



SAN FRANCISCO PLANNING DEPARTMENT

Consent Calendar

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 6, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 30, 2014
Case No.: **2014.0552CE**
Project Address: **3008 - 3010 GEARY BOULEVARD**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
40-X Height and Bulk District
Block/Lot: 1067/019
Project Sponsor: San Francisco Baseball Academy
c/o Brent McDonald
ONDA ROSA Architects
129 Jasper Place
San Francisco, CA 94133
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approve with Conditions**

PROJECT DESCRIPTION

The project proposes to rehabilitate an existing vacant single screen movie theatre building (Bridge Theatre) and convert it to an athletic facility for baseball lessons (d.b.a. San Francisco Baseball Academy). No changes are proposed to the exterior façade, including the marquee, the blade sign, the neon lighting, and the Art Deco facade. Interior work includes removing most of the seating and leveling the floor of the main theatre in order to install batting cages for personal and group lessons. The alterations to the raised floor, stage, tiered seating and walls are reversible. The site contains no off-street parking spaces and none are proposed.

The proposal requires a Conditional Use authorization for a change of use of a movie theatre use to a personal service use for an athletic facility for baseball lessons. Section 312-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Geary Boulevard between Blake and Cook Streets, Block 1067, Lot 019. The property is located within the NC-3 (Moderate-Scale Neighborhood Commercial)

District, and a 40-X Height and Bulk District. The lot area is approximately 5,400 square feet with approximately 54 feet in width and 100 feet in depth.

The existing site is developed with a single-screen movie theatre in a one-story and a partial second-story building, containing approximately 5,600 gross square feet. The 374-seat theatre was built circa 1939 and has been vacant since December 2012.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated towards the eastern end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line "38-Geary" runs in front of the Project Site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. Large commercial and institutional uses, such as the Laurel Heights Shopping Center and the University of San Francisco campus, are located respectively a few blocks northeast and one block south of the site. The project site is surrounded by predominantly residential dwellings and residentially zoned districts. Buildings facing the subject block range from two to four stories tall with taller buildings interspersed. Commercial uses on the subject and facing blocks include a printing shop, a tire store, a gasoline station, a restaurant, a clothing alteration shop, and other professional offices.

ENVIRONMENTAL REVIEW

On September 15, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 17, 2014	October 17, 2014	20 days
Posted Notice	20 days	October 17, 2014	October 17, 2014	20 days
Mailed Notice	20 days	October 17, 2014	October 17, 2014	20 days

PUBLIC COMMENT

- As of October 30, 2014, the Department has not received any opposition to the proposed project. The Department has received 25 letters in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- The General Plan encourages commercial activities in the neighborhood commercial districts as well as the adaptive reuse and preservation of architectural and historic buildings, such as the Bridge Theatre.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow a change of use of a movie theatre to a personal service use for an athletic facility for baseball lessons, pursuant to Planning Code Sections 303(c), 303(k) and 703.2(b).

BASIS FOR RECOMMENDATION

The Department believes that this project is necessary and/or desirable for the following reasons:

- The project would preserve a historic resource, the Bridge Theatre, built in 1939 in honor of the then-new Golden Gate Bridge. It was a neighborhood movie theatre until closing in December 2012. The theatre building has been vacant since then.
- The adaptive reuse of the theatre building will remove a blighted site and bring activity to this portion of the commercial corridor.
- A small café and retail uses will be provided in the existing building, which will contribute to the economic vitality of the neighborhood.

RECOMMENDATION: Approve with Conditions

Attachments:

Draft Motion

Environmental Determination

Parcel/Zoning Map

Sanborn Map

Aerial Photo

Zoning Map

Project Sponsor Submittal, including:

- Reduced Plans
- Site Photos

Attachment Checklist

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

Exhibits above marked with an "X" are included in this packet MW
Planner's Initials

MW:G:\Documents\CU\3008 - 10 Geary - exesum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion HEARING DATE: NOVEMBER 6, 2014

Date: October 30, 2014
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303(C), 303(K) AND 703.2(B) OF THE PLANNING CODE TO ALLOW THE CONVERSION OF A MOVIE THEATRE USE TO A PERSONAL SERVICE USE FOR A BASEBALL ACADEMY (D.B.A. SAN FRANCISCO BASEBALL ACADEMY) WITH ACCESSORY OFFICE, RETAIL AND CAFÉ USES WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 15, 2014, the San Francisco Baseball Academy (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303(c), 303(k) and 703.2(b) to allow the conversion of a movie theatre use to a personal service use for a baseball academy (d.b.a. San Francisco Baseball Academy) with accessory office, retail and café uses within the NC-3 (Moderate-Scale Neighborhood Commercial) District, and a 40-X Height and Bulk District.

