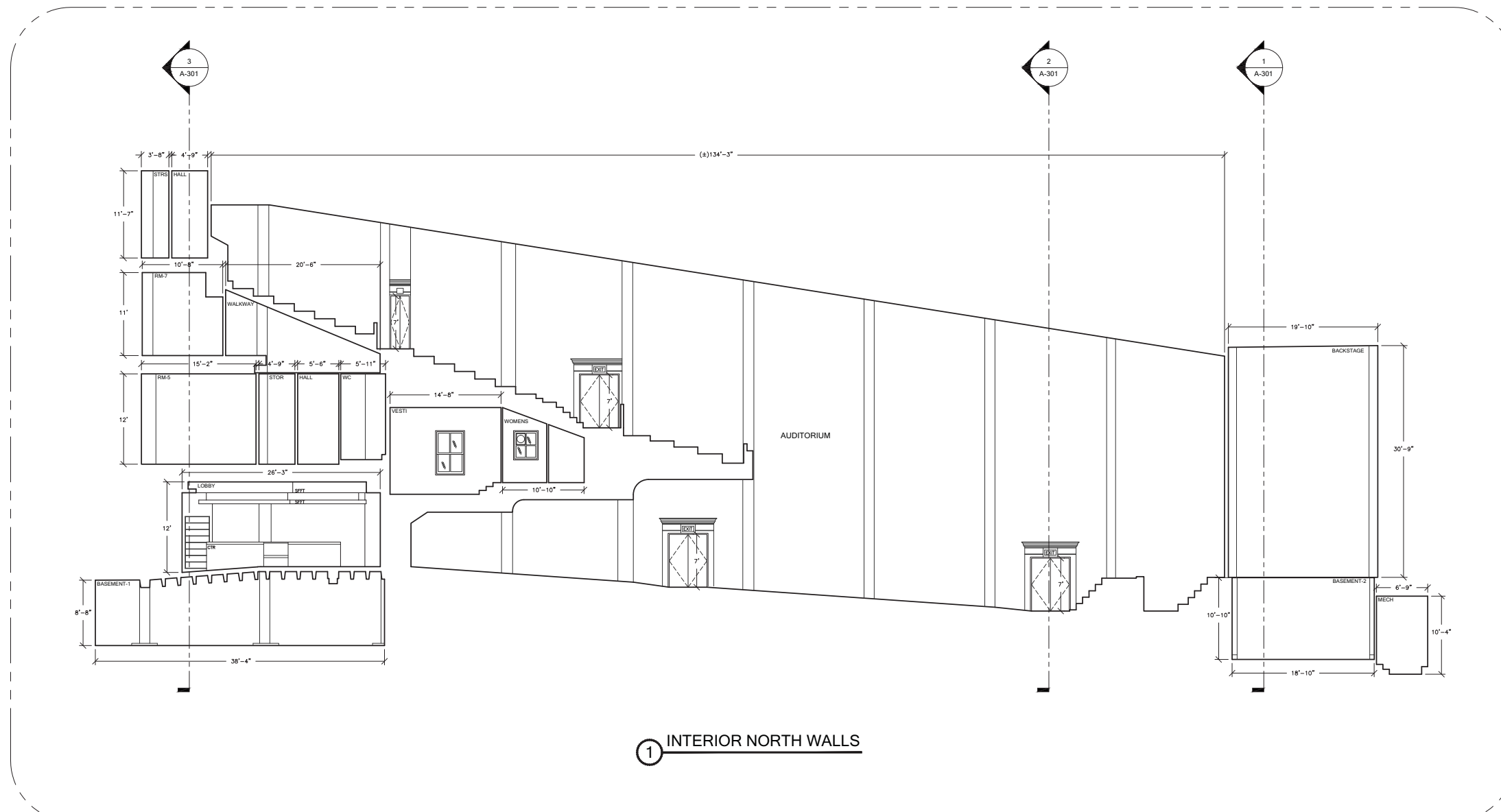
NOTE:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

1127 MARKET STREET SAN FRANCISCO, CA	
NOTE THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	 ASBUILT SERVICES FOR THE RECORD PH 800.318.0099 ASBUILTSERVICES.COM
EXISTING EXTERIOR ELEVATIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-203	
8 OF 13	




NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

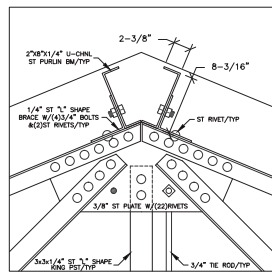
1127 MARKET STREET SAN FRANCISCO, CA	
NOTE THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	ASBUILT SERVICES FOR THE RECORD PH 800.318.0099 ASBUILTSERVICES.COM
EXISTING INTERIOR ELEVATIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-204	
9 OF 13	



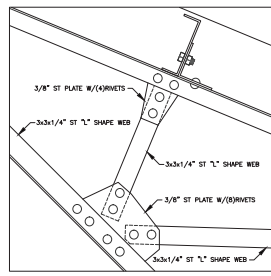
1 INTERIOR NORTH WALLS

NOTE A:
ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

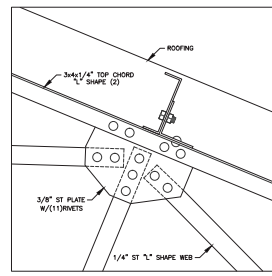
1127 MARKET STREET SAN FRANCISCO, CA	
NOTE THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	 ASBUILT SERVICES <small>FOR THE RECORD</small> PH. 800. 318.0099 ASBUILTSERVICES.COM
EXISTING INTERIOR ELEVATIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-205	
10 OF 13	



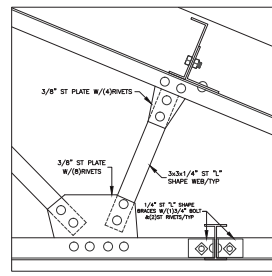
6 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



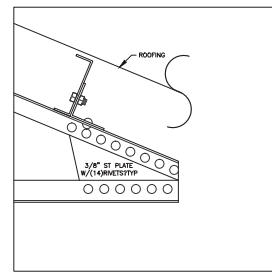
7 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



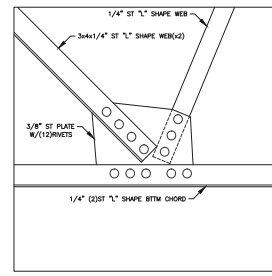
8 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



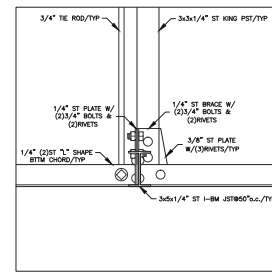
9 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



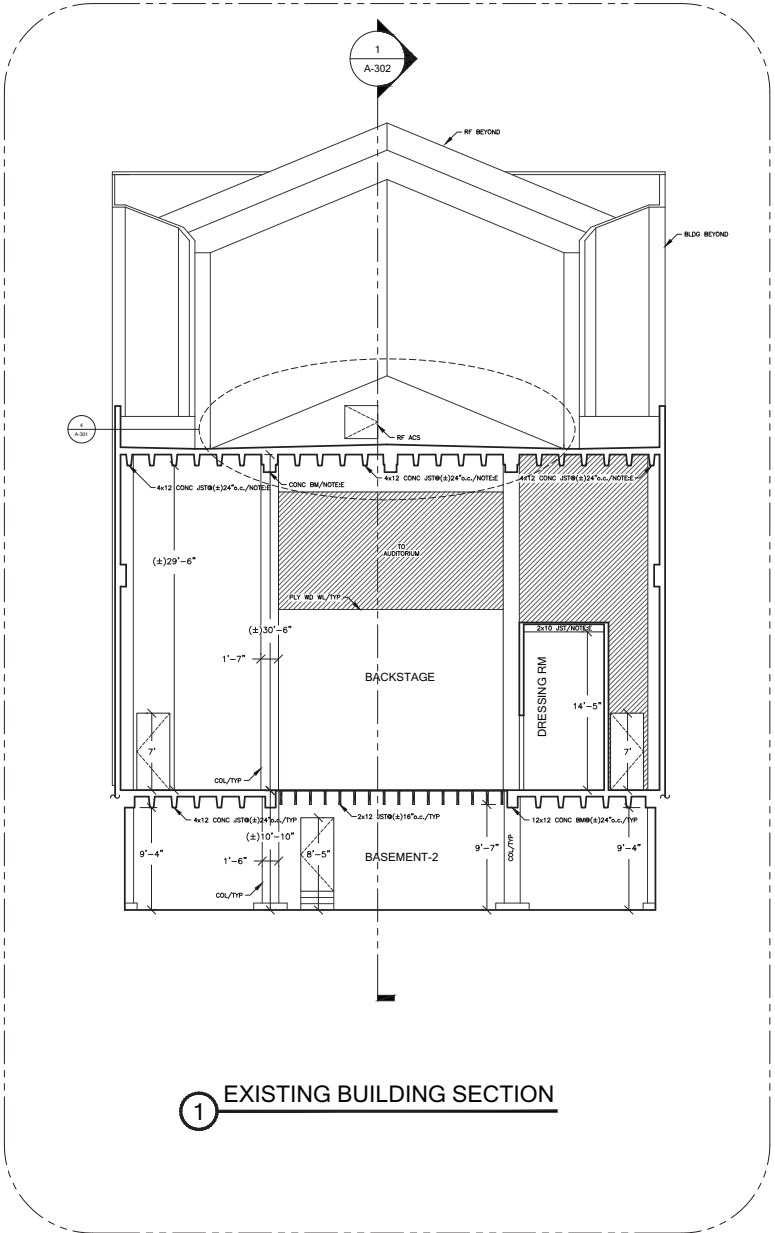
10 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



