



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 20, 2014

CONSENT CALENDAR

Date: November 20, 2014
Case No.: **2014.1146C**
Project Address: **2573-2575 3rd STREET**
Zoning: PDR-1-G (General)
68-X Height and Bulk District
Innovative Industries Special Use District
Block/Lot: 4173/001
Project Sponsor: Mark Melvin, Touchstone Climbing
32 Heather Way
Larkspur, CA 94939
Staff Contact: Esmeralda Jardines – (415) 575-9144
Esmeralda.Jardines@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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San Francisco,
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Planning
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415.558.6377

PROJECT DESCRIPTION

The project proposes a 5,000 square foot expansion of the existing indoor rock climbing facility/gymnasium (d.b.a. Dogpatch Boulders), at 2573 3rd Street, from 17,500 square feet to 22,500 square feet in the American Industrial Center, a building of approximately 480,000 square feet. The existing tenant space in question is currently vacant and underutilized.

Touchstone Climbing, the parent company of Dogpatch Boulders, was founded as a San Francisco business, in its current location at 19th and Harrison Streets in 1995 under the business name of Mission Cliffs. Mission Cliffs is a multi-activity fitness club and is an icon of indoor climbing throughout the world. Touchstone Climbing is dedicated to creating innovative and exciting indoor rock climbing centers. The gymnasiums offer the opportunity for climbers of all abilities to challenge and enjoy themselves in a fun and safe environment. Mission Cliffs and Dogpatch Boulders are independently owned and operated, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of 3rd Street, between 22nd and 23rd Streets. The property is a through-lot that also fronts Illinois Street. The property is located within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The property is developed with a three-story, full-lot coverage, industrial use building (American Industrial Center) of approximately 480,000 square feet of space. The subject space, to be converted, is on the ground floor of a former wine production importer and subsequently a jellyfish production and supplier, with approximately 50 foot frontage along 3rd Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in a PDR zoning district; including residential uses. The 3rd Street median contains the T-3rd Street light rail line. The subject building covers nearly 2/3 of entire block with the remaining space a surface parking lot. Buildings across the street range from one to five stories, most with residential over ground floor retail. The area east of Illinois Street and approximately three blocks away from the project site consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height.

The topography in the area slopes downwards from Potrero Hill on the west to the San Francisco Bay to the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately 12 feet in elevation across the project site from 3rd Street to Illinois Street.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 31, 2014	October 29, 2014	22 days
Posted Notice	20 days	October 31, 2014	October 28, 2014	23 days
Mailed Notice	20 days	October 31, 2014	October 27, 2014	24 days

PUBLIC COMMENT

- The project has received support from the Dogpatch Neighborhood Association.

ISSUES AND OTHER CONSIDERATIONS

- The project is compatible with the immediate neighborhood, an area that acts as a buffer between the PDR districts to the north and east and the residential districts to the south and west. The area contains mostly mixed-use buildings with uses including office, retail, housing, and various light industrial uses.
- The proposed indoor rock climbing/gymnasium with a total of 22,500 square feet would be required to provide three Class I and 9 Class II bicycle parking spaces. However, the facility is already providing significantly more bicycle parking spaces than required. The facility accommodates approximately 57 bicycle parking spaces in an indoor, enclosed and locked room.
- The 2575 3rd Street tenant space, previously occupied by a wine production importer and a jellyfish production and supplier, respectively, has been vacant as of April 1, 2014.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant the request pursuant to Planning Code Sections 303, 249.37 and 843.45 for the expansion of an exercise facility (d.b.a. Dogpatch Boulders), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The project requires a Conditional Use Authorization for gymnasiums exceeding 4,000 gross square feet.

BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of both the General Plan and the Central Waterfront Area Plan.
- The project has previously received support from the Dogpatch Neighborhood Association.
- The project proposes the conversion of an existing vacant ground floor space with a neighborhood serving use and provides an active storefront in a vacant and underutilized space.
- The proposed project will operate within the existing building envelope and is in keeping with the existing size and scale of uses located in the immediate industrial area.
- The project serves a clientele which is predominantly local.
- The project promotes alternative modes of transportation such as bicycle usage by providing more than the required amount of bicycle parking spaces in an indoor, enclosed and secured facility.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Aerial Photo |
| <input checked="" type="checkbox"/> Draft Motion | <input checked="" type="checkbox"/> Context Photos |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Parcel Map | Drawings: <u>Existing and Proposed Project</u> |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |

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

_____ EJ _____
Planner's Initials



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 Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 249.37 AND 843.45 FOR THE EXPANSION OF AN EXERCISE FACILITY (D.B.A. DOGPATCH BOULDERS) FROM 17,500 SQUARE FEET TO 22,500 SQUARE FEET, WITHIN THE PDR-1-G (GENERAL) DISTRICT AND 68-X HEIGHT AND BULK DISTRICT, AND THE INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

PREAMBLE

On July 24, 2014, Mark Melvin (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 249.37 and 843.45 for the expansion of a gymnasium (d.b.a. Dogpatch Boulders), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District.

On November 20, 2014, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1146C.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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. 2014.1146C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of 3rd Street, between 22nd and 23rd Streets. The property is a through-lot that also fronts Illinois Street. The property is located within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The property is developed with a three-story, industrial use building (American Industrial Center) of approximately 480,000 square feet of space. The subject space, to be converted, is on the ground floor of a former wine production importer and subsequently a jellyfish production and supplier, with approximately 50 foot frontage along 3rd Street.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in a PDR zoning district. Residential uses are also present. The 3rd Street median contains the T-3rd Street MUNI light rail line. The subject building covers nearly 2/3 of entire block with the remaining space a surface parking lot. Buildings across the street range from one to five stories, most with residential over ground floor retail. The area east of Illinois Street and approximately three blocks away from the project site consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height.

The topography in the area slopes downwards from Potrero Hill on the west to the San Francisco Bay to the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately 12 feet in elevation across the project site from 3rd Street to Illinois Street.

4. **Project Description.** The project proposes an expansion of 5,000 square feet to the existing rock climbing facility/gymnasium (d.b.a. Dogpatch Boulders), at 2573 3rd Street, from 17,500 square feet to 22,500 square feet, on the ground floor of a building of approximately 480,000 square foot building, the American Industrial Center. The existing facility provides numerous neighborhood services and programs for the community, as evidenced by a neighborhood support list of

hundreds of community groups including a letter of support from the Dogpatch Neighborhood Association.

Touchstone Climbing, the parent company of Dogpatch Boulders, was founded as a San Francisco business, in its current location at 19th and Harrison Streets in 1995, under the business name of Mission Cliffs. Mission Cliffs is a multi-activity fitness club and is an icon of indoor climbing throughout the world. Touchstone Climbing is dedicated to creating innovative and exciting indoor rock climbing centers that are customized and unique to the neighborhood they are serving. Mission Cliffs and Dogpatch Boulders are independently owned and operated, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use and serves a local clientele. Since then, the company has grown to the location on 3rd Street (d.b.a. Dogpatch Boulders). The gymnasium offers the opportunity for climbers of all abilities to challenge and enjoy themselves in a fun and safe environment.

5. **Public Comment.** The Department has received no inquiries from members of the public regarding the proposal.
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. **Retail Controls in the PDR-1-G District and the Innovative Industries Special Use District (SUD).** In the PDR-1-G District, up to 4,000 gross square feet (gsf) of retail use are permitted per use in the Innovative Industries Special Use District (as defined in Planning Code Sections 249.37 and 843.45). A Conditional Use (CU) authorization is required when exceeding 4,000 gross square feet of retail use and for gymnasiums exceeding 4,000 gross square feet in size.

The project proposes the conversion of a vacant ground floor space of approximately 5,000 square feet into an indoor rock climbing facility/gymnasium, d.b.a. Dogpatch Boulders, for a total of 22,500 square feet of space. The proposed use is neighborhood serving and provides an active storefront in a vacant and underutilized space.

- B. **Parking.** Planning Code Section 151.1 does not require off-street parking for any commercial use located within the PDR-1-G District.

The proposed use does not provide off-street parking as it is not required by the San Francisco Planning Code.

- C. **Bicycle Parking.** Planning Code Section 155.2 requires bicycle parking for any retail use. One Class I space for every 7,500 square feet of occupied floor area and one Class II space for every 2,500 square feet of occupied floor area, for spaces less than 50,000 gross square feet.

The proposed project at a total of 22,500 square feet would require three Class I spaces and nine Class II spaces be provided. However, the indoor rock climbing facility/gymnasium, in an effort to

encourage alternative modes of transportation, currently accommodates approximately 57 bicycle parking spaces. Because all of the aforementioned spaces are indoors, enclosed and fully secured, they more than satisfy all bicycle parking requirements.