On November 6, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0552CE.

On September 15, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

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. 2014.0552CE, 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 site is located on the north side of Geary Boulevard between Blake and Cook Streets, Block 1067, Lot 019. The property is located within the NC-3 (Moderate-Scale Neighborhood Commercial) District, and a 40-X Height and Bulk District. The lot area is approximately 5,400 square feet with approximately 54 feet in width and 100 feet in depth.

The existing site is developed with a single-screen movie theatre (Bridge Theatre) in a one-story and a partial second-story building, containing approximately 5,600 gross square feet. The 374-seat theatre was built circa 1939 and has been vacant since December 2012.

3. **Surrounding Properties and Neighborhood.** The project site is situated towards the eastern end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line "38-Geary" runs in front of the Project Site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. Large commercial and institutional uses, such as the Laurel Heights Shopping Center and the University of San Francisco campus, are located respectively a few blocks northeast and one block south of the site. The project site is surrounded by predominantly residential dwellings and residentially zoned districts. Buildings facing the subject block range from two to four stories tall with taller buildings interspersed. Commercial uses on the subject and facing blocks include a printing shop, a tire store, a gasoline station, a restaurant, a clothing alteration shop, and other professional offices.
4. **Project Description.** The project proposes to rehabilitate an existing vacant single screen movie theatre building (Bridge Theatre) and convert it to an athletic facility for baseball lessons (d.b.a.

San Francisco Baseball Academy). No changes are proposed to the exterior façade, including the marquee, the blade sign, the neon lighting, and the Art Deco facade. Interior work includes removing most of the seating and leveling the floor of the main theatre in order to install batting cages for personal and group lessons. The alterations to the raised floor, stage, tiered seating and walls are reversible. The site contains no off-street parking spaces and none are proposed.

The proposal requires a Conditional Use authorization for a change of use of a movie theatre use to a personal service use for an athletic facility offering baseball lessons. Section 312-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** As of October 30, 2014, the Department has not received any opposition to the proposed project. The Department has received 25 letters in support of the project.

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. **Change in Use/Demolition of a Movie Theatre.** Planning Code Section 303(k) states that a change in use or demolition of a movie theatre use requires Conditional Use authorization and must meet the additional criteria set forth under this Section in addition to Sections 303(c) and 703.2(b)(1)(B)(ii).

The project is an adaptive reuse of the existing vacant movie theatre building. It is generally consistent with the criteria set forth under Planning Code Section 303(k), see findings below.

B. **Use: Personal Service.** Planning Code Section 712.52 allows a personal service use as a principally permitted use, as defined by Planning Code Section 790.116.

The project is an adaptive reuse of the vacant movie theatre building to an athletic facility offering personal and group lessons in baseball, which is considered a personal service use.

C. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires in NC Districts containing specific uses, including retail stores, that the ground floor street frontage be at least 60% transparent in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. 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% 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 façade.

The proposed project will occupy an existing vacant movie theatre building. No expansion or major alteration is proposed for the existing building. The existing building is non-conforming with respect to this Code section, and the project does not trigger application of the requirement. Currently, approximately 59% of the front façade facing Geary Boulevard is transparent or consists of glazing.

- D. **Parking.** Planning Code Section 151 requires one off-street parking for every 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street freight loading space for personal service use where the gross floor area of structure or use is over 100,000 square feet. Section 155.2(b) requires one Class 1 bicycle space for every 7,500 square feet of occupied floor area, and one Class 2 space for every 750 square feet of occupied floor area. Section 155.4(f) requires that new and existing commercial buildings must provide adequate signs or notices to advertise the availability of bicycle parking.

The proposed project contains approximately 4,700 square feet of occupied floor area, which would not trigger any requirement for off-street parking spaces. The existing theatre building does not provide any off-street or freight loading parking spaces. The theatre use had a deficiency of 47 off-street parking spaces. Section 150(a)(c)(1) allows any lawful deficiency in off-street parking or loading spaces to be carried forward for the structure or use, and to provide the required spaces only in the case of a major addition to such structure or use, and only in the quantity required for the major addition itself. The proposed project does not involve any major addition, but rather the adaptive reuse of the existing theatre building to a personal service use.

The existing site does not contain any bicycle parking spaces. The project is required to provide one Class 1 bicycle parking space and six Class 2 bicycle parking spaces. The project will provide the required Class 1 and Class 2 bicycle parking spaces. Adequate signs or notices of the availability of bicycle parking will also be provided at the site.