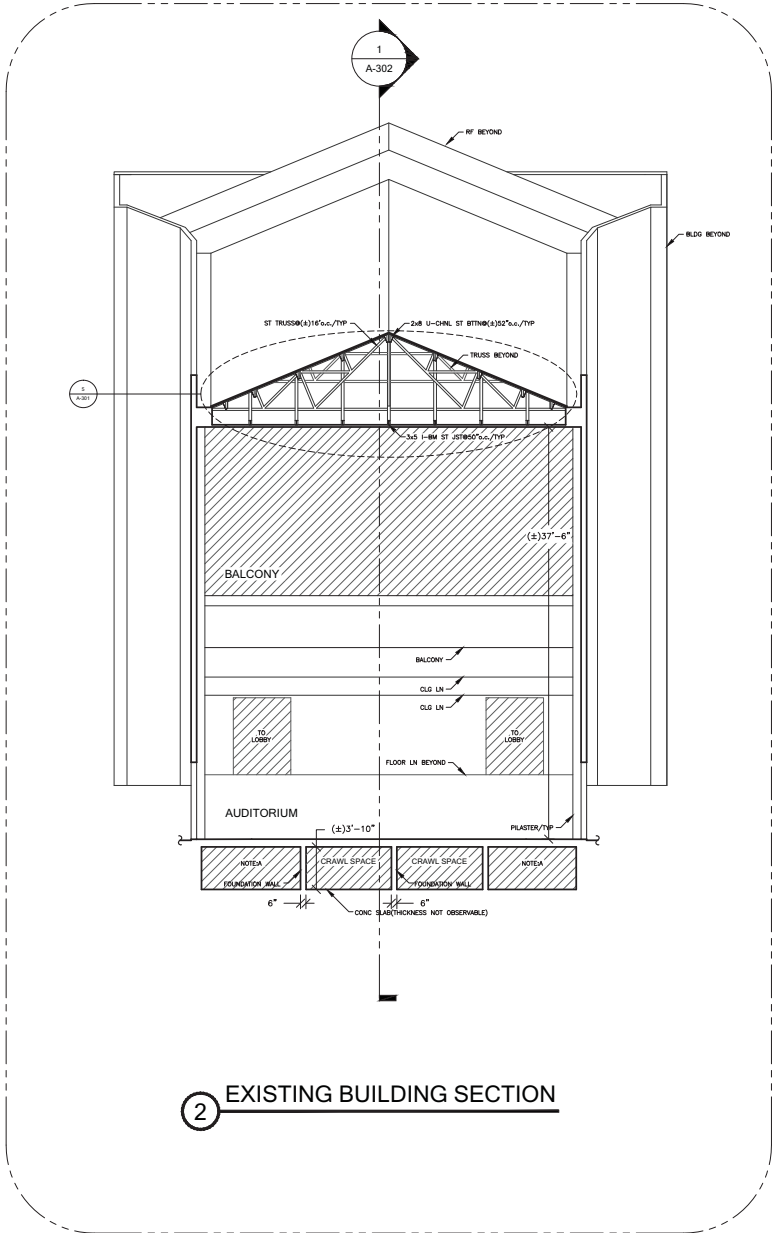
11 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



