



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use - Extension of Performance Period

HEARING DATE: NOVEMBER 7, 2013

CONSENT CALENDAR

Date: October 31, 2013
Case No.: **2013.1285H**
Project Address: **1095 MARKET STREET**
Zoning: C-3-G (Downtown General)
90-X Height and Bulk District
Category I (Significant) – Joseph D. Grant Building
Block/Lot: 3703/ 059
Applicant: Jim Abrams
Gibson, Dunn & Crutcher
555 Mission Street Suite 3000
San Francisco, CA 94103
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor requests an amendment to the conditions of approval for a previously approved project in order to extend the performance period for three years (to November 7, 2016). The project was originally approved by the Planning Commission on October 14, 2010, and would convert the building use from office to a 42,000sf, 94-room, R-1 occupancy hostel/hotel with an associated 2,500sf commercial (restaurant) use, a 3,500sf nighttime entertainment use, and two rooftop terraces that total 8,500 sf. (Case No. 2009.1100C, Motion No. 18199). The exterior rehabilitation of the historic building (which is rated Category I under Article 11 of the San Francisco Planning Code) in a manner consistent with the *Secretary of Interior's Standards for Historic Rehabilitation* was reviewed and approved by the Historic Preservation Commission on October 6, 2010 (Case No. 2009.1100H, Motion No. 0080). No modifications are proposed to the design or intensity of the project as originally approved.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of Market and 7th Streets, Block 0703, Lot 059. 1095 Market Street is an existing 9-story (including basement), 61,000sf commercial office building built in 1904. The subject building is a Category I (Significant) building identified under Article 11 of the Planning Code. The building sits on an 8,250sf site in the C-3-G (Downtown Commercial General) zoning district with a 90-X Height and Hulk limit. The building is currently vacant; its most recent use was Office.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Mid-Market area and is well-served by public transit. The surrounding neighborhood presents an eclectic mix of uses and building stock is primarily from the early part of the 20th-Century, ranging in height from 2-to-10-stories. The site is adjacent to the east to the Uptown Tenderloin National Register District (Primarily Zoned RC-4 (Residential Commercial, High Density)) and the Article 10 Civic Center 10 Historic District (Zoned P (Public)).

ENVIRONMENTAL REVIEW

The Planning Department has determined that the proposed project is exempt/excluded from environmental review; pursuant to CEQA Guideline Section 15332 (Class 32 - In-Fill Development Projects) because the project is an in-fill development meeting the various conditions prescribed by the Class of exemption and it meets the *Secretary of the Interior's Standards*.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 18, 2013	October 18, 2013	20 days
Posted Notice	20 days	October 18, 2013	October 18, 2013	20 days
Mailed Notice	20 days	October 18, 2013	October 18, 2013	20 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project.
- As of the date of publication, staff has received one comment indicating general support for the project.

ISSUES AND OTHER CONSIDERATIONS

1. On October 6, 2010, the Historic Preservation Commission conducted a duly noticed public hearing on the project, Case No. 2009.1100H for the Permit to Alter and granted the Permit to Alter with conditions (Motion No. 0080) for exterior rehabilitation of the Category I (Significant) building. The Major Permit to Alter does require reauthorization at this time.
2. On October 14, 2010, the Planning Commission conducted a duly notice public hearing at a regularly scheduled meeting on Case No. 2009.1100C and granted Conditional Use Authorization (Motion No. 18199) for conversion of the building to a hotel/hostel with up to 94 rooms.
3. The Project has not been constructed following the original 2010 approval due to the continuing weakness in the real estate market and the associated difficulties in securing financing and/or purchaser of the project. The sponsor wishes to preserve the opportunity to construct the Project pending future improvements in the national and global economic outlook.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant an amendment to the conditions of approval for the original Conditional Use Authorization (per Planning Code Sections 216(b) and 303) to extend the performance period for three years (to November 7, 2013).

BASIS FOR RECOMMENDATION

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

- The requested extension is appropriate given the present economic downturn, which is beyond the control of the project sponsor.
- The Project is located within an existing high-density downtown neighborhood. The project will have a positive effect on the prevailing character in this neighborhood as its hostel/hotel use will generate less traffic and transit impacts than the previous office use. The addition of hostel/hotel units near the downtown core will allow visitors to easily walk or take public transit. As noted above, 1095 Market Street is one of the most transit- and employment-accessible locations in the City.
- The subject building would be preserved and further restored and rehabilitated as part of the Project. The proposed modifications would be in compliance with the *Secretary of Interior's Standards for Rehabilitation* and have been reviewed by the Historic Preservation Commission and Planning Department Preservation staff. The Project would not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site. The Project would serve to strengthen and extend the continued economic viability of an existing historically significant structure identified under Article 11 of the Code and serve to cause further restoration of this historic building.
- The Project proposes to provide employment opportunities for formerly homeless and emancipated foster youth.
- The Project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion to extend performance period
- Block Book Map
- Sanborn Map
- Aerial Photographs
- Motion No. 18199 (Planning Commission October 14, 2010 approval)
- Motion No. 0080 (Historic Preservation Commission October 6, 2010 approval)
- Project Sponsor Submittal, including:
 - Project Sponsor Submittal letter, dated October 28, 2013
 - Approved Plans

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 | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <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

PL _____

Planner's Initials

PL: G:\DOCUMENTS\1095 Market Street\CU extension\ExecutiveSummary.docx



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)
- Other

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Planning Commission Draft Motion

HEARING DATE: NOVEMBER 7, 2013

Date: October 31, 2013
Case No.: **2013.1285C**
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ADOPTING FINDINGS TO AMEND THE CONDITIONS OF APPROVAL FOR A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 216(B) AND 303 TO EXTEND THE PERFORMANCE PERIOD FOR THREE YEARS FOR A PREVIOUSLY APPROVED PROJECT, TO CONVERT THE SUBJECT BUILDING FROM OFFICE TO A HOTEL/HOSTEL WITH UP TO 94 ROOMS WITH ASSOCIATED RESTAURANT, BAR, AND NIGHTCLUB USES FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR’S BLOCK 3703, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND A 90-X HEIGHT AND BULK DISTRICT AND IS A CATEGORY I (SIGNIFICANT) BUILDING UNDER ARTICLE 11 OF THE PLANNING CODE.

PREAMBLE

On September 11, 2013, Jim Abrams of Gibson Dunn and Crutcher, acting on behalf of the property owner ("Project Sponsor"), submitted a request (Case No. 2013.1285C) with the City and County of San Francisco Planning Department ("Department") for an amendment to the conditions of approval for a previously approved project in order to extend the performance period for three years. The project was originally approved by the Historic Preservation Commission ("Preservation Commission") on October 6, 2010 (Case No. 2009.1100H, Motion No. 0080) and the Planning Commission ("Commission") on October 14, 2010 (Case No. 2009.1100C, Motion No. 18199), and would convert the existing office building to a

hotel/hostel with up to 94 rooms with associated restaurant, bar, and nightclub uses and rehabilitate the exterior of the building ("Project"), located at 1095 Market Street ("Project Site"), within the C-3-G (Downtown General) Zoning District, the 90-X Height and Bulk District, and a Category 1 (Significant) building. The project was previously granted Conditional Use Authorization under Planning Code Sections 216(B) and 303 for conversion to a hotel or hostel and a Major Permit to Alter under Planning Code Section 1111 for exterior rehabilitation.

On October 6, 2010, the Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2009.1100H and granted a Major Permit to Alter (Motion No. 0080) for exterior rehabilitation, including reconstruction of the historic cornice based on pictorial evidence and the installation of canopies, signage, and awnings for the Project. The Major Permit to Alter does require reauthorization at this time.

On October 14, 2010, the Commission conducted a duly notice public hearing at a regularly scheduled meeting on Case No. 2009.1100C and granted Conditional Use Authorization (Motion No. 18199) for conversion of the building to a hotel/hostel with up to 94 rooms.

On March 23, 2010, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. Since the Categorical Exemption was issued, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the Categorical Exemption due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Categorical Exemption.

On November 7, 2013, the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1285C. 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 approves the three-year extension of the performance period (to November 7, 2016) requested in Application No. 2013.1285C, subject to the conditions of Motion No. 18199 and 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 southwest corner of Market and 7th Streets, Block 0703, Lot 059. 1095 Market Street is an existing 9-story (including basement), 61,000sf commercial office building built in 1904. The subject building is a Category I (Significant)

building identified under Article 11 of the Planning Code. The building sits on an 8,250sf site in the C-3-G (Downtown Commercial General) zoning district with a 90-X Height and Hulk limit. The current use of the building is Office.

3. **Surrounding Properties and Neighborhood.** The project site is located in the Mid-Market area and is well-served by public transit. The surrounding neighborhood presents an eclectic mix of uses and building stock is primarily from the early part of the 20th- Century, ranging in height from 2-to-10-stories. The site is adjacent to the east to the Uptown Tenderloin National Register District (Primarily Zoned RC-4 (Residential Commercial, High Density)) and the Article 10 Civic Center 10 Historic District (Zoned P (Public)).
4. **Project Description.** The proposed Project at 1095 Market Street is a seismic strengthening and architectural rehabilitation of an existing historic 9-story (including basement), 61,000sf commercial office building built in 1904. The Project would rehabilitate the historic building (which is rated Category I under Article 11 of the San Francisco Planning Code) in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*. The proposed Project would also convert the building use from office to a 42,000sf, 94-room, R-1 occupancy hostel/hotel. The hotel/hostel will include a 2,500sf commercial (restaurant), a 3,500sf nighttime entertainment and two rooftop terraces that total 8,500 sf. The Project intends to preserve, repair and rehabilitate, or, if possible, to reconstruct several of the major architectural elements of the building.

The ground floor storefront on Market and 7th Street and Stevenson, which has been heavily modified and bears no resemblance to the original storefront, would be replaced with a new storefront and building entrance that is compatible with the historic character of the building. The building's double-hung wood windows on its main facades (Market, 7th St and Stevenson) will be retained and rehabilitated. The Project would likely replace the window glazing with more energy efficient and acoustically insulated double pane glazing. The exterior brick façade would be cleaned, re-pointed and repaired where needed. Studies demonstrate that the building is currently seismically unsound and its building systems are failing.

The Project proposes to hire formerly homeless and emancipated foster youth from Larkin Street Youth Services ("Larkin Street"). Larkin Street is a highly respected organization located in the Tenderloin District of San Francisco and has a successful record of finding employment opportunities for formerly homeless and emancipated foster youth.

5. **Public Comment.** Staff has not received any input regarding the Project as of the date of this report.
6. This Commission adopts the findings of the previous Planning Commission Motion No. 17838, as though fully set forth herein with the following updates to the findings related to compliance with the current Planning Code.
 - a. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - i. **Bird Safety.** Section 139 of the Planning Code requires treatment of feature-related hazards include free-standing glass walls, wind barriers, skywalks,

balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size, to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards.

The Project proposes a glass guardrail mounted to the back of the building parapet at the street-facing façades of the building. This guardrail, which constitutes a feature-related hazard for bird safety, shall be treated with fritting, permanent stencils, frosted glass, or physical grids placed on the exterior of glazing or UV patterns visible to birds in compliance with the Code.

- ii. **Bicycle Parking.** Sections 155.1-155.5 of the Planning Code requires provision of bicycle parking when change of occupancy or increase in intensity of use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent. As the existing office use would require more bicycle parking spaces than the proposed new hotel/hostel and commercial uses, the proposed Project does not have a bicycle parking requirement.

The Project proposes no bicycle parking in compliance with the Code.

- iii. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses, including Retail/Entertainment, Management, Information and Professional Services, Production/Distribution/Repair, and Visitor Services.

The proposed project would convert the existing office use (Management, Information, and Professional Services) to hotel/hostel (Visitor Services) and associated retail and entertainment (Retail/Entertainment). Provisions of Section 411 provide for a credit for prior uses eliminated on the project site. As the applicable fees for the proposed uses equal the credit for existing uses, the Project owes no fees pursuant to Section 411.

7. 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.
8. The Commission finds that, given the weakness in the hotel market due to the fluctuations of the national and global economy since the initial approval of the Project, which is beyond the control of the Project sponsor, and given the merits of the proposed Project, it is appropriate to amend Condition of Approval No. 1 of Planning Commission Motion No. 18199 to extend the performance period of the Project to November 7, 2016.

9. On balance, the Commission hereby finds that approval of the proposed amendment to Condition of Approval No. 1 of Planning Commission Motion No. 18199 in this case 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. 2013.1285C** subject to the following conditions attached hereto as "EXHIBIT A," and subject to the Conditions of Approval of Planning Commission Motion No. 18199, as amended by this approval to modify Condition of Approval No. 1 to extend the performance period of the project to November 7, 2016.

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 November 7, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 7, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Hotel/Hostel Use with up to 94 rooms located at 1095 Market Street, Lot 059 in Assessor's Block 3703, pursuant to Planning Code Section(s) **216(b) and 303** within the **C-3-G (Downtown General)** District and a **90-X** Height and Bulk District; in general conformance with plans, dated **October 14, 2010**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.1285C** and subject to conditions of approval reviewed and approved by the Commission on **October 14, 2010** under Motion No. **18199**, as amended by the Commission on November 7, 2013 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 14, 2010 under Motion No. 18199, as amended by the Planning Commission on November 7, 2013 under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion (until November 7, 2016), amending the expiration date of the performance period specified in the approval granted per Motion No. 18199. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

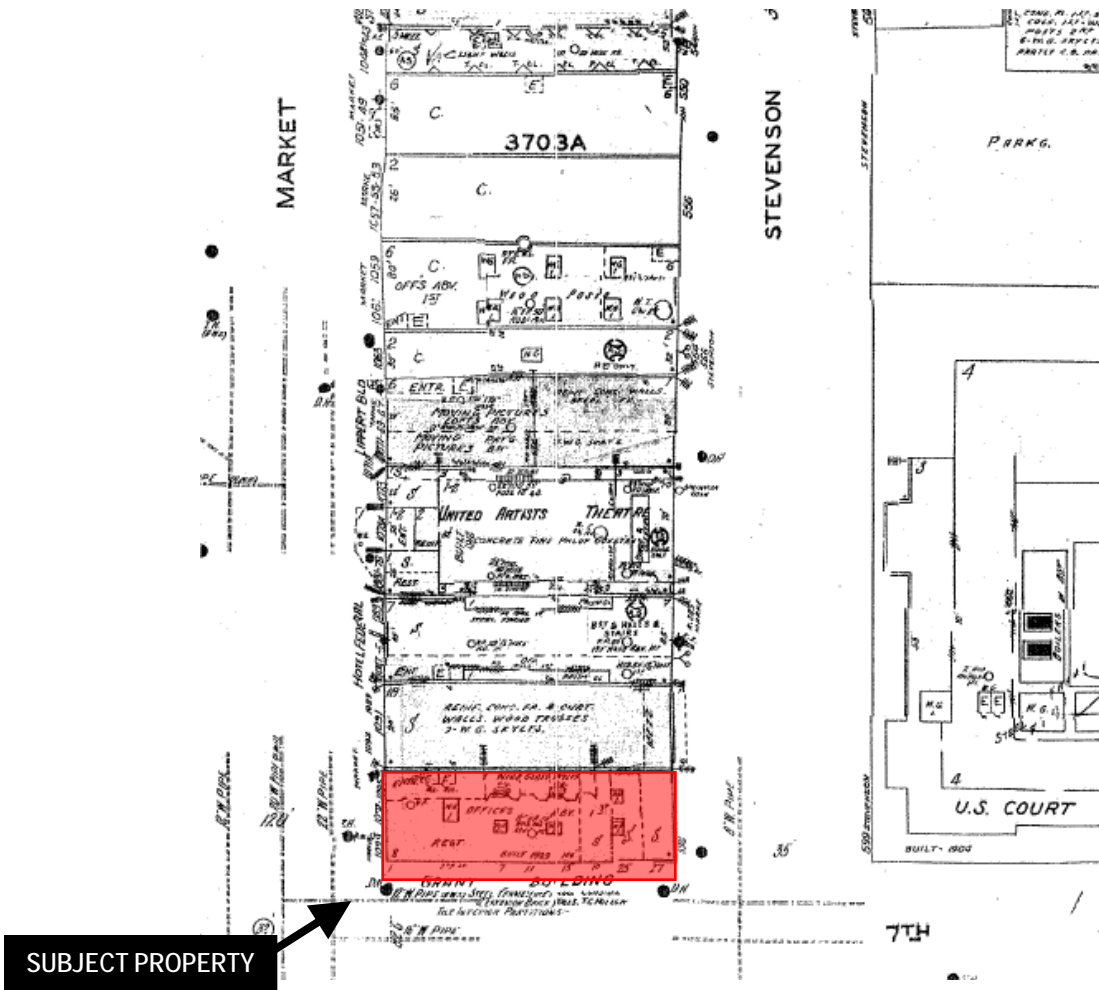
MONITORING - AFTER ENTITLEMENT

6. **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
7. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
8. **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

9. **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

Sanborn Map*

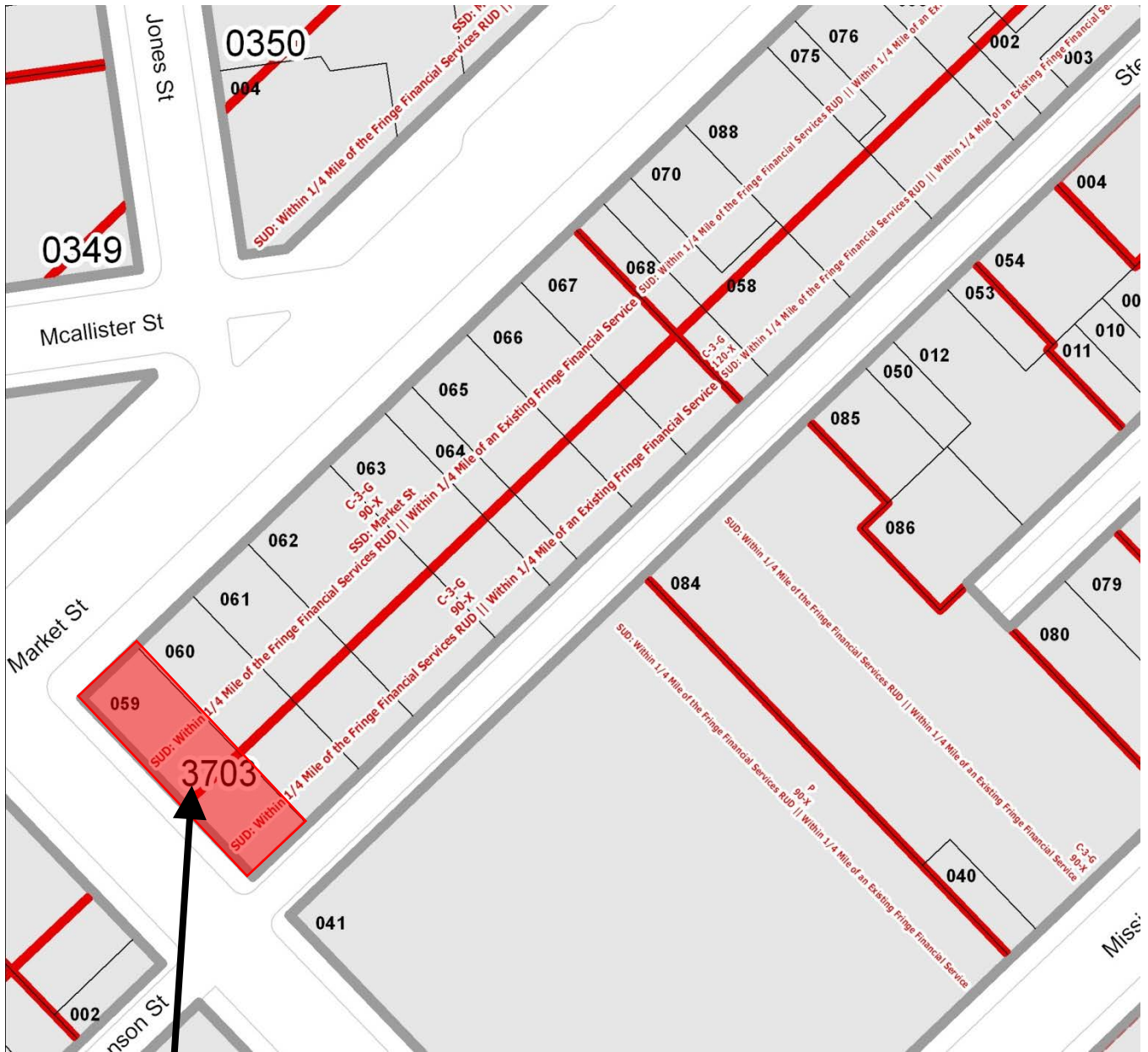


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2013.1285C
1095 Market Street



Parcel Map

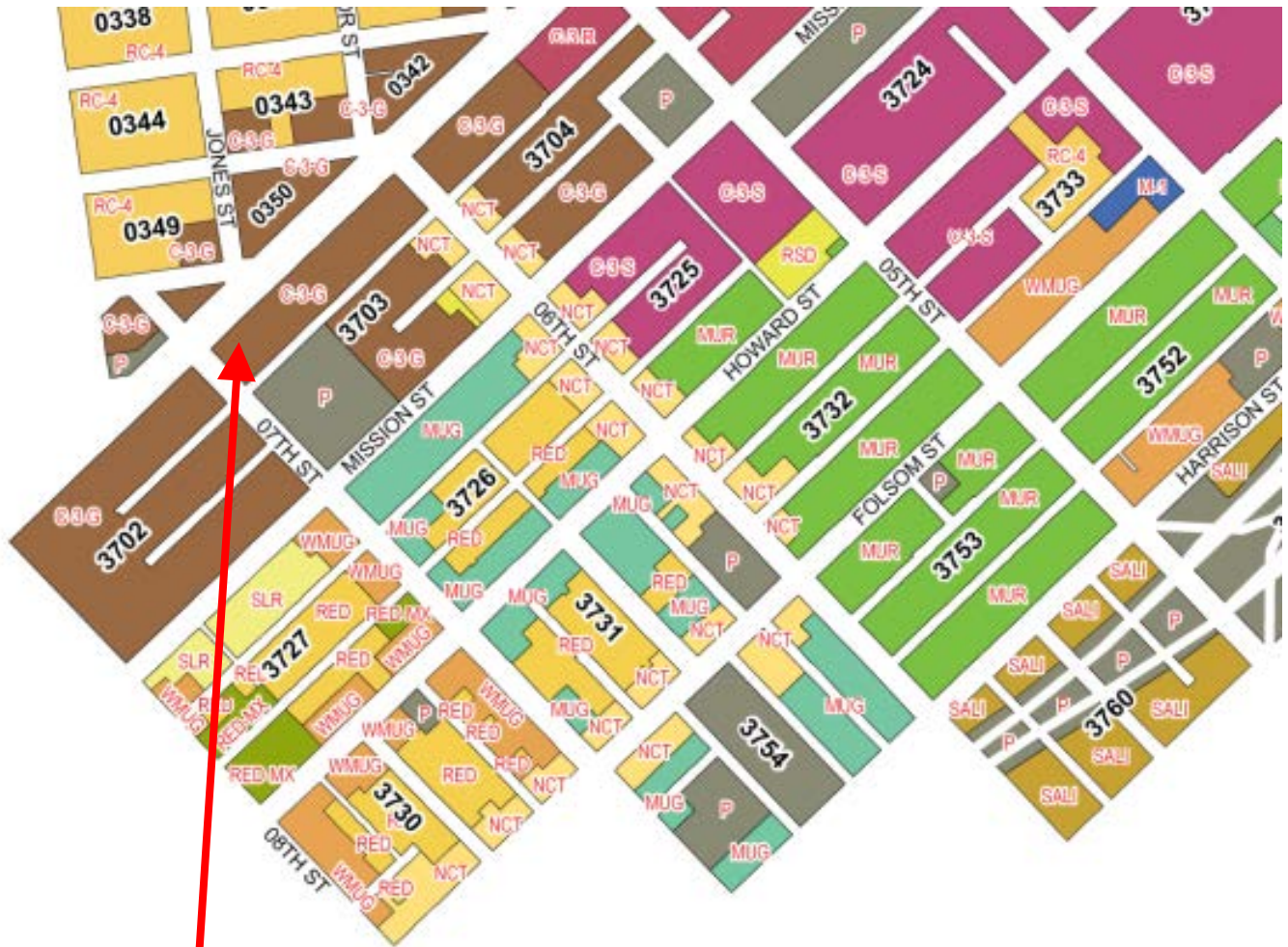


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2013.1285C
1095 Market Street



Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.1285C
1095 Market Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.1285C
1095 Market Street



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Subject to: (Select only if applicable)

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- Downtown Park Fee (Sec. 139)
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Planning Commission Motion No. 18199

HEARING DATE OCTOBER 14, 2010

Hearing Date: October 14, 2010
Filing Date: September 22, 2010
Case No.: **2009.1100CH**
Project Address: **1095 Market Street**
Category: Category I – Joseph D. Grant Building
Zoning: C-3-G (Downtown General)
 90-X Height and Bulk District
Block/Lot: 3703/ 059
Applicant: Jim Abrams
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Staff Contact Tim Frye - (415) 558-6625
tim.frye@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 216(B) OF THE PLANNING CODE TO CONVERT THE SUBJECT BUILDING FROM OFFICE TO A HOTEL/HOSTEL WITH UP TO 94 ROOMS WITH ASSOCIATED RESTAURANT, BAR, AND NIGHTCLUB USES FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR’S BLOCK 3703. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND AN 90-X HEIGHT AND BULK DISTRICT AND A CATEGORY I (SIGNIFICANT) BUILDING UNDER ARTICLE 11 OF THE PLANNING CODE.

RECITALS

1. On May 27, 2010, JIM ABRAMS (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter “Department”) for a Conditional Use Authorization pursuant to Section 216(b) of the Planning Code to convert the exiting office building to a hotel/hostel with up to 94 rooms at the subject building located on lot 059 in Assessor’s Block 3703, a Category I Building, historically known as the Joseph D. Grant Building.

2. On September 22, 2010, JIM ABRAMS (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter for exterior rehabilitation, including reconstruction of the historic cornice based on pictorial evidence and the installation of canopies, signage, and awnings at the subject building located on lot 059 in Assessor's Block 3703, a Category I Building, historically known as the Joseph D. Grant Building.
3. The Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "HPC") has reviewed and concurs with said determination.
4. On October 6, 2010, the HPC conducted a duly noticed public hearing on the current Project, Case No. 2009.1100H for the Permit to Alter and GRANTED the Permit to Alter WITH CONDITIONS, Motion No. 18199.
5. In reviewing the Application, the Planning Commission ("Commission") has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.
6. The Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.
7. The Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby grants the approval requested in Application No. 2009.1100C, as modified herein, subject to the conditions contained in Exhibit A, attached hereto and incorporated herein by reference, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposed Project at 1095 Market Street is a seismic strengthening and architectural rehabilitation of an existing historic 9-story (including basement), 61,000sf commercial office building built in 1904. The Project would rehabilitate the historic building (which is rated Category I under Article 11 of the San

Francisco Planning Code) in a manner consistent with the Secretary of Interior's Standards for Historic Rehabilitation. The proposed Project would also convert the building use from office to a 42,000sf, 94-room, R-1 occupancy hostel/hotel. The hotel/hostel will include a 2,500sf commercial (restaurant), a 3,500sf nighttime entertainment and two rooftop terraces that total 8,500 sf. The Project intends to preserve, repair and rehabilitate, or, if possible, to reconstruct several of the major architectural elements of the building.

The ground floor storefront on Market and 7th Street and Stevenson, which has been heavily modified and bears no resemblance to the original storefront, would be replaced with a new storefront and building entrance that is compatible with the historic character of the building. The building's double-hung wood windows on its main facades (Market, 7th St and Stevenson) will be retained and rehabilitated. The Project would likely replace the window glazing with more energy efficient and acoustically insulated double pane glazing. The exterior brick façade would be cleaned, re-pointed and repaired where needed. Studies demonstrate that the building is currently seismically unsound and its building systems are failing.

The Project proposes an innovative program to hire formerly homeless and emancipated foster youth from Larkin Street Youth Services ("Larkin Street"). Larkin Street is a highly respected organization located in the Tenderloin District of San Francisco and has a successful record of finding employment opportunities for formerly homeless and emancipated foster youth.

3. **Site Description and Present Use.** 1095 Market Street (Assessor's Block 0703, Lot 059) is an existing 9-story (including basement), 61,000sf commercial office building built in 1904. The subject building is a Category I (Significant) building identified under Article 11 of the Planning Code. The building located between 6th and 7th Streets on Market sits on an 8,250sf site zoned C-3-G. The current use of the building is Office.
4. **Surrounding Properties and Neighborhood.** The Project Site is located in the Mid-Market area and is well-served by public transit. The surrounding neighborhood presents an eclectic mix of uses and building stock is primarily from the early part of the 20th- Century, ranging in height from 2-to-10-stories. The site is adjacent to the east to the Uptown Tenderloin National Register District (Primarily Zoned RC-4 (Residential Commercial, High Density)) and the Article 10 Civic Center 10 Historic District (Zoned P (Public)).
5. **Public Comment.** Staff has not received any input regarding the Project as of the date of this report.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use and Density.** Section 216(b) of the Planning Code requires Conditional Use Authorization a hotel or hostel.