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
7. **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 Geary Boulevard corridor is one of the longest continuous neighborhood commercial districts in the City stretching from Divisadero Street in the east to 28th Avenue in the west. The 374-seat Bridge Theatre building was built in 1939 in honor of the then-new Golden Gate Bridge. It was a neighborhood movie theatre until closing in 2012. The theatre building has been vacant since then.

The proposed project is an adaptive reuse of the existing theatre building, containing approximately 5,600 gross square feet. According to the project sponsor, the proposed use for a baseball academy will be occupied by approximately 25 people per day. When the accessory retail and café uses are fully established, the number of patrons may rise to 50 people per day. For special events, the number of patrons may increase to approximately 100 people.

No physical expansion to the existing building is proposed. The exterior character-defining elements, such as the blade sign, the neon lighting, marquee and Art Deco façade, will be preserved. The proposed project involves primarily interior renovations, such as removing a portion of the seating and leveling the floor of the main theatre in order to install batting cages for personal and group lessons. The interior alterations to the raised floor, stage, tiered seating and walls are reversible. The existing ground floor contains a concession area, seating, and accessory office space. A small office, approximately 200 square feet, is located on the second floor. The project proposes to retain and continue the existing office and retail uses.

The proposed change of use is necessary and desirable because it allows an adaptive reuse of a vacant single screen movie theatre building for athletic purposes. According to the project sponsor, the building has been vacant since 2012 because the previous owners were not able to find a viable theatre operator. The proposed project will offer a unique service and venue for athletic-oriented activities and events. The project sponsor currently operates a site in the Potrero Hill 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 existing building footprint will remain the same. No physical expansion to the existing building is proposed. The exterior character-defining elements, such as the blade sign, the neon lighting, marquee and Art Deco façade, will be preserved. The proposed project involves primarily interior renovations, such as removing a portion of the seating and leveling the floor of the main theatre in order to install batting cages. The interior alterations are reversible.

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

The project would not affect accessibility and traffic patterns for persons and vehicles. According to the project sponsor, the proposed use will be less intense than the previous 374-seat theatre. The project will typically attract approximately 25 people per day for personal and group lessons. When the accessory retail and café uses are fully established, the number of patrons may rise to 50 people per day. For special events, the number of patrons may increase to approximately 100 people. The site currently contains no off-street parking spaces and none are proposed.

The project site is well-served by public transit. Transit lines serving the site area include the 38-Geary, 43-Masonic, 1-California, 2-Clement, 4-Sutter and 31-Balboa.

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

No noxious or offensive emissions will be associated with the project. The original theatre construction included sound control features, such as 1-inch thick cement plaster walls, which would not be altered under the proposed project. The proposed café will not have a grill, grease exhaust or vapor exhaust.

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

The existing building occupies almost the entire site. No off-street parking or loading spaces exist at the site and none are proposed. The two existing street trees would be maintained, as well as the existing lighting, marquee and signage.

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

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

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

The proposed project is consistent with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District in that the intended use is to renovate an existing vacant movie theatre building and reuse it for athletic purposes.

- 8. **Planning Code Section 303(k)** establishes additional criteria for the Planning Commission to consider when reviewing applications for a change in use or demolition of a single-screen movies theatre. On balance, the project does comply with said criteria in that:

- A. Preservation of a movie theatre use is no longer economically viable and cannot effect a reasonable economic return to the property owner, pursuant to Planning Code section 228.4(a).

According to the project sponsor, the previous movie theatre was paying approximately \$3,000 per month in rent. At this low rent, it still could not generate enough income to keep the theatre viable due to low attendance. Some of the reasons could be due to changes in viewing habits and the availability of home and online movie services. The most significant aspect could be the change in technology from

projection to digital. The existing equipment at the site is obsolete and would cost approximately \$100,000 for replacement to digital technology.

The property owner had a 2% return on investment in 2012, which is significantly below the 9% return on investment threshold established in Planning Code Section 228.4 for determining the economic viability of a movie theatre use. This calculation is based on the 2014 sale price of \$1,975,000, and the rental income of \$36,000 per year (\$3,000/month) that the Bridge Theatre paid during its tenancy.

- B. The change in use of the movie theatre use will not undermine the economic diversity and vitality of the surrounding Neighborhood Commercial district; and

The proposed baseball academy is a unique and sought after personal service use that will attract people from around the city. The parents who bring their children to the site may also frequent nearby shops while they wait for their children to finish their lessons.