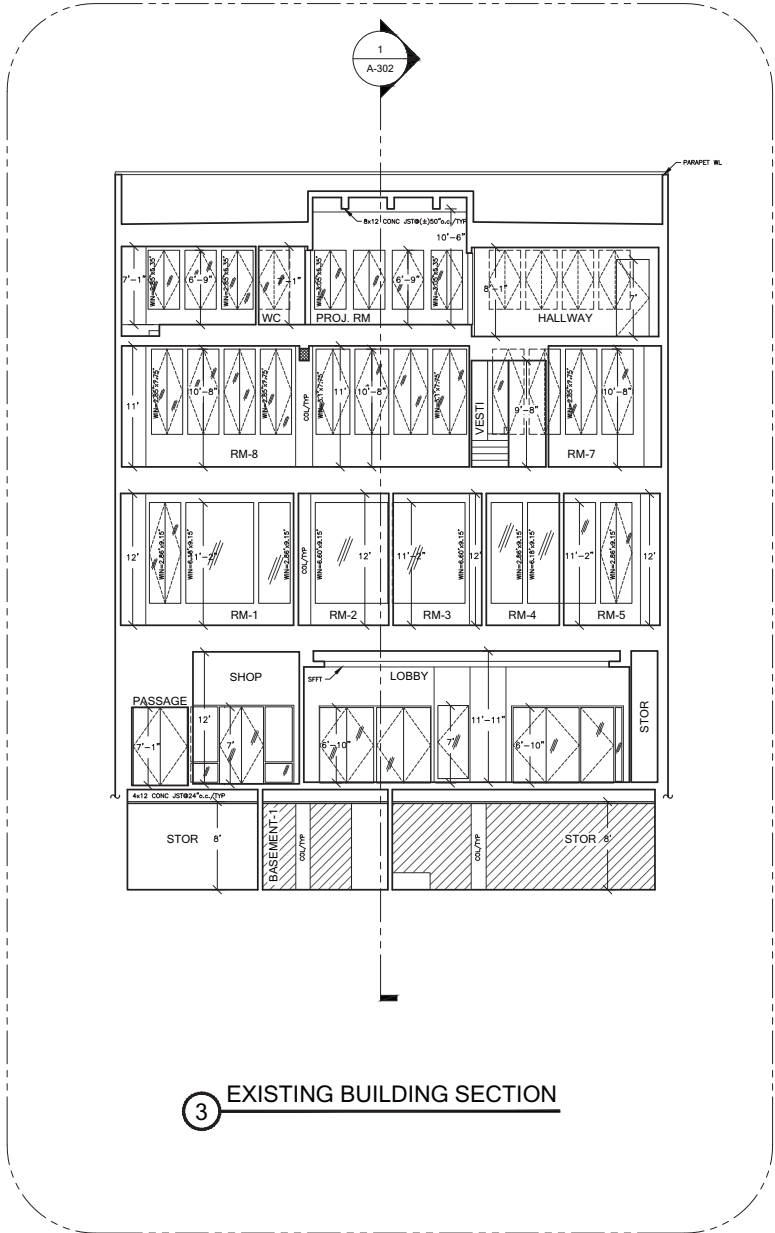
12 EXISTING INTERIOR TRUSS DETAIL
1" = 10"