The Project proposes up to 94 new hotel/hostel guest rooms, and therefore requires Conditional Use Authorization by the Planning Commission. The attached report prepared by PKF concludes that no comparable hostel/hotel exists in San Francisco, and therefore that the Project would have significant market demand because of the lack of a comparable hostel/hotel. San Francisco is one of the world's most popular tourist destinations and represents a significant component of San Francisco's economy.

All proposed accessory commercial and nighttime entertainment uses are principally permitted within the C-3 District

- B. **Height and Bulk.** The subject property is located within a 90-X Height and Bulk District. Pursuant to Section 270, projects within "-X" Bulk Districts are not subject to specific bulk controls. Pursuant to Section 1111.6 of the Planning Code, any additions to height of the a Category I – Significant building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

The HPC reviewed the Project at their 10/6/10 hearing and granted with conditions a Permit to Alter for the roof addition. Subject to the HPC's conditions of approval the Project, and in compliance with height exceptions for rooftop equipment rooms, the proposed expansion is in compliance with this Code requirement.

- C. **Usable Open Space.** Section 138 requires open space within the C-3 for new construction or a project that results in an addition of 20% or more of the gross floor area. The proposed Project does not have an open space requirement.

Although it is not a requirement identified within the Planning Code, the Project proposes a roof terrace approximately 8,500sf. The Project is in compliance.

- D. **Off-Street Parking and Off-Street Loading.** Section 161 of the Planning Code exempts off-street parking, freight, loading and service vehicle requirements within the C-3.

The Project does not propose any off-street parking or loading and is exempted under this provision of the Planning Code in support of the City's Transit First policy.

- E. **Jobs-Housing Linkage Program.** Pursuant to Section 413 (Formally Section 313), large-scale development projects that contain entertainment, hotel, office, research and development, or retail uses are required to pay a fee to a designated housing developer or to the City in order to help offset the cost of building additional housing. This requirement applies to hotel projects proposing at least 25,000 square feet of new hotel uses.

The Project proposes approximately 61,000 sf of new hotel use and thus is subject to Section 313 requirements. The Sponsor will meet the requirements of Section 413 by payment of an in-lieu fee.

- F. **Childcare Requirement.** Pursuant to Section 414 (Formally Section 314), large-scale development projects are required to (1) provide on-site childcare, (2) provide off-site childcare, (3) pay an in-lieu fee, or (4) combine the provision of on-site or off-site childcare with the payment of an in-lieu fee. This requirement applies to a Hotel or Office development projects proposing the net addition of 50,000 or more gross square feet of use.

The Project proposes a change of use to hotel use. The gross square footage of the subject building is approximately 61,100sf and therefore Section 414 applies. The Sponsor will either provide the facility itself, make arrangements with an appropriate organization to do so, or pay the in-lieu fee.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. Section 303(g) of the Code also establishes specific criteria for Hotel uses. On balance, the Project complies with the criteria of Section 303, in that:

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

The proposed hostel/hotel use is necessary and desirable for the neighborhood and the community for several reasons. First, the Project is necessary to make financially feasible the seismic retrofit of a Category I historic building that is currently in very poor seismic condition. Second, the Project is necessary and desirable because it would allow for the rehabilitation of the historic building in a manner consistent with the Secretary of the Interior's Standards of Historic Rehabilitation, and therefore would protect and enhance the physical beauty of the building and the neighborhood. Third, the proposed hostel/hotel use is desirable for the Mid-Market neighborhood and to the Market Street corridor because it proposes no off-street parking, has been designed in a manner to attract travelers who arrive in San Francisco by transit, and would provide affordable travel accommodations for younger travelers who will appreciate and contribute to the arts, theater, and restaurant uses in the Mid-Market neighborhood. The hostel/hotel use is desirable because it would provide pedestrian activity during both the daytime and nighttime, and therefore would help to enliven Market Street.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

The 1095 Market Street building is seismically unsound and its building systems are failing. The building therefore currently could be detrimental to the health, safety, and general welfare of persons within the building or proximate to the building during an earthquake. By seismically retrofitting the building, the Project would significantly improve the health, safety, and welfare of residents of the Mid Market Neighborhood and residents of the City more generally. These benefits would not be economically feasible without the conversion of the building to hostel/hotel use.

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.

The 1095 Market Building was originally constructed between 1902 and 1905, and is one of the few buildings in the downtown area to have survived the 1906 earthquake. The size and shape of the building therefore predated almost all of the other buildings on Market Street. The proposed Project would not alter the size or shape of the building and therefore the physical nature of the building could not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166.

The proposed Project has been designed in a manner to attract visitors who will arrive at the hostel/hotel by transit, which is appropriate because the Project is located less than one block from the Civic Center BART and Muni rail station, and is located on Market Street. The building was constructed with no off-street parking and the Project does not propose any off-street parking. The Transportation Study prepared for the Project for compliance with the California Environmental Quality Act ("CEQA") indicates that the hostel/hotel use would generate fewer automobile trips than would an office building, which comports with the City's Transit First policy.

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

The Project does not propose any uses that would result in noxious or offensive noise, glare, dust, or odor emissions. The hotel units would generate noise similar to or less than that generated by nearby uses. The proposed nightclub and bar will be located underground and will be properly noise insulated, if necessary. The ground-floor restaurant use will be properly vented and trash disposed of in an appropriate manner. The Project is located adjacent to the Market and 7th Streets to the north and west, to the Federal Court of Appeals to the south, and to the vacant Merrill's retail store to the east, and therefore is not located adjacent to any sensitive uses.

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

The ground floor storefront on Market and 7th Street and Stevenson, which has been heavily modified and bears no resemblance to the original storefront, would be replaced with a new storefront and building entrance that is compatible with the historic character of the building. The building's double-hung wood windows on all elevations (Market, 7th St and Stevenson) will be retained and rehabilitated. The exterior brick and Terra Cotta façade, which is in relatively good condition, would be cleaned, re-pointed and repaired where needed.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

On balance, the Project meets the requirements of the Planning Code and is in conformity with the General Plan. For more information regarding General Plan conformance, see Item No. 13.

Section 303(g) conditional use authorization for hotel uses.

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

The Project proposes an innovative program to hire formerly homeless and emancipated foster youth from Larkin Street Youth Services ("Larkin Street"). Larkin Street is a highly respected organization located in the Tenderloin District of San Francisco and has a successful record of finding employment opportunities for formerly homeless and emancipated foster youth. The future employees of the Project may currently be unemployed, or the Project may provide them with increased hours or income compared to their current jobs. These new job opportunities would reduce the demand for social services for those who are currently unemployed or whose current job does not provide sufficient income. The hotel Transit Occupancy Tax would generate revenues for the City's general fund, which could be used to fund housing, public transit, childcare or other social services. The Project would also be subject to the requirements of the City's Job Housing linkage fee, the Transit Impact Demand Fee, and the Child Care fee, the amount of which are updated from time to time to reflect the costs for any increased demand for transit, housing, or child care, respectively, that are generated by the Project.

2. The measures that will be taken by the Project Sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation.

The Project proposes an innovative program to employ residents of San Francisco. Specifically, the Project proposes to hire formerly homeless and emancipated foster youth from Larkin Street Youth Services ("Larkin Street"). Larkin Street is a highly respected organization located in the Tenderloin District of San Francisco and has a successful record of finding employment opportunities for formerly homeless and emancipated foster youth.

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

The attached report prepared by PKF concludes that no comparable hostel/hotel exists in San Francisco, and therefore that the Project would have significant market demand because of the lack of a comparable hostel/hotel. San Francisco is one of the world's most popular tourist destinations and represents a significant component of San Francisco's economy.

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

URBAN DESIGN ELEMENT

OBJECTIVE 1

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

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

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

The Project directly supports all above-cited policies. The Project would restore a seismically impaired historic resource. The Project will preserve the character-defining historic features of the existing building and return it to usefulness. By allowing the conversion of the property to hostel/hotel and retail use, the Project is a practical and financially viable means to seismically upgrade, rehabilitate and preserve an important building.

The Project proposes no changes to the character-defining exteriors of the building. The intent of the Project is to render financially feasible the seismic retrofit of the building, to repair and restore the original brick and Terra Cotta cladding that covers the exterior of the building, to repair and restore the building's original windows, and to construct a new storefront that would be compatible with the historic characteristics of the building. The Historic Preservation Commission and Planning Department Preservation staff have concluded that the Project, including the elevator and stair penthouse additions, represent a net preservation benefit and conform to the Secretary's Standards for Rehabilitation.

COMMUNITY SAFETY ELEMENT

POLICY 2.8

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

The Project will seismically upgrade the existing building in a way that will protect the historically significant building. The Historic Preservation Commission and Department Preservation staff has determined that the Project conforms to the Secretary's Standards for Rehabilitation of Historic Buildings, taking into account the economic feasibility of the Project.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE EXISTING TRANSPORTATION INFRASTRUCTURE AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

The Project is located within an existing high-density downtown neighborhood. The Project will have a positive effect on the prevailing character in this neighborhood; at its hostel/hotel use will generate less traffic and transit impacts than the previous office use. The addition of hostel/hotel units near the downtown core will allow visitors to easily walk or take public transit. As noted

above, 1095 Market Street is one of the most transit- and employment accessible locations in the City.

TRANSPORTATION ELEMENT – PEDESTRIAN ENVIRONMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

The existing conditions at the base of the building contribute to a poor pedestrian experience. The restoration and rehabilitation work will not only help ensure the continued preservation of the historic resource but it will also activate a portion of Market, 7th, and Stevenson Streets that is currently inactive and in disrepair.

ENVIRONMENTAL PROTECTION ELEMENT – TRANSPORTATION

Objectives and Policies

OBJECTIVE 15:

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.3 - Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

The Project will serve this Objective and Policy because the Project site is extremely well-served by public transit and proposes no off-street parking in order to encourage the use of public transportation.

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

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

The Project furthers this policy by proposing ground floor commercial uses. The development of a hotel/hostel use will bring new employees and visitors to the Project Site and area, which would strengthen existing neighborhood operations and encourage new employment opportunities in the at the Project Site.

- 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 have no effect on existing housing. The Project is compatible with the character of the area, which is somewhat varied in scale, but is generally defined by urban development.

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

The Project will promote this policy by contributing to the City's affordable housing supply by complying with the Jobs-Housing Linkage Program.

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

A wide variety of goods and services are available within walking distance of the Project Site without reliance on private automobile use. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network. The Project proposes no off-street parking to discourage commuting via private automobile.

- 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 does not propose any office development. A number of office tenants would be displaced by conversion of the building use. However, the Project will provide employment opportunities for area residents.

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

The Project is designed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The subject building would be preserved and further restored and rehabilitated as part of the Project. The proposed modifications would be in compliance with the Secretary of Interior's Standards and have been reviewed by the Historic Preservation Commission and Planning Department Preservation staff. The Project would not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site. The Project would serve to strengthen and extend the continued economic viability of an existing Significant structure identified under Article 11 of the Code and serve to cause further restoration of this historic building.

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

The Project will not cast shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces.

15. 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.
16. 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 Project Sponsor, 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. 2009.1100C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18199. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 14, 2010.

Linda Avery
Commission Secretary

AYES: Miguel, Antonini, Borden, Moore, Olague, Sugaya

NAYS:

ABSENT:

ADOPTED: October 14, 2010

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a conditional use to allow a Hotel/Hostel Use with up to 94 guest rooms located at 1095 Market Street, Lot 059 in Assessor's Block 3703, pursuant to Planning Code Section 216(b) within the C-3-G District and a 90-X Height and Bulk District; in general conformance with plans, dated **October 6, 2010**, and stamped "EXHIBIT B" included in the docket for Case No. **2009.1100CH** and subject to conditions of approval reviewed and approved by the Commission on **October 14, 2010** under Motion No **18199**.

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 14, 2010** under Motion No **18199**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **18199** 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

- 1. Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the Project and 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. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a City, state or federal agency or by appeal of the issuance of such permit.
- 2. Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a City, State or Federal agency or by any appeal of the issuance of such permit(s).
- 3. 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.
- 4. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department to ensure compliance.
- 5. 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.

6. **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.
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed off pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
9. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.
10. **Noise.** The plans submitted with the building permit application for the approved Project shall incorporate acoustical insulation and other sound proofing measures to control noise.
11. **Noise Control:** The noise 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.
12. **Odor Control Unit.** The plans submitted with the building permit application for the approved Project shall incorporate odor control ducting shall not be applied to the primary façade of the building.
13. **Odor Control:** While it is inevitable that some low level of odor may be detectible to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The building permit application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.

14. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
15. **Jobs Housing Linkage.** Pursuant to Planning Code Section 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.
16. **Transit Impact Development Fee.** The Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by Chapter 38 of the Administrative Code 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.
17. **Childcare Requirements for Office and Hotel Development Projects.** Pursuant to Section 414 (formerly 314), the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.
18. **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.
19. **Notices Posted at Bars and Entertainment Venues** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
20. **Other Entertainment:** The Other Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

21. **Historic Preservation:** All Conditions of Approval as outlined in Historic Preservation Commission's Motion No. 18199, regarding the Permit to Alter, Case No. 2009.1100H are also a Condition of Approval of this Planning Commission Conditional Use Authorization, Motion No. 18199.

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SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter MAJOR ALTERATION MOTION # 0080

Hearing Date: October 6, 2010
Filing Date: September 22, 2010
Case No.: **2009.1100H**
Project Address: **1095 Market Street**
Category: Category I – Joseph D. Grant Building
Zoning: C-3-G (Downtown General)
90-X Height and Bulk District
Block/Lot: 3703/ 059
Applicant: Jim Abrams
Gibson, Dunn & Crutcher
555 Mission Street Suite 3000
San Francisco, CA 94103
Staff Contact Tim Frye - (415) 558-6625
tim.frye@sfgov.org
Reviewed By Tina Tam – (415) 558-6325
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY I (SIGNIFICANT) BUILDING, INCLUDING EXTERIOR REHABILITATION, INCLUDING RECONSTRUCTION OF THE HISTORIC CORNICE BASED ON PICTORIAL EVIDENCE AND THE INSTALLATION OF CANOPIES, SIGNAGE, AND AWNINGS FOR THE PROPERTY LOCATED ON LOT 059 IN ASSESSOR'S BLOCK 3703. THE SUBJECT BUILDING IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND AN 90-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on September 22, 2010, JIM ABRAMS (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter for exterior rehabilitation, including reconstruction of the historic cornice based on pictorial evidence and the installation of canopies, signage, and awnings at the subject building located on lot 059 in Assessor's Block 3703, a Category I Building, historically known as the Joseph D. Grant Building.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on October 6, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.1100H ("Project") for the Permit to Alter.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Permit to Alter, WITH CONDITIONS, and in conformance with the architectural submittal dated October 6, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.1100H based on the following condition(s):

Conditions:

1. The shop drawings shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement cornice closely matches all exterior profiles, dimensions, and detailing of the historic cornice.
2. Prior to the production of the replacement cornice and the approval of the architectural addendum. The Department Preservation Staff shall review site mock-ups of the FRP panels, including a mock-up of the finish samples. The results of the site mock-up and all finish samples shall be presented at a future hearing to the Historic Preservation Commission for review and approval.
3. After the removal of any non-historic fabric, and prior to any other work at the exterior of the ground-floor, the Sponsor shall submit documentation to the Department Preservation Staff of the results of any investigate work and the location and condition of any remaining character-defining features that were covered with non-historic materials. These features shall be retained if it is determine that they are in fair or repairable condition.
4. The shop drawings for the cast metal and cast stone columns/pilasters, which may be based on dimensioned drawings and molds of extant historic columns, shall be included in the architectural addendum and are subject to review and approval by Department Preservation Staff to ensure that the replacement features, if applicable, closely match all exterior profiles, dimensions, and detailing of the historic features.
5. Prior to the production of the replacement features and the approval of the architectural addendum, Department Preservation Staff shall review site mock-ups of the replacement materials, including a mock-up of the exterior finish.
6. All storefront systems shall have a painted finish.
7. Sections through the proposed storefront and entry systems that indicate all exterior profiles and dimensions shall be provided and are subject to review and approval prior to the approval of the architectural addendum by the Planning Department.

8. The louver proposed for the arched window opening on the Stevenson Street elevation shall be set behind the frame of the proposed wood storefront system and an architecturally finished grille shall be installed in lieu of glazing within the frame. The grille shall be finished in the same manner as the proposed new storefronts.
9. All windows are intended to be retained and repaired, however 20% or less of the windows may be replaced if upon further inspection it is determined that they are beyond repair. Any deviation from this condition of approval, such as further inspection determines that more than 20% of the windows require replacement or the use of substitute materials, shall require review and approval by the Historic Preservation Commission
10. Each awning shall have a free hanging valance.
11. Any attachment to the building (pin-letters and canopies) shall be done in manner that minimizes damage to historic fabric. Attachment details for the location where the canopies are attached to historic fabric shall be included within the plans and are subject to review and approval by Preservation Planning Staff.
12. Material and finish samples shall be reviewed and approved by Preservation Planning Staff prior to fabrication and prior to the approval of any building permit.
13. The final façade inspection report, including recommendations to address deterioration, repair, and cleaning, shall be submitted to the Preservation Planning Staff for review and approval prior to the approval of the building permit to address said work.
14. The elevator override shall be reduced in height to the greatest extent possible in order to comply with the Code and to minimize its visual appearance, but to still comply with life & safety requirements enforced by other City agencies. A Section, with dimensions, that illustrate this compliance shall be included within the architectural addendum and is subject to review and approval by Preservation Planning Staff.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Historical Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and those features that affect the building's overall appearance that are removed or repaired shall be done so in-kind;
- All architectural elements and cladding repaired where possible in order to retain as much historic fabric as possible;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That all new materials shall match the historic material in composition, design, color, texture and other visual qualities and shall be based on accurate duplication of features.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards*.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

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

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

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

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building for the future enjoyment and education of San Francisco residents and visitors.

1. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) 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:

The proposed project is not neighborhood-serving; however, its continued use maintains and strengthens the surrounding retail uses, many of them are locally-owned, by bringing visitors to the area.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

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

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed project will have no adverse effect on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposal also includes a Request for Conditional Use Authorization from the Planning Commission to convert the building into a hostel/hotel, which will provide opportunities for employment.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed Project. Any construction or alteration associated would be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Permit to Alter will not impact the City's parks and open space.

4. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

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 **GRANTS Permit to Alter Application, 2009.1100H** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within thirty (30) days after the date of this Motion No. 0080. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 6, 2010.

Linda D. Avery
Commission Secretary

AYES: C. CHASE, A. WOLFRAM, K. HASZ, C. DAMKROGER, A. MARTINEZ

NAYS:

ABSENT: D. MATSUDA, J. BUCKLEY

ADOPTED: October 6, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1100E
 Project Address: 1095 Market Street
 Zoning: C-3-G (Downtown General Commercial) District
 90-X Height and Bulk District
 Block/Lot: Block 3703; Lot 059
 Lot Size: 8,250 square feet
 Project Sponsor: Jim Abrams, 415 393-8370, representing
 1095 Market Street Holding LLC – 415 248-0309
 Staff Contact: Jeremy D. Battis – 415 575-9022
 jeremy.battis@sfgov.org

1650 Mission St.
 Suite 400
 San Francisco,
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The project site is at the southeast corner of the intersection of Market and 7th Streets within the block bounded by Market Street to the north, 6th Street to the east, Mission Street to the south, and 7th Street to the west in the Downtown neighborhood. The existing building on the project site is a 61,000-square foot (sq ft), approximately 110-foot-high, eight-story over basement office building. The proposed project would convert the structure to hotel, night club, and restaurant uses. The basement level would include a 3,500-sq ft night club, the ground floor would include a 2,500-sq ft restaurant, café, and bar and floors 2 through 8 would consist of 105 guest rooms with approximately 494 beds. The roof level would consist of an approximately 7,500-sq ft open air roof bar. One-story vertical additions at the roof level would consist of stair egress, elevator penthouse, restrooms, service area, and mechanical room. There is no parking on the site and none is proposed. The building, known as the Grant Building, is identified as a Category I building under Article 11 of the Planning Code and is therefore a historical resource. The proposed project would include physical modifications to the existing building including a seismic structural upgrade, reconfiguration of the interior to accommodate new walls and floor plans, and restoration of historic architectural features to the exterior.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

REMARKS:


See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 Bill Wycko

Environmental Review Officer


 Date

cc: Jim Abrams, Project Sponsor
 M. Luellen & B. Bollinger, Planning Dept.
 Chris Daly, Supervisor, District 6

Historic Distribution List
 Bulletin Board / M.D.F.
 Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject building, the Grant Building at 1095 Market Street, constructed in 1905, is a Category I building under Article 11 of the *Planning Code* and the Downtown Plan.¹ The building also is included on the National Register of Historic Places as a contributor to the Market Street Theater and Loft District and the California Register of Historical Resources (CRHR) as an individual resource. The building is also listed in the *Here Today* survey of San Francisco's historically-significant structures, and received a San Francisco Heritage rating of "A", indicating that the building is of the highest significance under that survey. The subject building is therefore a presumed historic resource for the purpose of CEQA. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource.

In addition to the proposed change of use, interior modifications, rooftop addition, and seismic strengthening elements described above, the project would include historic restoration of the exterior of the Grant Building. These façade rehabilitation features would include reconstructing a missing cornice, converting an existing ground-floor storefront to a historically-faithful storefront, and restoration of the windows and brick façade.

Based in part on information presented within a Historic Resource Evaluation submittal,² the Department determined that all proposed building modifications would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.³ As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist has verified that all proposed modifications to the building's façade, including the replacement of a missing cornice, would be appropriate restoration measures that would retain and preserve the character and form of the historic building and that are informed by historic documentation of the building's original appearance. Moreover, in part because the project's proposed one-story vertical additions would be minimally visible due to proposed setbacks and minimal height increases, the HRER memorandum identified no historically-compromising components within the proposed physical modifications. Rather, the analysis within the HRER memorandum shows that the proposed new one-story vertical additions, seismic upgrade, and area reconfiguration to accommodate the new proposed use would comply with the Secretary of the Interior's Standards.

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in a significant adverse impact to a historic resource. Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 32.

CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

¹ Under Article 11, Category I buildings are "Buildings of Individual Importance and Excellent in Architectural Design."

² *1095 Market Street Historic Resource Evaluation Revised Draft*, San Francisco, CA, by Page & Turnbull, November 18, 2009. This document is available for public review as part of Case File No. 2009.1100E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

³ *Historic Resource Evaluation Response (HRER) memorandum for 1095 Market Street*, San Francisco, CA, from Angela Threadgill, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. January 29, 2010 (*attached*).

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The site is located within the C-3-G (Downtown General Commercial) zoning district, within which the proposed hotel and entertainment uses are principally permitted.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within a densely developed area of San Francisco, the downtown C-3-G district, an area consisting of small blocks, high-density urban development, and a mix of uses. The project site is an area of approximately 8,205 square feet, or about 0.19 acres. Thus, the proposed conversion would be an urban in-fill development characterized as in conformance with existing uses and the character of the neighborhood.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site as it exists is covered entirely by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Recognizing the scale of the project and the dense and compact nature of the surrounding area's street grid, the Planning Department requested that a transportation assessment be conducted for the proposed project. In response, the project applicant retained Fehr & Peers to analyze the proposed project's effects on traffic, transit, and parking. Fehr & Peers found that the proposed project would have "an imperceptible effect on the transportation network due to its travel demand characteristics and its location next to robust transit service."⁴

The transportation analysis found that, based on the trip generation rate for residential and office uses in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential and commercial uses would generate an estimated average daily 2,170 person-trips, including about 217 daily person-trips during the p.m. peak-hour. This compares with an estimated existing use total of 2,102 average daily person-trips, including about 242 daily person-trips during the p.m. peak-hour. (Trip generation rates and parking demand for the proposed project were projected using an assumption of a facility capacity of 310 rooms and 1.56 person occupancy per room.) These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 68 automobile person-trips, 107 transit trips, 34 walking trips, and seven trips by other means including bicycle, motorcycle, and taxi. Mode split and vehicle occupancy data for both residential and office uses were obtained from the 2000 Census "Journey to Work" figures. Using a vehicle occupancy rate of 1.85 persons-per-vehicle (non-work trips) and 2.72 persons-per-vehicle (work trips) for Census Tract 176.01 (in which the project site is located), the proposed uses would generate approximately 31 vehicle-trips during the p.m. peak hour.

⁴ 1095 Market Street Trip Generation Analysis, San Francisco, CA. Prepared by Fehr & Peers, November 2, 2009. This report is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2009.1100E.

This incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

The project is expected to generate 698 daily transit person-trips, 107 of which would occur in the p.m. peak hour. This compares with the existing use's estimated transit demand of 617 daily transit person-trips, 71 of which are estimated to occur in the p.m. peak hour. The site is well served by regional operators including BART stations at the Civic Center and Powell Street stops, as well as Muni bus and rail surface routes on Market Street and Muni underground rail below Market Street.

The proposed hotel and entertainment use conversion of the existing building would provide no off-street parking spaces. Section 151.1 of the Planning Code specifies that off-street parking is not required within the C-3 district. The proposed project would therefore require no off-street parking spaces for its proposed hotel and entertainment uses. The proposed project would generate a demand for 34 short-term and 92 long-term parking spaces. The existing uses are estimated to create demand for 26 short-term and 23 long-term parking spaces. Thus, the proposed project, after deducting parking demand associated with existing uses, would have a net short-term parking demand of 8 spaces and a long-term demand of 69 parking spaces. The proposed project would thus result in a parking deficit which would be accommodated by on-street parking or nearby parking garages. There are numerous parking garages located within a convenient distance of the project site. Within two blocks of the project site is the Central Parking System garage at 99 Golden Gate Avenue, open 24 hours with monthly parking available, and the SOMA Grand garage at 1160 Mission, open daily until midnight, 6 pm Sundays, with a 504-vehicle capacity. At least four additional parking garages exist within a four-block radius of the project site.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public

transportation and alternative transportation.” The immediate area has available limited on-street metered parking, and residential permit parking, typically with a time limit of two hours or less.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably address potential secondary effects.

The proposed uses are expected to have their freight and passenger loading accommodated by utilizing existing and proposed loading zones along the building’s 7th Street and Stevenson Street frontages as illustrated in the attached pictorial. As the pictorial illustrates, loading for existing operations is conducted along the building’s 7th Street and Stevenson Street frontages. The entire building frontage along 7th Street, extending from Stevenson to Market Streets, is designated a 30-minute commercial loading zone from 7 a.m. to 6 p.m. daily. The project sponsor proposes that a portion of this existing commercial loading zone be converted to facilitate short-term parking for registering hotel guests and for taxi loading.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed facility would be serviced by the City’s combined sewer system, which already serves the existing building’s existing uses. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City’s combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. The proposed facility's demand for utilities and public services would be adequately provided for by existing infrastructure, facilities, and personnel. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

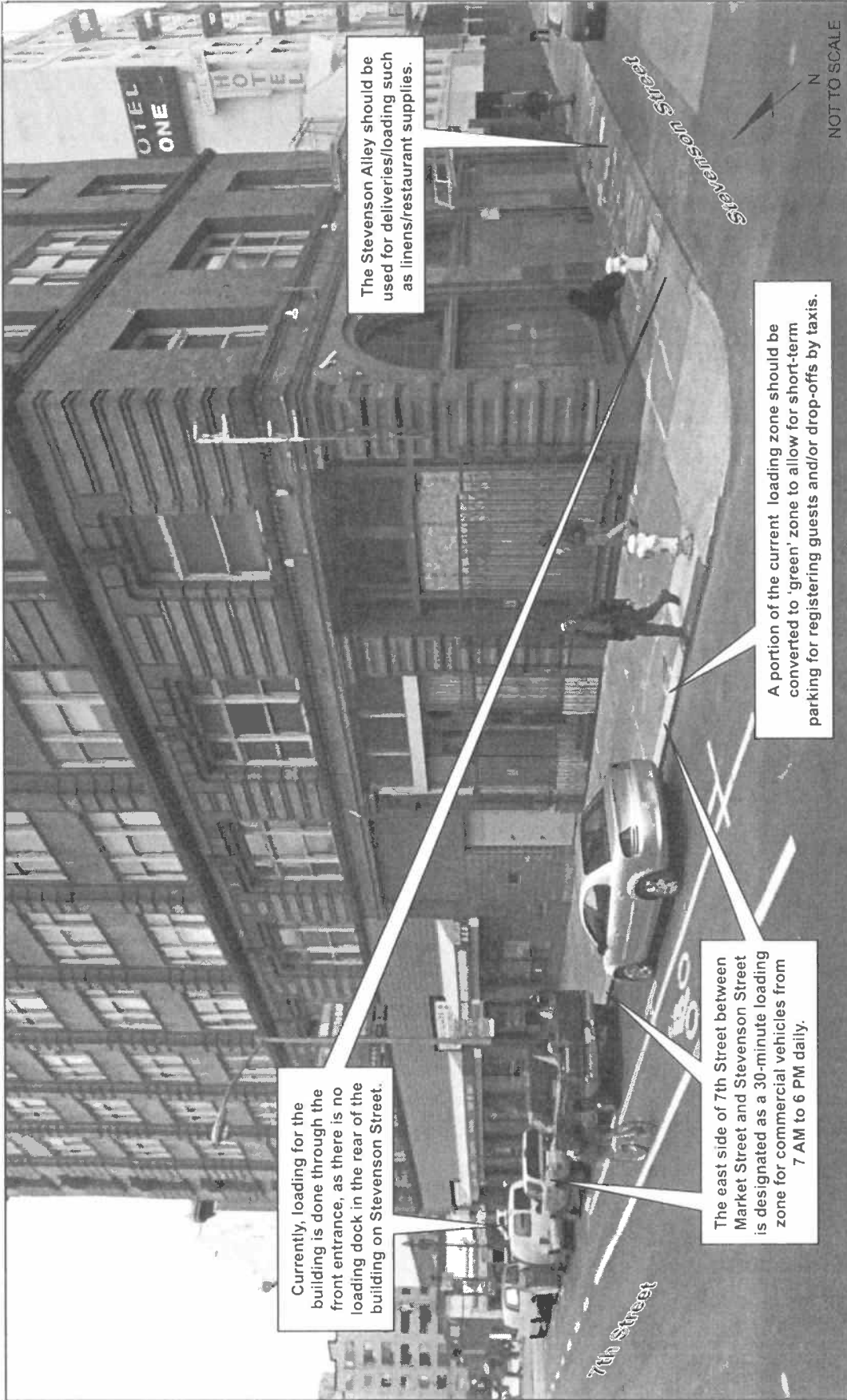
PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on October 15, 2007 to addresses within a 300-foot radius of the project site and to potentially interested parties. No responses to the solicitation for comment were received.

