



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 4, 2014

Date: November 25, 2014
Case No.: **2014.0985C**
Project Address: **400 Castro St**
Zoning: Castro Street NCD (Neighborhood Commercial District)
Within ¼ Mile of an Existing Fringe Financial District
65-B Height and Bulk District
Block/Lot: 2647 / 035
Project Sponsor: Lucian Blazej
50 Laidley Street
San Francisco, CA 94131
Staff Contact: Tina Chang – (415) 575.9197
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PROJECT DESCRIPTION

The applicant proposes to change the existing tenant space from a vacant retail space previously occupied by a clothing store to a personal service fitness establishment d.b.a "Soulcycle", which provides indoor cycling classes. The project includes tenant improvements including the construction of a mezzanine level adding approximately 592 square feet for a total of 3,634 square feet. As the project exceeds 2,000 square feet and is non-residential, a conditional use authorization is required. The proposed operation would have 18 - 20 full time employees and operate from 6 a.m. - 10 p.m. Monday through Friday and 7 a.m. - 7 p.m. on Saturday and Sunday.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the ground floor of a 9,236 square-foot, commercial building with two retail units, one of which is currently occupied by a formula retail cellular services establishment (d.b.a Sprint), and the subject unit, currently vacant but previously occupied by a formula retail clothing sales establishment (d.b.a Diesel). The 4,148 square-foot lot is located on the west side of Castro Street between 17th and 18th Streets, Block 2647, Lot 035 on the corner at the Castro and Market Street intersection, within the Castro Street NCD (Neighborhood Commercial District), a ¼ mile of an Existing Fringe Financial Service District, and a 65-B Height and Bulk District. The building was constructed in 1922 and is listed as a historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding development consists of a variety of commercial and mixed-use buildings, mostly containing residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two to three-story buildings, most of which were constructed in the early

1900s. Generally, the commercial establishments characterizing this portion of Castro Street include a mixture of restaurants, specialty retail, attire and medical and personal service establishments. On the west side of Castro of the subject block, there are approximately 19 commercial establishments and 20 on the east side of the subject block. Of the approximate 39 commercial establishments on the block, there are 4 formula retail establishments, including US Bank, Sprint, Posh Bagel and Walgreens. In the larger Castro / Upper Market Neighborhood Commercial District, there are approximately 158 businesses, 11 of which are formula retail, amounting to a concentration of approximately 7%. Under the current definition of formula retail, the subject project does not qualify as a formula retail, however recently approved legislation expected to be signed by the Mayor and effective in the next 2 months would include personal service establishments in the formula retail definition in which case Soul Cycle would add an additional formula retail establishment on the block. In addition two other formula retail establishments are proposed on the 500 block of Castro. One is Hamburger Mary's, a formula-retail restaurant proposed for the vacant retail space previously occupied by a restaurant at 531 Castro Street and Philz Coffee, a formula-retail coffee shop at 549 Castro in a vacant retail space previously occupied by a campaign office. However, Philz Coffee is relocating to the proposed location from 4023 18th Street, and thus not adding to the concentration of formula retail establishments in the district. The addition of Hamburger Mary's and Soulcycle will bring the count of formula retail establishments to 12 of 158 or approximately 7.6% under the current definition and 13 of 158 or 8% based on the recently approved definition, estimated to become effective by January 2015.

Based on analysis of Planning Department data from as recent as the 2 quarter of 2014, approximately 26% of all ground floor uses within the Castro Street Neighborhood Commercial District consist of food and beverage establishments while 32% of all uses in the NCD are considered retail. For the Castro Street NCD and Upper Market NCT, the percentage of ground floor frontage in linear feet occupied by food/beverage establishments amount to 17%, whereas retail uses amounted to 25%. This information is summarized in the table below. Vacancies occupy 5% of the ground floor frontage within the Castro Street NCD, whereas 7% of ground floor frontage within both the Castro and Upper Market Street NC districts.

Table 1. Castro Street NCD / Upper Market NCT Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	CASTRO FRONTAGE TOTAL (FT.)	CASTRO %	CASTRO/ UPPER MARKET FRONTAGE TOTAL (FT.)	CASTRO/ UPPER MARKET %
RETAIL SALES	1214	32%	3651	25%
FOOD/BEVERAGE	1015.5	26%	2507.5	17%
RESIDENTIAL	595.5	16%	1833	13%
MEDICAL OFFICE	217	6%	524	4%
VACANT	184.5	5%	1397	10%
PERSONAL SERVICE	211	5%	974	7%
FINANCIAL ESTABLISHMENT	155.5	4%	272.8	2%
PARKING	85	2%	777	5%
HOTEL	58.5	2%	160	1%
INSTITUTION	49	1%	208.5	1%
THEATER	44	1%	65.5	0%

¹ The Castro/ Upper Market Land Use table was developed using data collected during a foot survey performed by Planning Department Staff in 2012 and updated with permits applying for a change of use since 2012.

OFFICE	7	0%	1090	7%
UNDER CONSTRUCTION	0	0%	907	6%
AUTO SERVICE (GAS STATION)	0	0%	176	1%
TOTAL	3836.5	100%	14543.3	100%

The surrounding zoning is primarily Castro Street NCD and RH-3 (Residential, House, Three-Family). RH-3 districts feature structures with one, two and three-family units. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts. The Castro Street District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 10, 2014	November 13, 2014	23 days
Posted Notice	20 days	November 13, 2014	November 13, 2014	20 days
Mailed Notice	20 days	November 13, 2014	November 13, 2014	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has received two letters in support of the project from two separate neighborhood groups.

ISSUES AND OTHER CONSIDERATIONS

- The Planning Department has recently completed a study on Formula Retail establishments in the City, which resulted in recently approved legislation that expands the Citywide definition of formula retail to include business that have 11 or more outlets worldwide, to include businesses that are at least 50% owned by a formula retail businesses and in any of the following. Land use categories: Limited Financial Service, Fringe Financial Service, Business and Professional Service, Personal Services, Massage Establishment and Tobacco Paraphernalia Establishment, which were not previously included in the City's formula retail definition. As the legislation is estimated to become effective January 2015, the subject project applicant is not affected, since SoulCycle is a personal service business. Under the new legislation, the proposed establishment would be considered a formula retail use with more than 34 locations nation-wide.
 - Formula retail findings are included in the Motion for the Commission to consider.
- Under the new legislation, the project would introduce a new formula retail use within the Castro Street Neighborhood Commercial District, and thus result in a net increase in the number of formula retail uses within the district.
- There are approximately 11 existing formula retail establishments out of 158 retail uses within the Castro Street NCD, amounting to a concentration of approximately 7%.
- There are no other personal service fitness establishments in the subject NCD, though there are several nearby in the Upper Market NCT.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a 3,634 square foot personal service establishment d.b.a "SoulCycle" within the Castro Street Neighborhood Commercial District, pursuant to Planning Code Sections 303, 715.43, as the proposed use size exceeds the principally permitted 2,000 square feet of non-residential use.