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

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

Much of the district is mixed-use in character. The area is home to a unique mixture of activities which includes PDR businesses, as well as offices, housing, retail and other uses. The proposed project is desirable because it would occupy a vacant space and provide an active storefront for a use that has proven desirable and appropriate for the City and similar neighborhoods. Furthermore, the project serves a predominately local clientele.

The project is compatible with the immediate neighborhood, an area that acts as a buffer between the PDR districts to the north and east and the residential districts to the south and west. The area contains mostly mixed-use buildings with uses including office, retail, housing, and various light industrial uses.

The scale of the project is relatively modest in terms of full fitness facilities. While the proposed 5,000 square foot expansion of the existing 17,500 square foot indoor rock climbing facility is larger than boutique fitness centers, it is smaller than the average health clubs that support more than a fringe group of users in the U.S. Furthermore, the project does not propose an expansion to the existing building envelope; rather it proposes to improve accessibility to the subject site by providing a new storefront that is in character with renovations performed in the immediate neighborhood.

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

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

The proposed project will operate within the existing building envelope and is in keeping with the existing size and scale of uses located in the immediate industrial area.

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

The Planning Code does not require new off-street parking for retail uses within the PDR-1-G District. The Eastern Neighborhoods Plan Areas have generally eliminated minimum off-street parking requirements in new commercial developments, while continuing to permit reasonable amounts of parking if desired.

The project site is located immediately adjacent to the T-3rd Street MUNI Metro Rail Line and near MUNI Lines 22, 48, 91 and T-Owl. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bicycle parking spaces to accommodate up to 57 spaces. The aforementioned bicycle parking spaces are considered a hybrid of Class I and Class II bicycle parking spaces as the bicycle racks provided are fully enclosed and locked.

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

The gymnasium operation is not expected to generate noxious or offensive emissions such as noise, glare dust and odor. The gymnasium is located within an industrial area, and operates within enclosed building walls.

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

The project does not propose an expansion to the existing building shell; rather it proposes to improve transparency to the subject site by providing a new storefront that is in character with renovations done in the immediate neighborhood.

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

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

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The proposed development will provide a necessary and desirable service to both the immediate and surrounding neighborhoods by providing a facility for recreational fitness. The proposed project is also consistent with the PDR-1-G District in that the use maintains all characteristics of the existing building and preserves the commercial and industrial nature of the area.

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 reuse and retain the existing building while providing an expansion of a commercial activity that has thus far proven effective and desirable; thereby enhancing the diverse economic base of the City. The proposed expansion will occupy a currently vacant space. The proposed indoor rock climbing facility/gymnasium has proven to be a viable and resilient business that has established relationships with its patrons, as evidenced by the list of community support, including a letter from the Dogpatch Neighborhood Association.

NEIGHBORHOOD COMMERCE

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced as currently the space in question is vacant, and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The proposed use is the only indoor rock climbing facility/gymnasium within the American Industrial Center, further diversifying the mix of uses within the building and the neighborhood at large.

Policy 6.2:

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

The proposed use is a neighborhood serving use and is not a Formula Retail use. Dogpatch Boulders has a unique design that is specific to its location in the Dogpatch neighborhood. The proposed facility is responding to the interest and need of indoor rock climbing facilities by providing an expansion of an existing service, while maintaining the basic physical character of the American Industrial Center building as the building footprint will remain unchanged.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project site is located immediately adjacent to the T-3rd Street MUNI Metro Rail Line and near MUNI Lines 22, 48, 91 and T-Owl. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bicycle parking spaces to accommodate up to 57 spaces.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1:

ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD.

Policy 1.1.3:

Permit and encourage greater retail uses on the ground floor on parcels that front 3rd Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

The proposed project is on the ground floor of the American Industrial Center building along 3rd Street. Approving the expansion of the Dogpatch Boulder's indoor rock climbing facility/gymnasium will take full advantage of the proximity to numerous muni transit lines while further encouraging a mix of uses within the building. Because the proposed work consists primarily of tenant improvement work, the historic façade of the American Industrial Building will not be significantly altered. The proposed exterior work includes replacing a roll-up door with a storefront window in keeping with the historic character of the building and neighborhood. The proposed storefront window will be similar to the adjacent storefront window previously approved.

Transportation

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

Policy 4.3.4:

Encourage, or require where appropriate, innovative arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.

The project provides ample interior bicycle parking spaces, with an innovative parking space arrangement, to encourage the use of bicycles and public transit. The project site is on the T-3rd Street MUNI Metro Rail Line and near MUNI Lines 22, 48, 91 and the T-Owl; furthering incentivizing travel through non-automobile modes.

OBJECTIVE 4.7

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION.

Policy 4.7.2:

Provide secure, where accessible and abundant parking, particularly at transit stations, within shopping areas and at concentrations of employment.

Though off-street parking is not required, the applicant provides up to 57 bicycle parking spaces. Because the aforementioned parking is provided indoors and is thus fully enclosed, it provides a hybrid of Class I and Class II spaces. Because the bicycle racks are located in a locked area, the bicycle racks also satisfy the requirements for Class I bicycle parking.

Historic Preservation

OBJECTIVE 8.2:

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE CENTRAL WATERFRONT AREA PLAN.

Policy 8.2.2:

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Central Waterfront area plan and objectives for all projects involving historic or cultural resources.

The existing American Industrial Center building has a National Register of Historic Places Status Code 4S1. The proposed new storefront is consistent with the Secretary of Interior Standards for historic buildings.

Policy 8.2.3:

Promote and offer incentives for the rehabilitation and adaptive reuse if historic buildings in the Central Waterfront area plan.

The proposed project maintains the existing historic building. Most of the construction is interior tenant improvements; the new storefront design is proposed to be consistent with the Secretary of Interior Standards for historic buildings.

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 previous tenant went out of business and therefore, the project will not displace a neighborhood serving retail use. On the contrary, the proposed expansion of the Dogpatch Boulders indoor rock climbing gymnasium will accommodate an enhancement of a neighborhood-serving retail use that has proven to be desirable and successful.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed project is consistent with the stated purpose of the PDR-1-G District in that the intended use maintains and preserves all characteristics of the existing building. Moreover the subject zoning district is located in an area serving as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.

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

No housing is removed for this Project.

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

The Planning Code does not require parking for any use within the PDR-1-G District.

- 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 as the space has been vacant.

- 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 proposal is consistent with the Secretary of Interior Standards for historic buildings.

- 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. 2014.1146C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 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 November 20, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 20, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an expansion of an indoor rock climbing facility/gymnasium (d.b.a. Dogpatch Boulders) for a total of 22,500 square feet located at 2575 3rd Street, San Francisco, CA, Block 4173, Lot 001 pursuant to Planning Code Section(s) 249.37, 303 and 843.45 within the PDR-1-G District as well as the Innovative Industries Special Use District and a 68-X Height and Bulk District; in general conformance with plans, dated July 24, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014.1146C and subject to conditions of approval reviewed and approved by the Commission on November 20, 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 XXXXXX 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

PROVISIONS

6. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423, the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

7. **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
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. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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

12. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Parcel Map



Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street



Sanborn Map*

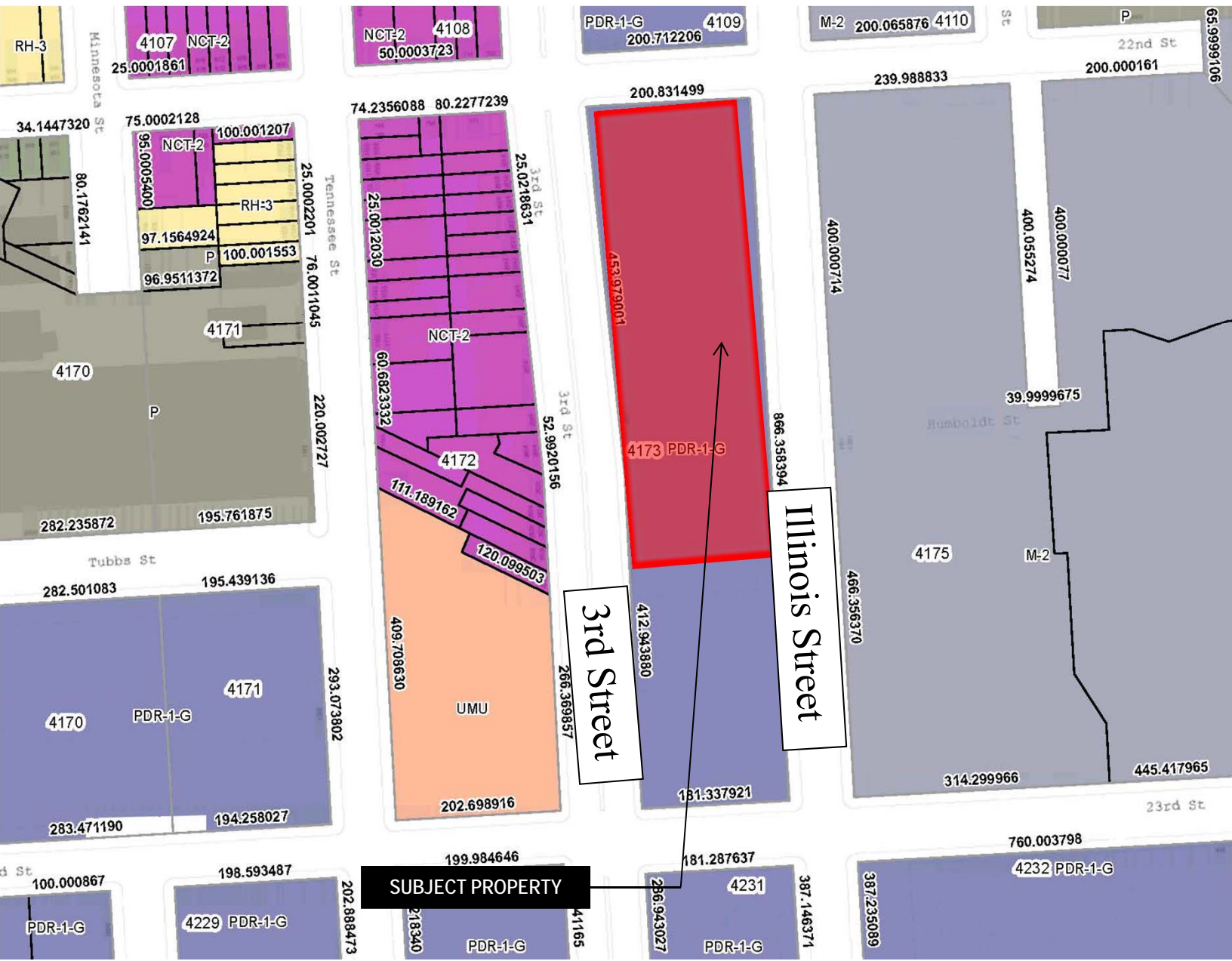


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



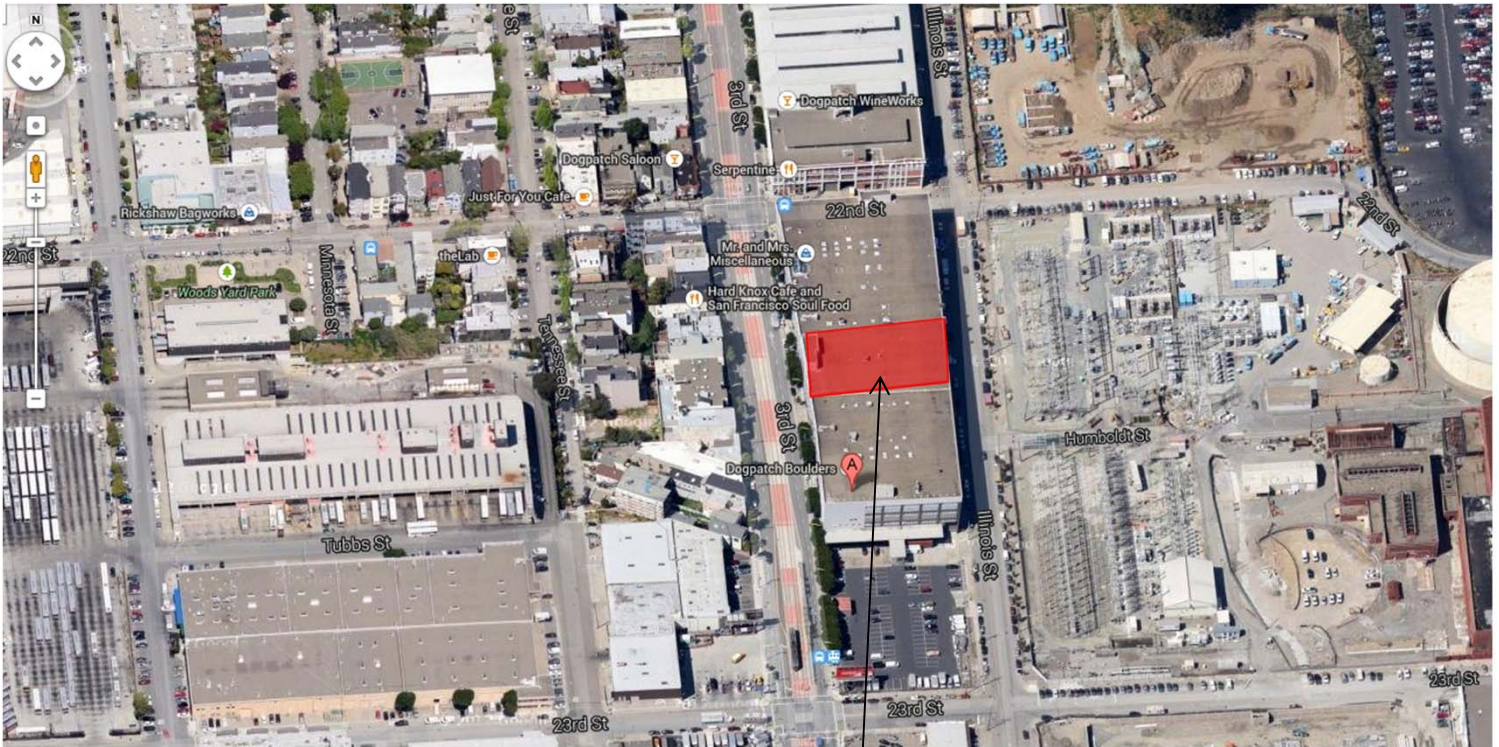
Conditional Use Hearing
 Case Number 2014.1146C
 2573-2575 3rd Street

Zoning Map



Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street

Aerial and Context Photos



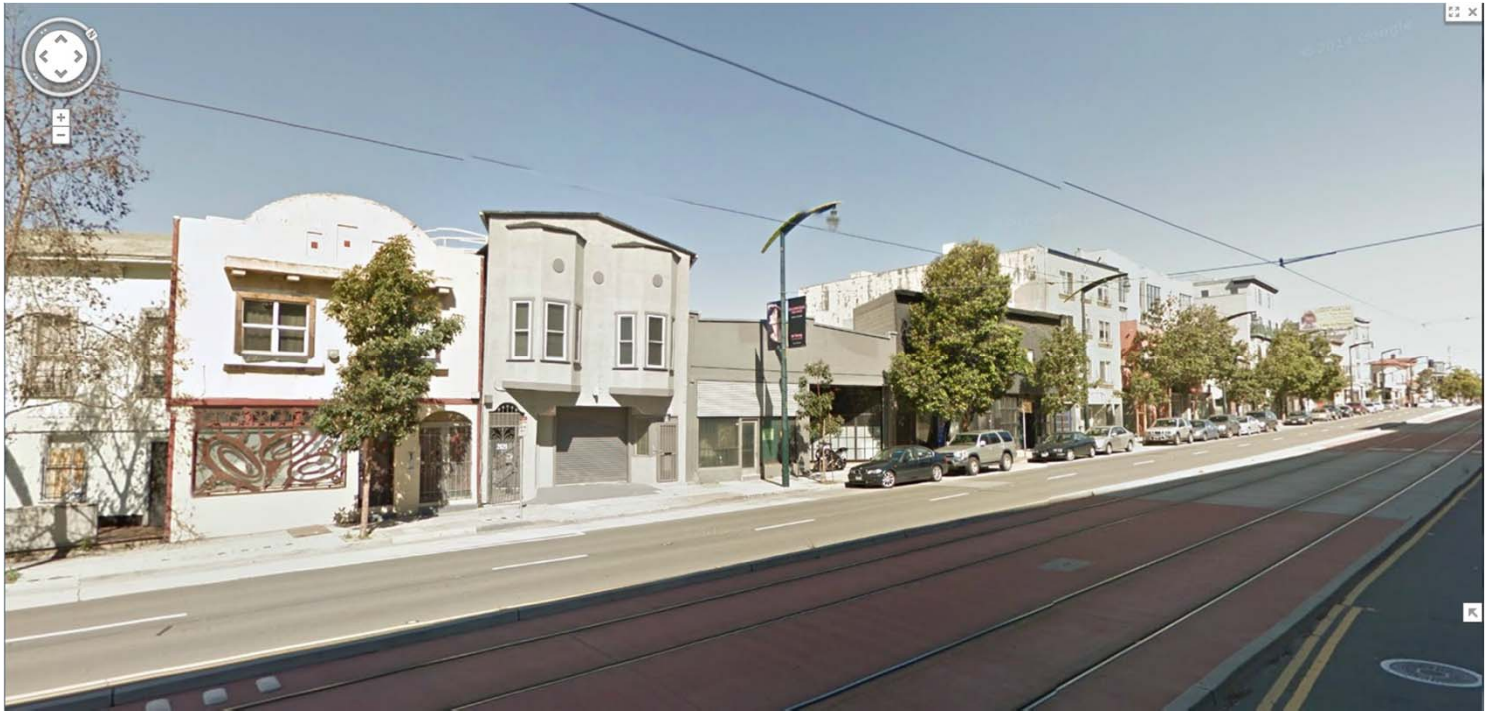
SUBJECT PROPERTY



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street



Opposite Block-Face to North (looking right)