CONCLUSION

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed conversion project would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is exempt from environmental review.



Currently, loading for the building is done through the front entrance, as there is no loading dock in the rear of the building on Stevenson Street.

The Stevenson Alley should be used for deliveries/loading such as linens/restaurant supplies.

The east side of 7th Street between Market Street and Stevenson Street is designated as a 30-minute loading zone for commercial vehicles from 7 AM to 6 PM daily.

A portion of the current loading zone should be converted to 'green' zone to allow for short-term parking for registering guests and/or drop-offs by taxis.



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Mar 2010
SFC09-0458\graphics\loading

1095 Market

1095 MARKET STREET LOADING



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Jeremy Battis
Project Address: **1095 Market Street**
Block/Lot: 3703/059
Case No.: 2009.1100E
Date of Review: January 29, 2010
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

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PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The project site is a rectangular-shaped 8,250 square-foot lot bound by Market, Seventh and Stevenson Streets. The proposed project would convert the existing 61,000 square-foot, nine-story commercial office building, historically known as the Grant Building, to a hotel/hostel of 484 beds in 105 guest rooms with a 2,500 square-foot ground-floor restaurant, 3,900 square-foot bar/lounge at the basement level, and two rooftop terraces that total 8,500 square-feet. No off-street parking is currently provided and no new off-street parking is proposed. As part of the proposed conversion, one-story vertical additions at the roof level would be constructed to house stair egress, elevator penthouse, restrooms, service area and mechanical room. The project would also introduce interior seismic upgrades; the missing cornice would be reconstructed; the existing non-original storefront system would be replaced with a new storefront system based on historic pictorial and physical evidence; the original wood window frames would be updated with energy-efficient and acoustically insulated glazing; and the exterior brick façade would be cleaned and mortar repointed where necessary.

PRE-EXISTING HISTORIC RATING / SURVEY

The existing structure was designed by Newton J. Tharp circa 1905 for property owner Joseph D. Grant and reconstructed following the 1906 Earthquake and Fire. The structure was first surveyed and was assigned a rating of "A," the highest possible rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The building is rated Category I (Significant) under the Downtown Plan, adopted in 1985. Shortly thereafter in 1985, the property was identified and listed on the National Register as a contributor to the Market Street Theatre and Loft District, and subsequently listed on the California Register of Historical Resources. More recently, the property was part of a 2001 survey associated with the Mid-Market Redevelopment Plan, which reconfirmed its historic status. Based on the pre-existing historic ratings, 1095 Market Street is a "Category A.1" building for the purposes of CEQA, which requires such properties to be evaluated as historical resources by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the southeast corner of Market and Seventh Streets, with the rear of lot facing Stevenson Street. The site is within a C-3-G (Downtown General Commercial District) Zoning District and a 90-X Height and Bulk District. The project site is a contributing resource within the Market Street Theatre and Loft Historic District, listed on the National Register of Historic Places and the California Register of Historical Resources. In addition, the locally-designated Civic Center Historic District is one block northwest, the National Register-eligible Sixth Street Lodginghouse Historic District is one block southeast, the locally-designated Kearny-Market-Mason-Sutter Conservation District is two blocks east, and the National Register Uptown Tenderloin Historic District is three blocks north.

The pace of development of mid-Market Street accelerated at the turn of the Twentieth Century. The 1905 Sanborn map shows a solid wall of buildings along both sides of Market Street from the Ferry Building to about Van Ness Avenue. The 1906 Earthquake and Fire consumed the entire mid-Market area except for a little piece west of Gough Street (blocks 0855 and 0871). The only buildings that withstood the flames were the two federal buildings, the Old Mint (3704/011) and the then-new Post Office and Court of Appeals (3703/041). The patterns and buildings established in the three decades after the 1906 conflagration have continued to the present. Market Street remains a major commercial thoroughfare, and it has therefore experienced more late-20th-century replacement buildings than elsewhere in the Project area.

Historic commercial buildings in the mid-Market area are usually about two- to eight-stories tall. Their structure tends to be steel frame or reinforced concrete, but was sometimes unreinforced brick masonry. Facade composition is usually a two- or three-part vertical block. The base is designed to be changeable for changing commercial tenants without affecting the design of the upper stories. Roofs are flat, concealed behind parapets with ornamental cornices. Piers frame the facade and may divide it into bays. Windows usually occupy a large proportion of the facade. Cladding may be brick, or stone, or stucco, and/or terra cotta. Ornament may be lavish or restrained; it is concentrated at cornices, string courses, and entries. It may include columns, garlands, cartouches, elaborate consoles, or any other historicist vocabulary of the Renaissance/Baroque styling found throughout downtown San Francisco, but occasionally the ornament references Mission or Spanish Colonial Revival, or Art Deco.

-
1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by qualified consultants of Page & Turnbull, Inc..)*

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1906-1926

Notes: The Market Street Theatre and Loft District is significant under Criterion A for its association with the City Beautiful Movement, both before and after the 1906 Earthquake and Fire, and under Criterion C as an architecturally cohesive area with a relatively high concentration of commercial buildings (especially theaters and open-plan office/industrial space).¹ 1095 Market Street is listed as a contributor to the District.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes: The Grant Building has retained sufficient integrity from its period of significance, which is defined as 1906-1926. The existing building was constructed on and has continuously occupied the same parcel of land. The Grant Building maintains association with its original use, occupied as a commercial office building with ground floor retail. While several parcels west of the subject property contain contemporary high-rises, such as Fox Plaza (1390 Market Street), One Polk Street, and the San Francisco Federal Building (90 7th Street), the subject property maintains its setting and feeling within the immediate vicinity among many other low- and mid-rise commercial buildings constructed in the early Twentieth Century that make up the Market Street Theatre and Loft District. Despite alterations, which include the complete removal of the ornate cornice (1952) and replacement storefront systems (c. 1960s – 1990s), the building still retains sufficient integrity of design, materials and workmanship as a large steel-framed commercial building clad in pressed brick and terracotta with Renaissance-Beaux Arts details.

-
3. **Determination of whether the property is an “historical resource” for purposes of CEQA.**

No Resource Present (*Go to 6. below*)

Historical Resource Present (*Continue to 4.*)

-
4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).**

¹ Anne Bloomfield, “Market Street Theatre and Loft District,” National Register of Historic Places Nomination Form (November 20, 1985).

- The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration.)*
- The project is a significant impact as proposed. *(Continue to 5. if the project is an alteration.)*
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The features of the existing property that define its character are: the U-shaped orientation and spatial relationship of the building to the street; the overall eight-story rectangular building form as seen from the public right-of-ways; three-part vertical proportions; general flat roof form; façade materials of pressed brick and terra cotta ornamentation; façade details including the water table, rusticated ground floor columns, belt course, window crowns, and moldings; fenestration pattern on street-facing facades, recessed and arched openings, and historic wood-sash windows.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The combined effects of the alterations, including the adaptive reuse as a hostel, would not result in any cumulative impact to the historical resource. The proposed one-story vertical additions will be minimally visible, except from certain oblique angles looking west along Market and Stevenson Streets. However, an increase in the proposed height or a decrease in the proposed setback of the additions would likely result in a negative impact, and should be avoided. Similar to the reconstruction of the cornice and rehabilitation of the ground floor storefront systems, any additional future alterations to the historic façades should bring the appearance of the building closer to its appearance during the period of significance based on physical and historic pictorial evidence to avoid additional loss of materials and workmanship.

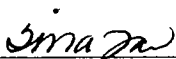
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- Yes No Unable to determine

Notes: The alterations are designed in a manner so that off-site historical resources, including the adjacent contributors to the Market Street Theatre and Loft District, would not be adversely affected by the proposed alterations. The proposed one-story mechanical, storage and bathroom structures on the east roof surface would be sufficiently setback from the primary façades facing Market, 7th and Stevenson Streets, thus preserving the overall form of the building. As a result of the proposed setback and height of the roof top structures, the roof alterations would be minimally visible, except for certain oblique angles from the public right-of-way, and the significant context of the District would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and important spatial relationships of the adjacent historic resources. The

project would not impact the integrity of the subject building such that it would no longer contribute to the District.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 1-29-2010

cc: Margaret Yuen, *Recording Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Beth Skronidal / Historical Resource Address or NR File



CURRENT VIEW - 2009 (NORTHWEST CORNER)
SEVENTH AND MARKET STREET

October 28, 2013

VIA HAND DELIVERY

Mr. Rodney Fong
Commission President
San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103-2414

Re: Renewal of Conditional Use Authorization for 1095 Market Street Project

Dear President Fong and Planning Commissioners:

We respectfully request that the Planning Commission extend the term of the Conditional Use Authorization (Planning Commission Motion No. 18199) for the project at 1095 Market Street, as recommended by Planning Department staff. The project was unanimously approved by the Planning Commission in October 2010, and represents a unique opportunity to seismically retrofit and rehabilitate a Category I historic building in a manner consistent with the Secretary of Interior's Standards for Historic Rehabilitation. The proposed seismic retrofit has been carefully designed to affect as little of the building's exterior as possible. The project would also update the building's life safety, electrical, and other systems, which are compromised and require replacement.

Implementation of the project has been delayed for two primary reasons. First, the economic downturn in 2009 made construction financing difficult to obtain. This was particularly true for the project sponsor 1095 Market Street Associates, which is a family-owned and operated company based in San Francisco. Second, the costs of implementing the project were more significant than previously anticipated. The task of thoughtfully rehabilitating a historic building presents certain unique uncertainties and challenges that reveal themselves as the project moves closer to construction. Our client believes that they are now in the position to move forward with the project and respectfully request the Planning Commission's support.

Sincerely,



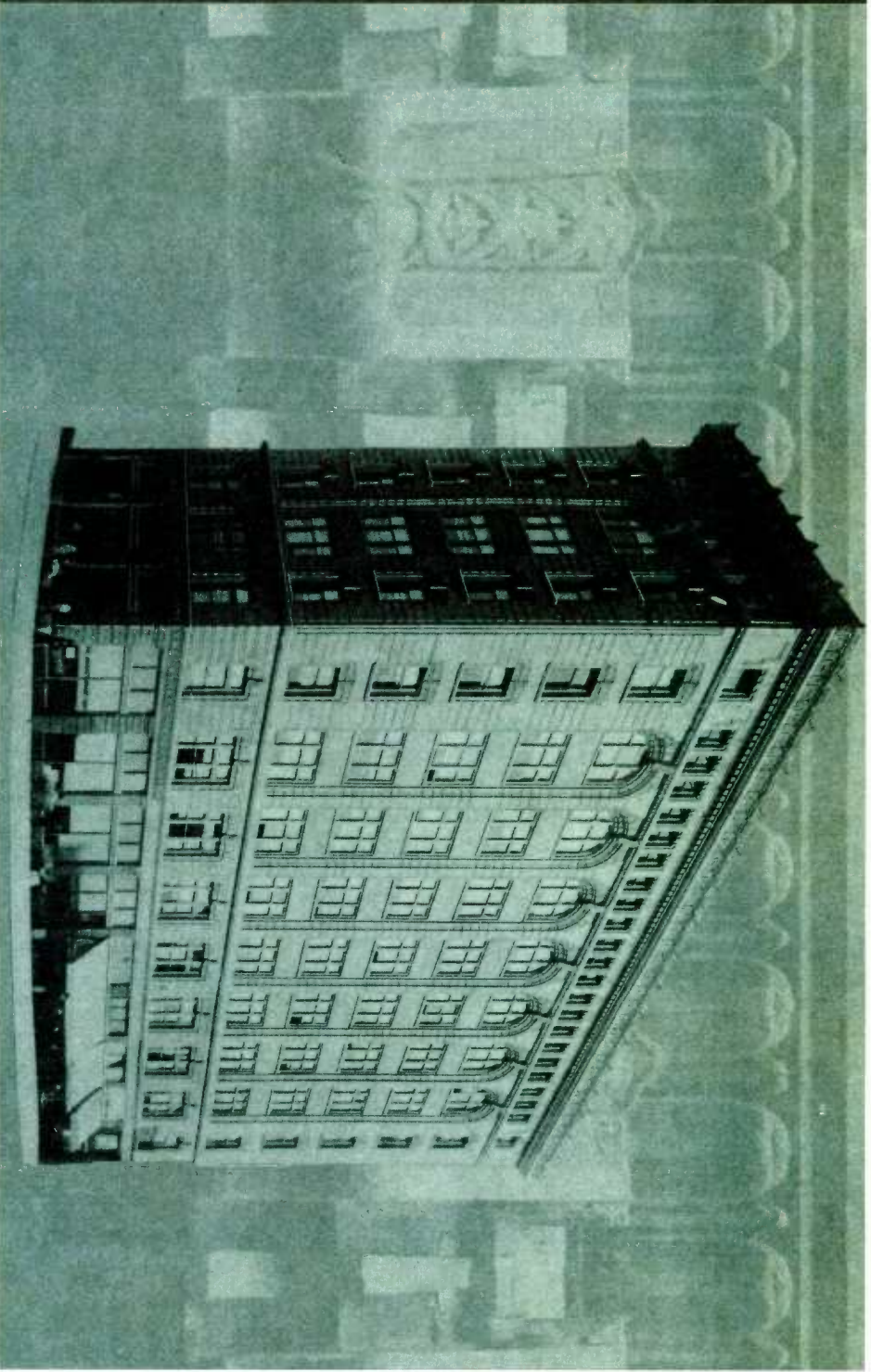
Jim Abrams

JMA/lcr



Prepared for:

1095 Market Street Holding LLC



Prepared by:



Hornberger + Worstell
170 Maiden Lane
San Francisco, CA 94108

October 14th, 2010

1095 MARKET STREET

SAN FRANCISCO PLANNING COMMISSION PACKAGE

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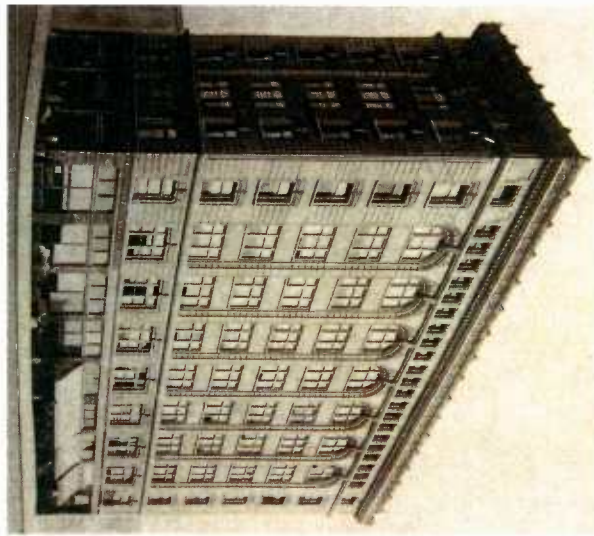
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1095 MARKET PROJECT DESCRIPTION

The proposed project at 1095 Market Street (Assessor's Block 0703, Lot 059) is a seismic strengthening and architectural rehabilitation of an existing historic 9-story (including basement), 61,000 sf commercial office building built in 1905. The building, located between 6th and 7th Streets on Market, sits on an 8,250 sf site zoned C-3-G. The project would rehabilitate the historic building (which is rated Category I under Article 11 of the San Francisco Planning Code) in a manner consistent with the Secretary of Interior's Standards for Historic Rehabilitation. The proposed project would also convert the building use from office to a 42,000 sf, 94-room, R-1 occupancy hostel/hotel. The hostel/hotel will include a 2,500 sf restaurant, a 3,500 sf bar/lounge and two rooftop terraces that total 8,500 sf.

The project intends to preserve, replace and rehabilitate, or, if documents are available, to reconstruct several of the major architectural elements of the building. The ground floor storefront on Market and 7th Street and Stevenson, which has been heavily modified and bears no resemblance to the original storefront, would be replaced with a new storefront and building entrance that is compatible with the historic character of the building. The building's double-hung wood windows on its main facades (Market, 7th St and Stevenson) will be retained and rehabilitated. The project would likely replace the window glazing with more energy efficient and acoustically insulated double pane glazing. The exterior brick façade, which is in relatively good condition, would be cleaned, re-pointed and repaired where needed.

Studies demonstrate that the building is currently seismically unsound and its building systems are failing. The project proposes to conduct a complete systems overhaul and a full seismic upgrade of the building in a manner consistent with the Secretary of Interior's Standards for Historic Rehabilitation. The proposed seismic retrofit has been carefully designed to affect as little of the building's exterior as possible in order to accomplish the seismic strengthening without disturbing the exterior facades of the building; the project proposes to rely on a strengthened diaphragm system with additional lateral load resisting structural components. The building's compromised status, both with regard to its structure and building systems, would require a full rehabilitation under all circumstances.

L. All areas are approximated

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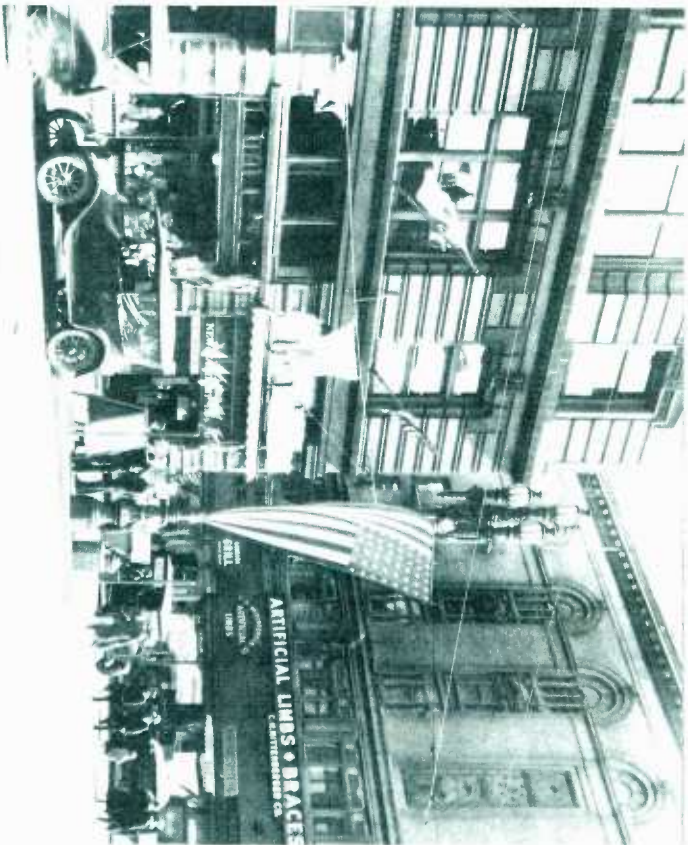
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W O R S T E L L



HISTORIC PHOTO
7TH STREET AND MARKET STREET



HISTORIC PHOTO
MARKET STREET

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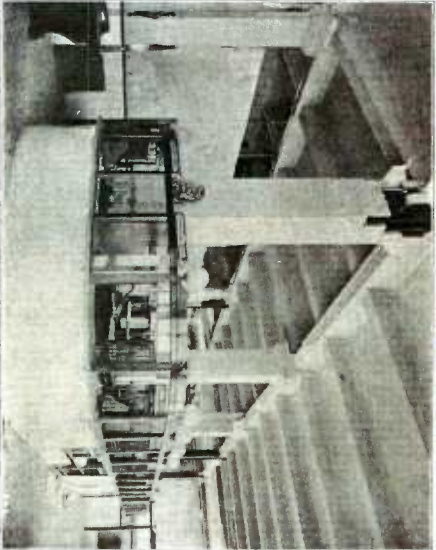
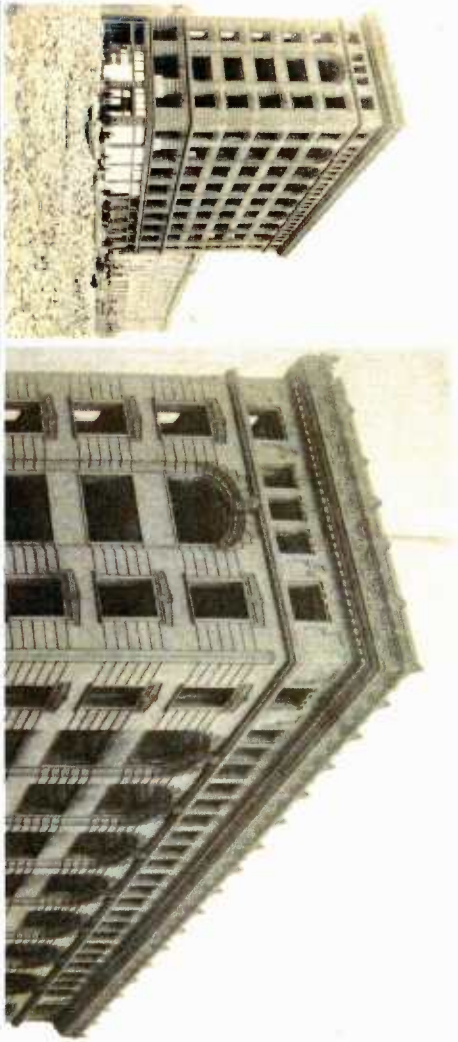
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GRANT BLDG. Typical view showing the damage to the historic interior structure and the failure of the ceiling structure. The building structure shown was very tall and posed a huge risk of ground motion damage.



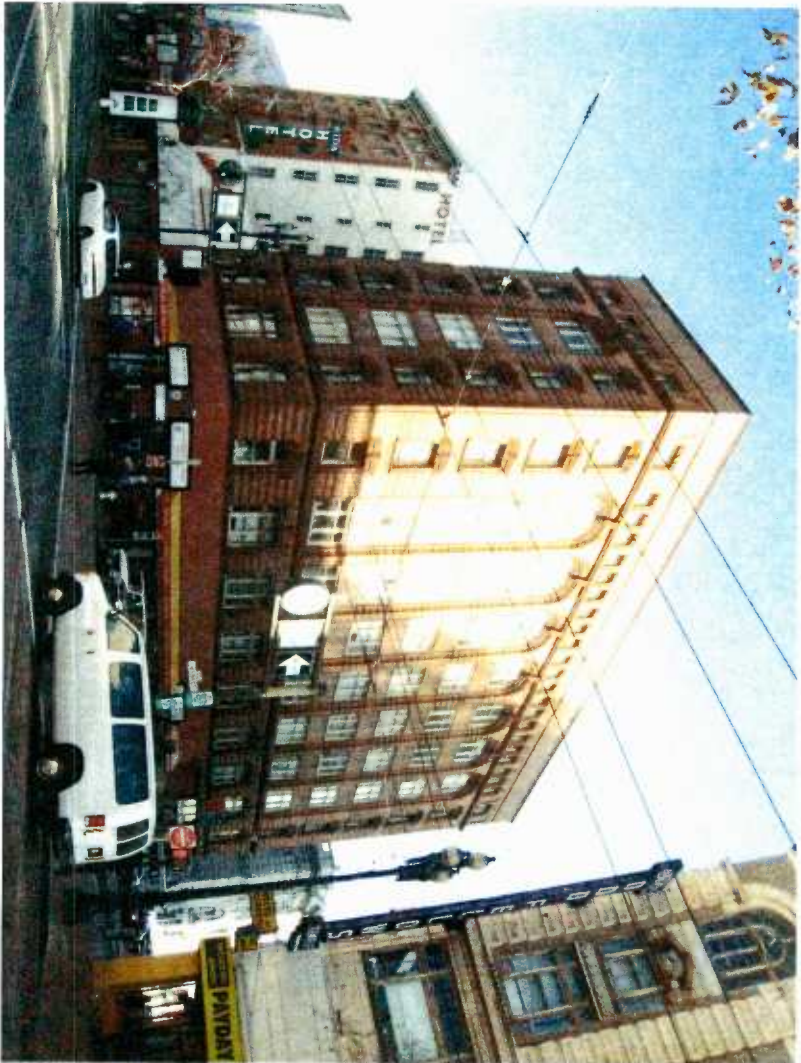
HISTORIC PHOTO
POST EARTHQUAKE IN 1906

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View A
VIEW TODAY ALONG MARKET AT 7TH STREET
(NORTHWEST CORNER)



View B
VIEW TODAY ALONG 7TH AT STEVENSON STREET
(SOUTHWEST CORNER)

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View C
- MARKET STREET LOOKING SOUTHEAST



View D
- ALONG MARKET STREET LOOKING EAST



View E
- FROM MARKET STREET BART STATION ENTRANCE



View F
- ALONG 7TH STREET LOOKING NORTH



View G
- ALONG STEVENSON STREET LOOKING SOUTH

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View H
- INTERSECTION OF MARKET AND 7TH LOOKING NORTHEAST



View J
- LOOK EAST AT EXISTING STORE FRONT



View K
- 7TH STREET AT UPPER FACADE

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Existing Main Entry at Market Street

EXTERIOR PHOTO OF THE EXISTING GROUND FLOOR ENTRY 10

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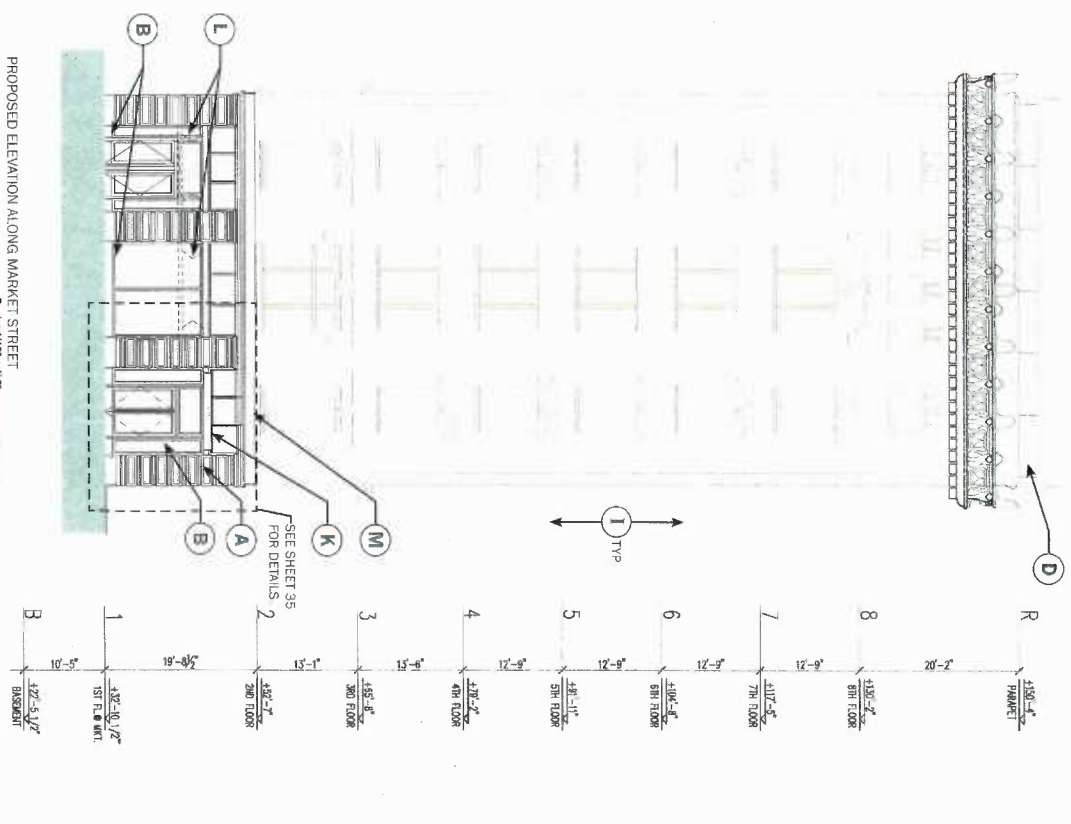
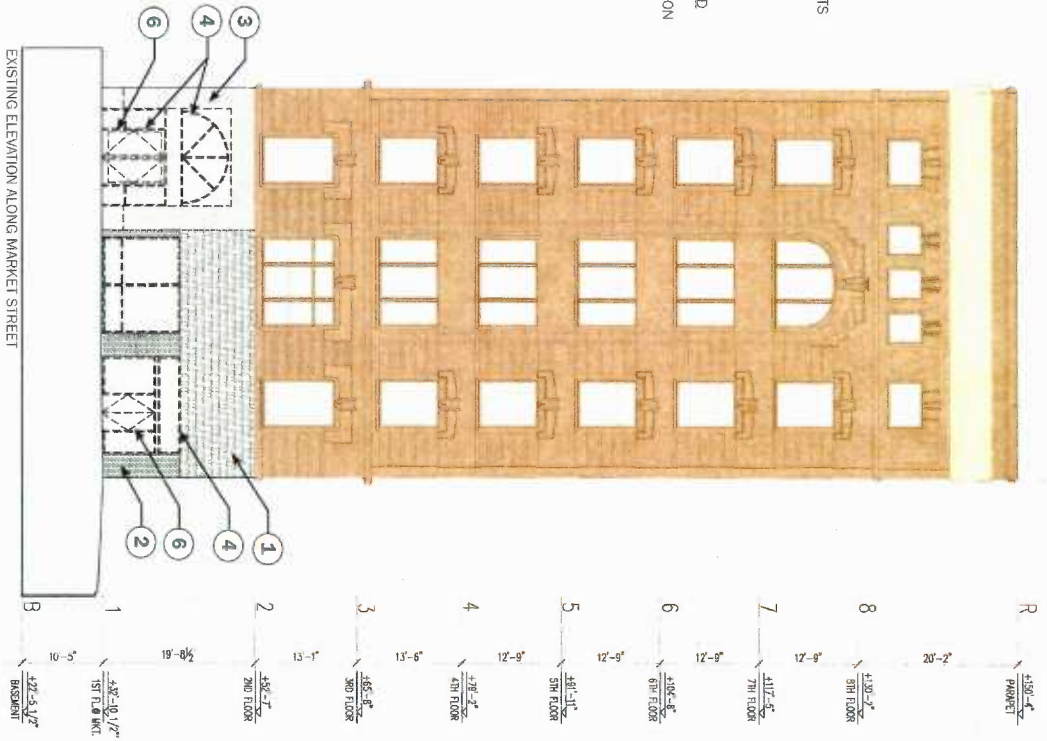
SELECTIVE REMOVAL LEGEND