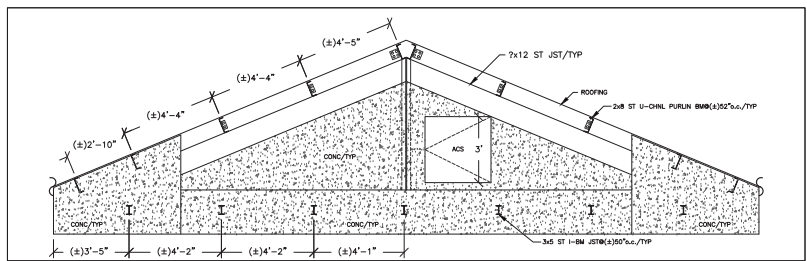
1 EXISTING BUILDING SECTION



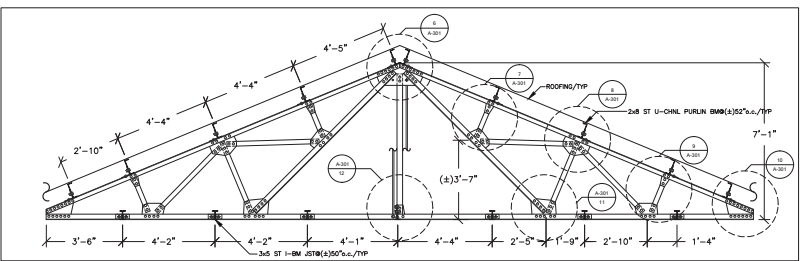
2 EXISTING BUILDING SECTION



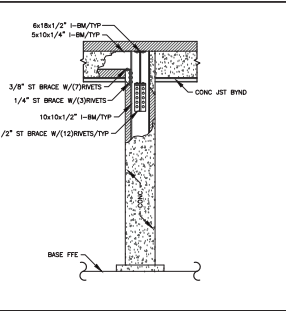
3 EXISTING BUILDING SECTION



4 EXISTING END ROOF FRAMING(LINE-10)
1/4\"/>



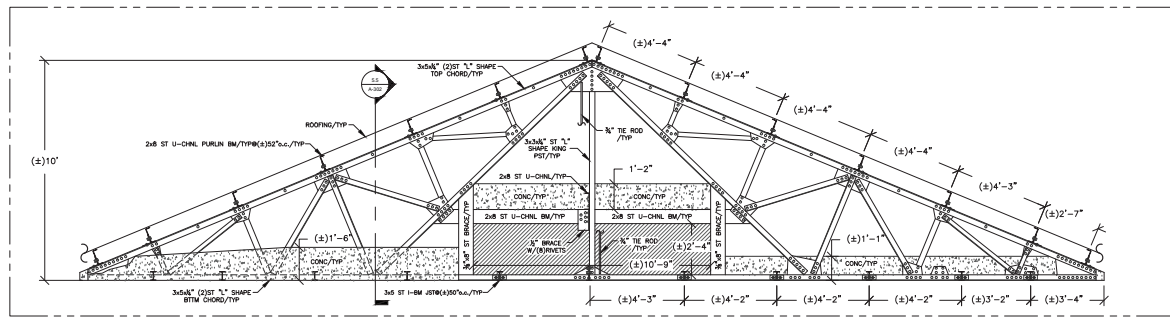
5 EXISTING INTERIOR TRUSS(LINE-9)
1/4\"/>



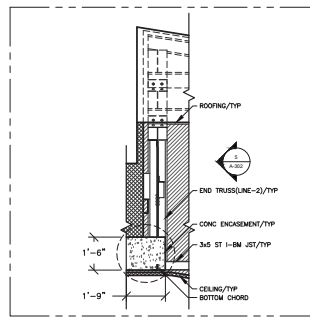
6 EXISTING BASEMENT COLUMN
1/4\"/>

NOTE E: THIS SPECIFIC ELEMENT IS NOT ACCESSIBLE FOR DIRECT MEASUREMENT - THE SIZING AND FREQUENCY NOTATION IS ASSUMED TO MATCH OTHER IDENTICAL ELEMENTS FOUND AND DIRECTLY MEASURED IN OTHER LOCATIONS THROUGHOUT THIS STRUCTURE. FOR EXACT SIZING OF THIS ELEMENT AT THIS LOCATION, FIELD VERIFICATION IS RECOMMENDED.

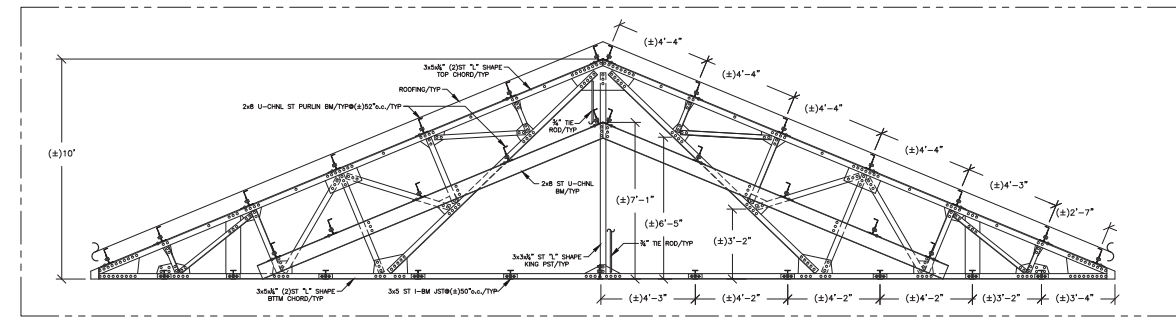
1127 MARKET STREET SAN FRANCISCO, CA	
NOTE	
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	
PH 800.318.0099 ASBUILTSERVICES.COM	
EXISTING BUILDING SECTIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-301 11 OF 13	