BASIS FOR RECOMMENDATION

- The project would be the first store dedicated to fitness and healthcare in the Castro Street NCD which will attract a diverse customer base and help contribute to the viability of the overall District as a neighborhood and Citywide servicing neighborhood.
- The project would fill a vacancy created by the vacation of another business within the District.
- Though the project would not currently result in the net increase of formula retail, it will by approximately January 2015, per the new formula retail legislation.
- 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

Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photograph
- Project Sponsor Submittal, including:
 - Letter from Sponsor
 - Reduced Plans
 - Colored photo of building
 - Letters of support

Attachment Checklist

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

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

TC

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 715.43 AND 303 OF THE PLANNING CODE TO ESTABLISH A PERSONAL SERVICE ESTABLISHMENT (D.B.A. SOULCYCLE) IN THE 3,042 SQUARE-FOOT TENANT SPACE PREVIOUSLY OCCUPIED BY A RETAIL CLOTHING STORE, LOCATED WITHIN THE CASTRO STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT), AND A 65-B HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 27, 2014, Lucian Blazej on behalf of SoulCycle (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 715.43 and 303 to establish a personal service establishment (d.b.a. SoulCycle) in the 3,042 square-foot tenant space previously occupied by a clothing retail establishment (d.b.a. Diesel) located within the Castro Street NCD (Neighborhood Commercial District), within ¼ mile of an existing Fringe Financial Service District, and a 40-X Height and Bulk District.

On December 4, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0985C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0985C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The project site is located on the ground floor of a 9,236 square-foot, commercial building. The 4,148 square-foot lot is located on the west side of Castro Street between 17th and 18th Streets, Block 2647, Lot 035. The property is located on the corner at the Castro and Market Street intersection, within the Castro Street NCD (Neighborhood Commercial District), a ¼ mile of an Existing Fringe Financial Service District, and a 65-B Height and Bulk District. The building was constructed in 1922 and is listed as a historic resource.
3. **Surrounding Neighborhood.** The surrounding development consists of a variety of commercial and mixed-use buildings, mostly containing residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two to three-story buildings, most of which were constructed in the early 1900s. Generally, the commercial establishments characterizing this portion of Castro Street include a mixture of restaurants, specialty retail, attire and medical and personal service establishments. On the west side of Castro of the subject block, there are approximately 19 commercial establishments and 20 on the east side of the subject block. Of the approximate 39 commercial establishments on the block, there are 4 formula retail establishments, including US Bank, Sprint, Posh Bagel and Walgreens. In the larger Castro / Upper Market Neighborhood Commercial District, there are approximately 158 businesses, 11 of which are formula retail, amounting to a concentration of approximately 7%. Under the current definition of formula retail, the subject project does not qualify as a formula retail, however recently approved legislation expected to be signed by the Mayor and effective in the next 2 months would include personal service establishments in the formula retail definition in which case Soul Cycle would add an additional formula retail establishment on the block. In addition two other formula retail establishments are proposed on the 500 block of Castro. One is Hamburger Mary's, a formula-retail restaurant proposed for the vacant retail space previously occupied by a restaurant at 531 Castro Street and Philz Coffee, a formula-retail coffee shop at 549 Castro in a vacant retail space previously occupied by a campaign office. However, Philz Coffee is relocating to the proposed location from 4023 18th Street, and thus not

adding to the concentration of formula retail establishments in the district. The addition of Hamburger Mary's and Soulcycle will bring the count of formula retail establishments to 12 of 158 (7.6%) under the current definition and 13 of 158 (8.2%) based on the recently approved definition, estimated to become effective by January 2015.

Based on analysis of Planning Department data from as recent as the 2 quarter of 2014, approximately 26% of all ground floor uses within the Castro Street Neighborhood Commercial District consist of food and beverage establishments while 32% of all uses in the NCD are considered retail. For the Castro Street NCD and Upper Market NCT, the percentage of ground floor frontage in linear feet occupied by food/ beverage establishments amount to 17%, whereas retail uses amounted to 25%. This information is summarized in the table below. Vacancies occupy 5% of the ground floor frontage within the Castro Street NCD, whereas 7% of ground floor frontage within both the Castro and Upper Market Street NC districts.

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intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

4. **Project Description.** The applicant proposes change the existing tenant space from a vacant retail space previously occupied by a clothing store to a personal service establishment d.b.a "Soulcycle". The project includes tenant improvements including the construction of a mezzanine level adding approximately 592 square feet for a total of 3,634 square feet. As the project exceeds 2,000 square feet and is non-residential, a conditional use authorization is required. The proposed operation would have 18 - 20 full time employees.
5. **Public Comment.** The Department has received two emails from neighborhood groups supporting the project and one phone call from a local merchant who opposed the project due to the perceived high concentration of food and beverage establishments in the Neighborhood Commercial District.
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. **Formula Retail.** Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant Section 703.3, Formula Retail Uses. Although SoulCycle is not currently considered a formula retail establishment, recently approved legislation expected to become effective in January of 2015 would render the establishment Formula Retail. Accordingly, the following analysis has been completed to understand the fitness center as it would be per the expectant legislation:

- a. The existing concentrations of formula retail uses within the district.

There are approximately 11 existing formula retail establishments, and 1 proposed formula retail establishments, excluding SoulCyle out of approximately approximately 158 retail establishments within the Castro Street Neighborhood Commercial District. Once the new formula retail legislation becomes effective, estimated to occur in January 2015, the total count of formula retail establishments, including the subject project, will be 13 in the District, or a concentration of 8% of all businesses within the district. The proposed establishment is not currently, though would be a formula retail use with 34 locations throughout California, according to <https://www.soul-cycle.com/>.

- b. The availability of other similar retail uses within the district.

Other fitness establishments do not exist directly in the Castro, aside from the proposed establishment, however there are several others nearby in the Upper Market Neighborhood

Commercial District and the larger Castro / Upper Market Neighborhood including Fitness SF, 24-hour Fitness and Alex Fitness.

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The Castro Street Neighborhood Commercial District is characterized by a variety of retail uses and architectural styles, including Edwardian and Victorian style buildings circa the early 1900s. The subject project is a beaux-art building constructed in 1922. The project sponsor does not propose façade alterations aside from decorative features within the window openings. The existing with muntins will remain as-is. Signage would be subject to additional review by historic preservation staff upon submission of the sign permit application.

- d. The existing retail vacancy rates within the district.