Opposite Block-Face to South (looking left)

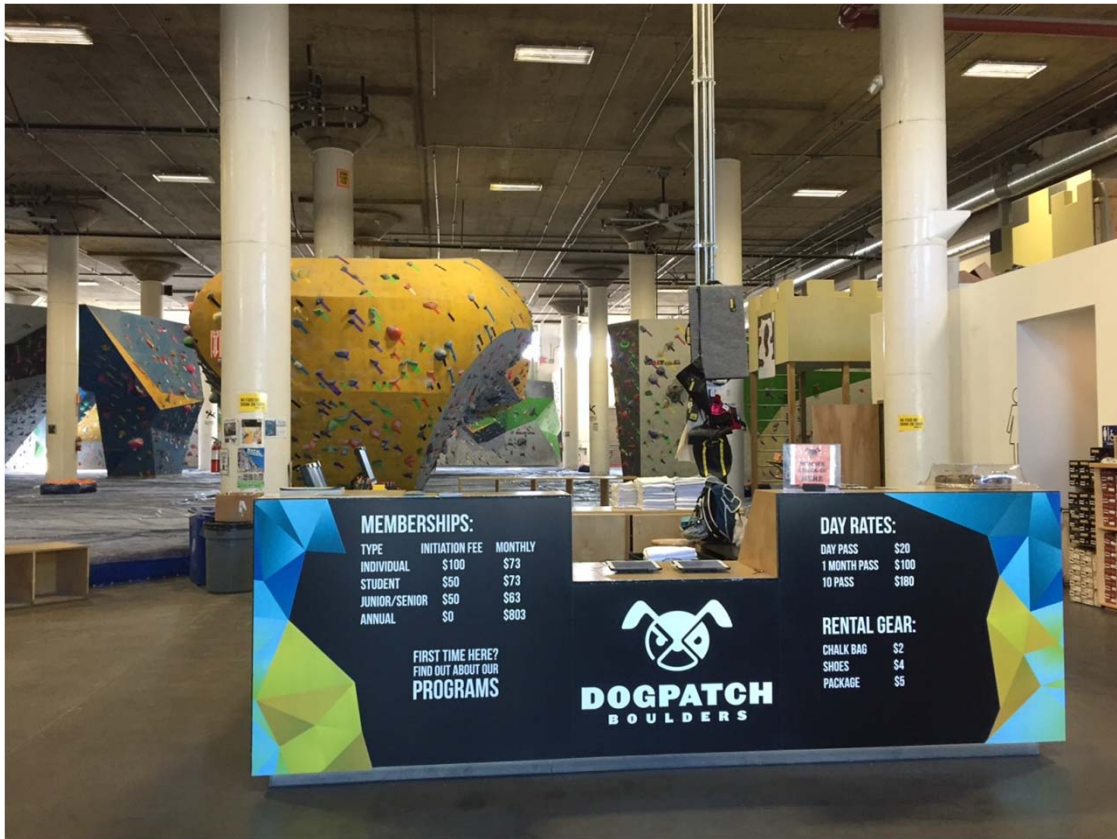


Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street





Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street



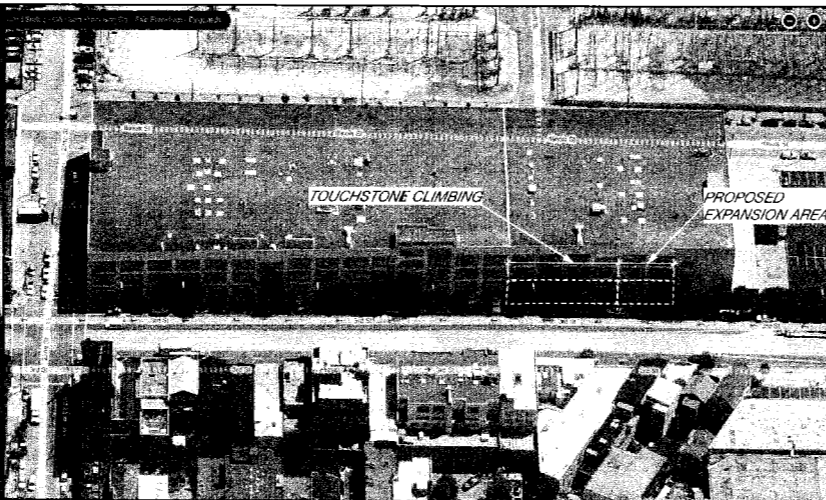
Conditional Use Hearing
Case Number 2014.1146C
2573-2575 3rd Street



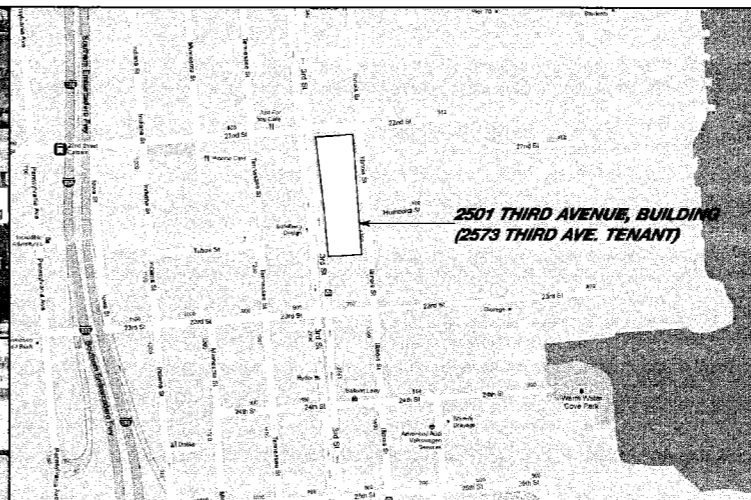
TOUCHSTONE CLIMBING - DOG PATCH BOULDERING



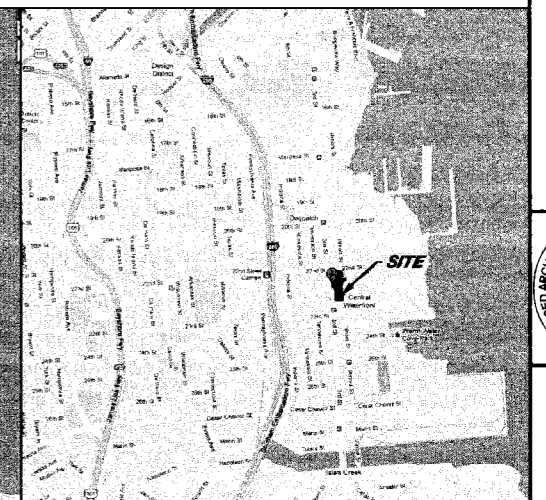
INTERIOR VIEW OF TENANT'S SPACE (CURRENT)