- 1 REMOVE (E) NON-CONTRIBUTING SHINGLES
- 2 REMOVE (E) NON-CONTRIBUTING BRICK
- 3 REMOVE (E) NON-CONTRIBUTING PLASTER
- 4 REMOVE (E) NON-CONTRIBUTING STOREFRONT SYSTEM
- 5 REMOVE (E) NON-CONTRIBUTING FIRE ESCAPE
- 6 REMOVE (E) NON-CONTRIBUTING DOOR
- 7 REMOVE (E) ROOFTOP EQUIPMENT AND ASSOC. SUPPORTS
- 8 REMOVE PORTION OF (E) WALL
- 9 REMOVE (E) WINDOW

PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND

- A (N) ORNAMENTAL/ RUSTICATED COLUMNS TO MATCH (E) ON 7TH ST
- B (N) WOOD STOREFRONT SYSTEM W/ STONE BASE AND CLEAR INSULATED GLAZING
- C (N) DECORATIVE CORNICE
- D (N) GLASS GUARDRAIL MOUNTED BEHIND PARAPET
- E (N) SOLID PANEL DOORS
- F (N) LOUVER INSTALLED IN (E) OPENING
- G (N) MECH ROOM/ STAIR PENHOUSE/ ELEVATOR PEN- HOUSE ENCLOSURE AT ROOF
- H (N) WOOD FRAMED DOORS W/ GLASS INSET
- I (E) HISTORICAL WINDOWS TO BE REHABILITATED, TYP
- J (N) SECURITY FENCE W/ BAMBOO AND/OR FOLIAGE
- K (N) REMOVABLE STEEL FRAME AND GLASS MARQUEE
- L (N) FULLY RETRACTABLE FABRIC DART AWNING
- M (N) SIGNAGE LETTERING

- LEGEND**
- SIGNIFICANT
 - CONTRIBUTING
 - NON-CONTRIBUTING



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SELECTIVE REMOVAL LEGEND

- 2 REMOVE (E) NON-CONTRIBUTING BRICK
- 4 REMOVE (E) NON-CONTRIBUTING STOREFRONT SYSTEM
- 5 REMOVE (E) NON-CONTRIBUTING FIRE ESCAPE
- 9 REMOVE (E) WINDOW

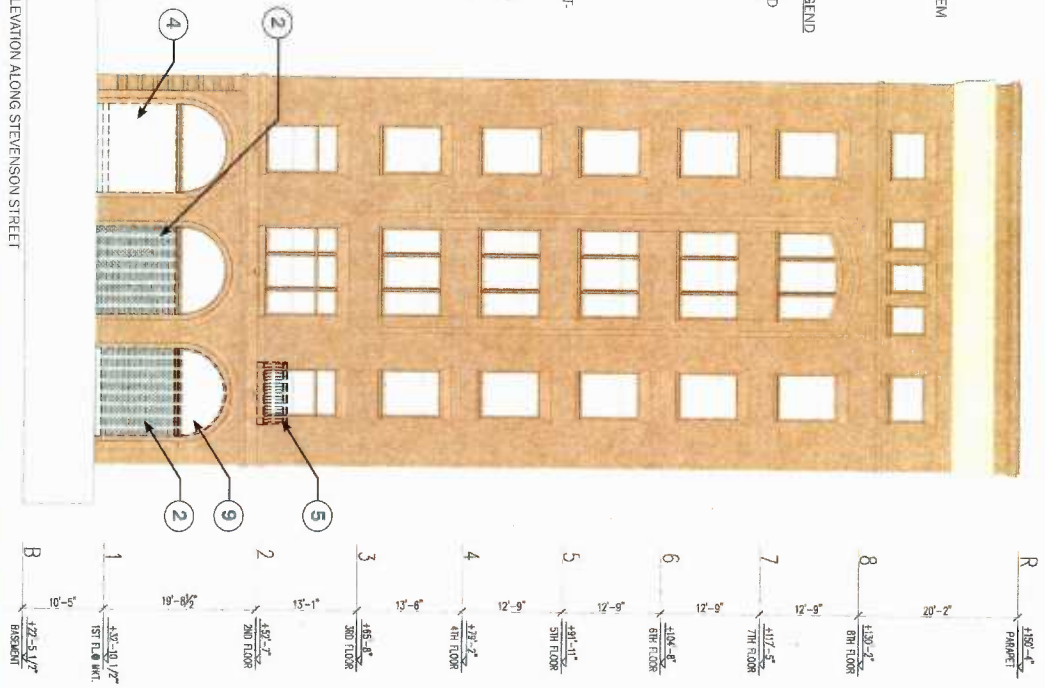
PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND

- B (N) WOOD STOREFRONT SYSTEM W/ STONE BASE AND CLEAR INSULATED GLAZING
- C (N) DECORATIVE CORNICE
- D (N) GLASS GUARDRAIL MOUNTED BEHIND PARAPET
- E (N) SOLID PANEL DOORS
- F (N) LOUVER INSTALLED IN (E) OPENING
- G (N) MECH ROOM/ STAIR PENTHOUSE/ ELEVATOR PENTHOUSE ENCLOSURE AT ROOF
- I (E) HISTORICAL WINDOWS TO BE REHABILITATED, TYP
- K (N) REMOVABLE STEEL FRAME AND GLASS MARQUEE
- L (N) FULLY RETRACTABLE FABRIC DART AWNING
- M (N) SIGNAGE LETTERING

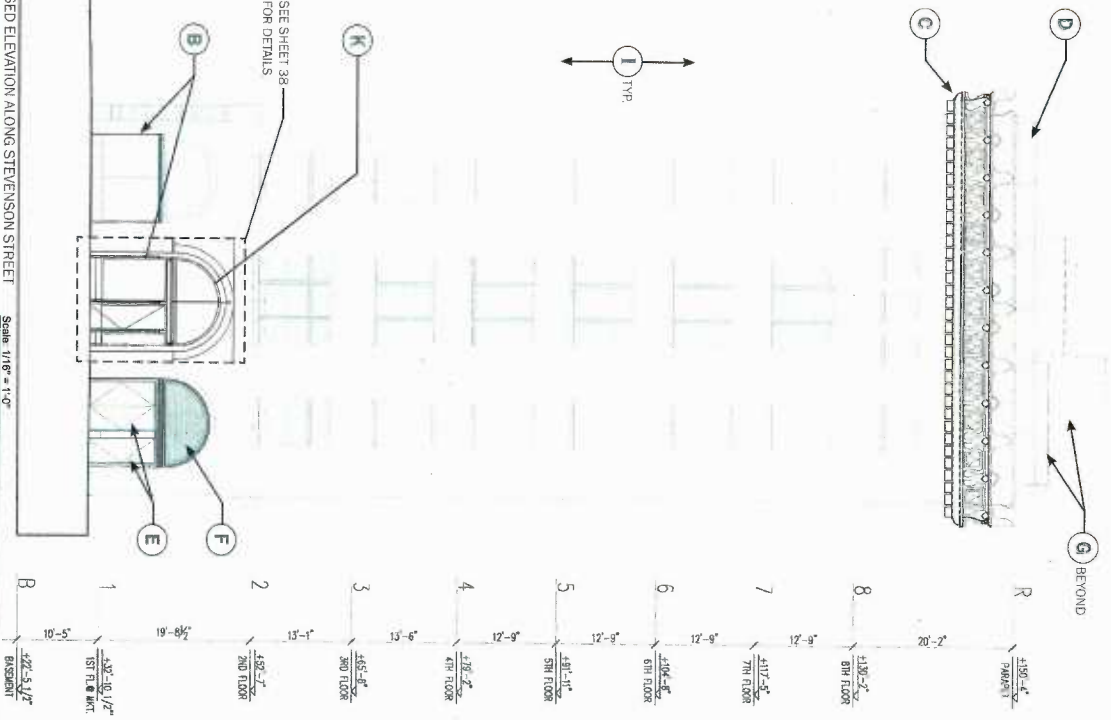
LEGEND

- SIGNIFICANT
- CONTRIBUTING
- NON CONTRIBUTING

EXISTING ELEVATION ALONG STEVENSON STREET



PROPOSED ELEVATION ALONG STEVENSON STREET



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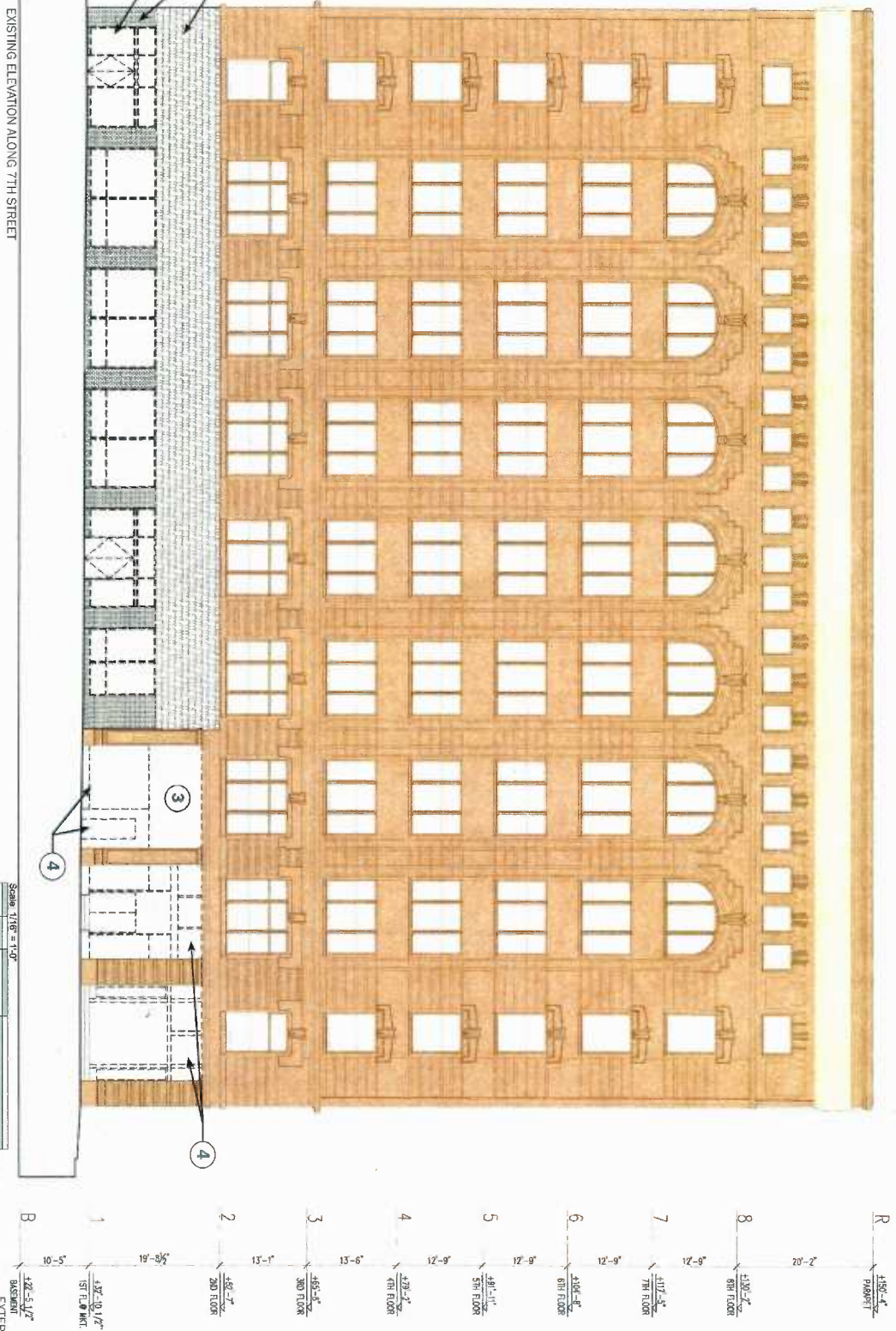
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 - 2 REMOVE (E) NON-CONTRIBUTING BRICK
 - 3 REMOVE (E) NON-CONTRIBUTING PLASTER
 - 4 REMOVE (E) NON-CONTRIBUTING STOREFRONT SYSTEM

- LEGEND
- SIGNIFICANT
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 - NON-CONTRIBUTING



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EXTERIOR ELEVATION 1.3

PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND

- (A) (N) ORNAMENTAL/ RUSTICATED COLUMNS TO MATCH (E) ON 7TH ST.
- (B) (N) WOOD STOREFRONT SYSTEM W/ STONE BASE AND CLEAR INSULATED GLAZING
- (C) NOT USED
- (D) (N) GLASS GUARDRAIL MOUNTED BEHIND PARAPET
- (G) (N) MECH ROOM/ STAIR PEN- HOUSE/ ELEVATOR PENHOUSE ENCLOSURE AT ROOF
- (I) (E) HISTORICAL WINDOWS TO BE REHABILITATED, TYP
- (K) (N) REMOVABLE STEEL FRAME AND GLASS CANOPY
- (L) (N) FULLY RETRACTABLE FABRIC DART AWNING
- (M) (N) SIGNAGE LETTERING

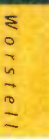


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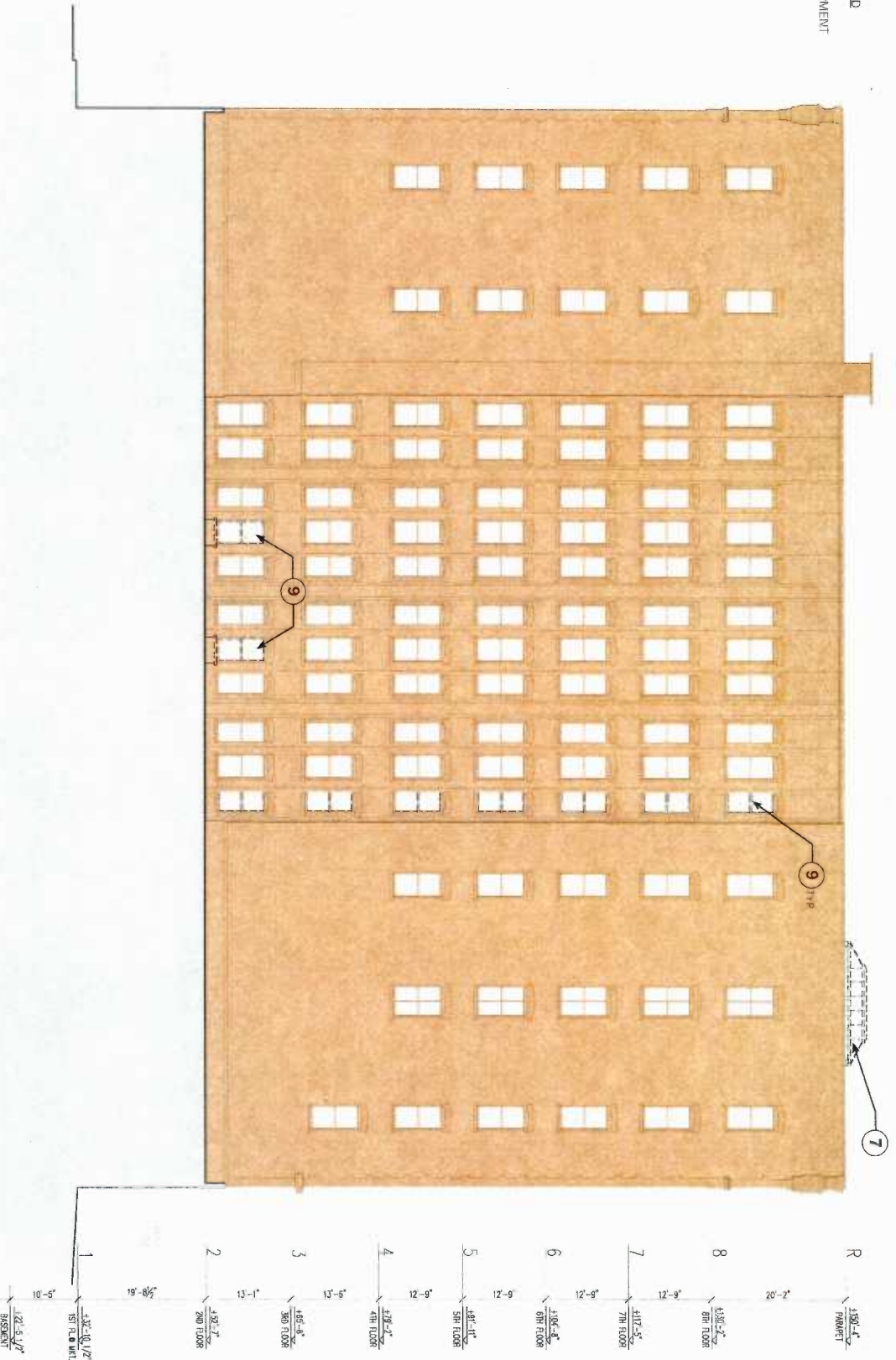
EXTERIOR ELEVATION 14

SELECTIVE REMOVAL LEGEND

- ⑦ REMOVE (E) ROOFTOP EQUIPMENT AND ASSOC. SUPPORTS
- ⑨ REMOVE (E) WINDOW

- LEGEND
- SIGNIFICANT
 - CONTRIBUTING
 - NON CONTRIBUTING

EXISTING ELEVATION AT EXISTING LIGHTWELL



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

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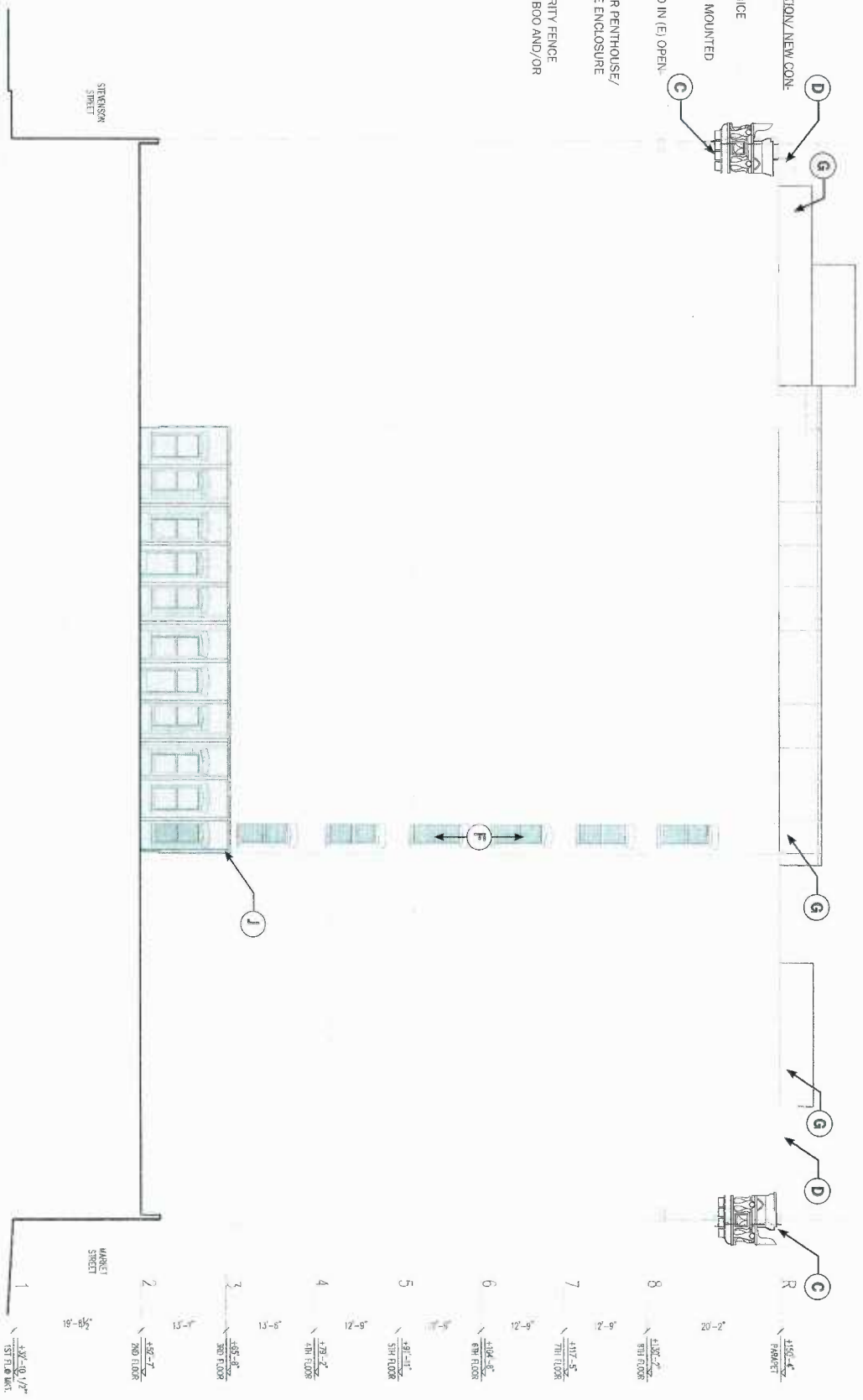
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- (C) (N) DECORATIVE CORNICE
- (D) (N) GLASS GUARDRAIL MOUNTED BEHIND PARAPET
- (E) (N) LOUVER INSTALLED IN (E) OPENING
- (G) (N) MECH ROOM/ STAIR PENTHOUSE/ ELEVATOR PENTHOUSE ENCLOSURE AT ROOF
- (J) (N) DECORATIVE SECURITY FENCE (REVERSIBLE) W/ BAMBOO AND/OR FOLIAGE



PROPOSED ELEVATION AT EXISTING LIGHTWELL

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

0 10 20

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1095 MARKET STREET

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ARCHITECT: HORNBERGER + WORSTELL
 110 MANDLEN LANE
 SAN FRANCISCO CA 94108

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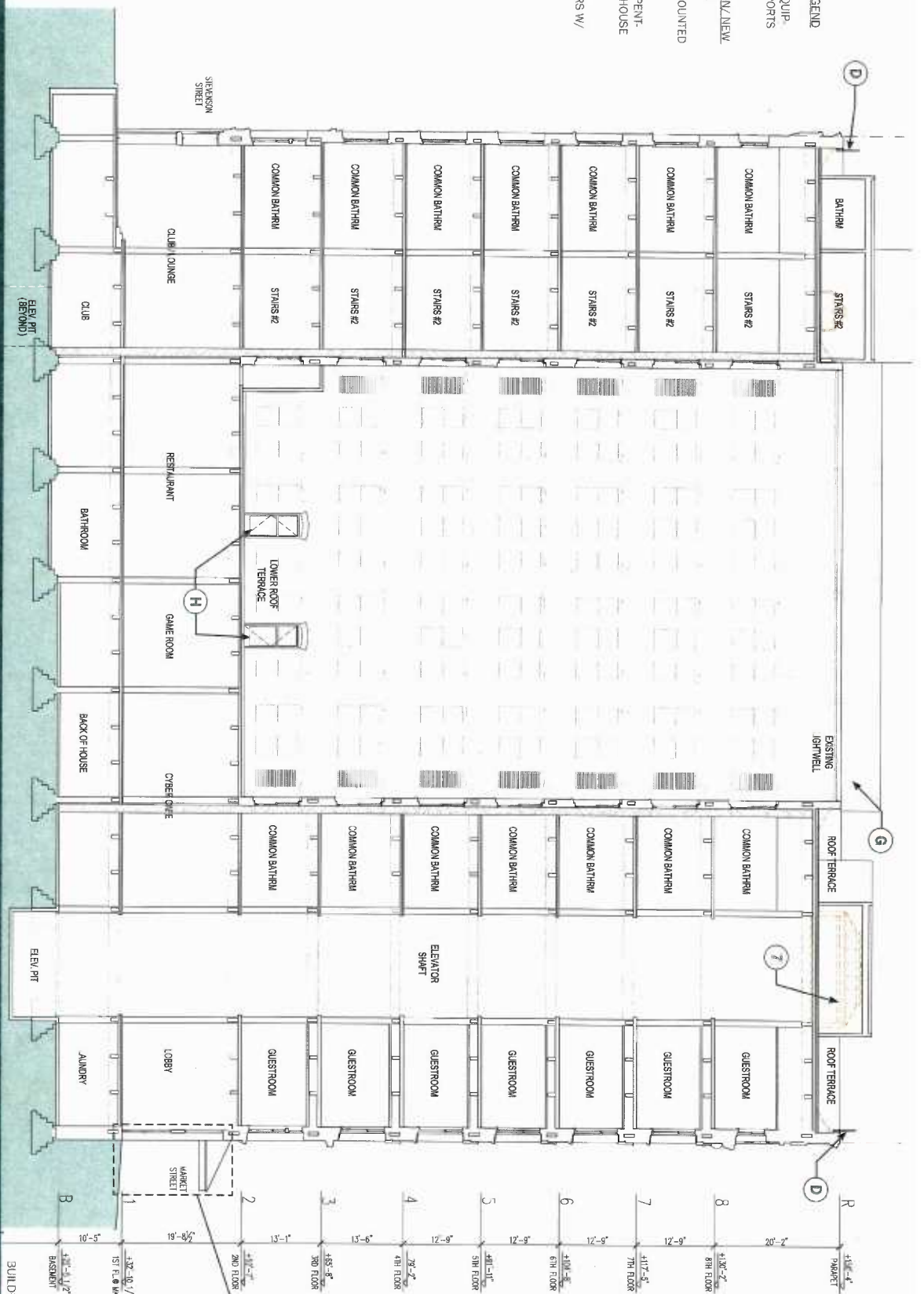
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EXTERIOR ELEVATION 16

- SELECTIVE REMOVAL LEGEND**
- ⑦ REMOVE (E) ROOF-TOP EQUIPMENT AND ASSOC. SUPPORTS

PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND

- ① (N) GLASS GUARDRAIL MOUNTED BEHIND PARAPET
- ② (N) MECH ROOM/ STAIR PEN-HOUSE/ ELEVATOR PEN-HOUSE ENCLOSURE AT ROOF
- ③ (N) WOOD FRAMED DOORS W/ GLASS INSET