There are currently 11 vacancies out of 232 ground floor establishments amounting to a 5% vacancy rate.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

Most retail establishments in the Castro Street NCD, which vary from clothing, and gift shops to convenience retailers such as dry cleaners and pharmacies, would be considered neighborhood-serving retail. However, there are several establishments that cater to the Citywide population, such as Castro Theatre.

B. Street Frontage in Neighborhood Commercial Districts. Planning Code Section 145.1 requires the following:

- a. Off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width. Parking above the ground level shall be entirely screened from all public rights-of-way in a manner that accentuates ground floor uses, minimizes mechanical features and is in keeping with the overall massing and architectural vocabulary of the building.
- b. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way. Off-street

- parking and loading entrances should minimize the loss of on-street parking and loading spaces. Off-street parking and loading are also subject to the provisions of Section 155 of this Code.
- c. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b) (2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade
 - i. facing a street at least 30 feet in width.
 - d. Ground floor non-residential uses in all NC districts, shall have a minimum floor-to-floor
 - i. height of 10 feet for lots in a 40 foot height district.
 - e. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Street-facing ground-level spaces housing non-residential active uses in hotels, office buildings, shopping centers, and other large buildings shall open directly onto the street, rather than solely into lobbies and interior spaces of the buildings. Such required street-facing entrances shall remain open to the public during business hours.
 - f. Frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Buildings located inside of, or within an unobstructed line of less than 300 feet of an Urban Bird Refuge, as defined in Section 139(c)(1), shall follow glazing requirements within Section 139(c) of this Code.
 - g. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject retail space has approximately 42'-8" of frontage on Castro Street. Approximately 25'-6" feet of frontage or approximately 60% is devoted to either entrances to the building or windows. The windows are at least 75% clear and unobstructed, and meet the active use requirement. No off-street parking entrances are proposed for the proposed project.

- C. **Parking Requirement.** Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking.

- D. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

The project is less than 10,000 square feet in gross floor area and thus not required to provide off-street freight loading.

- E. **Bicycle Parking.** Section 155 requires one Class 2 bicycle parking space per 750 square feet of occupied floor area.

As the subject project occupies 3,634 square feet, 5 Class 2 bicycle parking spaces are required and already exist for the project.

- F. **Use Size.** Section 715.21 establishes size limits on nonresidential uses in the Castro Street NCD. Within the District, conditional use authorization is required for any nonresidential use that exceeds 2,000 square feet.

At 3,634 square feet, the project requires Conditional Use authorization for use size.

- G. **Hours of Operation.** Pursuant to Sections 715.27 of the Code, the principally permitted hours of operation are from 6 a.m. to 2 a.m.

The proposed hours of operation are between 6am and 10pm Monday through Friday and 7am to 7pm on Saturday and Sunday.

- G. **Personal Service.** Section 790.116 of the Planning Code defines a Personal Service establishment as a:

A retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts and music classes.

The proposed project will offer cycling and fitness classes.

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

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

The project is desirable because it provides a personal service fitness establishment, which does not yet exist directly in the Castro Street Neighborhood Commercial District. Additionally, the

Planning Department has received two letters in support of the project from two separate neighborhood groups.

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

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

The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

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

The Project will not affect public transit or overburden the existing supply of parking in the neighborhood. The Project may attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit.

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

The Project will not produce noxious or offensive emissions related to noise, glare and dust.

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

The project would not alter the sites landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the Castro Street Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible, convenience service for the immediately surrounding neighborhoods during daytime

hours, and is compliant with the limitations on certain uses within the Castro Street Neighborhood Commercial District.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will retain an existing commercial activity and will help maintain the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project will provide the Castro Street NCD its only personal service fitness establishment that offers cycling classes.

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

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

The proposed establishment would be activating a vacant storefront, previously occupied by a formula-retail clothing establishment.

- 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 would not impact the character or diversity of the neighborhood.

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

The Project would not have any impact on the City's supply of affordable housing.

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

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by off-street parking.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The existing building is an historic resource, and will be preserved accordingly. Any alterations to the property's façade will undergo appropriate historic review, including proposed signage.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0985C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 24, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 4, 2014.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 4, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail limited-restaurant (d.b.a. Subway) located at 400 Castro Street, Block 2647, Lot 035 pursuant to Planning Code Sections 703.3, 703.4 and 303 within a NC-S District within the Castro Street Neighborhood Commercial District and a 65-B Height and Bulk District; in general conformance with plans, dated **October 24, 2014** and stamped "EXHIBIT B" included in the docket for Case No. **2014.0985C** and subject to conditions of approval reviewed and approved by the Commission on **December 4, 2014** 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 **December 4, 2014** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of

Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

DESIGN

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

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

MONITORING

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.

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

OPERATION

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

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

5. **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

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. **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.

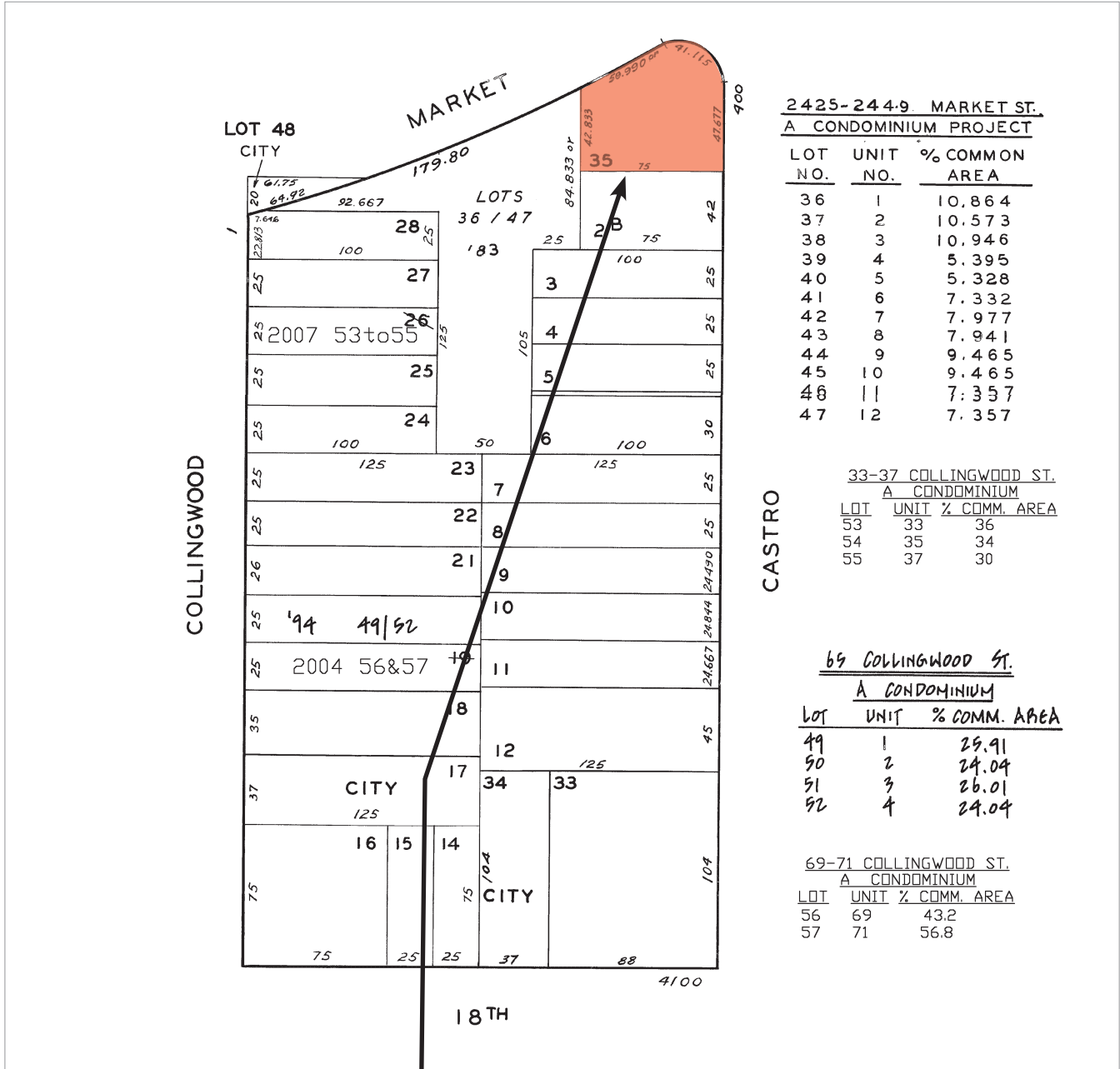
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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Exhibits