AERIAL VIEW OF EXISTING BUILDING



LOCAL VICINITY MAP



AREA MAP

ABBREVIATIONS

AD Area Drain	CT Ceramic Tile	FT Feet	MEP Mech-Elec+Plumbing	QTY Quantity	STL Steel
ADJ Adjacent	DA Diameter	GA Gauge	MEM Membrane	R Riser	SUSP Suspended
AFF Above Finish Floor	DBL Double	GALV Galvanized	MEN Membrane	RAD Radius	T Tread
ALUM Aluminum	DN Down	GL Glazing	MR Moisture Resistant	RD Roof Drain	TBD To be determined
BATH Bathroom	DR Drawer	GLULAM Glue Laminated Wood	MTL Metal	REF Reference	TO--- Top of ---
BET Between	EA Each	GWB Gypsum Wall Board	NIC Not In Contract	REG Register	TOC Top of Concrete
BLDG Building	EU Expansion Joint	HDWR Hardware	NTS Not To Scale	REIN Reinforcing	TOW Top of Wall
BLKG Blocking	ELEV Elevation	HM Hollow Metal	OC On Center	REQ D Repaired	TRK Track
BD Board	EQ Equal	HP High Point	OD Outside Dimension	RET Return	TME To Match Existing
CAB Cabinet	EX Existing	HORIZ Horizontal	OH Overhead	RM Room	VAR Varies
CL Center Line - or - Closet	EXT Exterior	HT Height	OPN G Opening	ROW Right of Way	VCT Vinyl Composite Tile
CLG Ceiling	FBO Furnished By Owner	ID Inside Dimension	OPP Opposite	RWL Riser Water Leader	VF Vary in the Field
CLR Clear	FD Floor Drain	JB Junction Box	PL Property Line	SCHED Schedule	WF Water Closet (Toilet)
CAA Clear Anodized Aluminum	FIN Finish	JT Joint	PLAM Plastic Laminite	SIM Similar	WD Wood
CMU Concrete Masonry Unit	FLR Floor	LAM Laminated	PLAS Plaster	SQ Square	
COL Column	FO Face of ---	LAV Lavatory	PLYWD Plywood	SMD See Mechanical Drawings	
CONC Concrete	FIN Finish	LP Low Point	PREFAB Prefabricated	SSD See Structural Drawings	
CONT Continuous	FLR Floor	NI New	PT Point	S/S Stainless Steel	
CP Center Point	FOS Face of Structure	MECH Mechanical	PTD Painted	STD Standard	

SYMBOLS

	COLUMN NUMBER		ELEVATION DRAWING/SHEET		FINISH INDICATOR
	DETAIL DETAIL/SHEET		DOOR NUMBER		DIMENSION STRING
	SECTION DRAWING/SHEET		WINDOW NUMBER		ELEVATION BENCHMARK
	INTERIOR ELEVATION DRAWING/SHEET		OFFICE ROOM ID ROOM NUMBER		SLOPE / PITCH (3" OVER 12")
	KEY NOTE		NOTE: EACH SHEET MAY HAVE UNIQUE NUMBERS		REVISION (REVISION NUMBER)
					REVISION CLOUD

PROJECT DESCRIPTION

WE PROPOSE TO ADD 5,000 SQUARE FEET OF SPACE TO OUR EXISTING INDOOR CLIMBING GYM BY EXPANDING INTO AN ADJACENT TENANT AREA RECENTLY VACATED. THE NEW 5,000 SQUARE FEET WILL BE USED FOR ADDITIONAL CLIMBING WALLS, PROGRAM SPACES, EXERCISE AREAS, AND MORE RESTROOMS AT THE OPENING BETWEEN THE SPACES. NEW BOULDERING WALLS WILL CONTINUE FROM THE EXISTING CLIMBING WALLS INTO THE NEW AREA. THIS CLIMBING AREA WILL BE FOR YOUNGER CLIMBERS AND THEIR FAMILIES. NEXT TO THE NEW CLIMBING AREA, WE PROPOSE TO BUILD A TWO FLOOR MULTIPURPOSE AREA THAT WILL HOUSE PROGRAM ROOMS FOR EXERCISE CLASSES, AND A WEIGHT AND EQUIPMENT AREA. IN THE OPEN SLAB AREA ADDITIONAL TRAINING EQUIPMENT WILL BE PROVIDED. WHERE THE FORMER NON-COMPLIANT RESTROOMS EXISTED, WE WILL BUILD TWO NEW RESTROOMS FOR OUR INCREASED CAPACITY. WE WILL LEVEL THE EXISTING DRIVE-IN RAMP WITH CONCRETE TO MATCH THE EXISTING SLAB AND IN-FILL THE OVER-HEAD DOOR ENTRY WITH A NEW GLASS STOREFRONT WITH DETAILS TO MATCH OUR MAIN STOREFRONT ENTRANCE.

PROJECT TEAM

TENANT
TOUCHSTONE CLIMBING INC.
 MARK MELVIN, CEO
 32 HEATHER WAY
 LARKSPUR, CA 94909
 415-509-6692
 mmelvin@touchstoneclimbing.com

ARCHITECT
TWELVE13 ARCHITECTURE
 RUSS BEAULIN, ARCHITECT
 1031 FRANKLIN STREET
 STUDIO 1103 (THIRD FLOOR)
 SAN FRANCISCO, CA 94109
 415-899-5401
 russ@twelve13.com

PROJECT DATA

BUILDING ADDRESS	2501 THIRD STREET SAN FRANCISCO, CA 94107 SUITE 2573
BLOCK	4173
LOT	001
NUMBER OF FLOORS	TWO STORIES (EXISTING TO REMAIN)
TENANT ADDRESS	2573 THIRD STREET
ZONING DESIGNATION	PDR-1-G INNOVATIVE INDUSTRIES OVERLAY
FORMER USE	RETAIL STORE
PROPOSED USE	INDOOR ROCK CLIMBING GYM
BUILDING TYPE	III B (FULLY SPRINKLERED)
PREVIOUS OCCUPANCY	M RETAIL
PROPOSED OCCUPANCY	A3 INDOOR BOULDERING GYM
TENANT SPACE	EXISTING 17,500 SF (INTERIOR GROSS, NO CHANGE) PROPOSED ADDITION - 5,000 SF TOTAL - 23,500 SF
PARKING	NO PARKING REQUIRED PER 151.1 FOR PDR-1-G

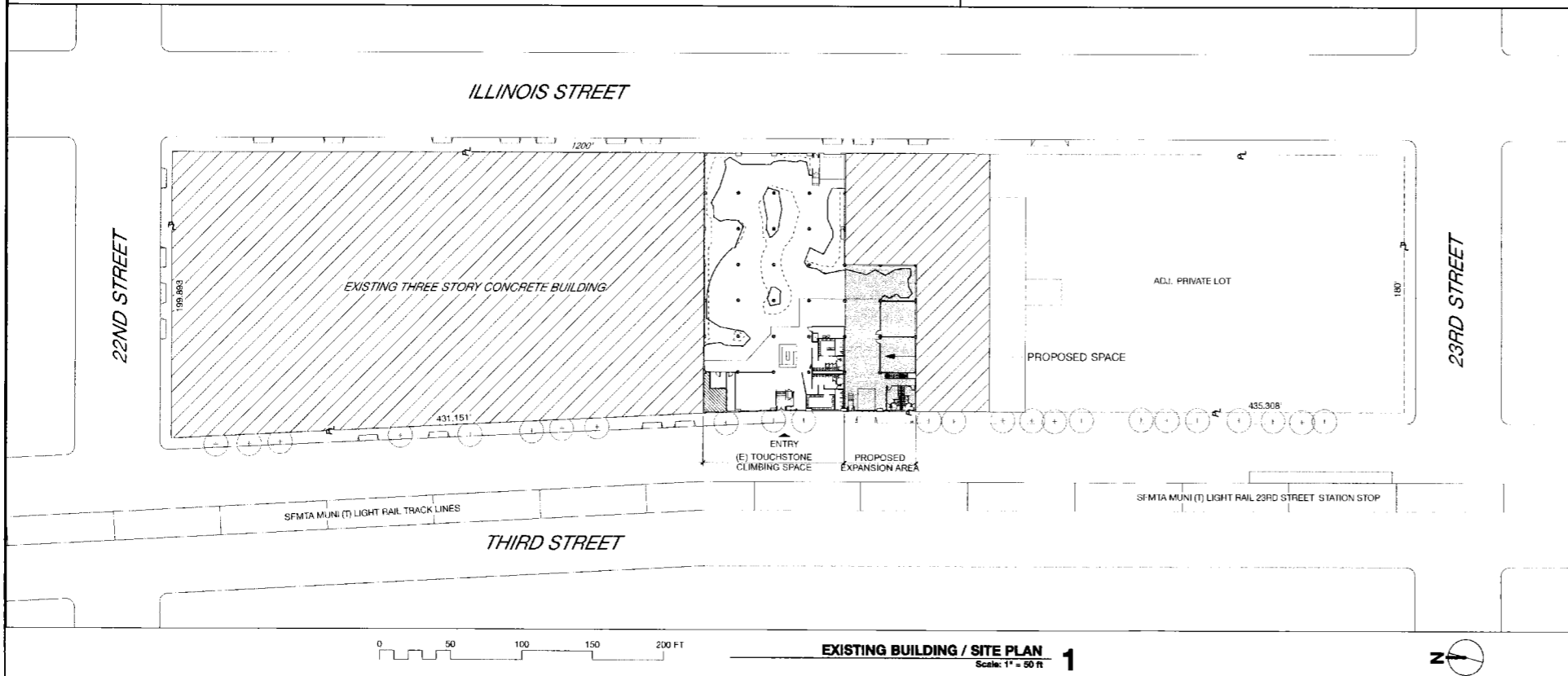
CODES

2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 GREEN BUILDING CODE
 LOCAL CODES AND ORDINANCES - CITY OF SAN FRANCISCO