SEE SHEET 35 FOR ENLARGED DETAIL

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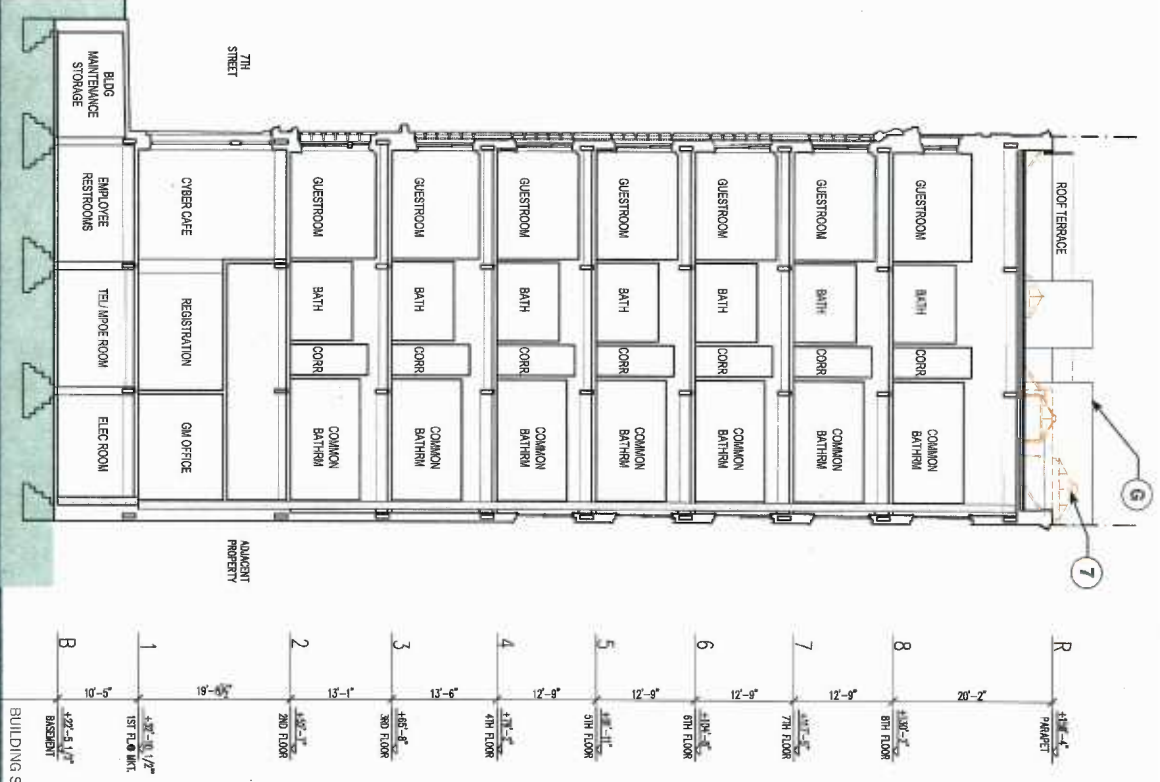
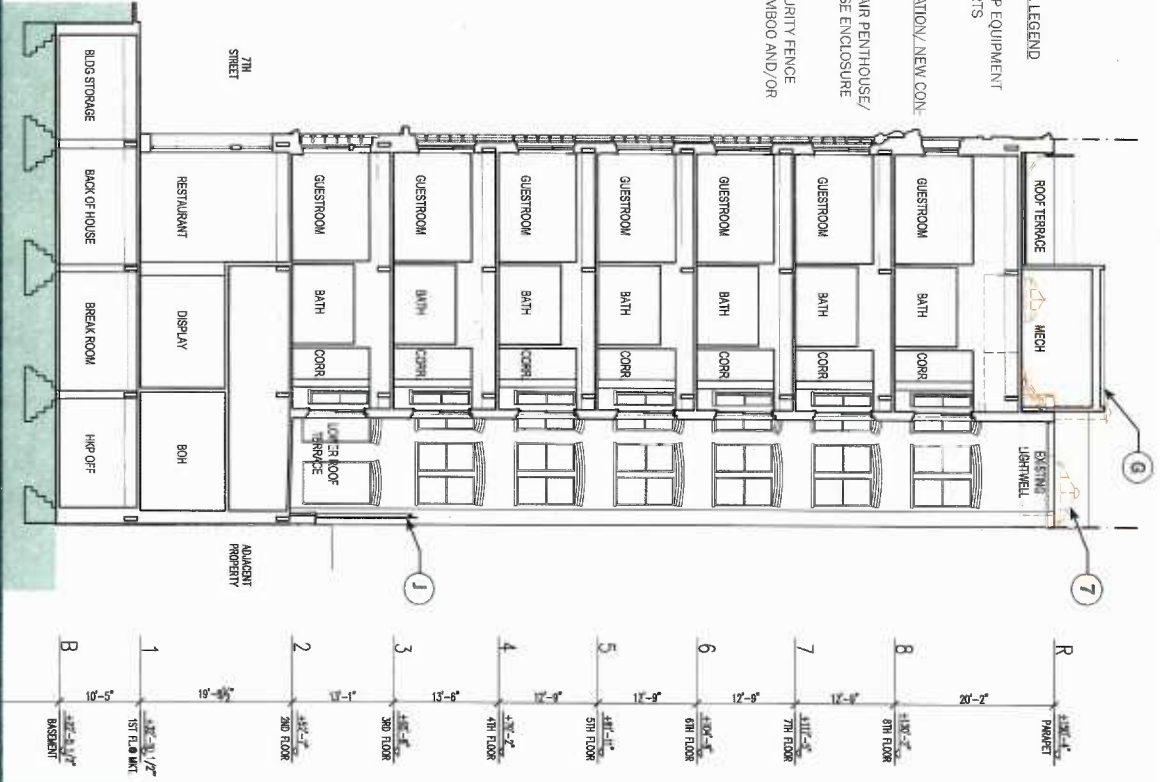
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SELECTIVE REMOVAL LEGEND

- ⑦ REMOVE (E) ROOFTOP EQUIPMENT AND ASSOC. SUPPORTS

PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND

- ⑨ (N) MECH ROOM, STAIR PENTHOUSE/ELEVATOR PENTHOUSE ENCLOSURE AT ROOF
- ① (N) DECORATIVE SECURITY FENCE (REVERSIBLE) W/ BAMBOO AND/OR FOLIAGE



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BUILDING SECTIONS- B (LEFT); C (RIGHT) 18

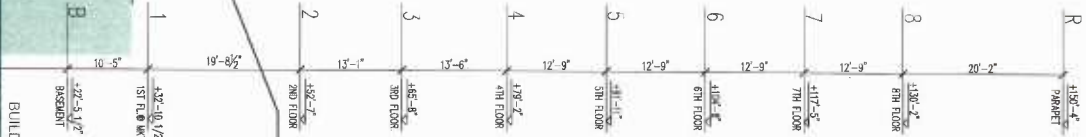
SELECTIVE REMOVAL LEGEND

- 7 REMOVE (E) ROOFTOP EQUIPMENT AND ASSOC. SUPPORTS PROPOSED MODIFICATION/NEW CONSTRUCTION LEGEND
- 6 (N) MECH. ROOM/ STAIR PENIT. HOUSE/ ELEVATOR PENIT. HOUSE ENCLOSURE AT ROOF



SEE SHEET 35 FOR ENLARGED DETAIL.

SEE SHEET 38 FOR ENLARGED DETAIL.



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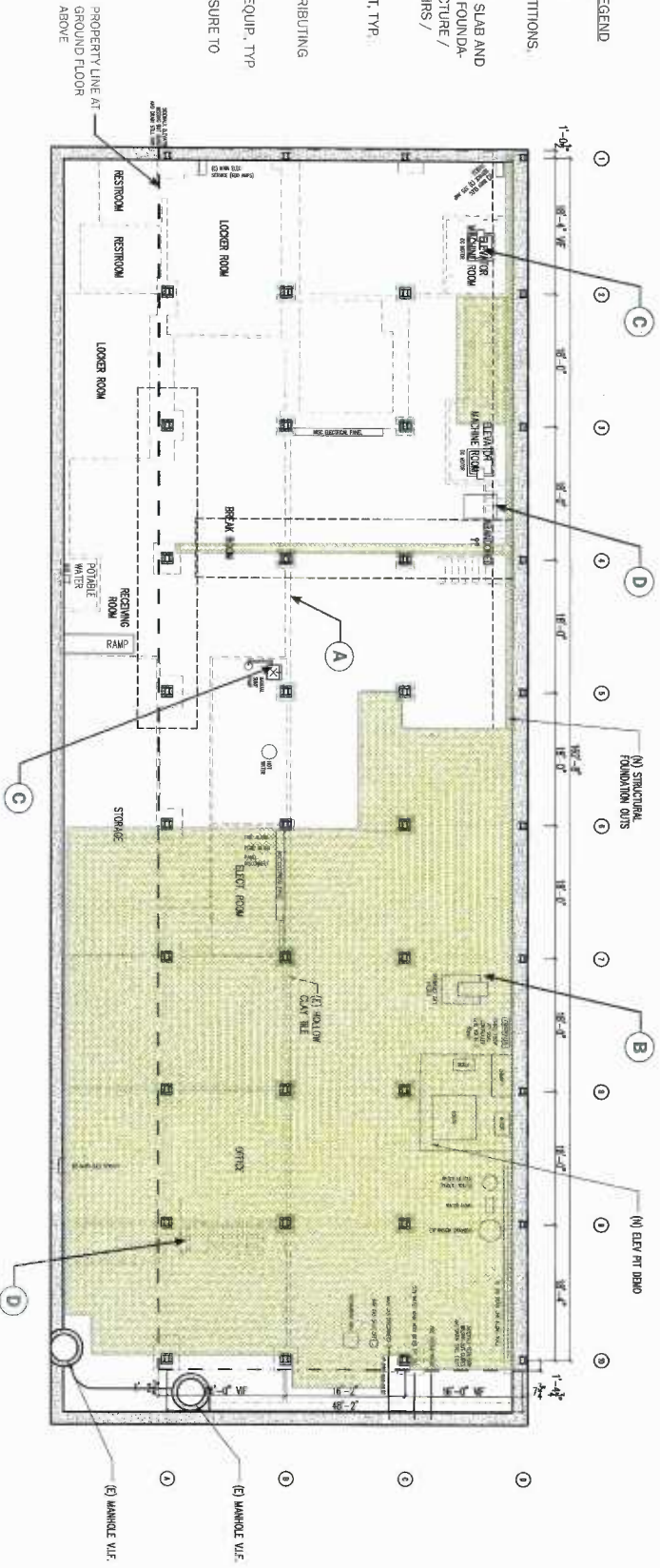
BUILDING SECTION-D 19

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SELECTIVE REMOVAL LEGEND

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- (B) REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
- (C) REMOVE (E) EQUIPMENT, TYP
- (D) REMOVE (E) STAIRS
- (E) REMOVE (E) NON-CONTRIBUTING STOREFRONT, TYP
- (F) REMOVE (E) ROOF TOP EQUIP., TYP
- (G) (E) BOILER FLE ENCLASURE TO REMAIN



- LEGEND:**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED



DEMOLITION BASEMENT FLOOR PLAN

1095 MARKET STREET

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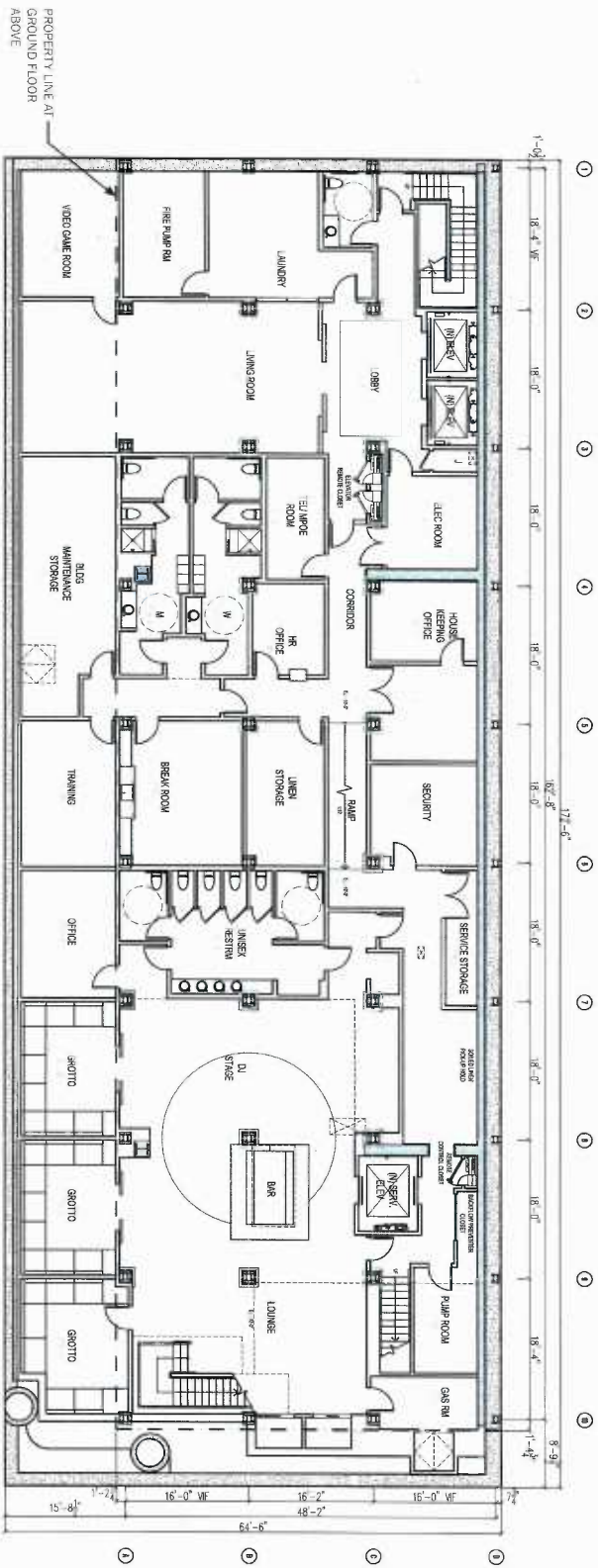
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- LEGEND:**
- PROPERTY LINE
 - == NEW CONSTRUCTION
 - ▨ EXISTING CONCRETE WALL
 - ▩ EXISTING BRICK WALL
 - ▧ NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS
 - S.S.D.



PROPOSED BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"
 0 5 10 20 40 FEET

1095 MARKET STREET

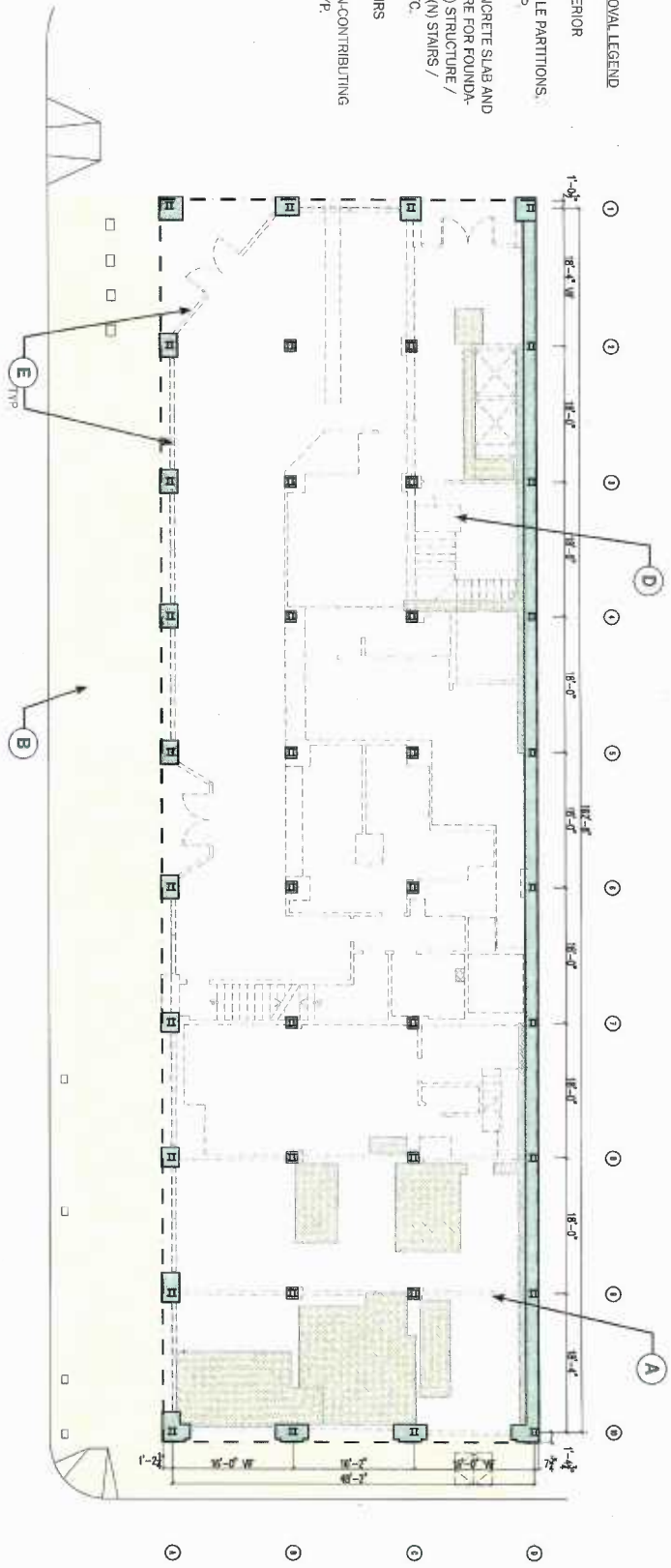
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- SELECTIVE REMOVAL LEGEND**
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 - (B)** REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
 - (D)** REMOVE (E) STAIRS
 - (E)** REMOVE (E) NON-CONTRIBUTING STOREFRONT, TYP.



- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED

DEMOLITION GROUND FLOOR PLAN
 Scale: 1/8" = 1'-0"
 0 5 10 20 40 FEET
 22

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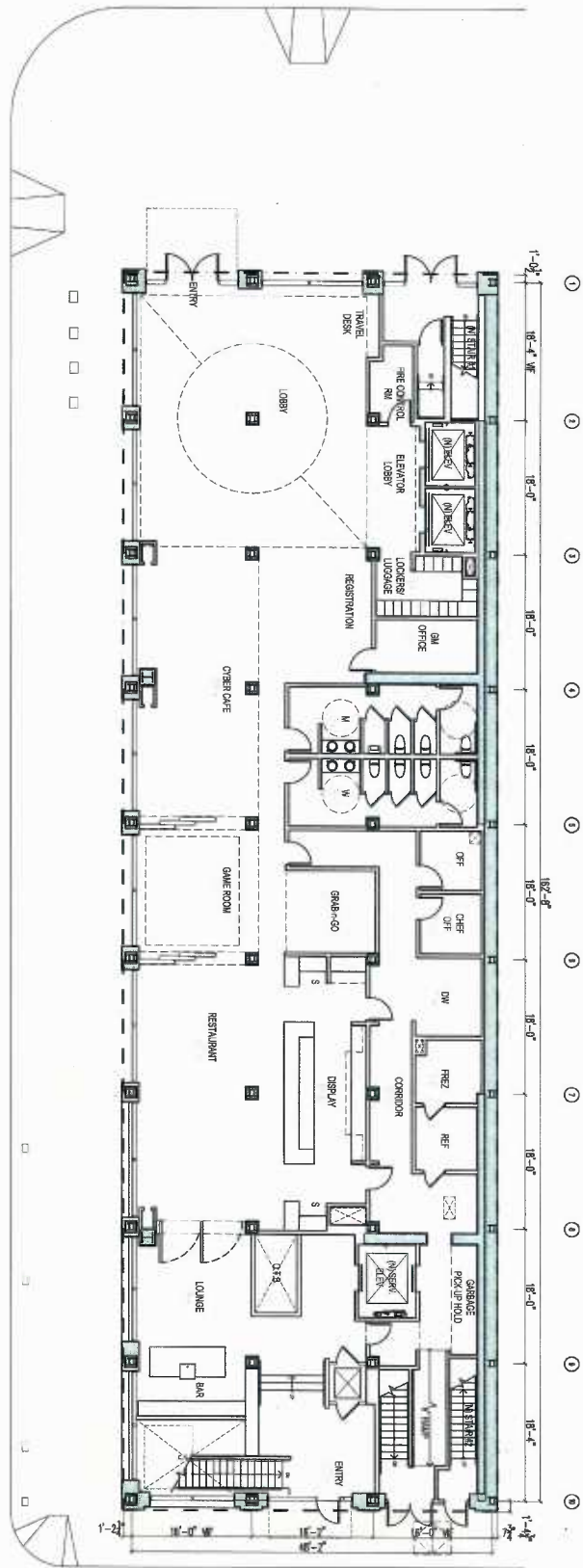
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MARKET STREET



7TH STREET

STEVENSON STREET

- LEGEND:**
- PROPERTY LINE
 - == NEW CONSTRUCTION
 - ▒ EXISTING CONCRETE WALL
 - ▒ EXISTING BRICK WALL
 - ▒ NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS
 - ▒ S.S.D.
 - ▒ NEW SIDEWALK/PAVING



PROPOSED GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

40 FEET
23

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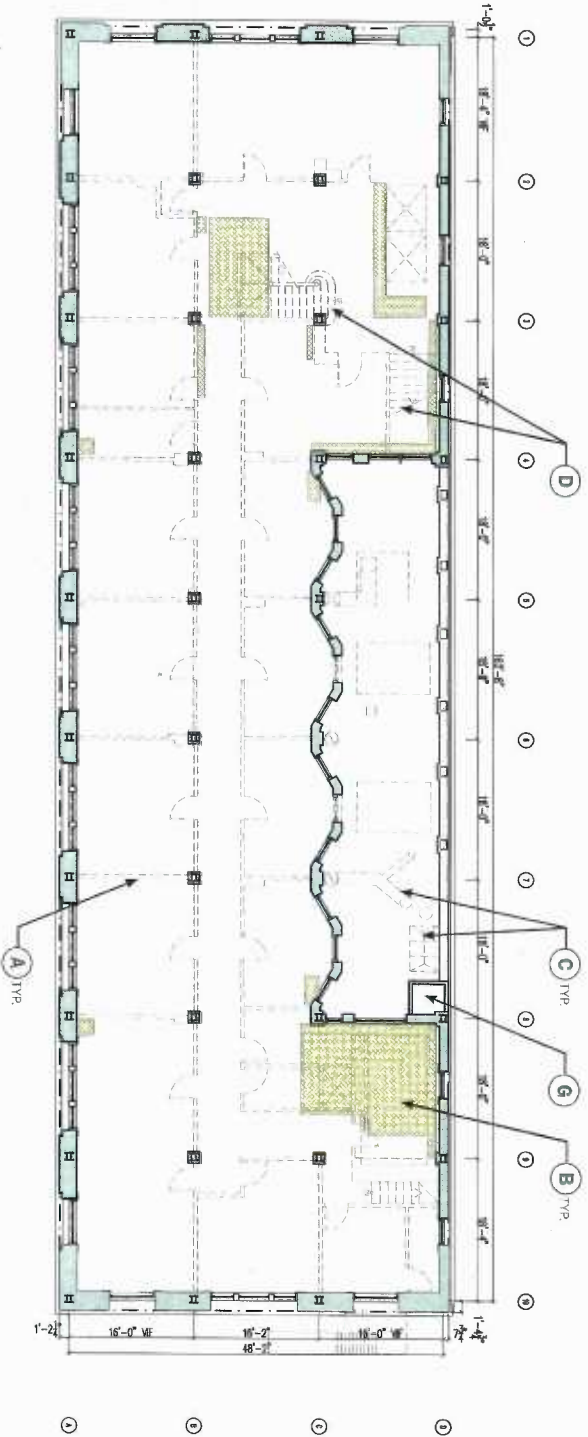
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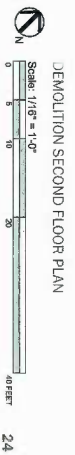
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- SELECTIVE REMOVAL LEGEND**
- (A) REMOVE (E) INTERIOR NON-BEARING, HOLLOW CLAY TILE PARTITIONS, DOORS, ETC. TYP.
 - (B) REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
 - (C) REMOVE (E) EQUIPMENT, TYP.
 - (D) REMOVE (E) STAIRS
 - (E) BOILER FLUE ENCLOSURE TO REMAIN



- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED



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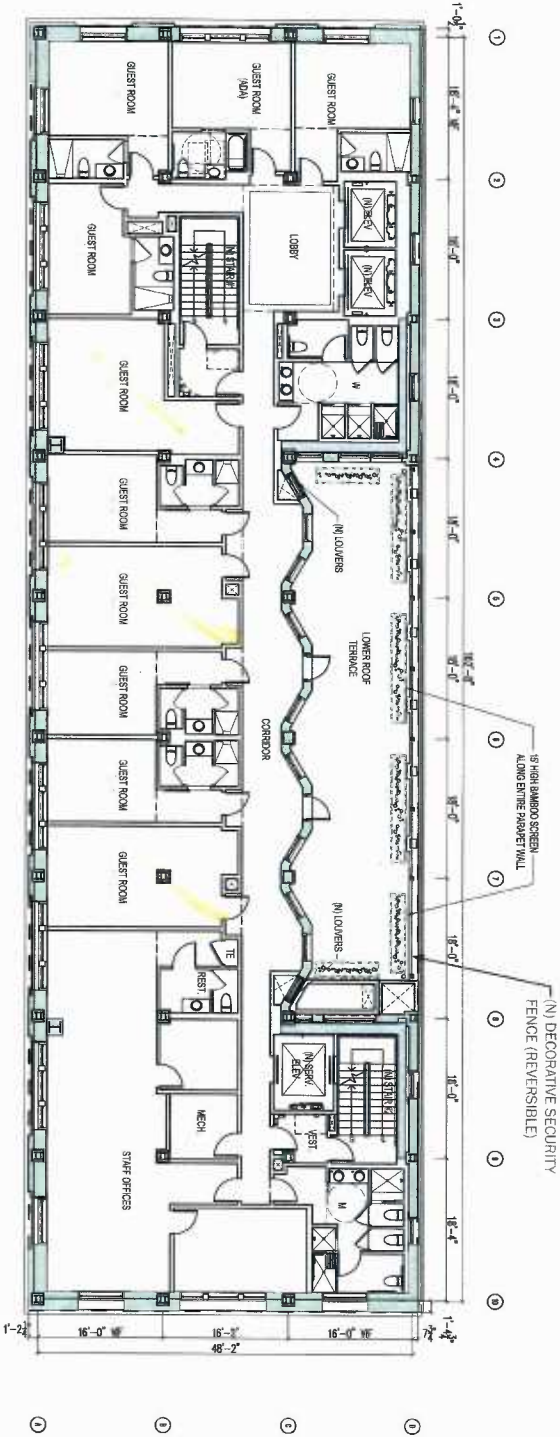
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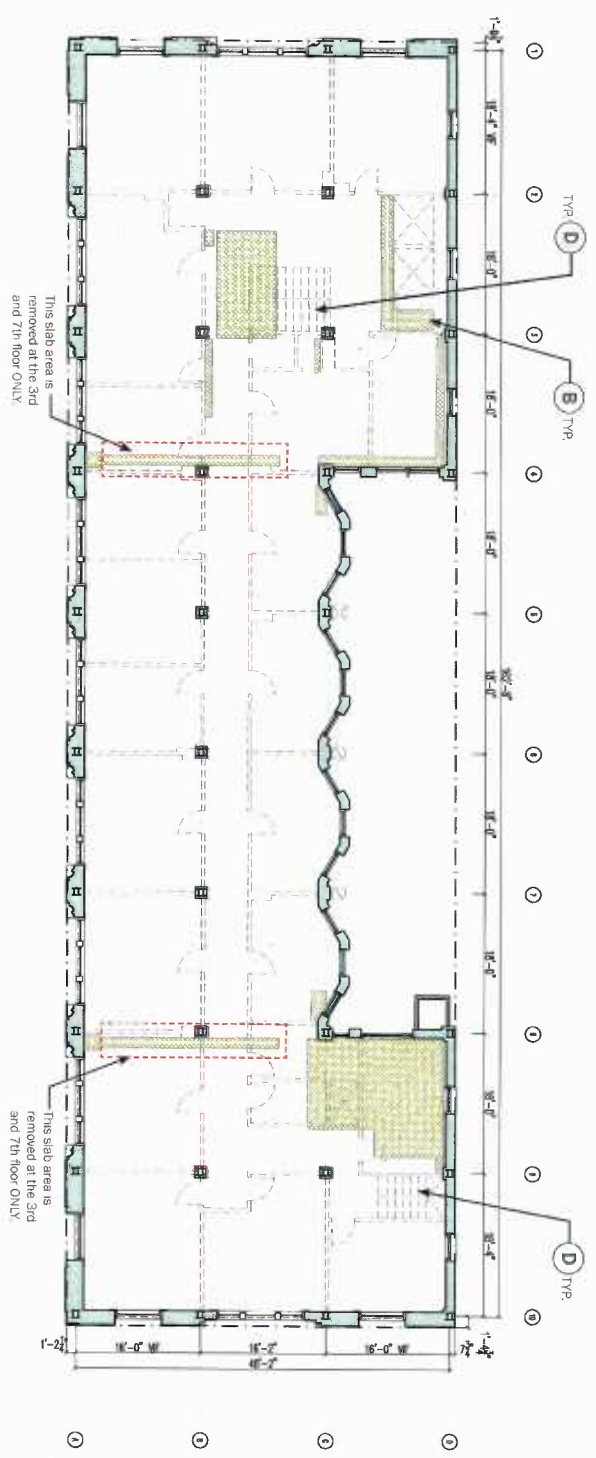
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- LEGEND**
- PROPERTY LINE
 - == NEW CONSTRUCTION
 - ▨ EXISTING CONCRETE WALL
 - ▨ EXISTING BRICK WALL
 - ▨ NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS
 - SSD

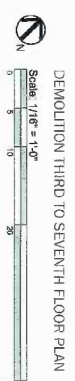


PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
0 5 10 20 40 FEET

- (B) REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
- (D) REMOVE (E) STAIRS



- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED



DEMOLITION THIRD TO SEVENTH FLOOR PLAN

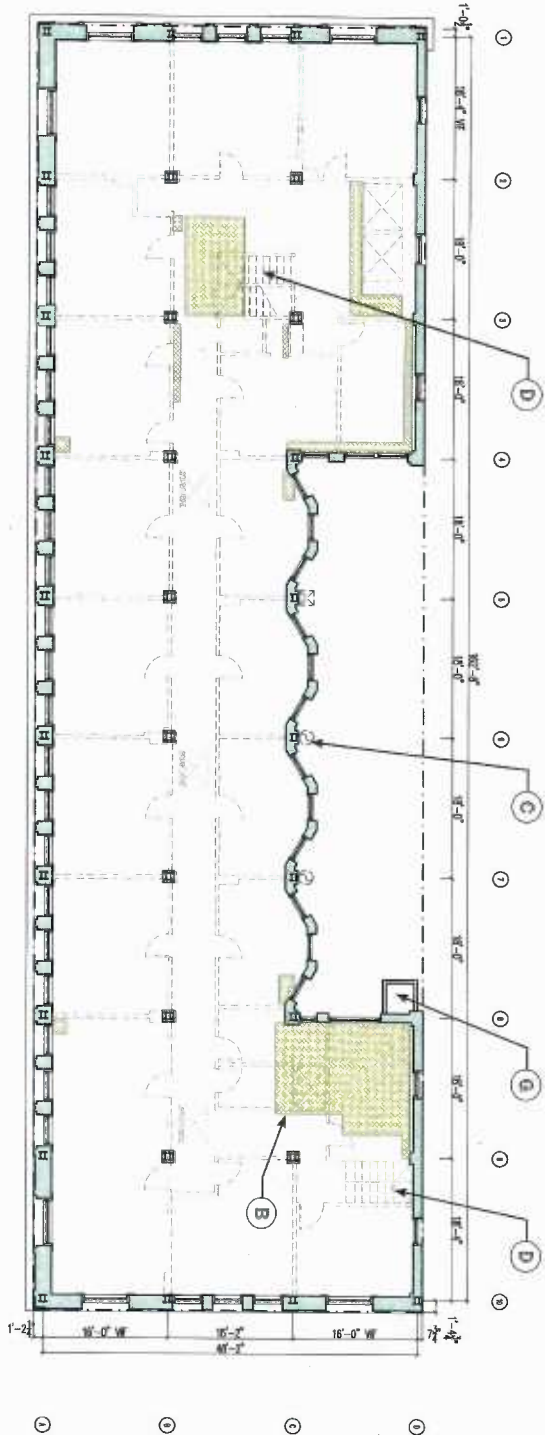
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- SELECTIVE REMOVAL LEGEND**
- (B) REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
 - (C) REMOVE (E) EQUIPMENT TYP
 - (D) REMOVE (E) STAIRS
 - (E) BOILER FLUE ENCLOSURE TO REMAIN



- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED



DEMOLITION EIGHTH FLOOR PLAN
Scale: 1/8" = 1'-0"

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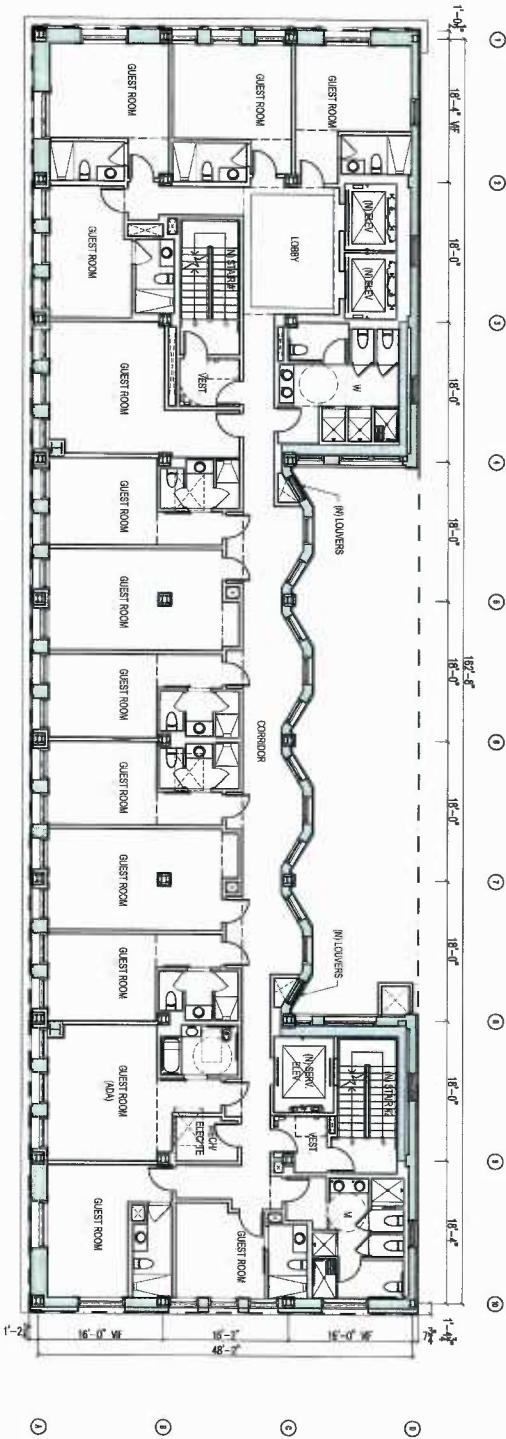
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- LEGEND**
- PROPERTY LINE
 - == NEW CONSTRUCTION
 - ▨ EXISTING CONCRETE WALL
 - ▨ EXISTING BRICK WALL
 - ▨ NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS S.S.D.



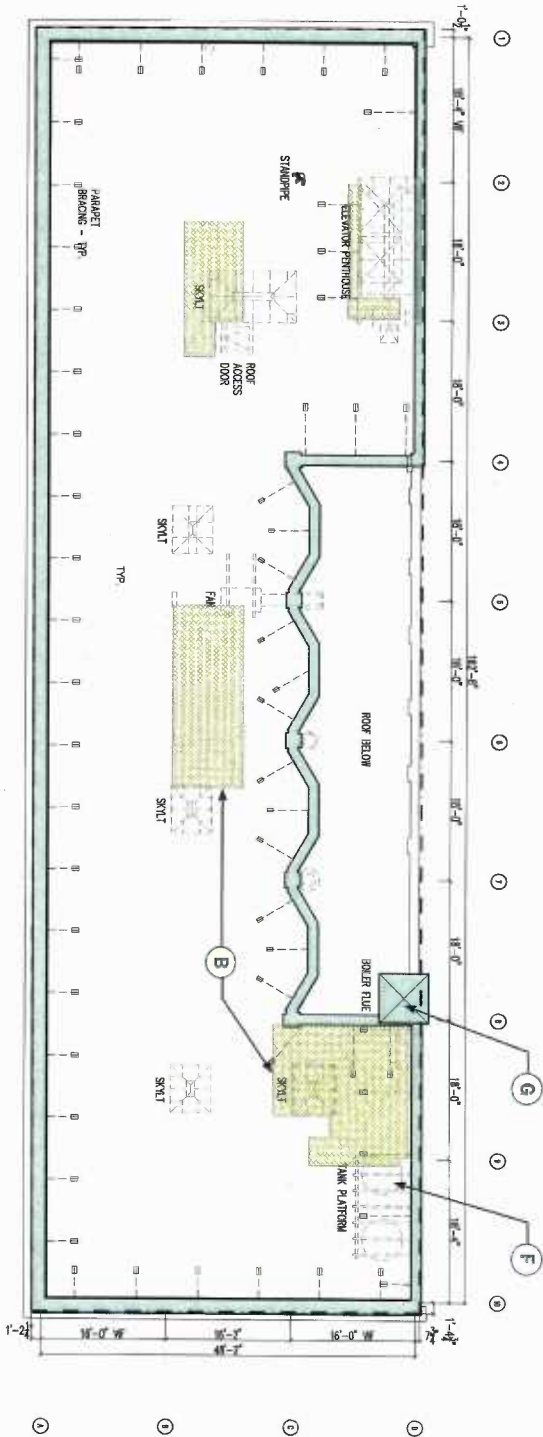
PROPOSED EIGHTH FLOOR PLAN

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SELECTIVE REMOVAL LEGEND

- (B) REMOVE (E) CONCRETE SLAB AND BEAM STRUCTURE FOR FOUNDATION WORK / (N) STRUCTURE / (N) SIDEWALK / (N) STAIRS / (N) ELEVATOR ETC.
- (F) REMOVE (E) ROOF TOP EQUIP. TYP
- (G) (E) BOILER FLE ENCLOSURE TO REMAIN



- LEGEND
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE WALL
 - EXISTING BRICK WALL
 - EXISTING SLAB TO BE REMOVED



DEMOLITION ROOF PLAN
Scale 1/8" = 1'-0"

30

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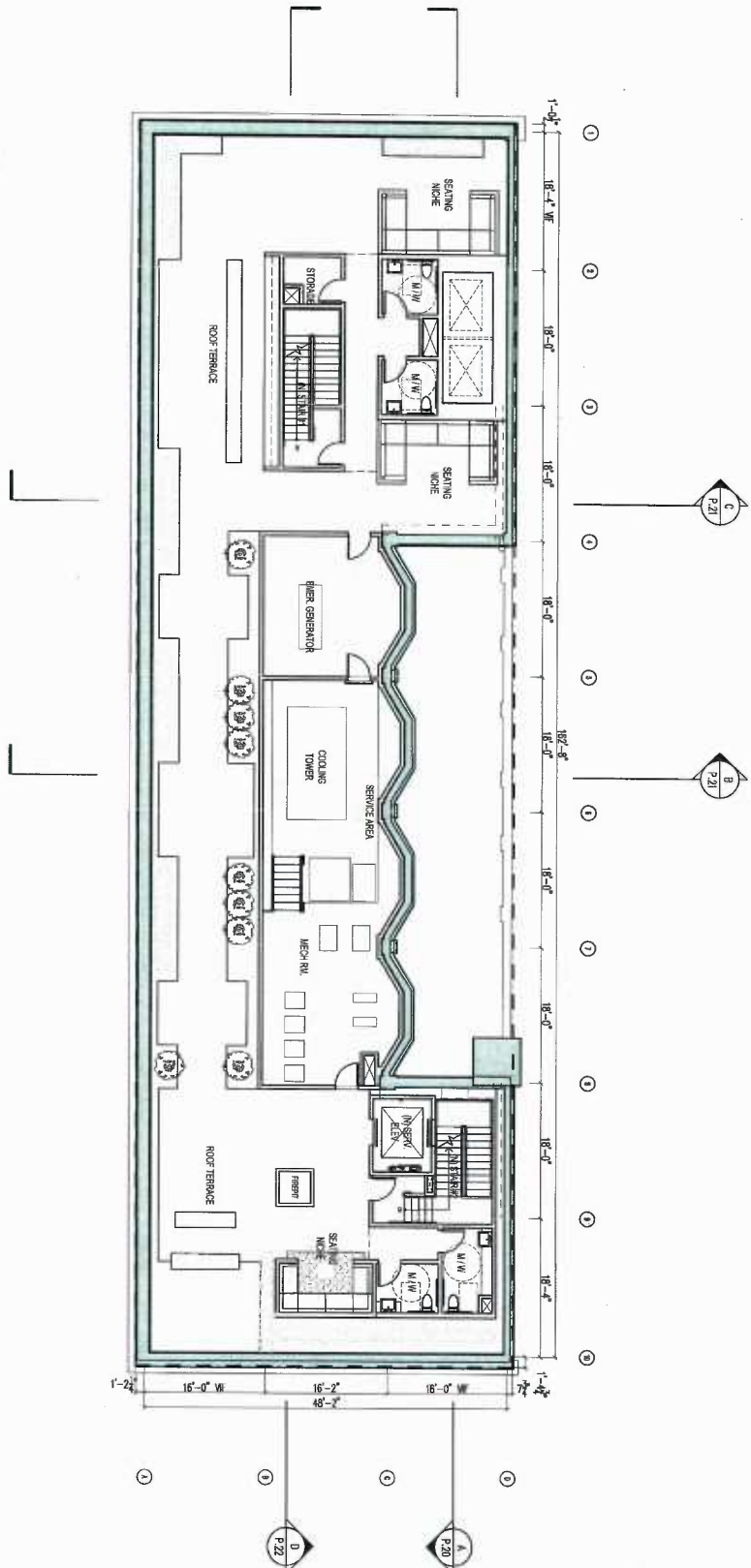
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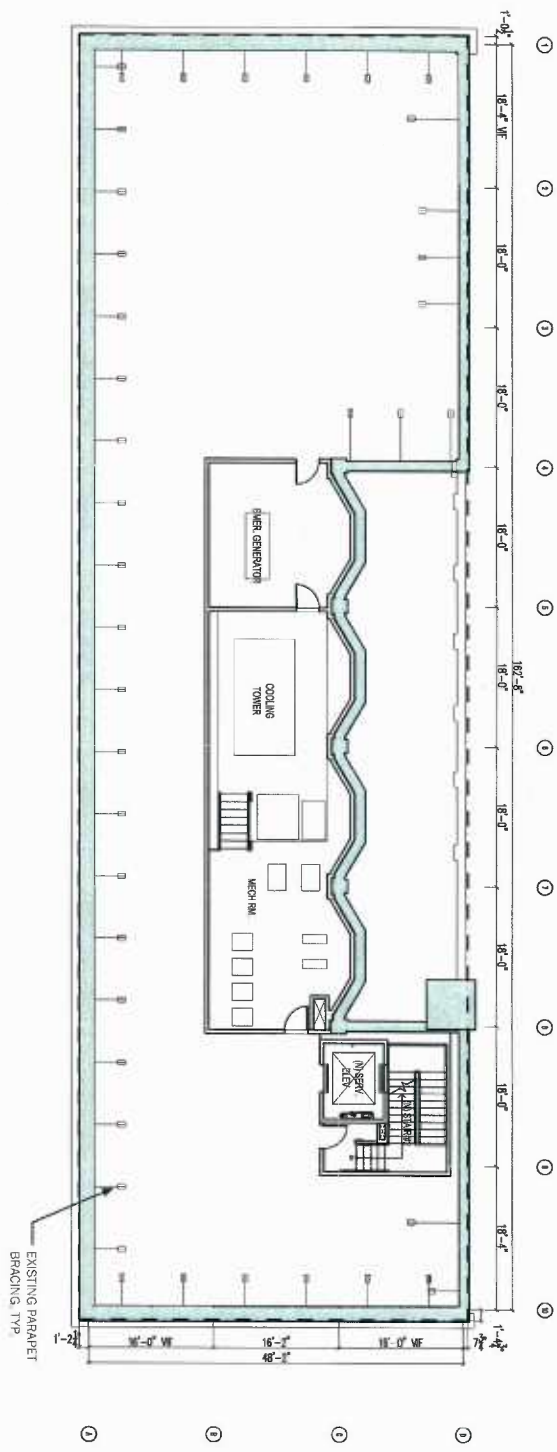
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PROPOSED ROOF TERRACE PLAN
Scale: 7/16" = 1'-0"
0 5 10 20 40 FEET

- LEGEND:
- PROPERTY LINE
 - == NEW CONSTRUCTION
 - ▨ EXISTING CONCRETE WALL
 - ▩ EXISTING BRICK WALL
 - NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS, SSD





- LEGEND**
- PROPERTY LINE
 - NEW CONSTRUCTION
 - [Stippled Pattern] EXISTING CONCRETE WALL
 - [Cross-hatched Pattern] EXISTING BRICK WALL
 - [Solid Green Fill] NEW STRUCTURAL ELEMENTS - COLUMN/SHEAR WALLS
 - SSD

PROPOSED ROOF PLAN ALTERNATE (NO TERRACE BUILD OUT)
 Scale: 1/8" = 1'-0"
 0 5 10 20 30 40 FEET

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HISTORIC MATERIAL TREATMENT OVERVIEW: GENERAL SPECIFICATIONS

BRICK MASONRY RESTORATION AND RE-POINTING

The brick facade at 1095 Market looks generally to be in fair condition. Measures will be taken to preserve the historic facade, and improve the overall building appearance. A thorough building facade condition survey will be conducted by a qualified historic preservation architect prior to construction to identify where specific problem areas exist and how to address brick repair, restoration, re-pointing and cleaning.

A careful and conservative approach will be sought to rehabilitate the brick. Mock-ups will be performed to determine the gentlest, most effective method for cleaning. Samples and mock-ups will also be required for mortar and brick re-pointing. The work will conform to the Secretary of Interior Standards and follow the guidelines outlined in the US Department of Interior, NPS Preservation Briefs No. 1 and No. 2 - The Cleaning and Waterproof Coating of Masonry Buildings and Repointing Mortar Joints in Historic Masonry Buildings.

REPLACEMENT OF GROUND FLOOR STOREFRONT

The original ground floor store front was altered dramatically in the 1960's and 70's with non-structural masonry, vinyl shingle siding and aluminum windows. There are limited remnants of the historic storefront today - 4 ornamental pilasters on the south east corner of 7th Street and Stevenson Street.

The non-contributing brick pilasters will be removed and replaced with pilasters constructed in cast aluminum or cast stone based on the remaining extant ornamental pilasters. Using historical photographs and the building context, the non-contributing storefront system will be replaced with a new storefront design that is contemporary but compatible in scale, color and material while maintaining the historic character of the building.

REHABILITATING HISTORIC WOOD WINDOWS

Double hung wood window units fill in almost every opening in the facades at 1095 Market. There are select windows at the second floor that are configured as hopper units. The windows are generally in fair condition, but do require reconditioning work. A thorough survey will also be conducted of the windows to determine the extent and method of the rehabilitation, repair, re-caulking and repainting.

Improving the thermal and acoustical performance of the building envelope is an important goal for the project. Performance tests will be done on the existing historic windows to determine the appropriate scope of rehab work for the project thermal and acoustic criteria. We will study optional designs to enhance energy and acoustical performance including, improving weather-stripping, providing a removable pony-sash or replacing glazing with insulated or low-e laminated glazing. The option that provides the best performance and compatibility with the historic resource will be pursued.

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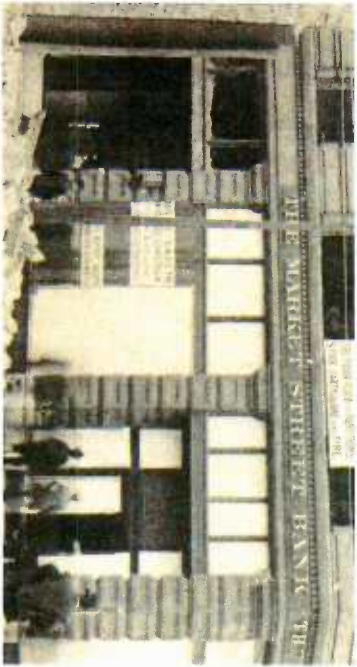
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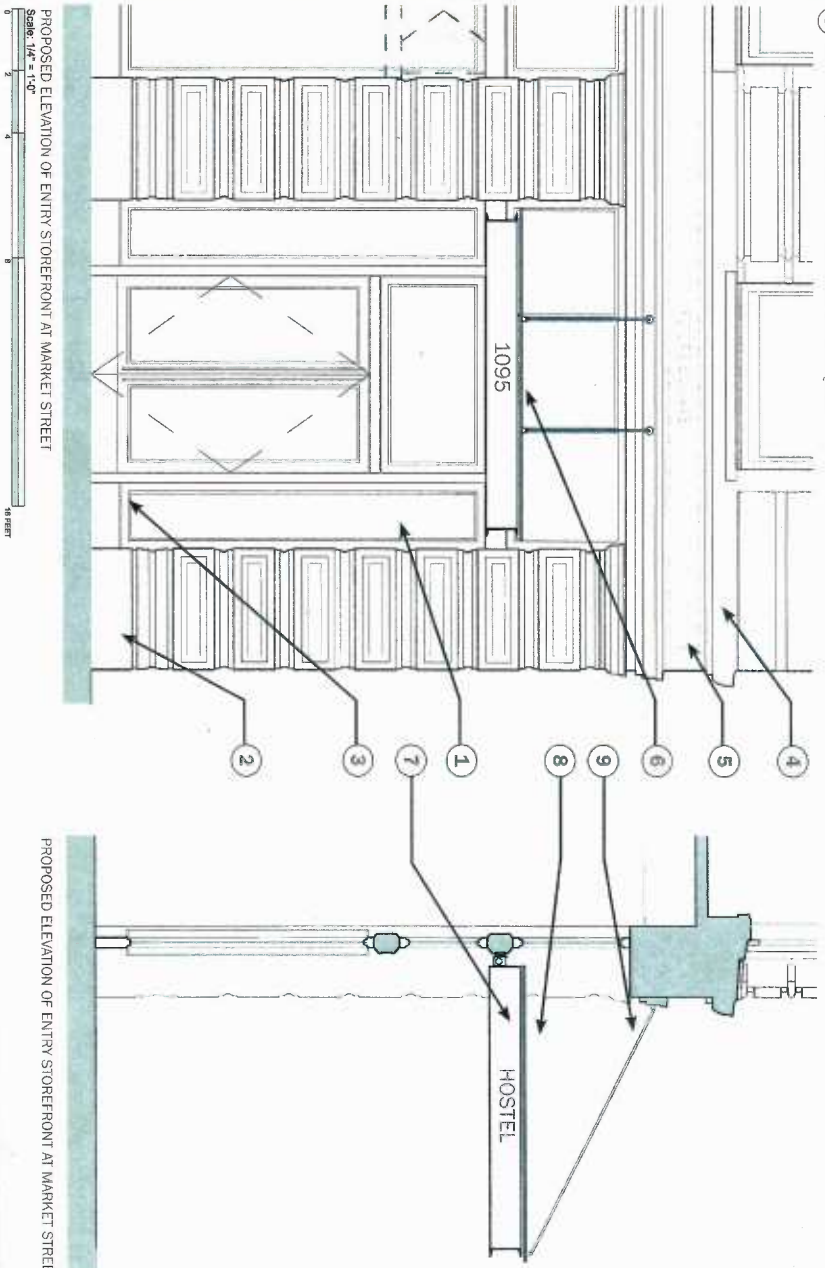
EXISTING ELEVATION ALONG MARKET STREET



HISTORIC ELEVATION (POST EARTHQUAKE IN 1906) ALONG MARKET STREET

GROUND FLOOR STOREFRONT DETAIL

- 1 REPLACE (E) NON-CONTRIBUTING STOREFRONT W/ NEW WOOD STOREFRONT
- 2 RESTORE/ RECONSTRUCT ORNAMENTAL PLASTER (REQUIRES FURTHER SURVEY TO DETERMINE IF PLASTER REMAINS INTACT BEHIND NON-CONTRIBUTING BRICK VENEER)
- 3 STONE BASE AT STOREFRONT
- 4 RESTORE/ REPAIR (E) BELT COURSE
- 5 OPTIONAL INCORPORATE (N) BUILDING SIGNAGE
- 6 NEW REMOVABLE STEEL FRAME AND GLASS MARQUEE
- 7 PAINTED POWDER COATED STEEL CHANNEL
- 8 TRANSLUCENT LAMINATED TEMPERED GLASS
- 9 3/4" DIAMETER STEEL ROD SUPPORT



PROPOSED ELEVATION OF ENTRY STOREFRONT AT MARKET STREET

EXISTING & PROPOSED STOREFRONT 35

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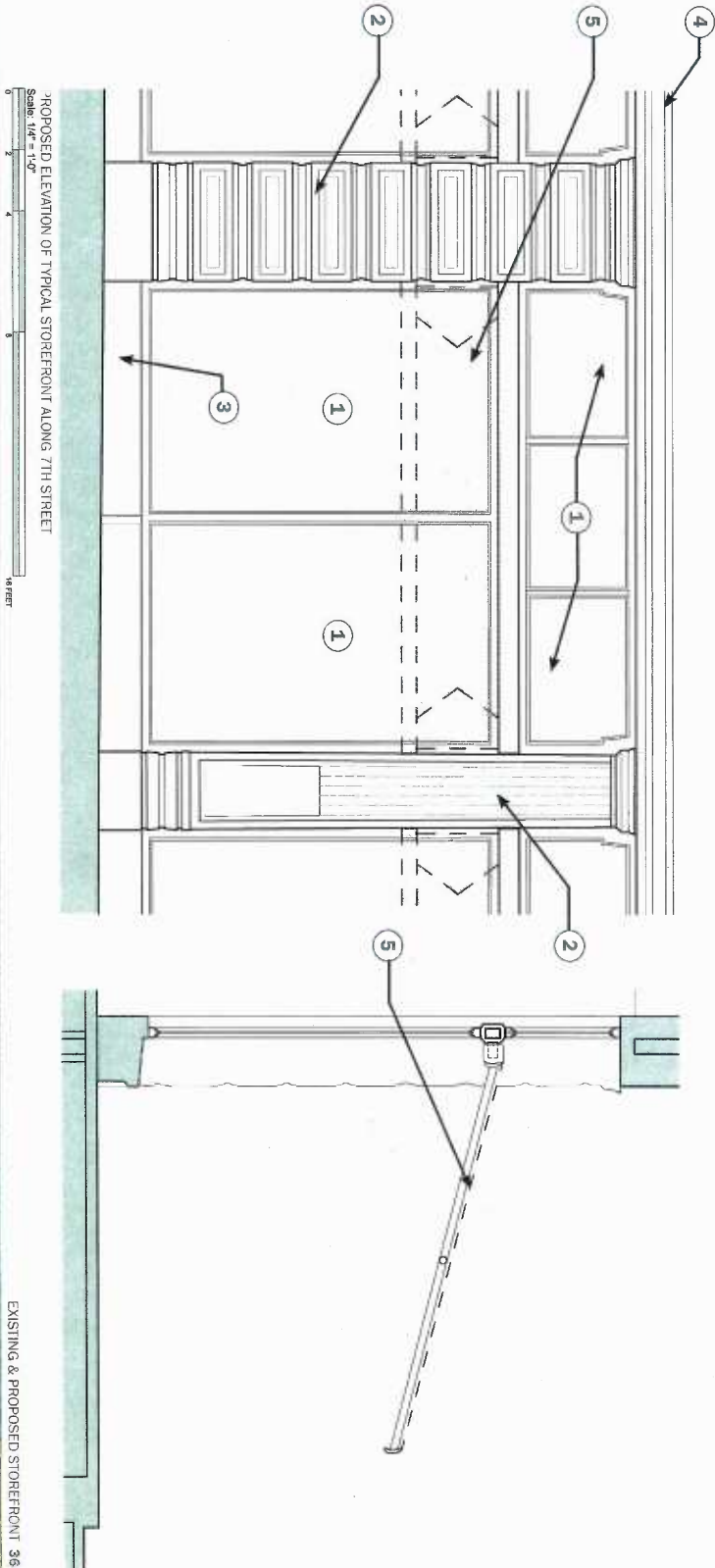
EXISTING ELEVATION ALONG 7TH STREET



HISTORIC ELEVATION ALONG 7TH STREET

GROUND FLOOR STOREFRONT DETAIL

- ① REPLACE (E) NON-CONTRIBUTING STOREFRONT W/ NEW WOOD STOREFRONT
- ② RESTORE/RECONSTRUCT ORNAMENTAL PLASTERS (REQUIRES FURTHER SURVEY TO DETERMINE IF PLASTERS REMAIN INTACT BEHIND NON-CONTRIBUTING BRICK VENEER)
- ③ STONE BASE AT STOREFRONT
- ④ RESTORE/REPAIR (E) BELT COURSE
- ⑤ NEW FULLY RETRACTABLE FABRIC DART AWNING



PROPOSED ELEVATION OF TYPICAL STOREFRONT ALONG 7TH STREET

Scale: 1/4" = 1'-0"

EXISTING & PROPOSED STOREFRONT 36

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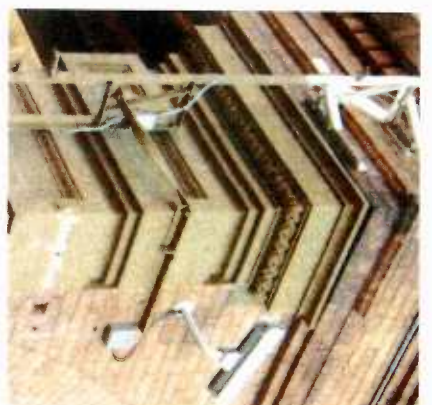
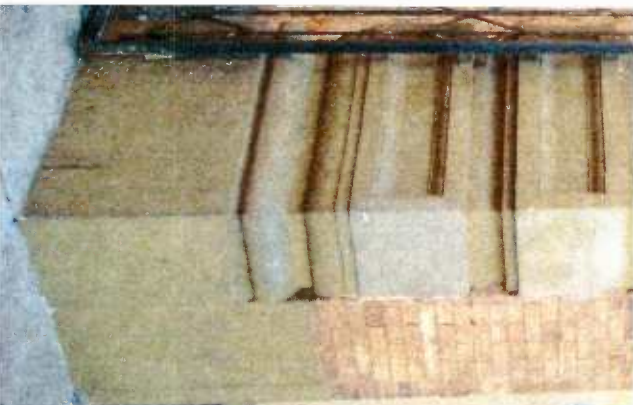
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- REHABILITATION OF ORNAMENTAL PILASTERS**
- 1 SURVEY AND DOCUMENT EXISTING HISTORIC ORNAMENTAL STONE PILASTERS
 - 2 VERIFYING IF DETAILED HISTORIC PILASTERS REMAIN INTACT
 - 3 MISSING FEATURES WILL BE REPLACED, TO MATCH ADJACENT HISTORIC PILASTERS
 - 4 (E) HISTORIC COLUMNS TO BE PROTECTED AND REPAIRED/ PRESERVED.