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Parcel Map



2425-2449 MARKET ST.
A CONDOMINIUM PROJECT

LOT NO.	UNIT NO.	% COMMON AREA
36	1	10.864
37	2	10.573
38	3	10.946
39	4	5.395
40	5	5.328
41	6	7.332
42	7	7.977
43	8	7.941
44	9	9.465
45	10	9.465
46	11	7.357
47	12	7.357

33-37 COLLINGWOOD ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
53	33	36
54	35	34
55	37	30

69 COLLINGWOOD ST.
A CONDOMINIUM

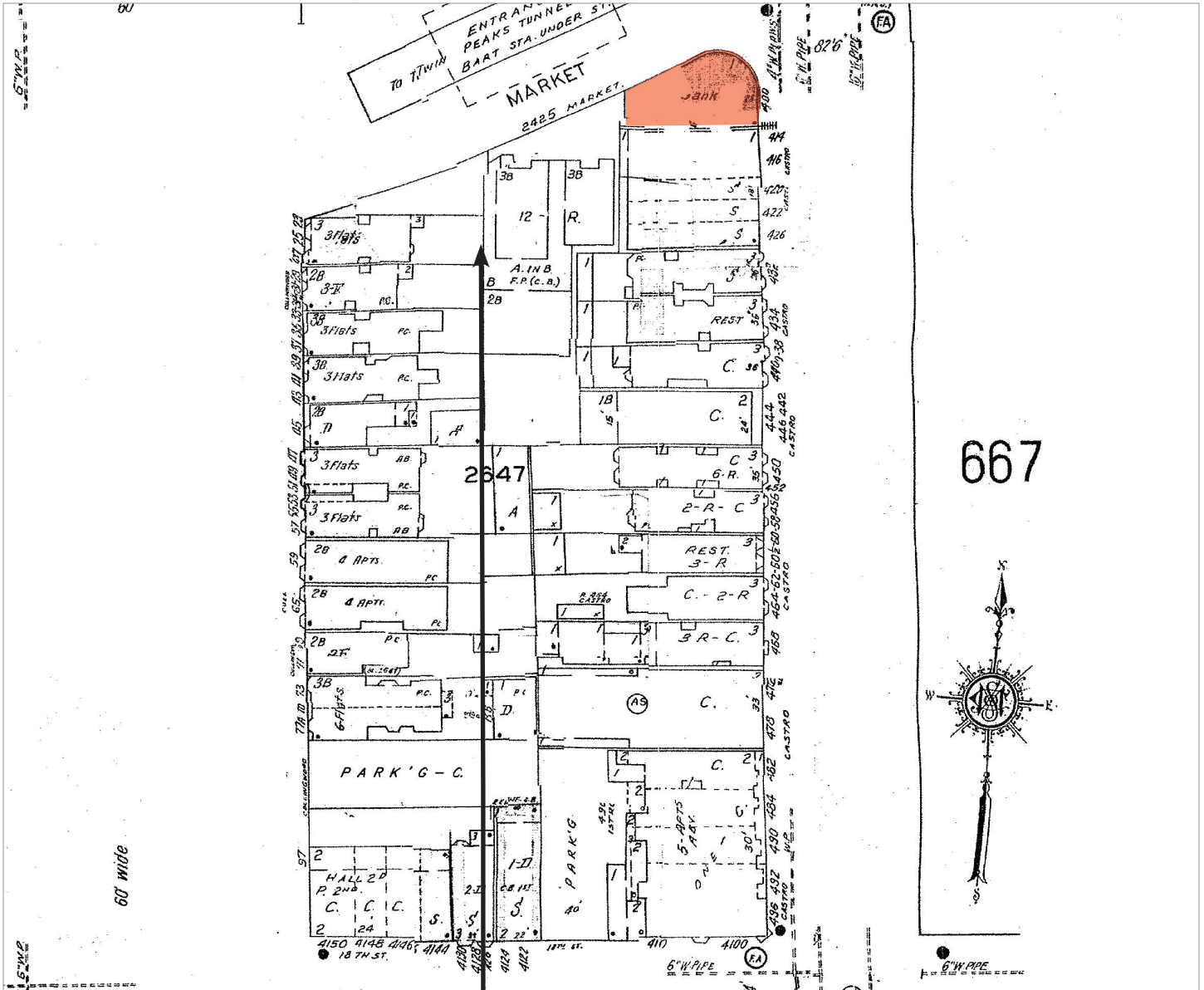
LOT	UNIT	% COMM. AREA
49	1	25.91
50	2	24.04
51	3	26.01
52	4	24.04

69-71 COLLINGWOOD ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
56	69	43.2
57	71	56.8