DRAWING INDEX

A0.1	COVER SHEET - PROJECT INFORMATION & SITE PLAN
A2.1	EXISTING FLOOR PLAN
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	PROPOSED SECOND FLOOR PLAN
A3.1	EXISTING EXTERIOR ELEVATION
A3.2	PROPOSED EXTERIOR ELEVATION

09471.71



DATE	DESCRIPTION
07/24/14	CU SUBMITTAL
	SF PLANNING TSC
	OVERLAYS

DOG PATCH BOULDERING
 2501 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA

TENANT IMPROVEMENTS

PROJECT INFORMATION / SITE PLAN

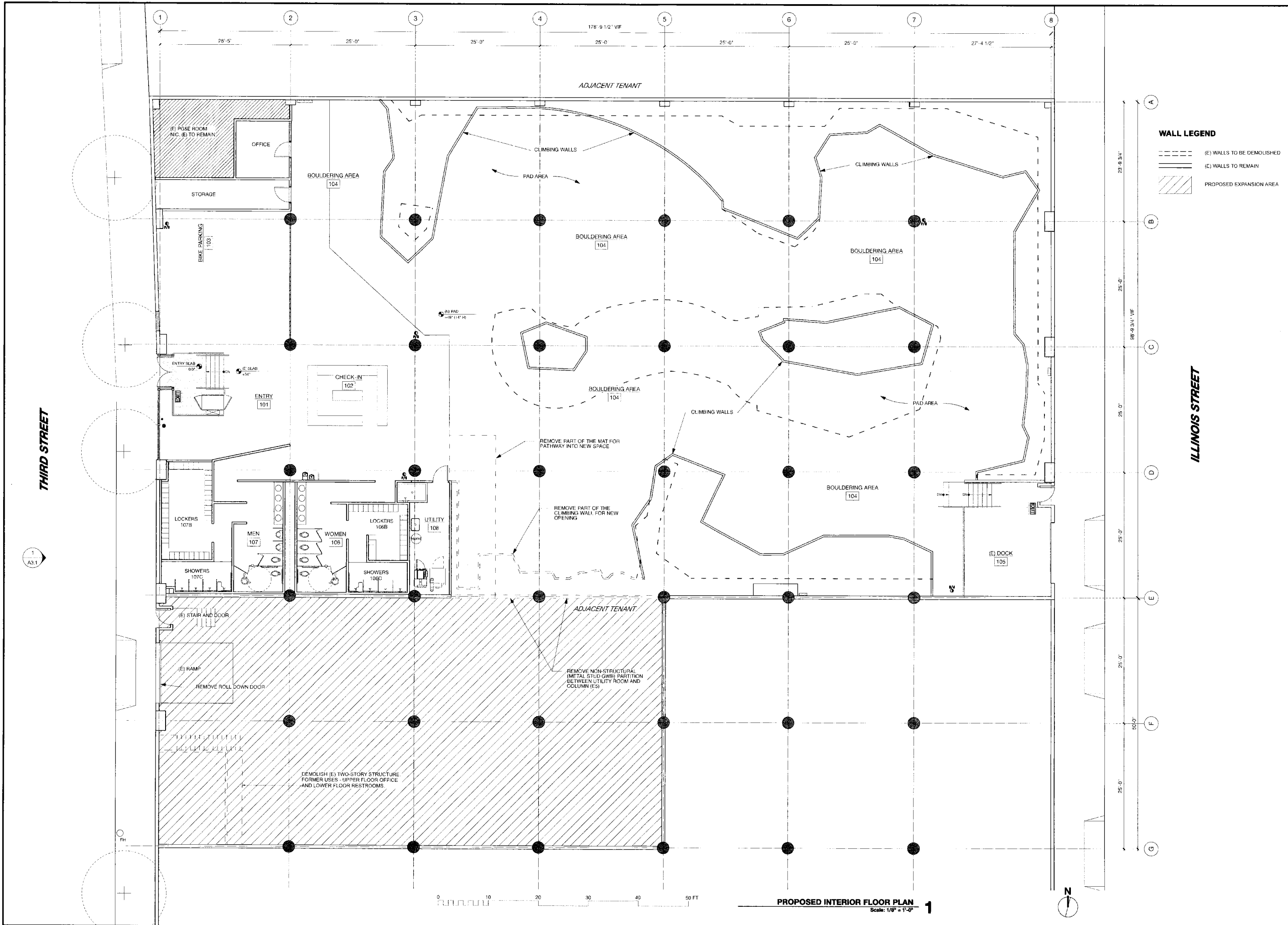
PERMIT SET

12.018

A0.1

TSC 200 PATCH CUP 001

14.1146 0



WALL LEGEND

- (E) WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- PROPOSED EXPANSION AREA

ILLINOIS STREET

THIRD STREET



PROPOSED INTERIOR FLOOR PLAN 1
Scale: 1/8" = 1'-0"

TWELVE 13

ARCHITECTURE
757 18TH AVE
SAN FRANCISCO, CA 94121
415.768.1213
russ@twelve13.com

LICENSED ARCHITECT
RUSS BEAUDIN
C-28265
RENEW 12/15
STATE OF CALIFORNIA

07/24/14
CU SUBMITTAL
DATE: REV: DESCRIPTION:

SF PLANNING TSC
DATE: REV: DESCRIPTION:

12.01B
PERMIT SET

1/8" = 1'-0"