The change of use of a movie theatre to a personal service use will contribute to the economic diversity and vitality of the Geary Boulevard commercial corridor by respecting the historic use at the site, complementing the mix of goods and services currently available in the district, and by removing a vacant storefront from the corridor.

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

The project will preserve the architectural integrity of this important historic structure. All of the principal features of the movie theatre use will remain intact. The significant alteration to the interior will be the removal of the seating in order to install the batting cages. However, converting the personal service use back to a movie theatre could be accomplished by removing the wooden floor and reinstalling the seats. The adaptive reuse of this building will be an asset to the district by strengthening the visual quality of the street through the rehabilitation of the historic building's storefront.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 1:

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

OBJECTIVE 2:

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

Policy 2.3:

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

The project is an adaptive reuse of a vacant single screen movie theatre. Re-purposing it as an athletic facility for baseball lessons will add to the desirability of the neighborhood as a place to work and live.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.2:

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

Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

Policy 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

No commercial tenant would be displaced. The project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The appeal and vitality of a neighborhood commercial district depends largely on the character, amenities, and visual quality of its streets. The main function of neighborhood commercial streets is to provide retail goods and services in a safe, comfortable, and attractive pedestrian environment. The project will help to revitalize the subject block by rehabilitating a boarded-up movie theatre, vacant for the last two years.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The adaptive reuse of the theatre building to a baseball academy would preserve and enhance the neighborhood commercial district.

OBJECTIVE 2:

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

Policy 2.5:

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

The project proposes no physical expansion to the existing building. The exterior character-defining elements, such as the blade sign, the neon lighting, marquee and Art Deco façade, will be preserved. The proposed project involves primarily interior renovations.

1. **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.

Existing neighborhood-serving retail uses will be enhanced by the project. The project will revive an existing small retail space for a future café while providing athletic services that will draw additional patrons to the district.

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

Existing housing and neighborhood character will not be affected by the project. The project will strengthen the neighborhood character by respecting the character-defining features of the existing theatre building in its re-purposing to an athletic facility.

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

The project will not affect the City's supply of affordable housing as there are no residential uses at the site.

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

The project site is well-served by public transit. Transit lines serving the site area include the 38-Geary, 43-Masonic, 1-California, 2-Clement, 4-Sutter and 31-Balboa.

- 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.

No physical changes are proposed to the existing building. All renovations and construction will be done in conformity with applicable construction and safety measures of the San Francisco Building and Fire Codes.

- G. That landmarks and historic buildings be preserved.

The adaptive reuse of the theatre to an athletic facility will preserve a historic building with the character-defining elements of the building façade intact for future generations' enjoyment.

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

The project will not affect existing parks and open spaces.

2. 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.
3. 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. 2014.0552CE** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans, dated October 2, 2014, and labeled "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. _____. 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 6, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 6, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the conversion of a movie theatre use to a personal service use for a baseball academy (d.b.a. San Francisco Baseball Academy) with accessory office, retail and café uses, located at 3008 - 3010 Geary Boulevard, in Assessor's Block 1067, Lot 019, pursuant to Planning Code Sections 303(c), 303(k) and 703.2(b) within the NC-3 (Moderate-Scale Neighborhood Commercial) District, and a 40-X Height and Bulk District; in general conformance with plans, dated October 2, 2014, and labeled "EXHIBIT B" included in the docket for Case No. 2014.0552CE and subject to conditions of approval reviewed and approved by the Commission on November 6, 2014 under Motion No. _____. 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 November 6, 2014 under Motion No. _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

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

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed 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>
9. **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>
10. **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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3008-3010 Geary Blvd.		1067/019	
Case No.	Permit No.	Plans Dated	
2014.0552E		9/1/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from theater to personal service/baseball academy.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>The work primarily involves alterations to the auditorium space, which would retain sufficient integrity to convey the building's potential significance as a neighborhood theater. The alterations to the raked floor, stage, tiered seating, and walls are reversible.</p>
<input type="checkbox"/>	<p>9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, ou=CityPlanning, ou=Current Planning, email=shelley.caltagirone@sfgov.org, date=2014.09.15 12:56:56 -0700</small></p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Shelley Caltagirone</p>	<p>Signature or Stamp:</p> <p style="text-align: center; font-size: 1.2em;">Shelley Caltagirone</p> <p><small>Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org, date=2014.09.15 12:56:56 -0700</small></p>
	<p>Project Approval Action: Select One</p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