EXISTING PILASTERS ON 7TH STREET



EXISTING PILASTERS AT THE CORNER OF 7TH AND STEVENSON STREET

EXISTING PILASTERS PHOTOS 37

1095 MARKET STREET

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1095 Market Street Holding LLC

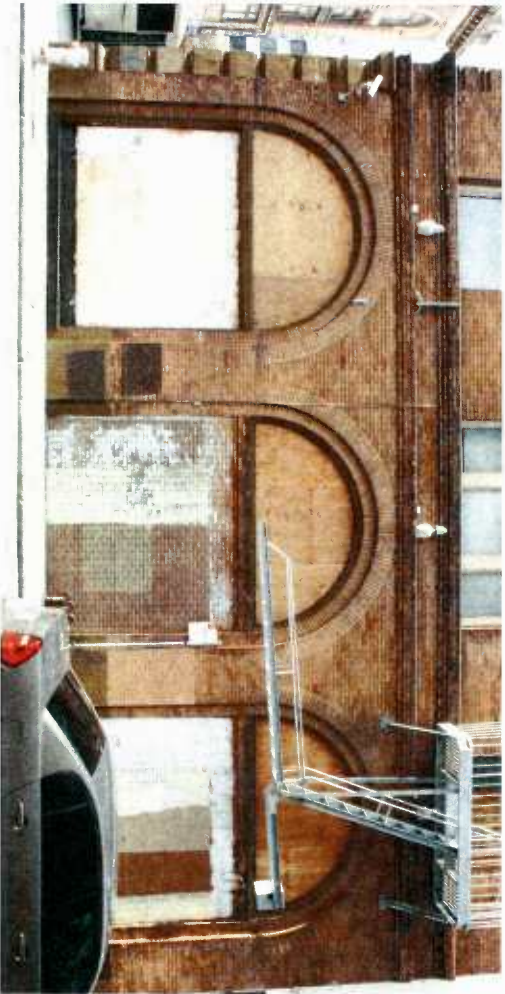
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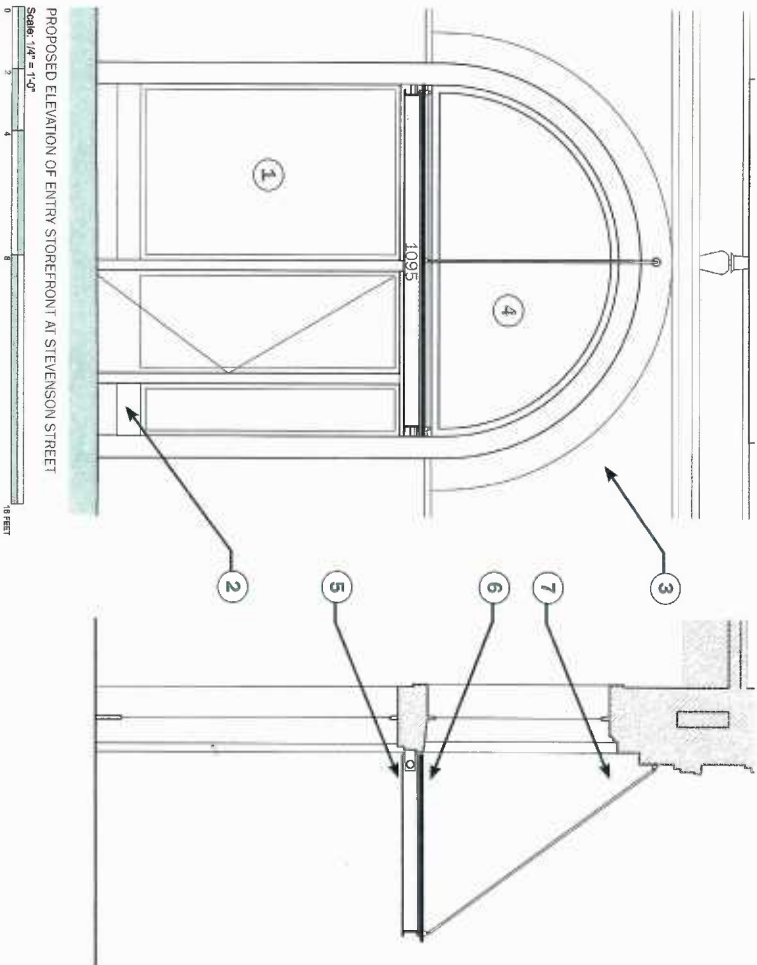
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GROUND FLOOR STOREFRONT DETAIL

- ① REPLACE (E) NON-CONTRIBUTING STOREFRONT W/ NEW WOOD STOREFRONT
- ② STONE BASE AT STOREFRONT
- ③ REPAIR AND CLEAN BRICK EXTERIOR
- ④ REPAIR/ REHABILITATE (E) FIXED ARCH WINDOW
- ⑤ NEW REMOVABLE STEEL FRAME AND GLASS MARQUEE
- ⑥ TRANSLUCENT LAMINATED TEMPERED GLASS OVER PAINTED POWDER COATED STEEL CHANNEL
- ⑦ 3/4" DIAMETER STEEL ROD SUPPORT



EXISTING ELEVATION ALONG STEVENSON STREET



EXISTING & PROPOSED STOREFRONT 38

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REHABILITATE WOOD WINDOWS (LIGHTWELL SIDE)

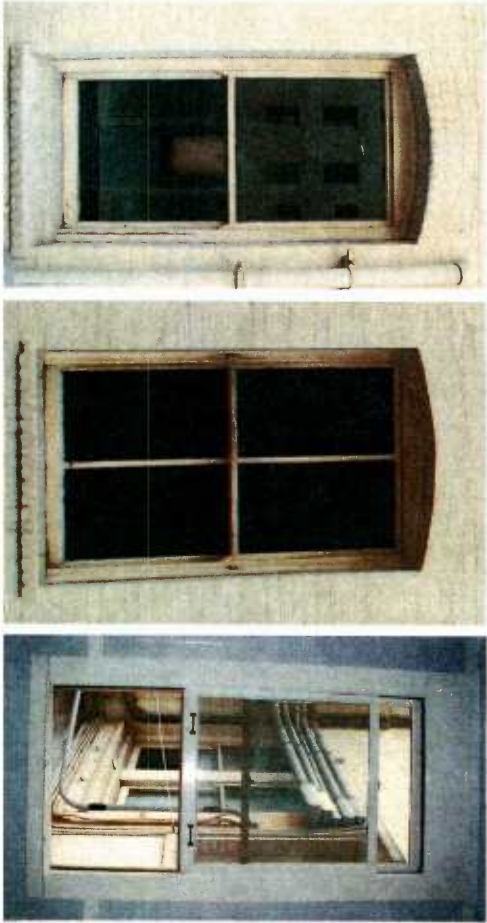
1 TYPICAL BAY WINDOW

- A REMOVE PEELING PAINT, CLEAN AND REPAINT. PRESERVE WINDOW FRAME, SASH AND GLAZING
- B PROVIDE (N) WEATHERSTRIPPING AND CAULKING AT HEAD/JAMB/SILL
- C REPAIR WINDOW FUNCTION/ OPERABILITY AS NECESSARY.

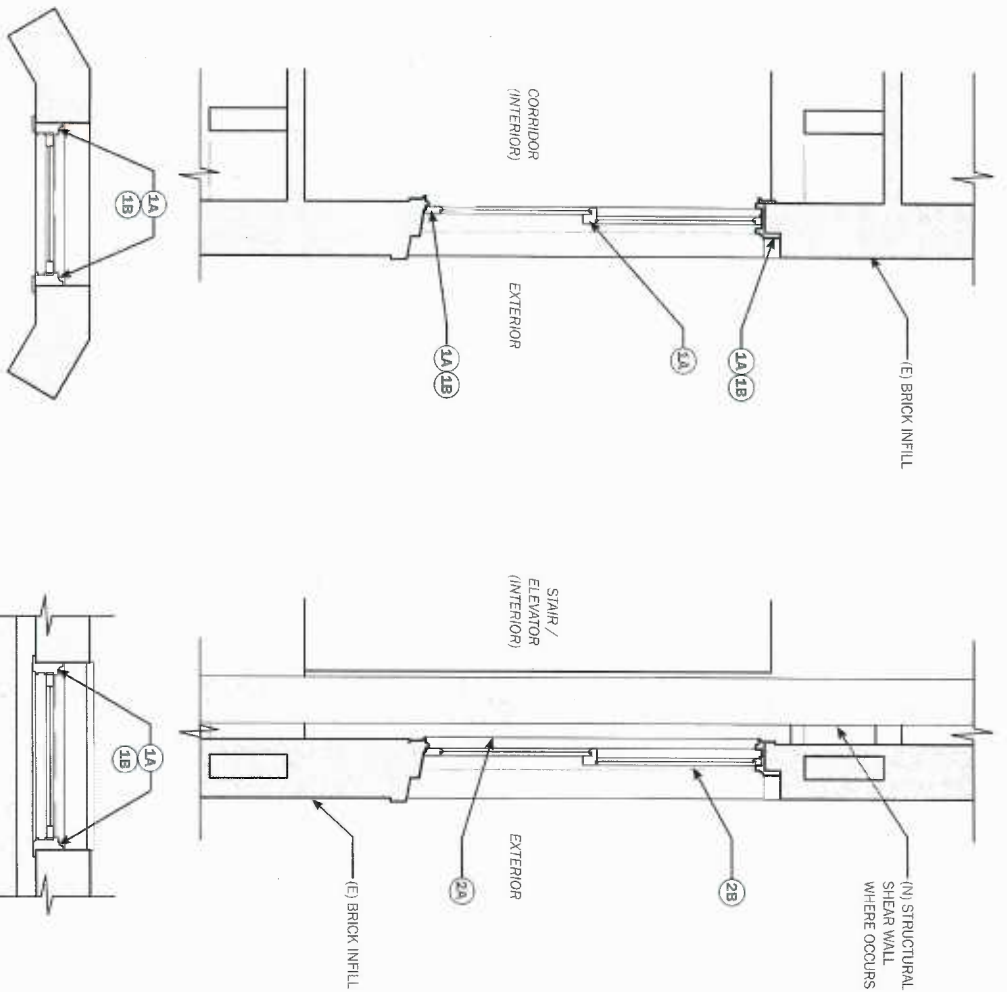
2 WINDOWS BLOCKED BY SHEAR WALL

- A OPAQUE RIGID BACKING PANELS MOUNTED TO INTERIOR BLACK ON VISIBLE (EXTERIOR) SIDE
- B PRESERVE (E) HISTORIC WINDOW

KEY PLAN



EXISTING WINDOW TYPES AT LIGHTWELL



EXISTING WINDOW SECTIONS & PLANS AT LIGHTWELL
Scale 3/8" = 1'-0"

1/8" = 1'-0"

WINDOWS AT LIGHTWELL 39

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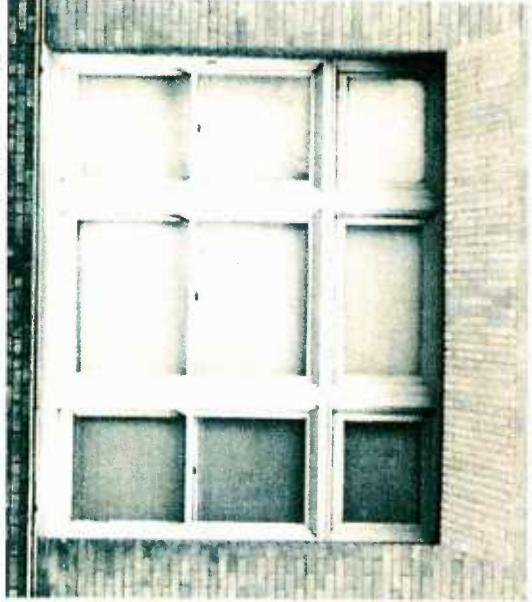
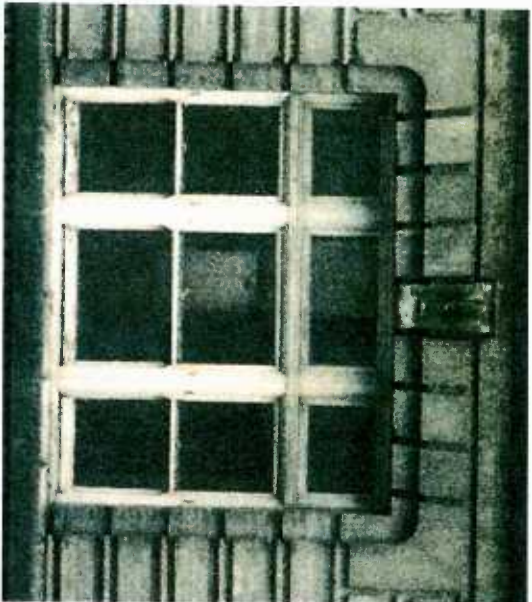
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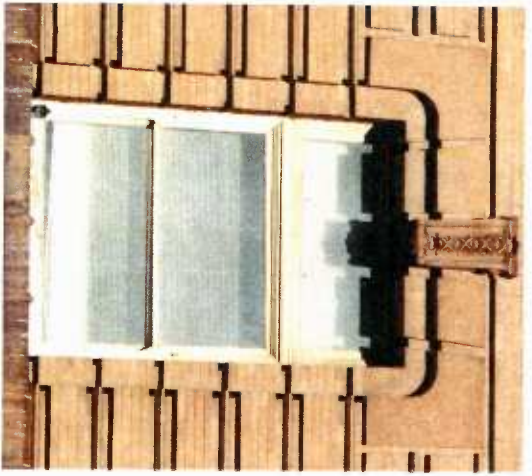
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EXISTING WINDOW AT 2ND FLOOR (MARKET, 7TH AND STEVENSON STREETS)



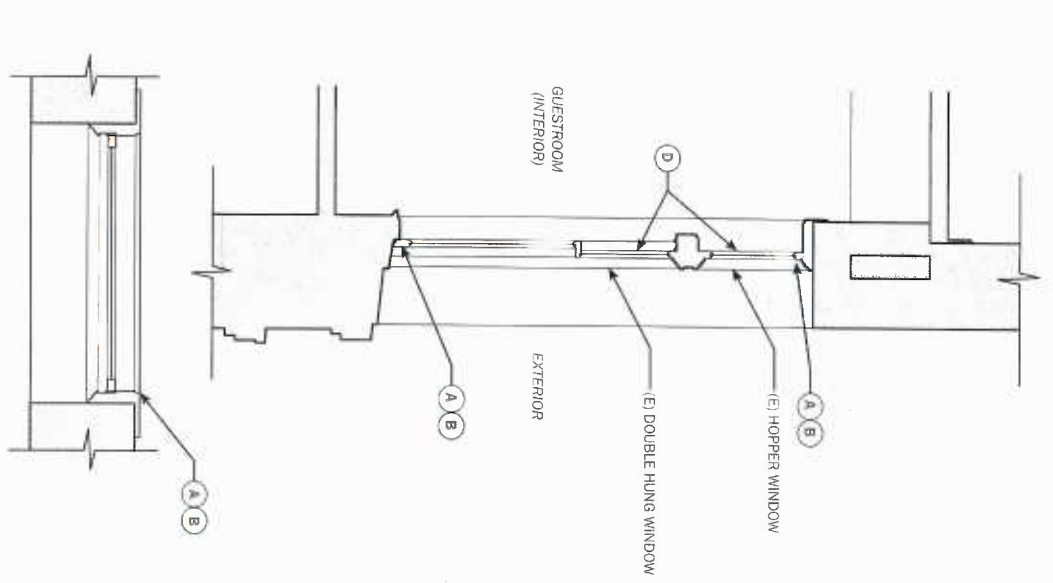
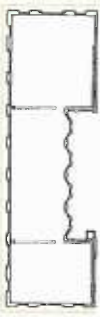
EXISTING WINDOW AT MARKET AND 7TH STREET

REHABILITATE 2ND FLOOR WOOD WINDOWS

- A** REMOVE PEELING PAINT, CLEAN AND REPAIR
- B** PROVIDE (N) WEATHERSTRIPPING AND CAULKING AT HEAD/JAMB/SILL
- C** REPAIR WINDOWS AS NECESSARY
- D** REHABILITATE WINDOW TO ALLOW FOR APPROPRIATE ACOUSTICAL AND THERMAL PERFORMANCE. VARIOUS OPTIONS WILL BE STUDIED.

- REPLACE (E) GLAZING WITH INSULATING GLASS
- REPLACE (E) GLAZING WITH LAMINATED LOW-E GLASS
- PROVIDE INTERIOR PONY SASH WITHIN THE WINDOW FRAME/TRIM

KEY PLAN



WINDOW SECTION & PLAN AT 2ND FLOOR (MARKET, 7TH AND STEVENSON STREETS)
Scale: 3/8" = 1'-0"

1095 MARKET STREET

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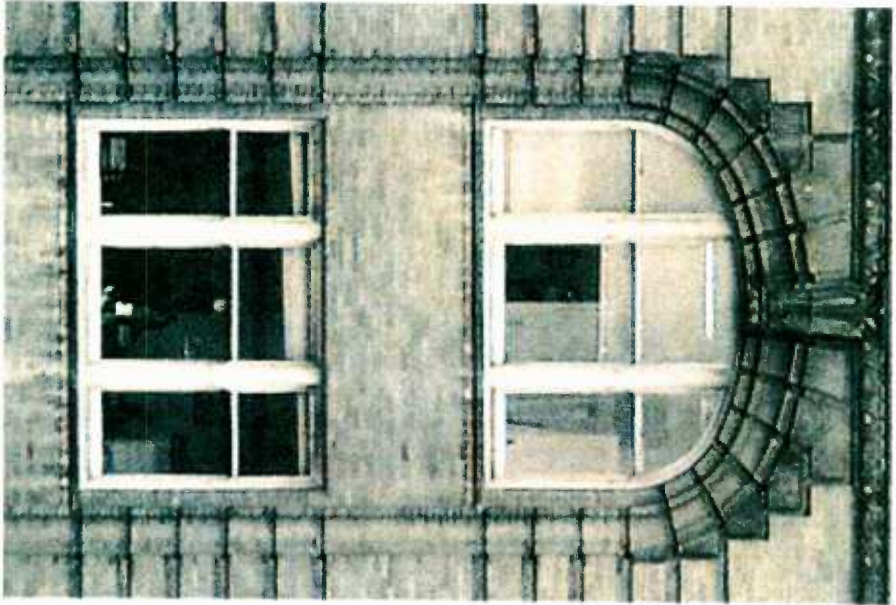
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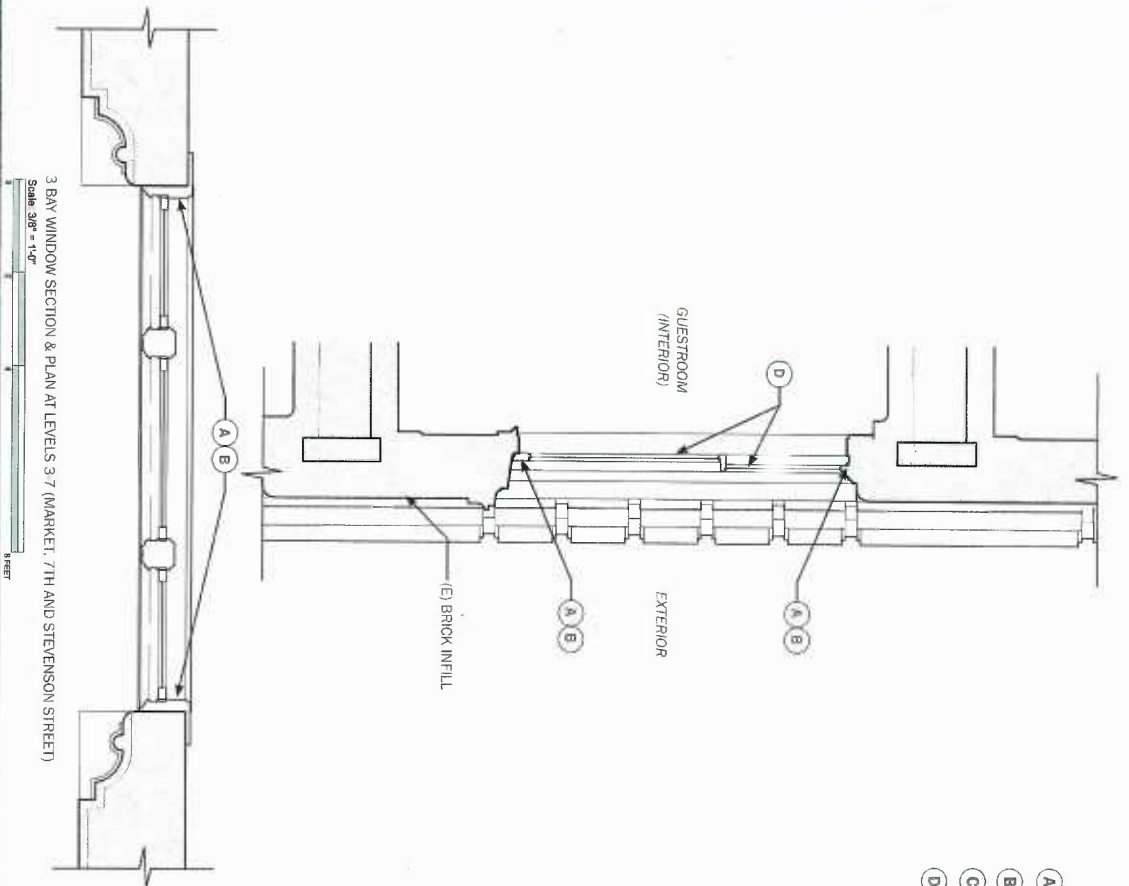
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W O R S T E L L

WINDOWS AT L2 (MARKET, 7TH ST & STEVENSON) 40



3 BAY WINDOW AT LEVELS 3-7 (MARKET, 7TH AND STEVENSON STREET)



REHABILITATE 3 BAY WOOD WINDOWS

- (A) REMOVE PEELING PAINT, CLEAN AND REPAINT
- (B) PROVIDE (N) WEATHERSTRIPPING AND CAULKING AT HEAD/JAMB/SILL
- (C) REPAIR WINDOWS AS NECESSARY
- (D) REHABILITATE WINDOW TO ALLOW FOR APPROPRIATE ACOUSTICAL AND THERMAL PERFORMANCE. VARIOUS OPTIONS WILL BE STUDIED.

- REPLACE (E) GLAZING WITH INSULATING GLASS
- REPLACE (E) GLAZING WITH LAMINATED LOW-E GLASS
- PROVIDE INTERIOR PONY SASH WITHIN THE WINDOW FRAME/ TRIM

KEY PLAN



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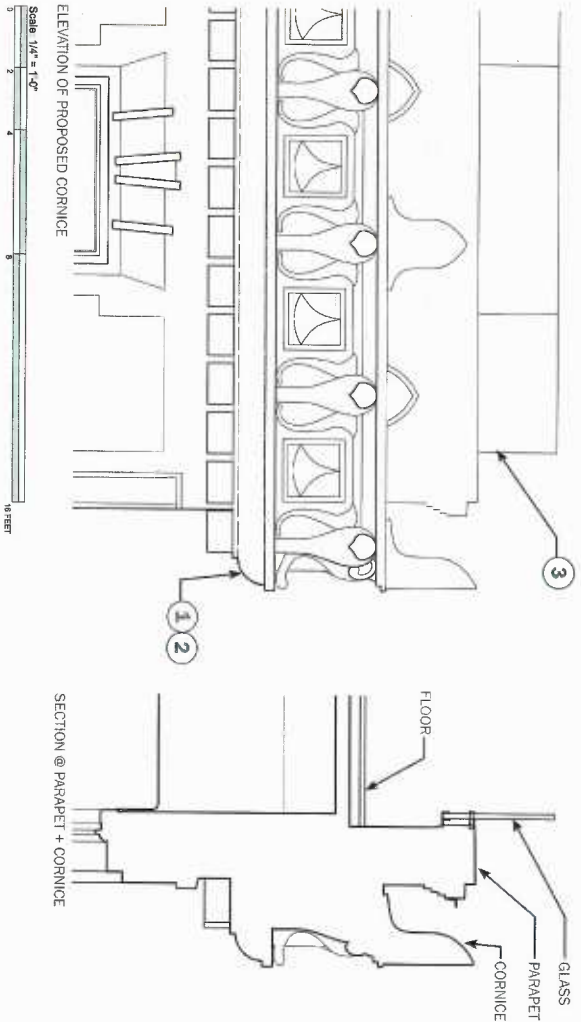
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WINDOWS AT 1,3, L7 (MARKET, 7TH ST & STEVENSON), 41

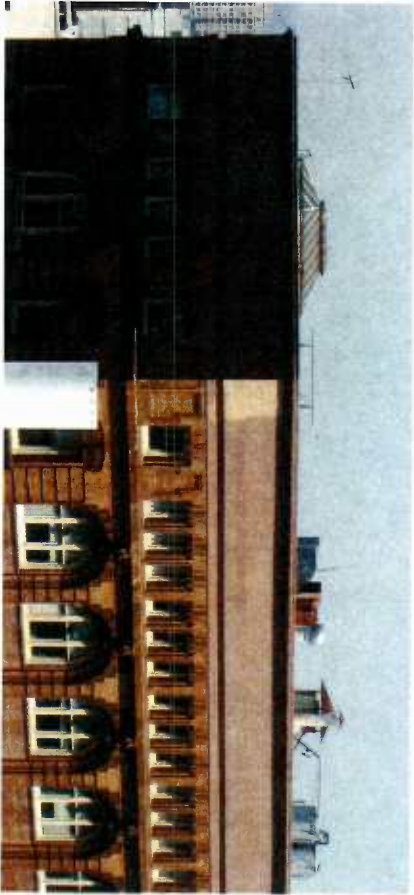


HISTORIC PHOTO OF CORNICE



NEW ORNAMENTAL CORNICE

- ① (N) FIBER-REINFORCED POLYMER (FRP) CORNICE ATTACH TO EXISTING PARAPET.
- ② COLOR AND TEXTURE TO HARMONIZE WITH EXISTING BRICK AND STONEWORK.
- ③ (N) GLASS SAFETY RAILING MOUNTED TO BACK OF PARAPET



EXISTING CORNICE CONDITION

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GLASS SAFETY RAIL

View E
- VIEW FROM UNION PLAZA (SEE PAGE 6 FOR VIEW POINT)



ELEVATOR + MECH PENTHOUSE

View C
- VIEW FROM MARKET STREET (SEE PAGE 6 FOR VIEW POINT)



NEW MECHANICAL PENTHOUSE

View G
- VIEW FROM STEVENSON STREET (SEE PAGE 6 FOR VIEW POINT)

----- INDICATES PROFILE OF NEW GLAZING / ROOF TOP ENCLOSURES

EXTERIOR MASSING STUDY 43

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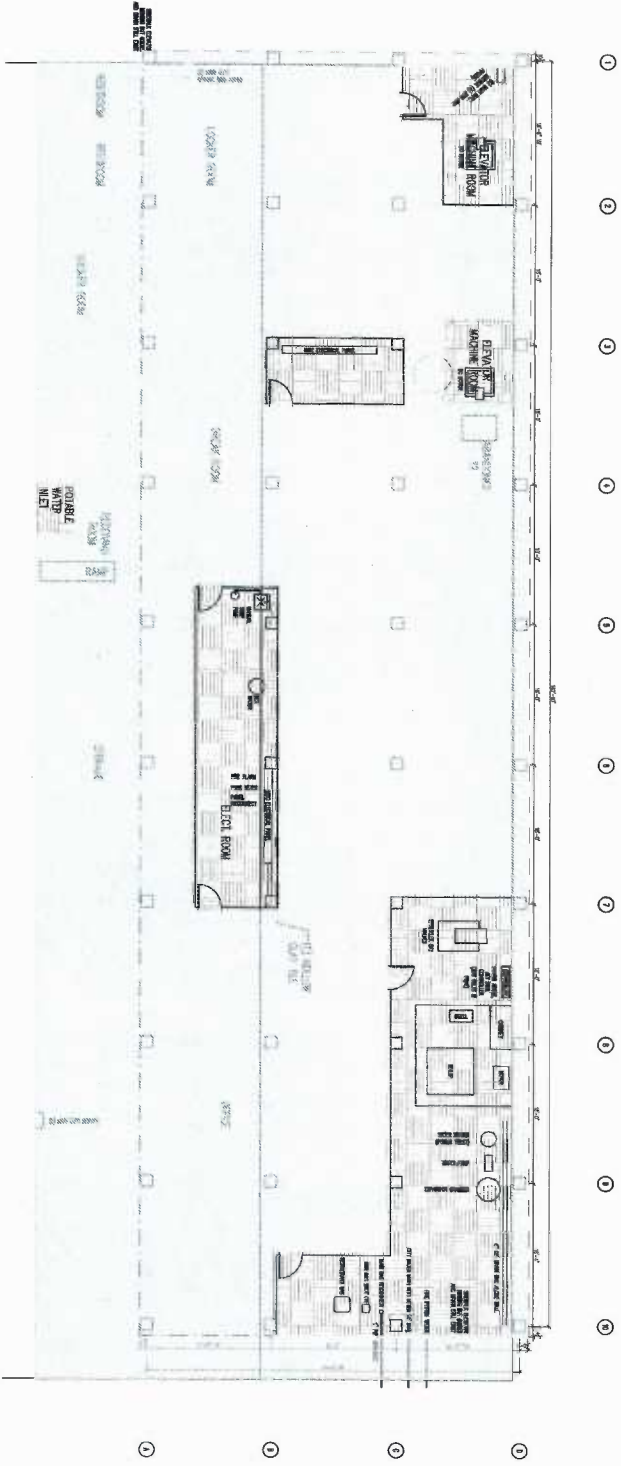
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	Existing FAR	Proposed FAR
Basement	8,690	8,533
Ground Floor	2,064	1,659
Mezzanine	524	260
2nd Floor	6,441	6,492
3rd Floor	6,466	6,441
4th Floor	6,469	6,445
5th Floor	6,470	6,445
6th Floor	6,470	6,445
7th Floor	6,470	6,445
8th Floor	6,472	6,447
Roof	0	871
Total	56,536	56,483