DOG PATCH BOULDERING

2501 THIRD STREET, UNIT 257G, SAN FRANCISCO, CA

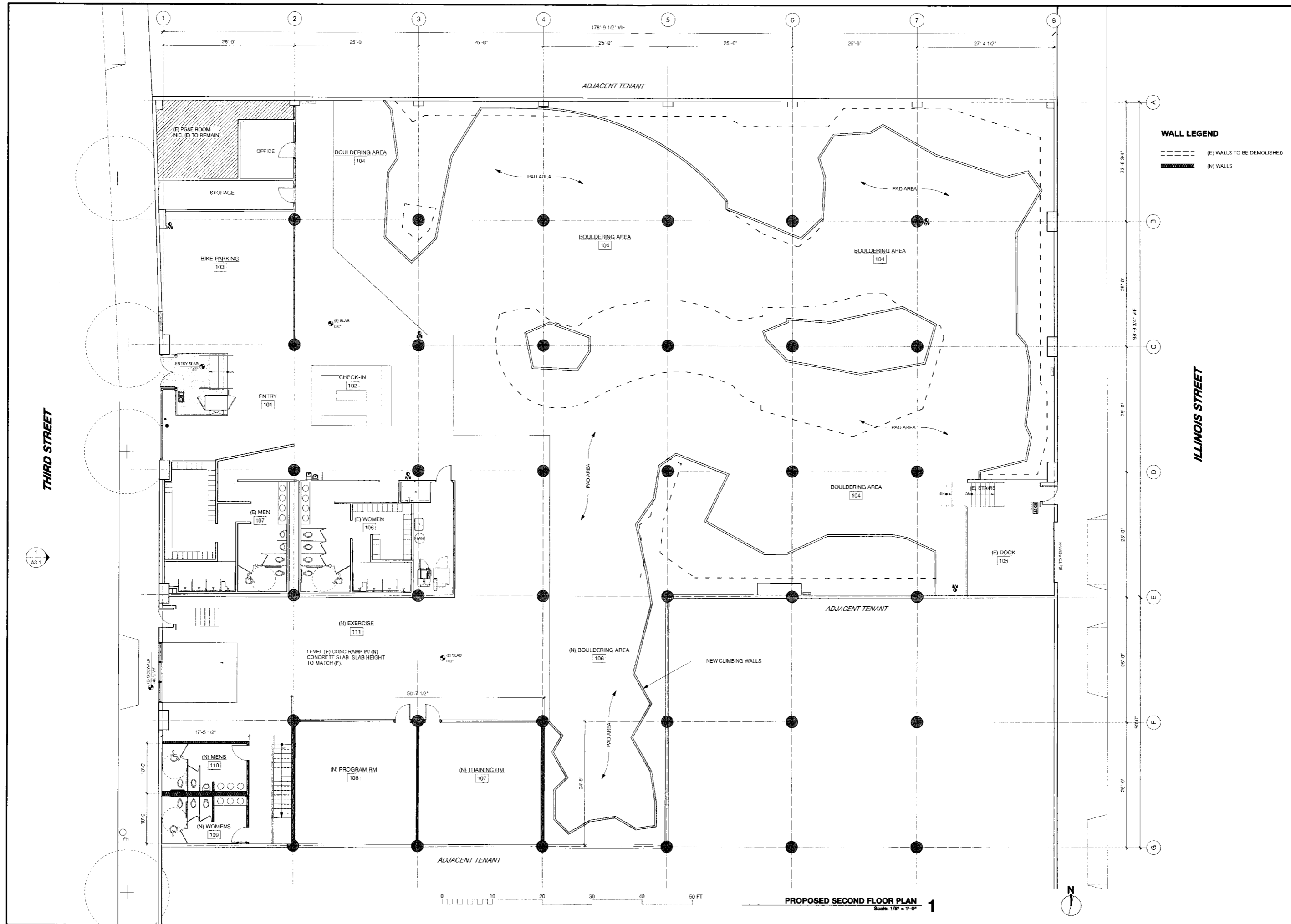
EXISTING FLOOR PLAN

TENANT IMPROVEMENTS

A2.1

NSC 009 IN/CH CUP 012

14.1146 J

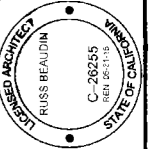


WALL LEGEND

--- (E) WALLS TO BE DEMOLISHED

— (N) WALLS

TWELVE 13
 ARCHITECTS
 757 18TH AVE
 SAN FRANCISCO, CA 94121
 415.758.1213
 russ@twelve13.com

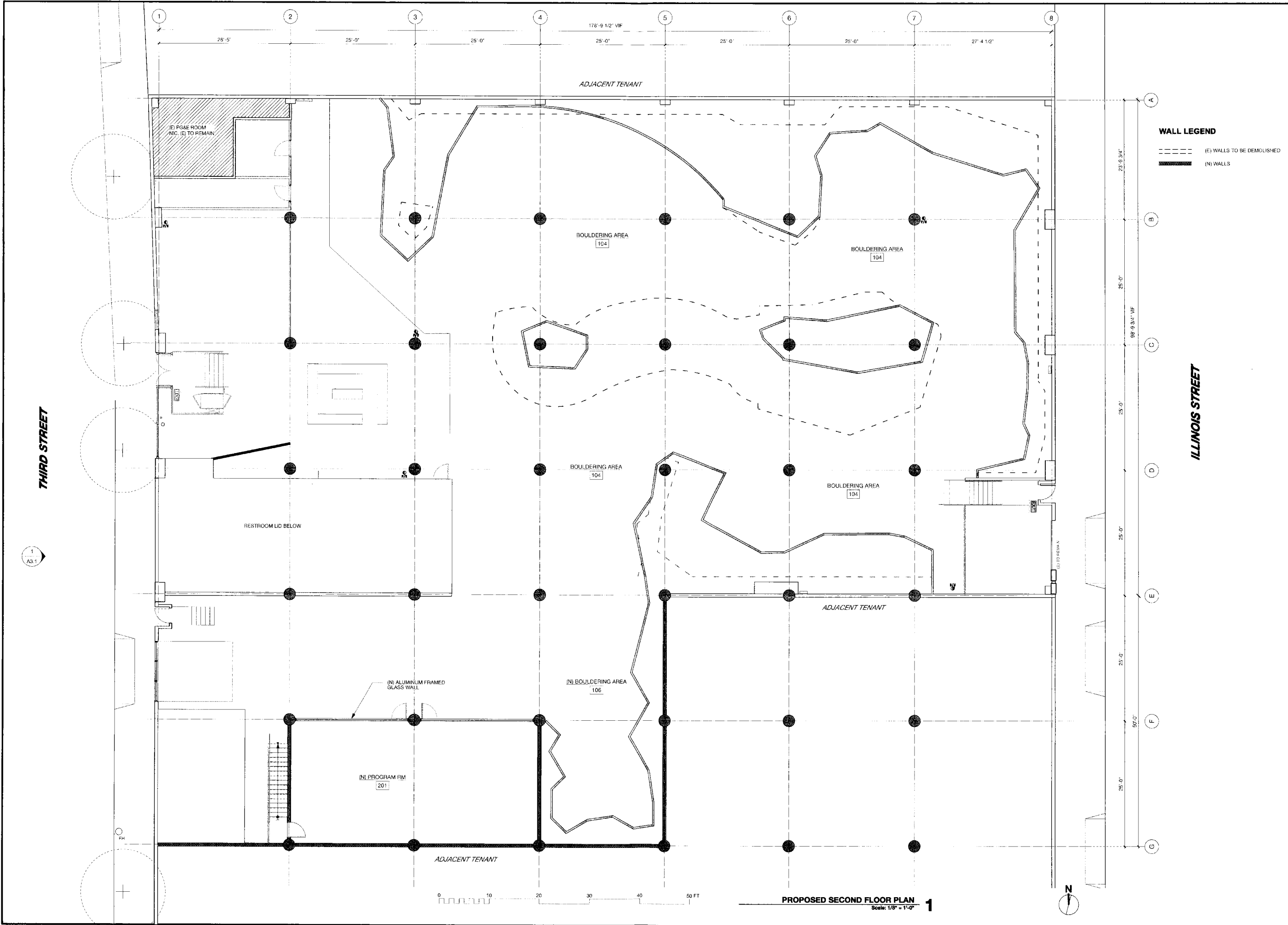


DATE	REV.	DESCRIPTION	BY
07/24/14	CU SUBMITTAL	SF PLANNING, TSC	SP

DOG PATCH BOULDERING
 2501 THIRD STREET, UNIT 257/3, SAN FRANCISCO, CA
TENANT IMPROVEMENTS
PROPOSED FIRST FLOOR PLAN
 PERMIT SET

A2.2

0 9471.47



WALL LEGEND

--- (E) WALLS TO BE DEMOLISHED

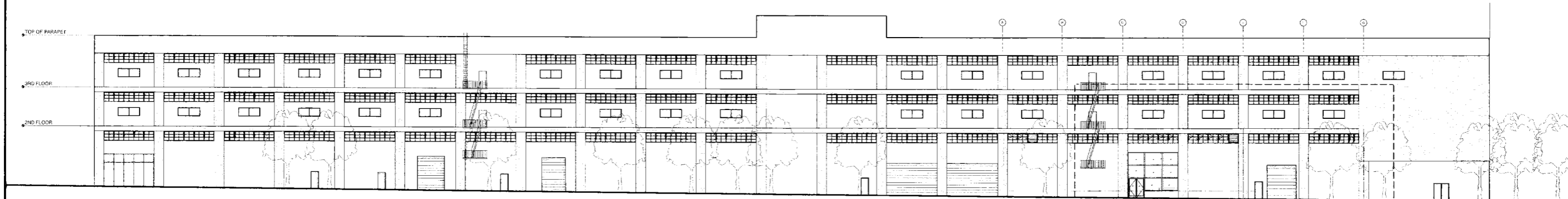
— (N) WALLS

THIRD STREET

ILLINOIS STREET

<p>TWELVE 13 ARCHITECTURE</p> <p>757 16TH AVE SAN FRANCISCO, CA 94121 415.766.1213 twelve13.com</p>		<p>12.018</p>
<p>DOG PATCH BOULDERING 2501 THIRD STREET, UNIT 2575, SAN FRANCISCO, CA</p>		<p>DATE: 07/24/14</p>
<p>TENANT IMPROVEMENTS</p>		<p>BY: [Signature]</p>
<p>PROPOSED SECOND FLOOR PLAN</p>		<p>DATE: 07/24/14</p>
<p>1/8" = 1'-0"</p>		<p>SF PLANNING TSC</p>
<p>A2.3</p>		<p>DATE: 07/24/14</p>