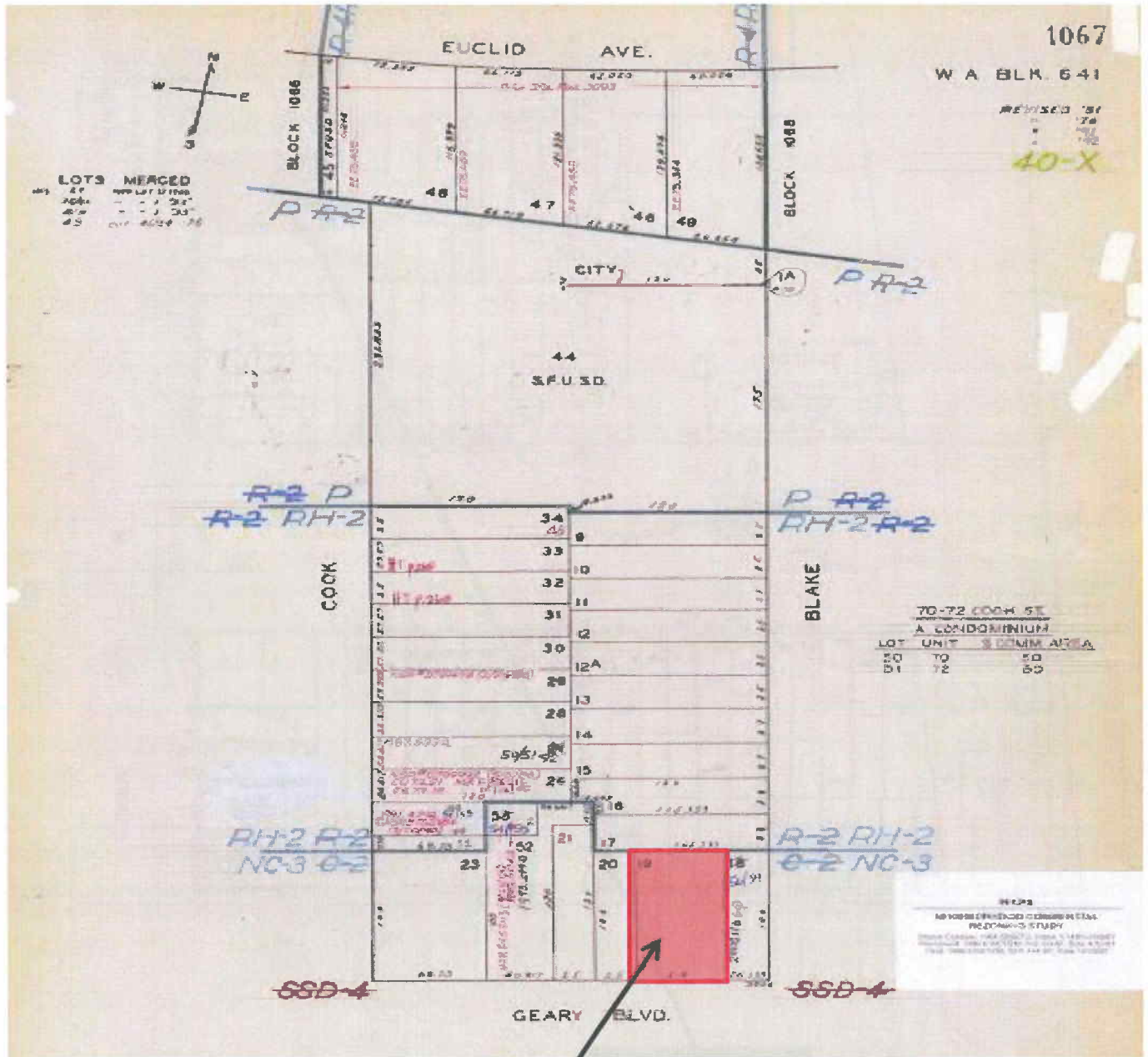
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Parcel/Zoning Map