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GROSS FLOOR AREA - 8,690 SF

EXCLUDED FROM GROSS FLOOR AREA BASEMENT USED FOR STORAGE AND SERVICES - 2,099 SF
 * SEE SEC. 102.9 (b) (1)



EXISTING FAR DIAGRAM BASEMENT FLOOR PLAN
 Scale 1/16" = 1'-0"
 0 5 10 20 40 FEET

1095 MARKET STREET

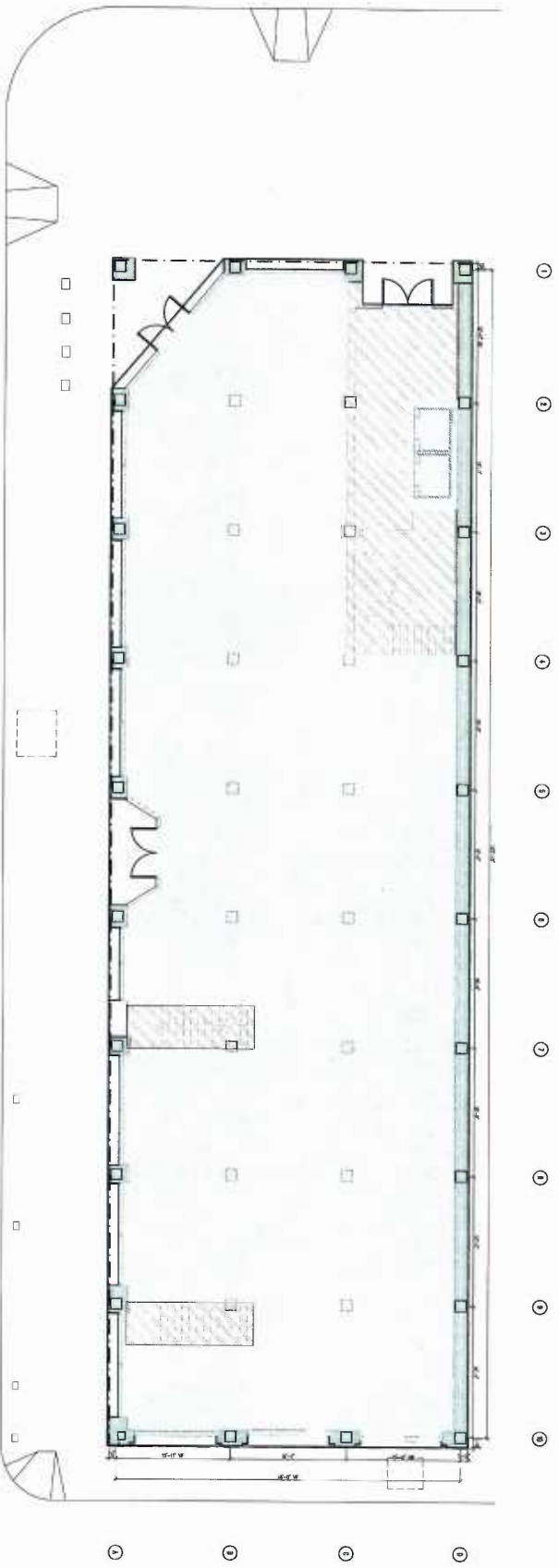
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GROSS FLOOR AREA - 2,064 SF (NOTE: ONLY 25% of the area is counted)
 SEE SEC. 102.9 (12)

EXCLUDED FROM GROSS FLOOR AREA: BLDG CIRCULATION AT GROUND FLOOR - 872 SF
 * SEE SEC. 102.9 (b) (11)



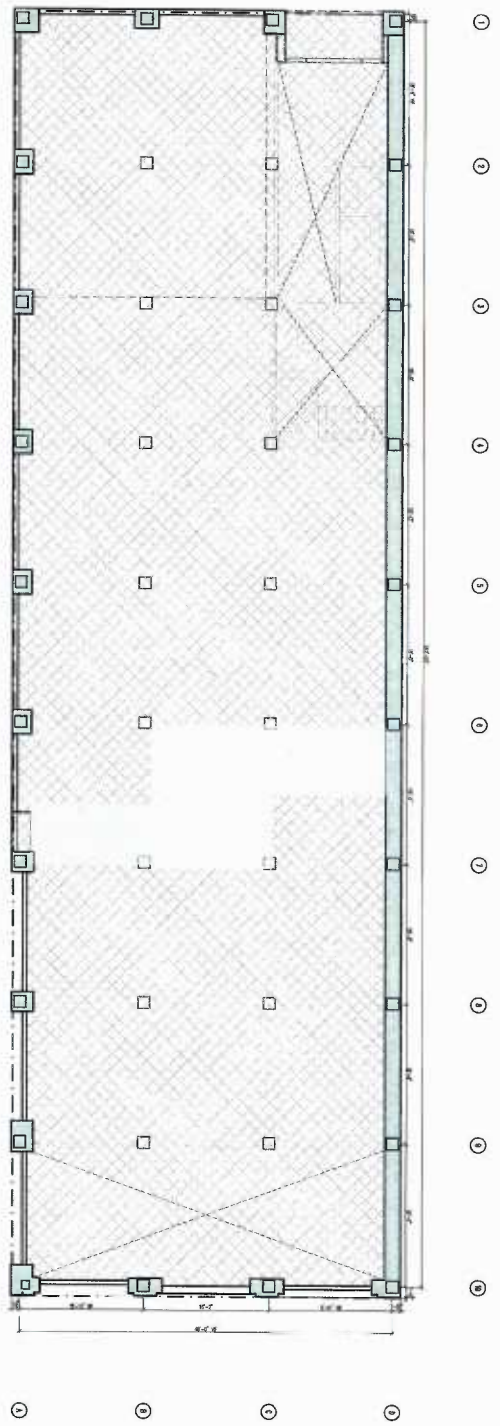
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GROSS FLOOR AREA : 524 SF

EXCLUDED FROM GROSS FLOOR AREA ATTIC SPACE AT MEZZANINE : 7,345 SF
 * SEE SEC. 102.9 (b) (2)



EXISTING FAR DIAGRAM - MEZZANINE FLOOR PLAN

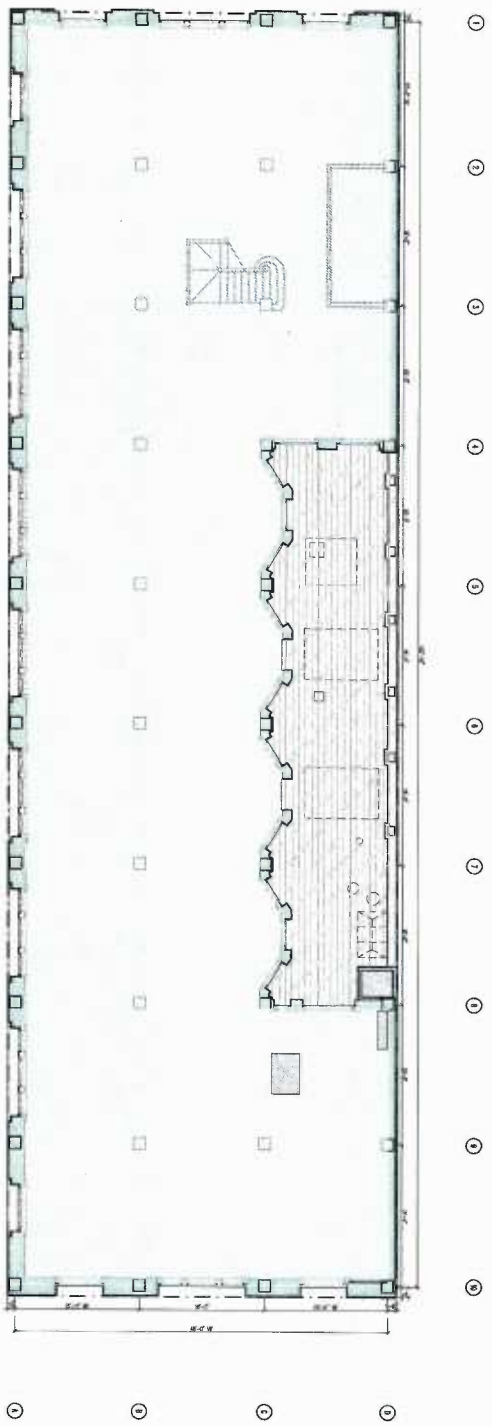
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GROSS FLOOR AREA: 6,441 SF



EXCLUDED FROM GROSS FLOOR AREA MECH. AREA: 39 SF
 * SEE SEC. 102.9 (b) (4)



EXCLUDED FROM GROSS FLOOR AREA ROOF DECK: 1,071 SF
 * SEE SEC. 102.9 (b) (8)



EXISTING FAR DIAGRAM - SECOND FLOOR PLAN

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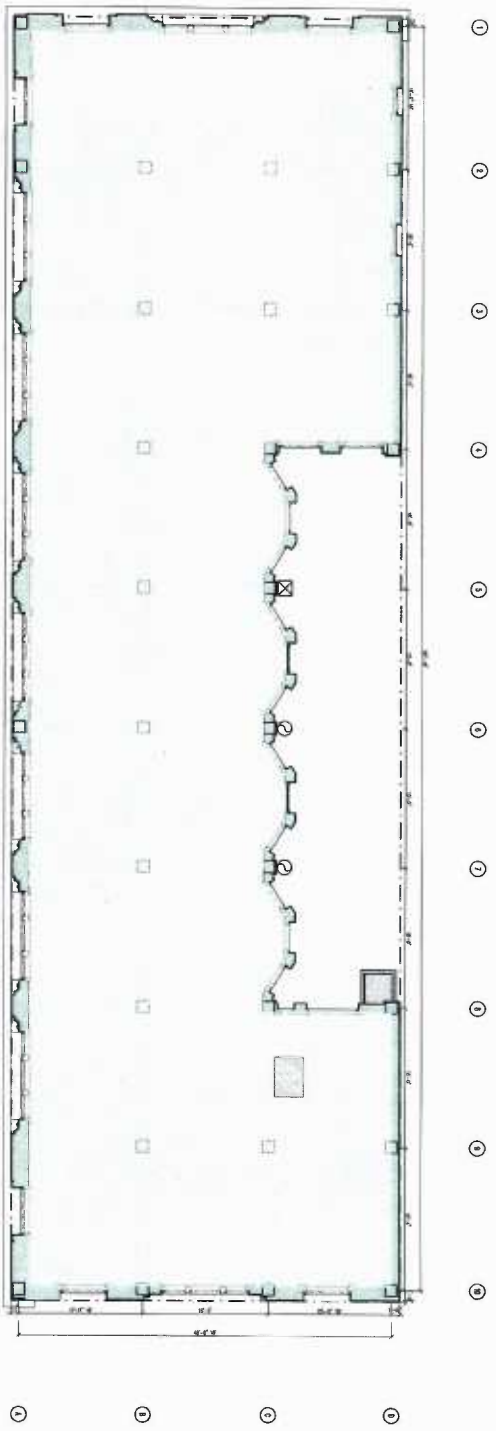
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GROSS FLOOR AREA: 6,466 SF

EXCLUDED FROM GROSS FLOOR AREA MECH AREA: 33 SF
 * SEE SEC. 102.9 (b) (4)



EXISTING FAR DIAGRAM THIRD TO SEVENTH FLOOR PLAN

1095 MARKET STREET

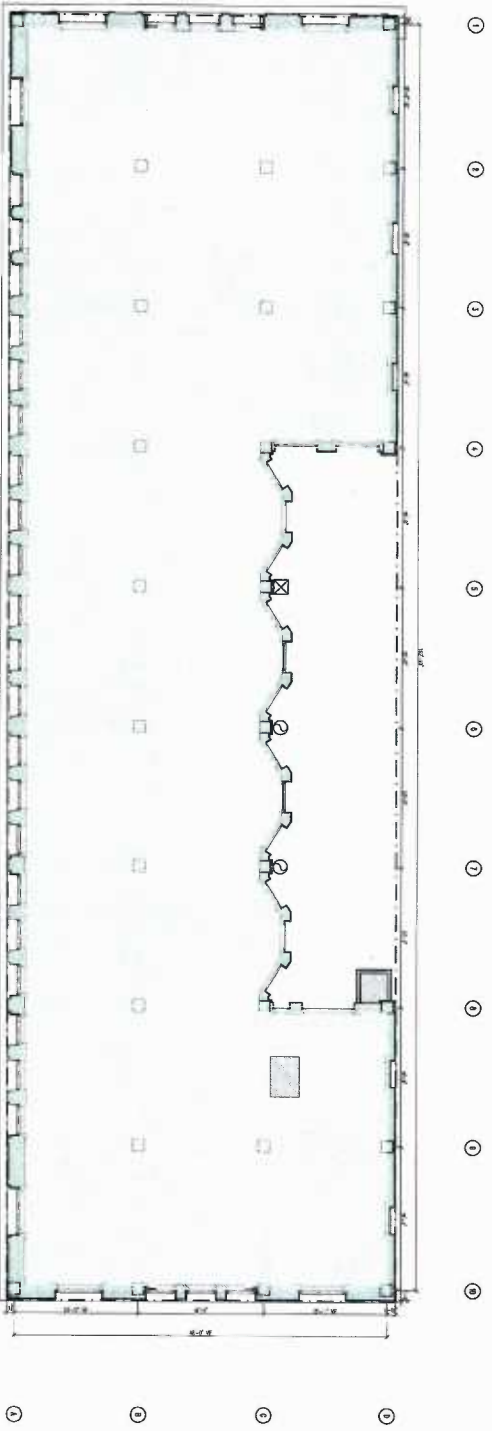
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GROSS FLOOR AREA : 6,472 SF

EXCLUDED FROM GROSS FLOOR AREA: MECH AREA : 33 SF
 * SEE SEC. 102.9 (b) (4)



EXISTING FAR DIAGRAM - EIGHTH FLOOR PLAN

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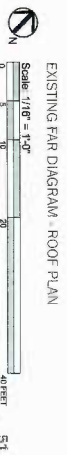
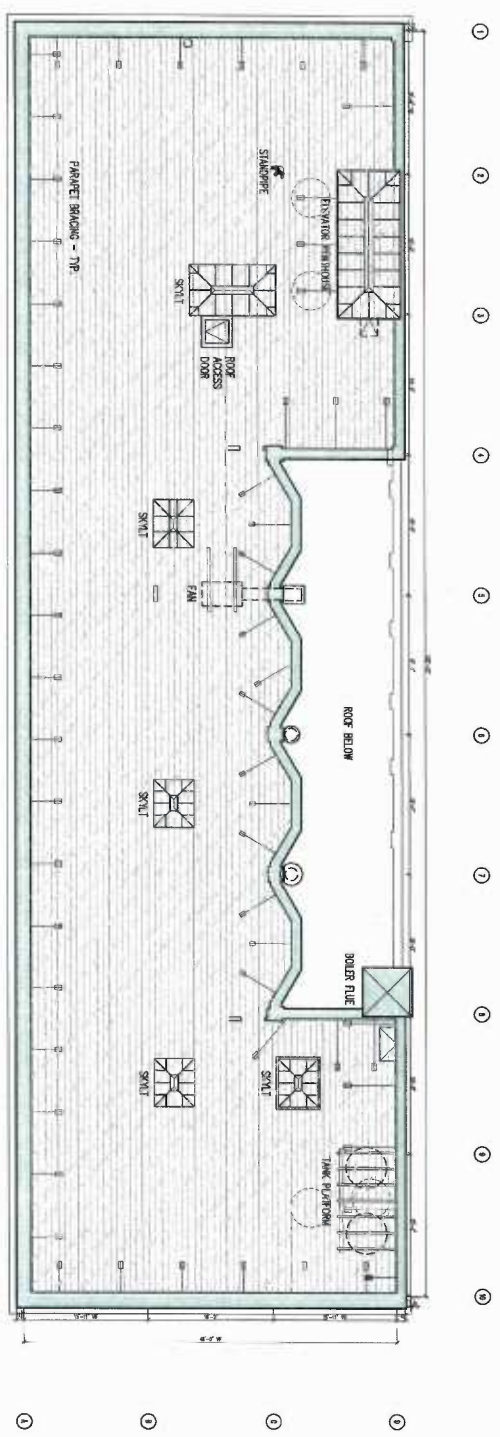
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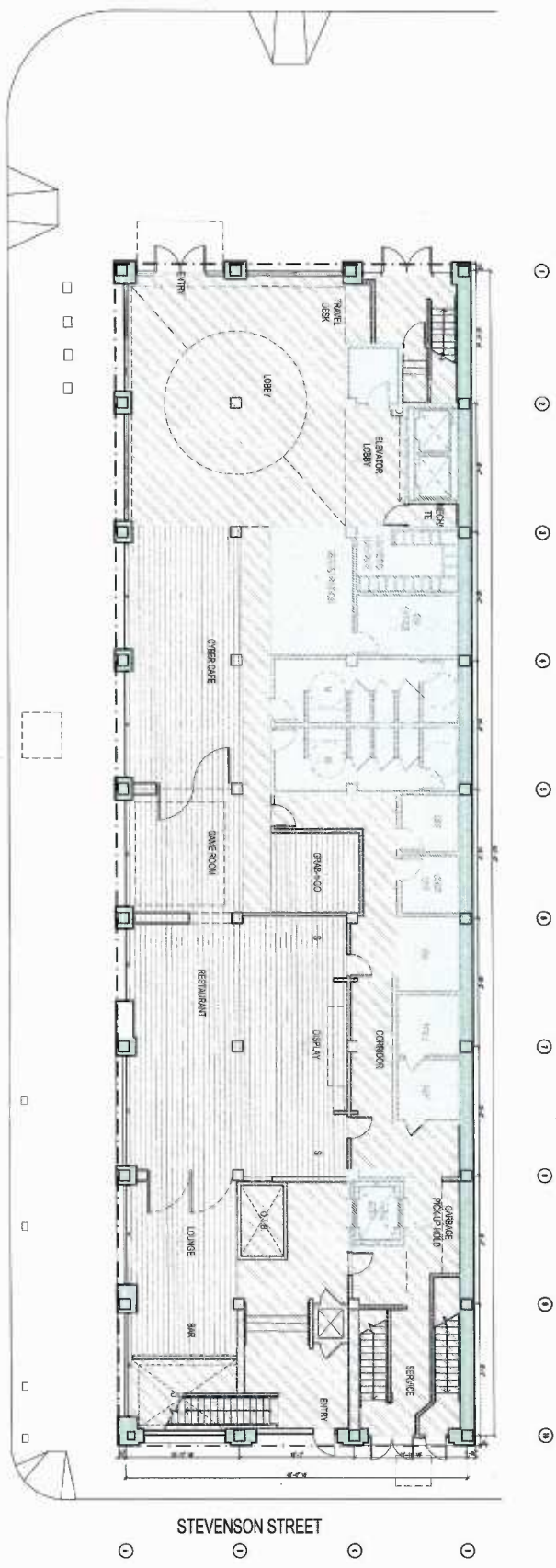
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EXCLUDED FROM GROSS FLOOR AREA ROOF DECK : 6,502 SF
 * SEE SEC. 102.9 (b) (8)



EXISTING FAR DIAGRAM - ROOF PLAN



GROSS FLOOR AREA : 1,659 SF

EXCLUDED FROM GROSS FLOOR AREA, BLDG CIRCULATION, BLDG SERVICE AT GROUND FLOOR : 3,281 SF
 * SEE SEC. 102.9 (b) (11)

EXCLUDED FROM GROSS FLOOR AREA, PUBLIC AREA : 2,493 SF
 * SEE SEC. 102.9 (b) (12)

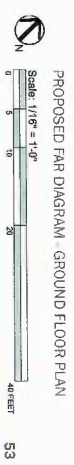
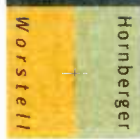
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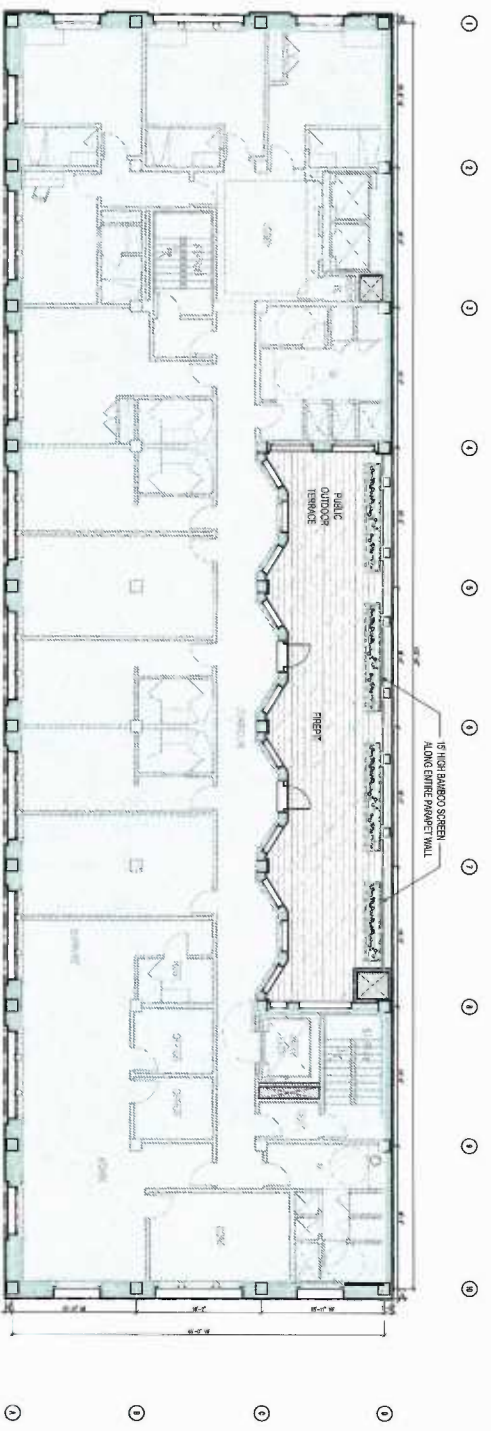
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GROSS FLOOR AREA : 6,492 SF

EXCLUDED FROM GROSS FLOOR AREA: MECH. AREA : 41 SF
 * SEE SEC. 102.9 (b) (4)

EXCLUDED FROM GROSS FLOOR AREA: ROOF DECK : 1,071 SF
 * SEE SEC. 102.9 (b) (8)



PROPOSED FAR DIAGRAM | SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"
 0 5 10 20 40 FEET

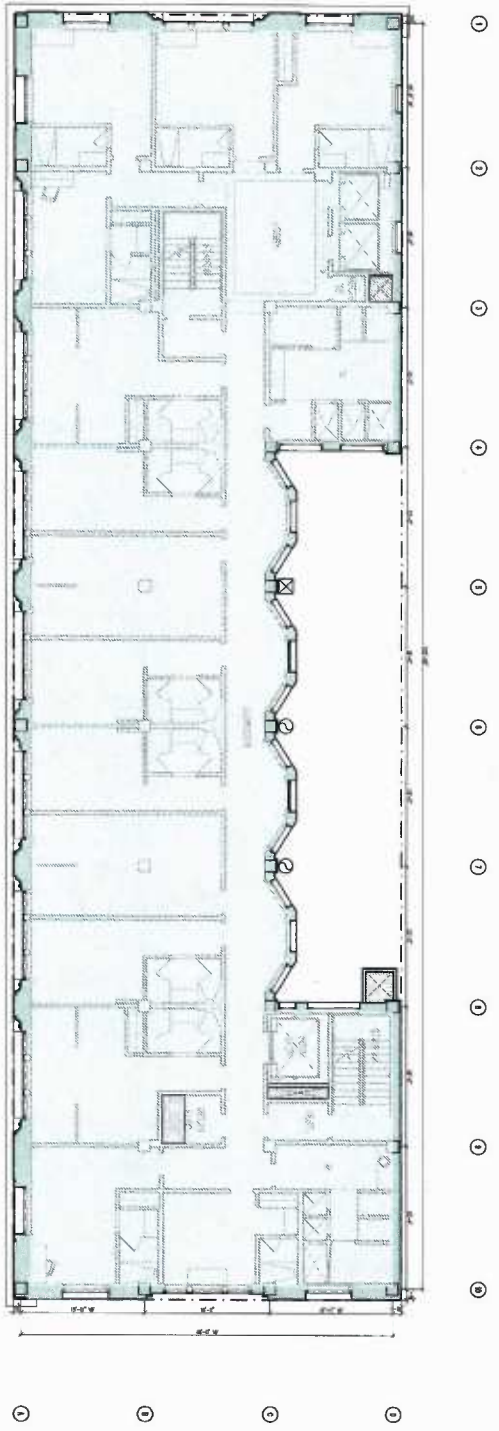
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GROSS FLOOR AREA : 6,441 SF

EXCLUDED FROM GROSS FLOOR AREA: MECH AREA : 59 SF
 * SEE SEC. 102.9 (b) (4)



PROPOSED FAR DIAGRAM - THIRD TO SEVENTH FLOOR PLAN
 Scale: 1/16" = 1'-0"
 0 5 10 20 40 FEET 56

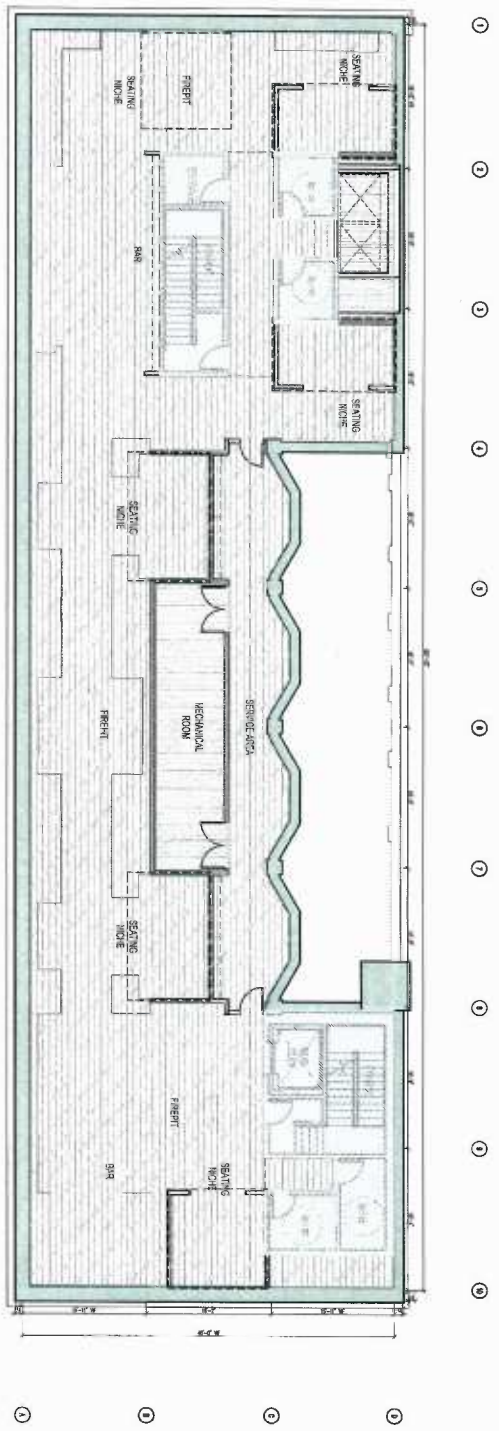
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GROSS FLOOR AREA: 871 SF

EXCLUDED FROM GROSS FLOOR AREA: ELEVATOR OVERRIDES/ COOLING TOWER: 534 SF
 * SEE SEC. 102.9 (b) (3)

EXCLUDED FROM GROSS FLOOR AREA: ROOF DECK: 5,103 SF
 * SEE SEC. 102.9 (b) (8)



PROPOSED PAR DIAGRAM - ROOF TERRACE PLAN
 Scale 1/8" = 1'-0"
 0 5 10 20 40 FEET

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