Subject Parcel

Sanborn Map



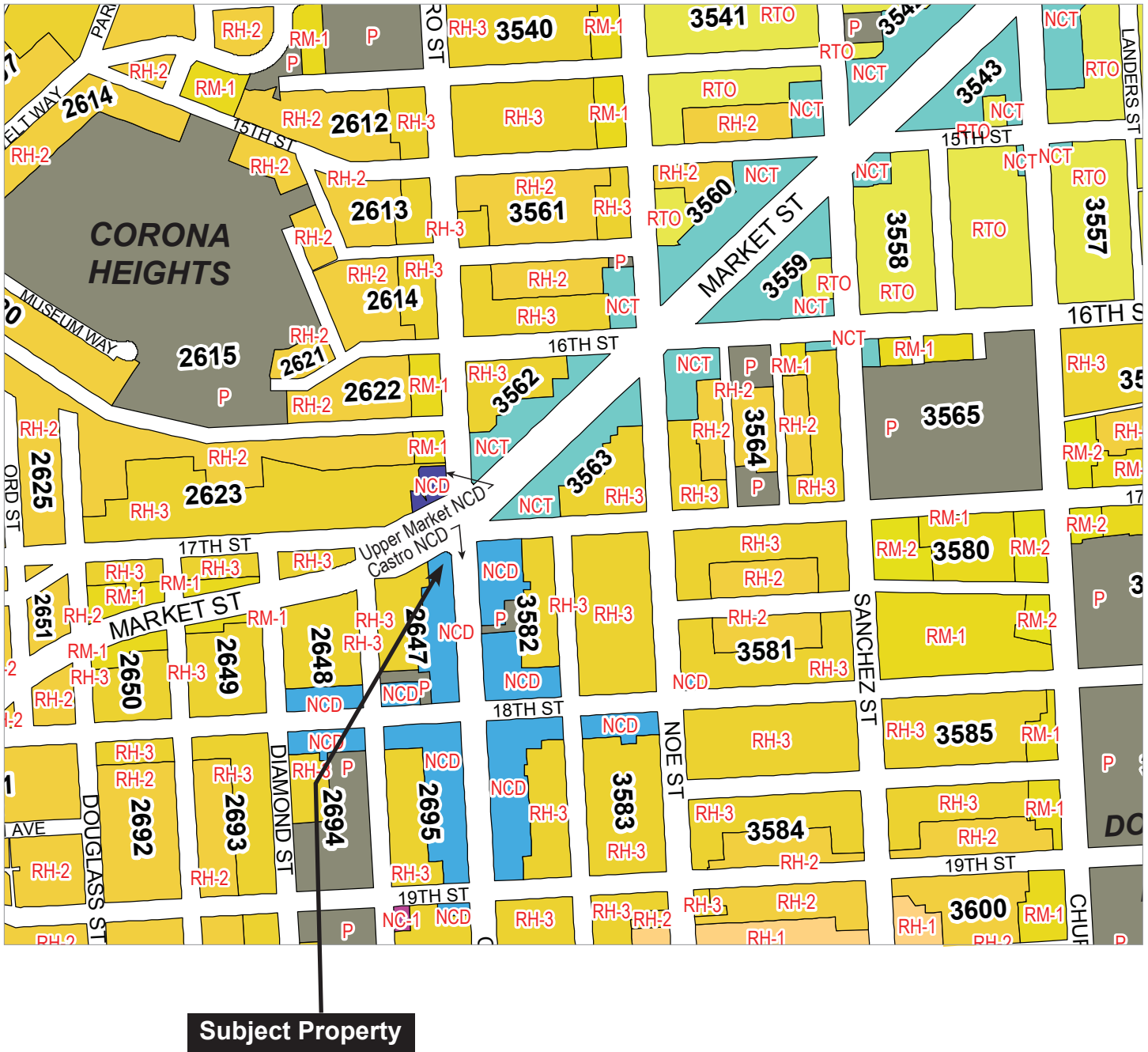
Subject Property

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

SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization
Case Number 2014.0985C
Use Size (>2,000 sf)
400 Castro Street