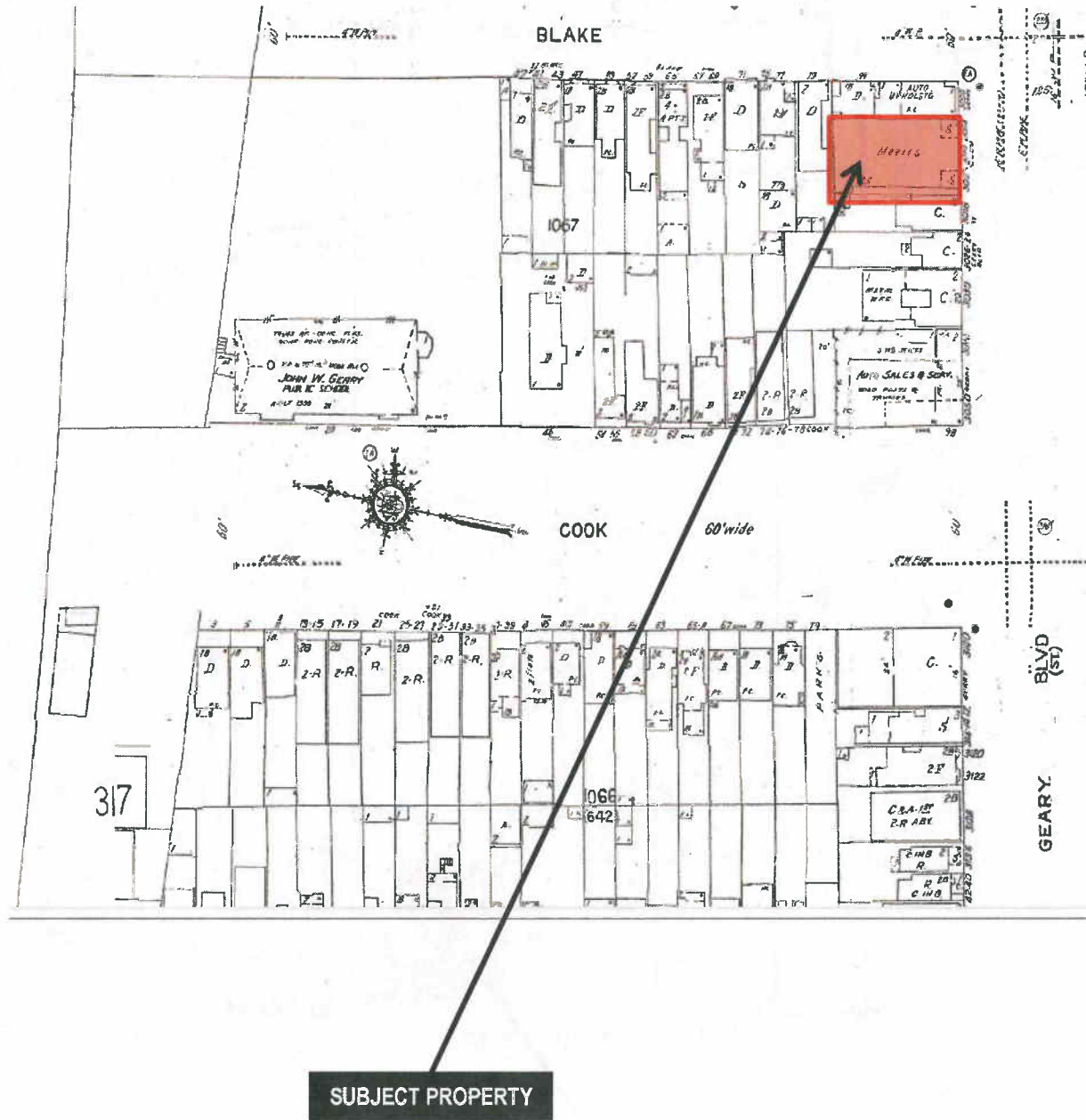


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0552CE
3008 - 3010 Geary Boulevard