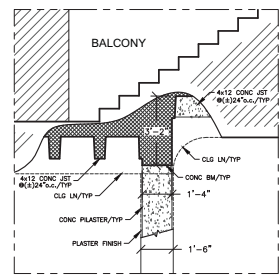
5 EXISTING END TRUSS(LINE-2)
1/4" = 1'-0"



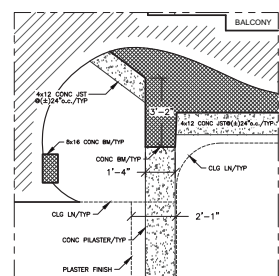
5.5 EXISTING END TRUSS CONC DETAIL(LINE-2)
1/4" = 1'-0"



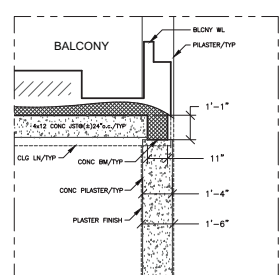
6 EXISTING INTERIOR TRUSS(LINE-3)
1/4" = 1'-0"



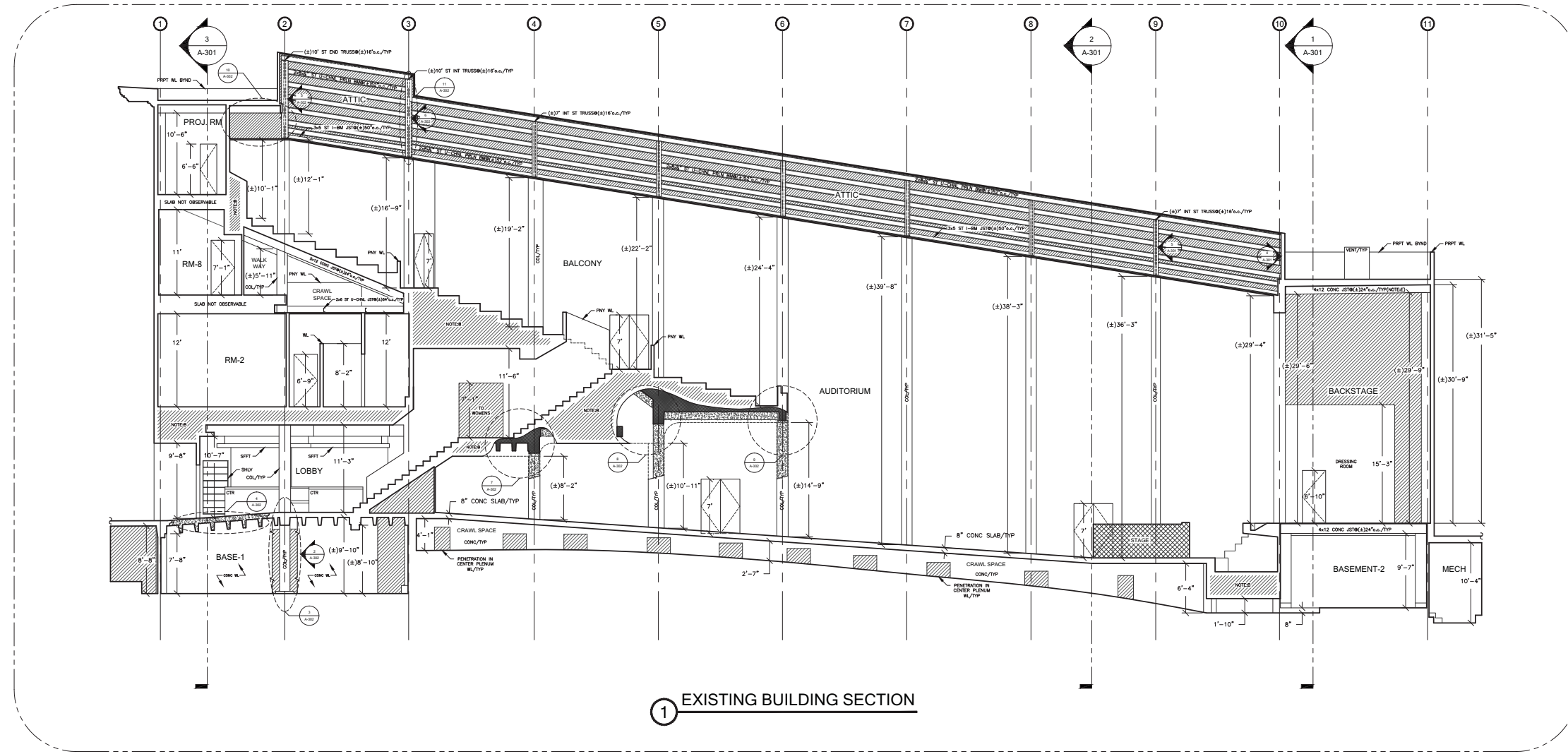
7 EXISTING BALCONY DETAIL(LINE-4)
1/4" = 1'-0"