14.146 C

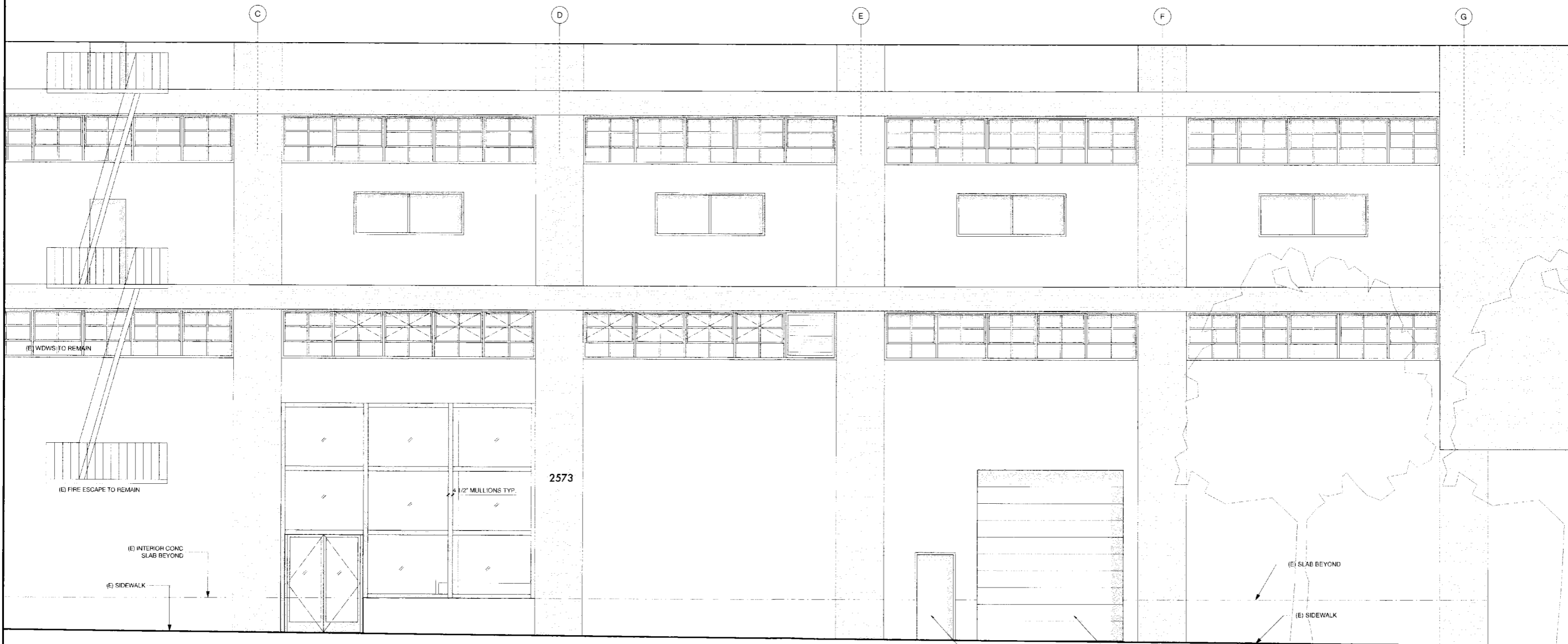


ALL TREES SHOWN ARE EXISTING

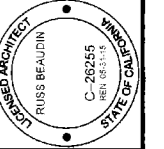
(E) TOUCHSTONE CLIMBING (GROUND FLOOR) EXPANSION AREA

THIRD STREET BUILDING ELEVATION 1
Scale: 1" = 20 ft

2
A3.1
ENLARGED ELEVATION



PARTIAL ELEVATION - TOUCHSTONE CLIMBING 2
Scale: 1/4" = 1'-0"

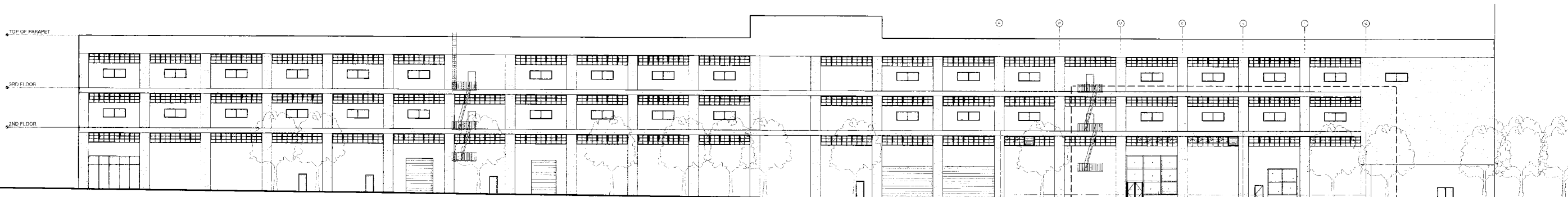


DATE	DESCRIPTION	BY
07/24/14	CJ SUBMITTAL	SF PLANNING TSC

DOG PATCH BOULDERING
2561 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA
TENANT IMPROVEMENTS
EXISTING EXTERIOR ELEVATIONS
PERMIT SET
12.018
1/8"=1'-0"

A3.1

14.1146 9

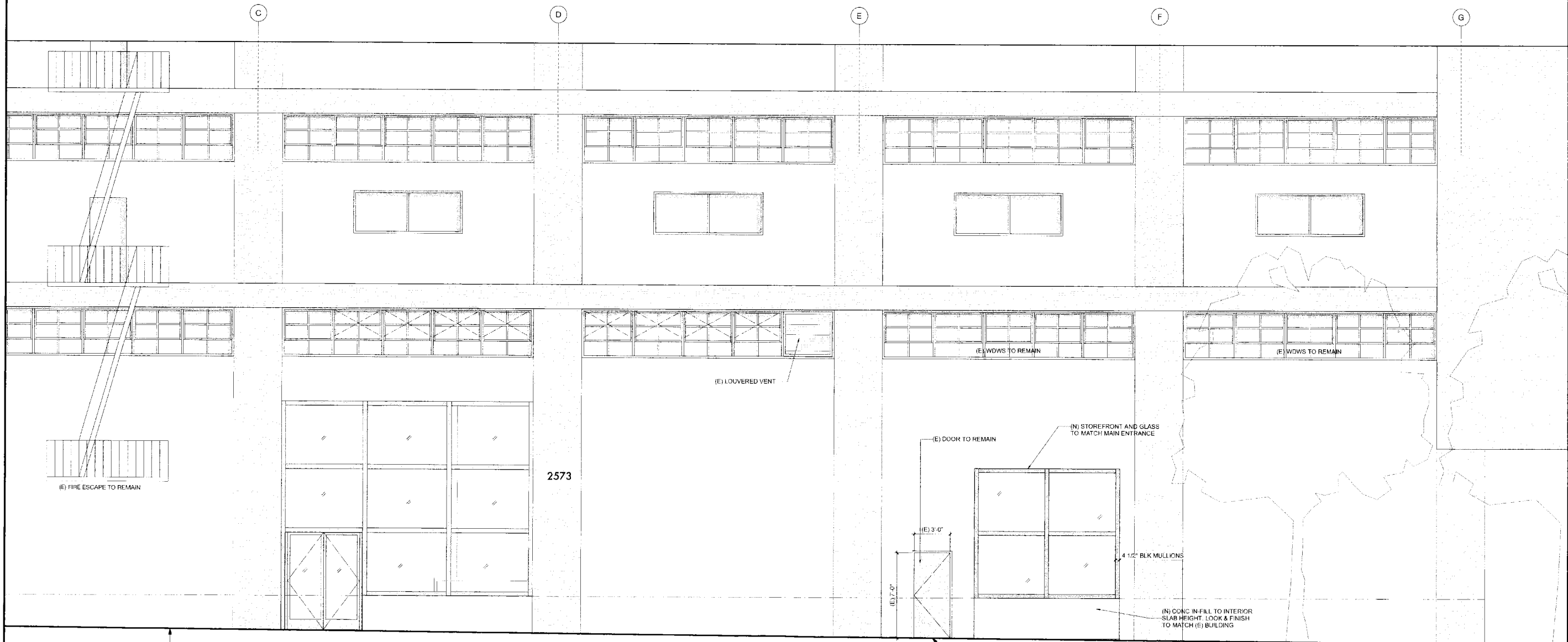


ALL TREES SHOWN ARE EXISTING

(E) TOUCHSTONE CLIMBING (GROUND FLOOR) EXPANSION AREA

THIRD STREET BUILDING ELEVATION 1
Scale: 1" = 20 ft

2
A3.1
ENLARGED ELEVATION

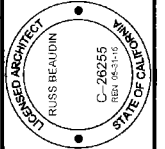


2573

PARTIAL ELEVATION - TOUCHSTONE CLIMBING 2
Scale: 1/4" = 1'-0"

(E) DOOR TO REMAIN AND TO BE UPGRADED WITH PANIC HARDWARE

T W E L V E 13
ARCHITECTS
757 18TH AVE
SAN FRANCISCO, CA 94121
415.759.1213
russ@twelve13.com



DATE	NO.	DESCRIPTION	BY
07/24/14	CU SUBMITTAL		
	SF PLANNING TSC		

DOG PATCH BOULDERING
2501 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA
TENANT IMPROVEMENTS
PROPOSED EXTERIOR ELEVATIONS
PERMIT SET
12.018

A3.2