Zoning Map

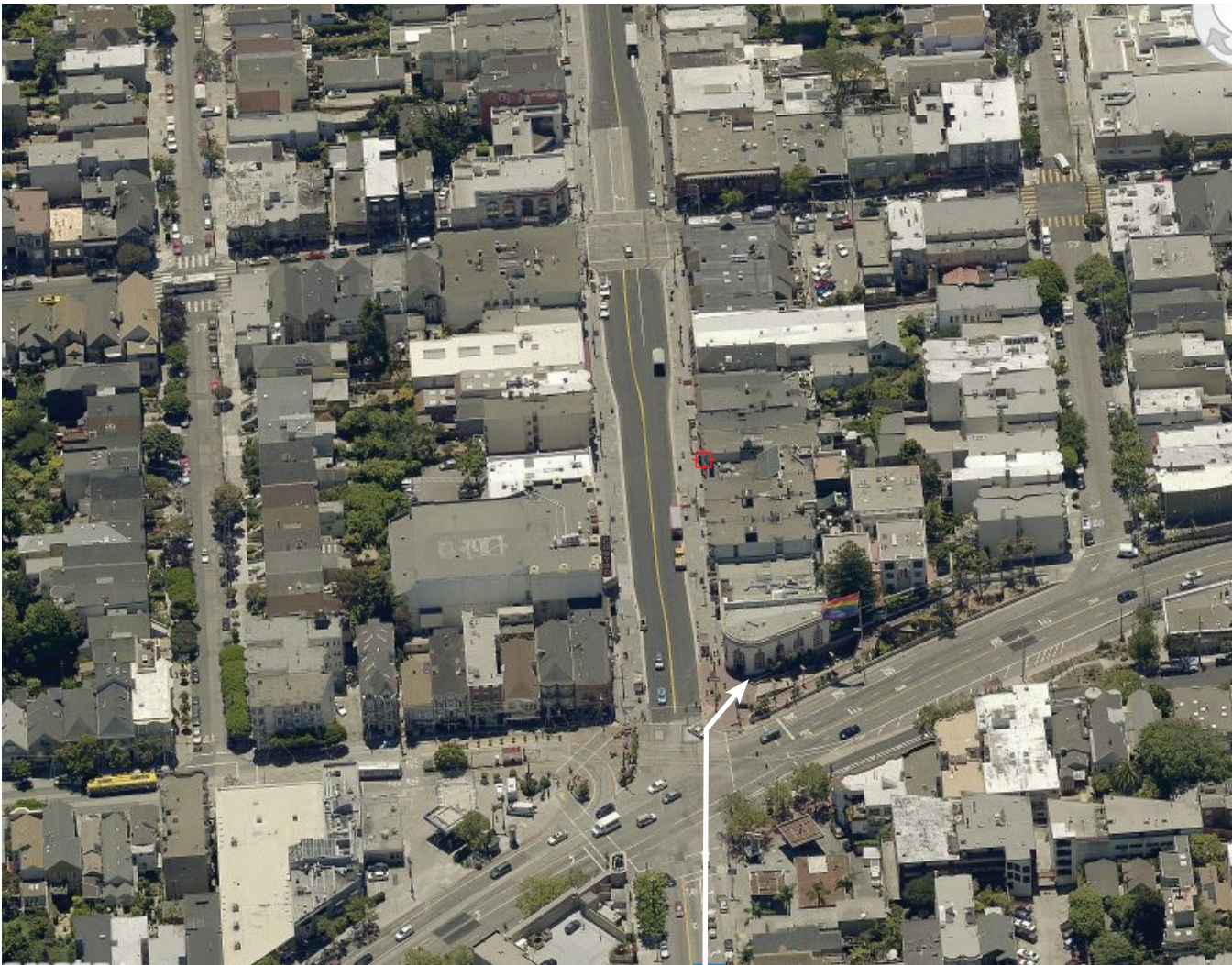


Aerial - Facing North



Subject Property

Aerial - Facing North



Subject Property

Site Photo





Honorable Members
San Francisco City Planning Commission
1660 Mission Street, 4th Floor
San Francisco, CA 94103

November 6, 2014

Requesting Approval for "SoulCycle" – a Personal Service Cycle Exercise and Fitness Facility
CU Hearing – December 4, 2014 - Case No. 2014.0985C – 400 Castro Street at Market Street

Honorable Commissioners:

SoulCycle, a stationary bicycle rhythm based group exercise fitness facility, requests that you grant Conditional Use approval for occupancy of an existing vacant retail space that is larger than 1,999 square feet located at 400 Castro Street – corner of Market Street.

SoulCycle proposes to occupy space totaling 3,634 square feet, 3,042 square feet existing and adding 592 square feet in a new mezzanine with lockers and rest rooms. SoulCycle will utilize the floor space and volume of the original historic banking hall space at 400 Castro. There will be no exterior building expansion or significant façade alteration, work being principally interior tenant improvements.

The SoulCycle exercise experience lasts approximately 45-minutes. Generally up to 55 participants comprise an exercise group who schedule participation by internet appointment or walk-in. SoulCycle studio sessions typically operate hourly 6-AM to 10-PM weekdays and 7-AM to 7-PM on weekends.

The proposed SoulCycle at 400 Castro Street will be the third studio in San Francisco and the fifth in the Bay Area. The one existing SoulCycle in San Francisco is located at 2095 Union Street, the second is currently under construction at 75 First Street. The two other Bay Area SoulCycle are located in Marin and Palo Alto. For more information see the following web link <https://www.soul-cycle.com/our-story/>.

Since this summer, SoulCycle representatives have met with the Eureka Valley Neighborhood Association, Merchants of Upper Market and Castro, and the Castro/Upper Market Community Benefit District. The SoulCycle proposal was well received by these groups. SoulCycle is committed to being an active participant in and supporter of the greater Castro community.

Given that SoulCycle is a good fit for the adaptive reuse of a former banking hall structure, a space that has proven to be difficult to lease, we feel this use is appropriate at this location and for this historic building. We respectfully ask your approval.

Thank you for your consideration.

Sincerely,

Elizabeth Cutler
Co-Founder and Co-CEO

Copy: Supervisor Scott Wiener
Tina Chang, City Planner, San Francisco Planning Department



Market

Castro

NO TURN ON RED

Blue Bird



584 Castro Street #336
San Francisco, CA 94114

PH 415.500.1181

FX 415.522.0395

www.castrocbd.org

www.facebook.com/castrocbd

castrocbd

@visitthecastro

November 19, 2014

Honorable Members
San Francisco City Planning Commission
1660 Mission Street, 4th Floor
San Francisco, CA 94103

Project: Case No. 2014.0985C – 400 Castro Street - “Soulcycle”

Honorable Commissioners:

This letter is written to express the Castro/Upper Market Community Benefit District’s (Castro CBD) support for Soulcycle’s Conditional Use authorization for 400 Castro St. We understand that this cycle fitness studio will be approximately 3,700-square feet in area and serve up to 55-participants during one-hour sessions, generally operating from 6 AM to 10 PM, seven days a week.

We feel Soulcycle is an appropriate use for this unique and historic building and a good fit and addition to the retail, service, dining and entertainment mix of commercial uses in the Castro District.

Soulcycle has agreed to help and assist our “Ambassador Program” by providing storage within their facility for our “Ambassador” volunteers. Soulcycle has given every indication that they will be active and supportive participants within the greater Castro and Upper Market community.

Soulcycle is an appropriate use at this location and the Castro CBD supports the approval of this project.

Sincerely,

Andrea Aiello
Executive Director

cc: Supervisor Scott Wiener
Tina Chang, City Planner, San Francisco Planning Department
Lucian Blazej, Soulcycle



**584 Castro Street #333
San Francisco CA 94114-2512**

formerly "Merchants of Upper Market & Castro – MUMC"

415/431-2359

Info@CastroMerchants.com

www.CastroMerchants.com

November 11, 2014

By Email and USPS hardcopy

Tina Chang, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning Case No. 2014.0985c, SoulCycle at 400 Castro Street
Conditional Use Authorization including Formula Retail, Change of Use, etc.

Dear Ms. Chang,

This confirms that the Members of **CASTRO MERCHANTS** (formerly "Merchants of Upper Market & Castro – MUMC") have voted to **SUPPORT** the Request for Conditional Use Authorization, Case No. 2014.0985c by SoulCycle for its proposed new exercise studio at 400 Castro Street in San Francisco. The Conditional Use request includes approvals for Formula Retail, Change of Use, etc.

Our approval is based on information provided by the Project Sponsor (SoulCycle) during its presentations at our Members Meetings on October 2 and November 6, 2014. We have asked the Project Sponsor to notify us if there are any subsequent, substantive changes to their proposal, so we can evaluate whether it would affect the previous approval. We have received no such notification, to date.

CASTRO MERCHANTS is the merchants' organization serving San Francisco's Castro-Upper Market area, generally along Upper Market Street from Octavia Blvd. to Castro Street; Castro from Market to 19th Street; and cross streets throughout that area. **CASTRO MERCHANTS** has about 275 paid Members for 2014-2015. The property covered by this matter is within our organization's primary service area.

..... *continued*

CASTRO MERCHANTS

San Francisco Planning Department
re: Case No. 2014.0985c; SoulCycle, 400 Castro Street

November 11, 2014

In addition to today's email to you and to the individuals cc'd below, a hardcopy of this letter is being mailed to you today.

Please let us know if you have any questions regarding **CASTRO MERCHANTS's** SUPPORT for this Request. Please include this letter in the matter's permanent file, and assure that it is provided to all Planning Staff and Commissioners and to any other hearing panels at the time that this matter is considered by them. Thank you for considering our comments.