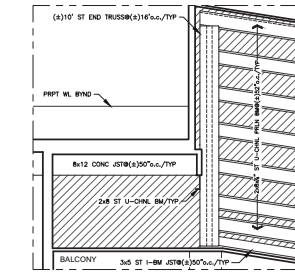
8 EXISTING BALCONY DETAIL(LINE-5)
1/4" = 1'-0"



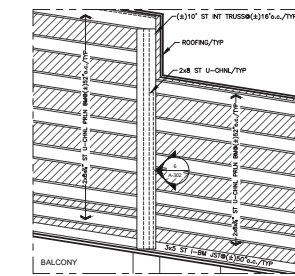
9 EXISTING BALCONY DETAIL(LINE-6)
1/4" = 1'-0"



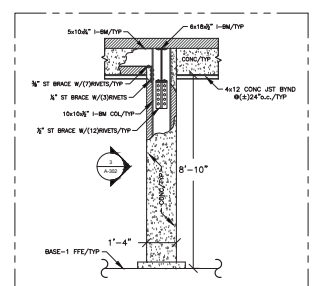
1 EXISTING BUILDING SECTION



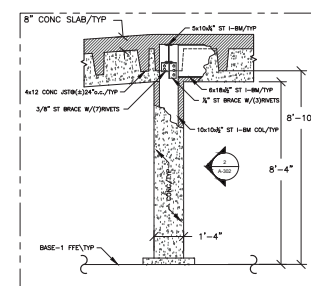
10 EXISTING END TRUSS(LINE-2)
1/4" = 1'-0"



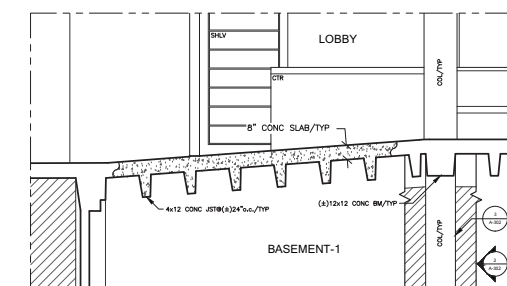
11 EXISTING INTERIOR TRUSS(LINE-3)
1/4" = 1'-0"