Sanborn Map*

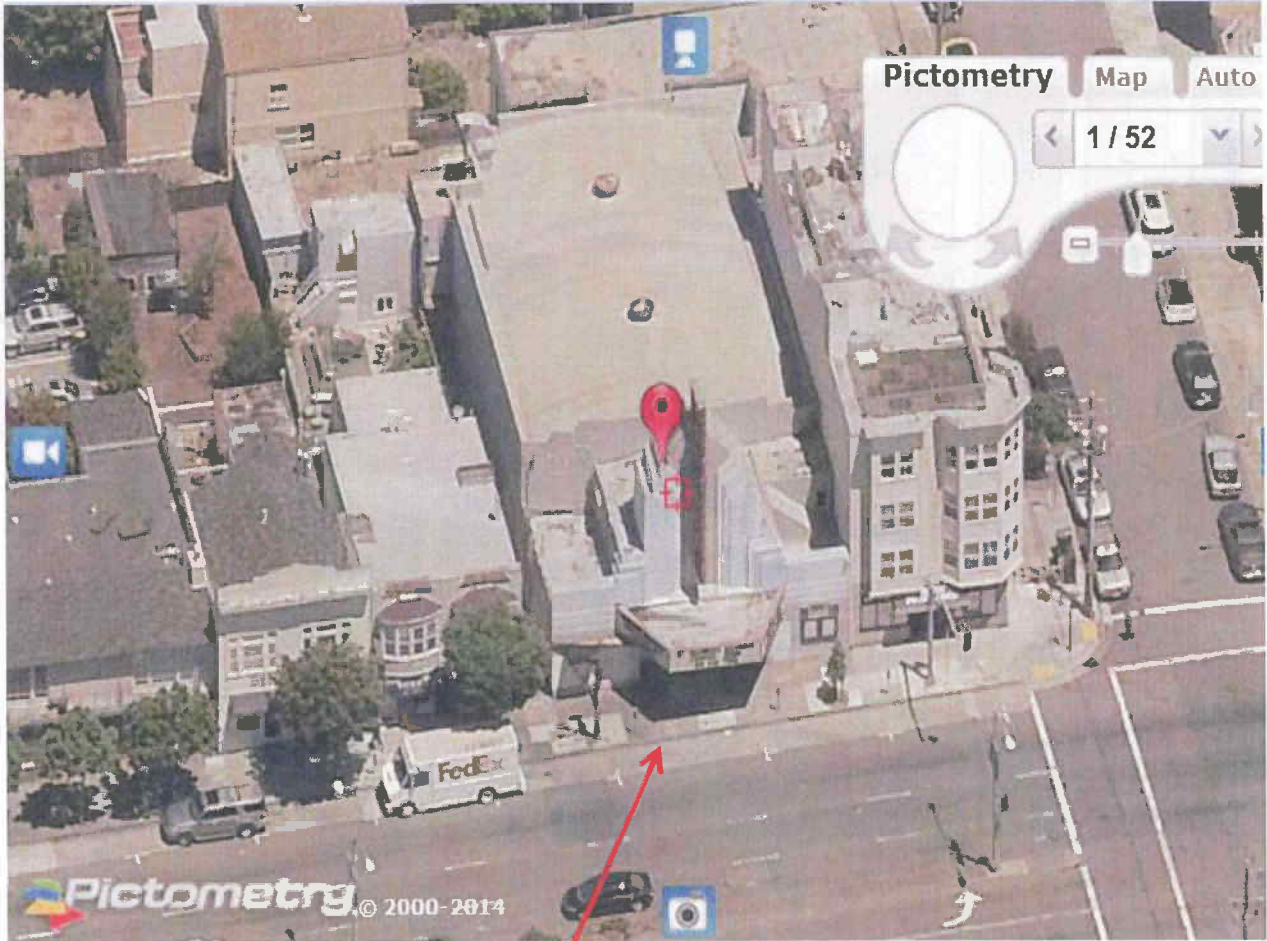


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2014.0552CE
3008 - 3010 Geary Boulevard