Respectfully,



Daniel Bergerac, President

Email and hardcopy cc: Sarah Buchanan, SoulCycle (and for further distribution within SoulCycle)
email cc: Supervisor Scott Wiener and staff
Capt. Dan Perea, SFPD Mission Station

.... LtrPlanningSoulCycle111114.docx

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OWNER

609 GREENWICH STREET
 NEW YORK, NY 10014
 T : (212) 787-7685
 F : (212) 787-7687
 CONTACT : ALAN COOKE

TENANT IMPROVEMENT
 400 CASTRO STREET
 SAN FRANCISCO, CA 94114

ISSUE HISTORY

NO.	DESCRIPTION	DATE
01	CONDITIONAL USE PERMIT	06.24.2014

PROJECT NUMBER 14022

SCALE AS NOTED

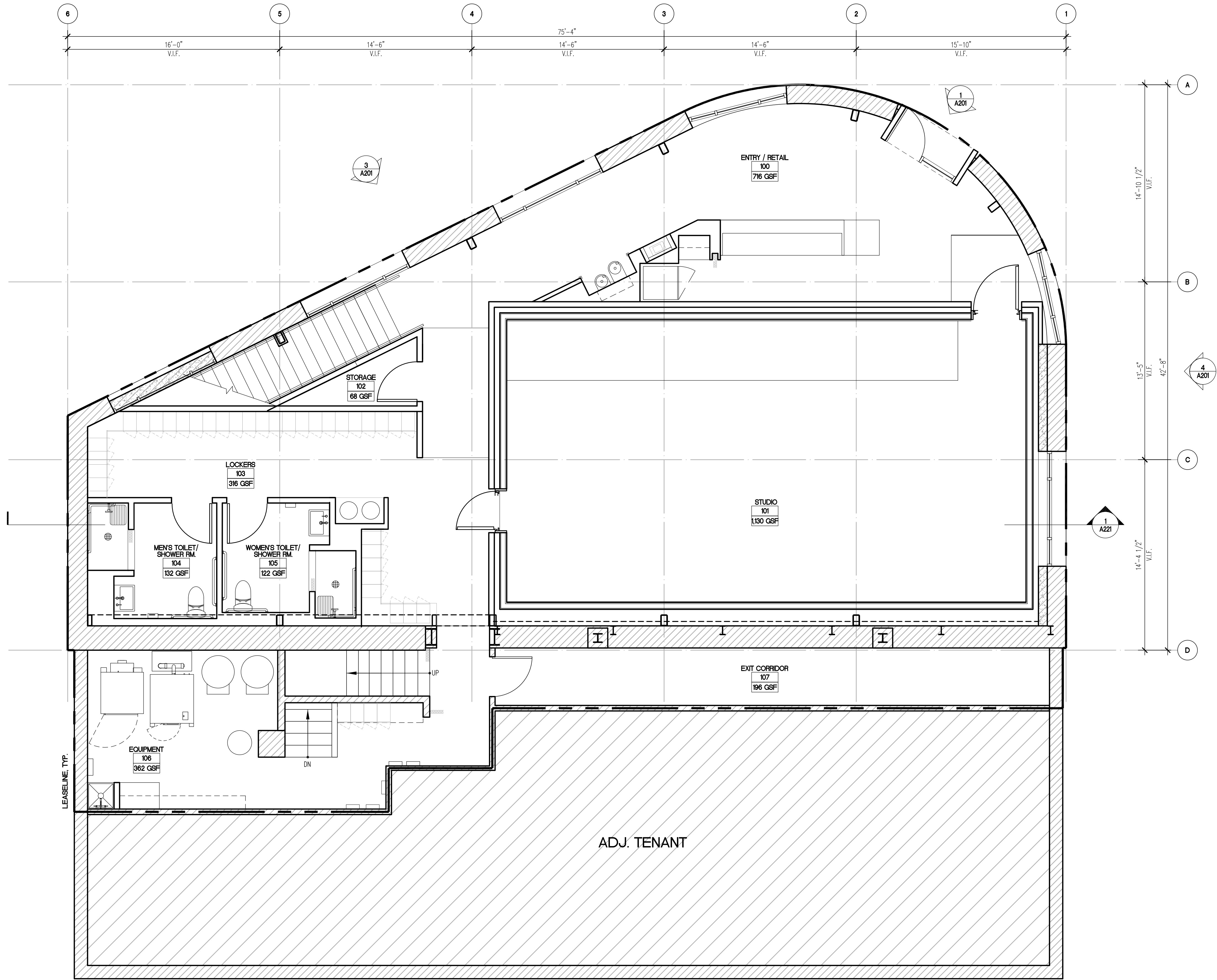
SHEET TITLE

**PROPOSED FLOOR PLAN
 GROUND FLOOR**