2 EXISTING BASEMENT COLUMN DETAIL
1/4" = 1'-0"



3 EXISTING BASEMENT COLUMN DETAIL
1/4" = 1'-0"



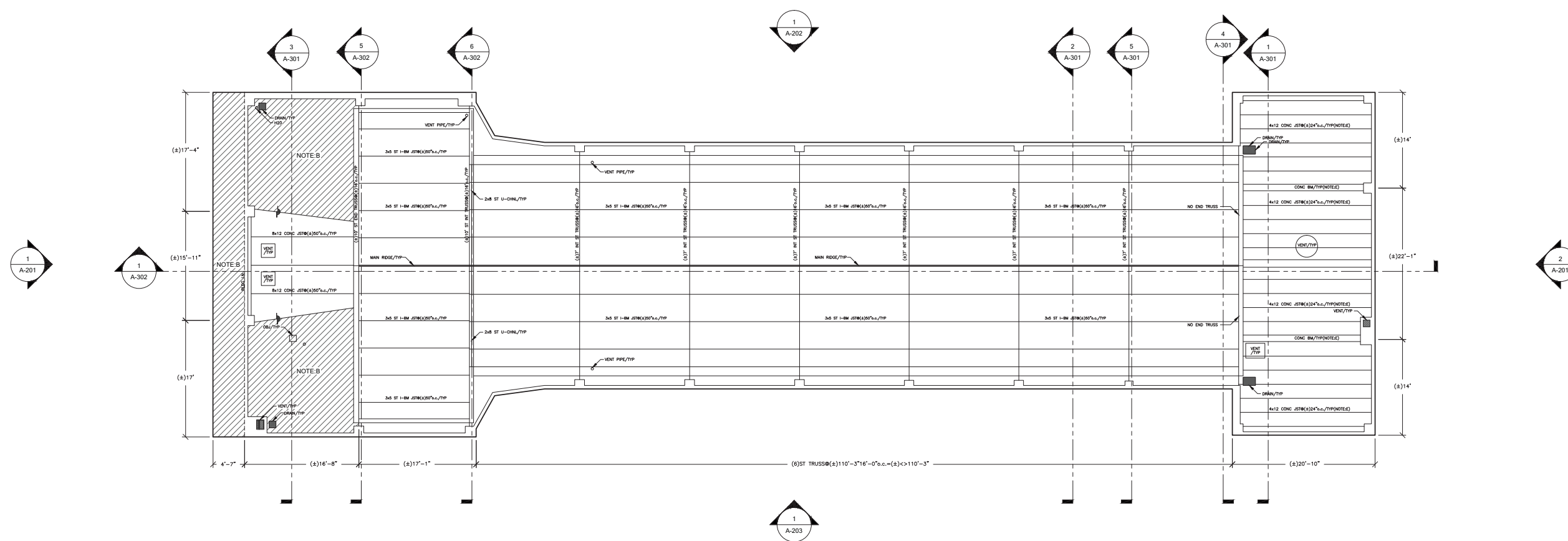
4 EXISTING LOBBY/BASEMENT SLAB DETAIL
1/4" = 1'-0"

NOTE:
DUE TO DEVIATIONS IN CEILING, WALL AND FLOOR ANGLES AND SURFACES, SOME DIMENSIONS ARE REPRESENTED AS TYPICAL.

NOTE B:
NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE E: THIS SPECIFIC ELEMENT IS NOT ACCESSIBLE FOR DIRECT MEASUREMENT - THE SIZING AND FREQUENCY NOTATION IS ASSUMED TO MATCH OTHER IDENTICAL ELEMENTS FOUND AND DIRECTLY MEASURED IN OTHER LOCATIONS THROUGHOUT THIS STRUCTURE. FOR EXACT SIZING OF THIS ELEMENT AT THIS LOCATION, FIELD VERIFICATION IS RECOMMENDED.


1127 MARKET STREET SAN FRANCISCO, CA	
NOTE	
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	
BUILT SERVICES FOR THE RECORD	
PH. 800.318.0099 ASBUILTSERVICES.COM	
EXISTING BUILDING SECTIONS	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8" = 1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
A-302 12 OF 13	



1 EXISTING FRAMING ROOF PLAN
6,960 SQFT

NOTE B:
NOT ACCESSIBLE AT TIME OF DATA ACQUISITION, AREA NOT MEASURED.

NOTE E: THIS SPECIFIC ELEMENT IS NOT ACCESSIBLE FOR DIRECT MEASUREMENT - THE SIZING AND FREQUENCY NOTATION IS ASSUMED TO MATCH OTHER IDENTICAL ELEMENTS FOUND AND DIRECTLY MEASURED IN OTHER LOCATIONS THROUGHOUT THIS STRUCTURE. FOR EXACT SIZING OF THIS ELEMENT AT THIS LOCATION, FIELD VERIFICATION IS RECOMMENDED.

1127 MARKET STREET SAN FRANCISCO, CA	
<p>NOTE</p> <p>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.</p>	 ASBUILT SERVICES <small>FOR THE RECORD</small> PH. 800.318.0099 ASBUILTSERVICES.COM
EXISTING ROOF FRAMING PLAN	
REF: 1127a_SF REV: 0 DRAWN BY: CB, KR AUDITED BY: CB	SHEET SIZE: 24x36 SCALE: 1/8"=1'-0" FIELD SURVEY: 4/17/2012-5/08/2012
S-101	
13 OF 13	