SHEET NUMBER

A110

PROFESSIONAL SEAL



OWNER

609 GREENWICH STREET
 NEW YORK, NY 10014
 T : (212) 787-7685
 F : (212) 787-7687
 CONTACT : ALAN COOKE



HISTORICAL PHOTO

1982

3



CURRENT PHOTO

MARKET STREET

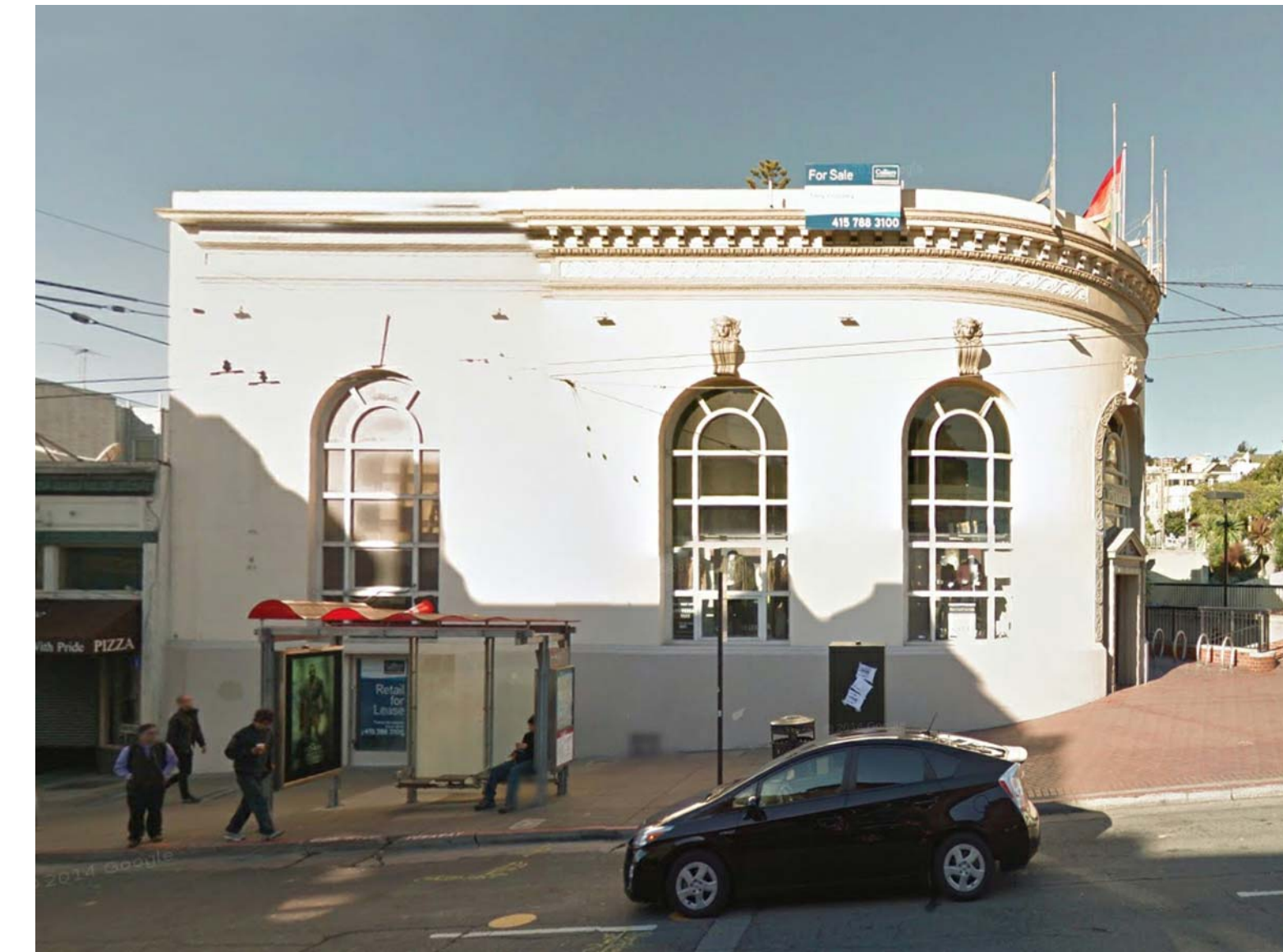
3



HISTORICAL PHOTO

1982

2



CURRENT PHOTO

CASTRO STREET

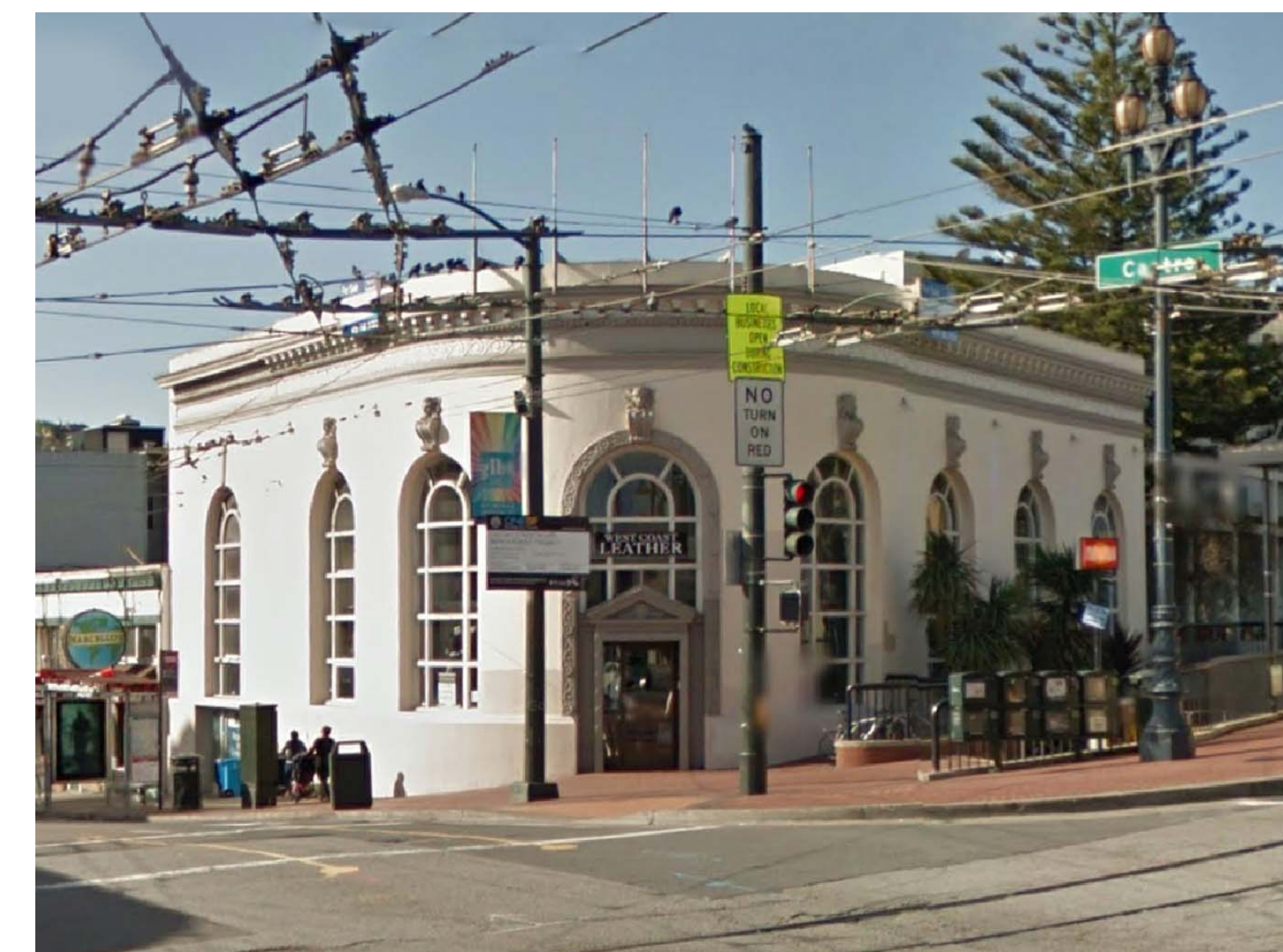
2



HISTORICAL PHOTO

1945

1



CURRENT PHOTO

MARKET + CASTRO

1

TENANT IMPROVEMENT
 400 CASTRO STREET
 SAN FRANCISCO, CA 94114

ISSUE HISTORY

NO	CONDITIONAL USE PERMIT	DATE
01	CONDITIONAL USE PERMIT	06.24.2014

PROJECT NUMBER 14022

SCALE AS NOTED

SHEET TITLE

BUILDING PHOTOS

SHEET NUMBER

A230

PROFESSIONAL SEAL