Aerial Photo

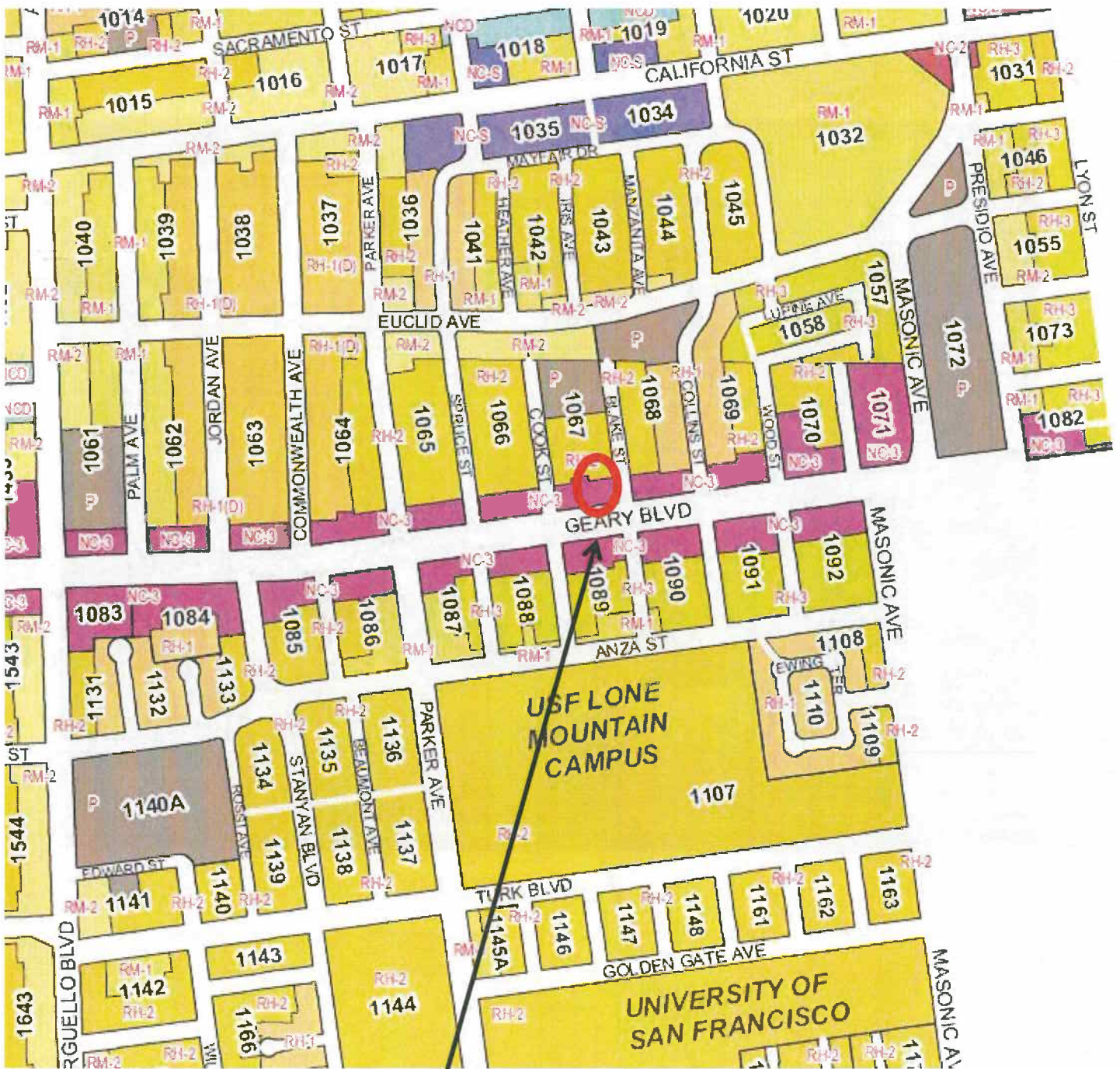


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.0552CE
3008 - 3010 Geary Boulevard

Zoning Map



PROJECT SITE



Conditional Use Hearing
Case Number 2014.0552CE
3008 - 3010 Geary Boulevard

ABBREVIATIONS:
NOTE: PLEASE SEE LEGEND(S)
FOR ADDITIONAL ABBREVIATIONS
NOT SHOWN HERE.

+/-	APPROXIMATELY
@	AT
Ø	DIAMETER
#	NUMBER OR POUND
E	PROPERTY LINE
CL	CENTERLINE
AFF	ABOVE FINISHED FLOOR
BLDG	BUILDING
BP	BUILDING PAPER
CLKG	CAULKING
C.D.	CIVIL DRAWINGS
CL	CLOSET
CLR	CLEAR
CNR	CORNER
(D) or DEMO	DEMOLITION
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
E.D.	ELECTRICAL DRAWINGS
EQ	EQUAL
EQUIP	EQUIPMENT
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FTDN	FOUNDATION
FURN	FURNACE
GA	GAUGE
GALV	GALVANIZED
GAL	GALLON
GND	GROUND
GRD	GRADE
GRD BM	GRADE BEAM
H	HIGH
JH	JOIST HANGER
LB	POUND
LC	LINEN CLOSET
LF	LINEAR FEET
LTG	LIGHTING
LVL	LEVEL
MAS	MASONRY
M.D.	MECHANICAL DRAWINGS
MET	METAL
(N)	NEW
N/A	NOT APPLICABLE
NEG	NEGATIVE
NIC	NOT IN CONTRACT
PB	POST BASE
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLY	PLYWOOD
R	RISER
RAD	RADIUS
REF	REFRIGERATOR
RELOC	RELOCATE(D)
REM	REMOVE(D)
REQD	REQUIRED
SCHED	SCHEDULE
SOG	SLAB-ON-GRADE
SQ	SQUARE
S.D.	STRUCTURAL DRAWINGS
T	TREAD
TP	TOILET PAPER
T&B	TOP AND BOTTOM
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDTH
WH	WATER HEATER
W/	WITH
W/O	WITHOUT

RELEVANT PLANNING CODE SECTIONS

CALCULATION FOR COMPLIANCE WITH TABLE 155.2.16 PERSONAL SERVICES. TOTAL BLDG EXISTING "USABLE" S.F. = 4,675 SQ. FT. ONE CLASS 1 SPACE PER 7,500 S.F. OF FLR AREA. = 1 SPACE

ONE CLASS 2 SPACE PER 750 S. F. OF FLR AREA. = 6.25 SPACES (= 6 SPACES PER SECTION PLANNING CODE SECTION 153.)

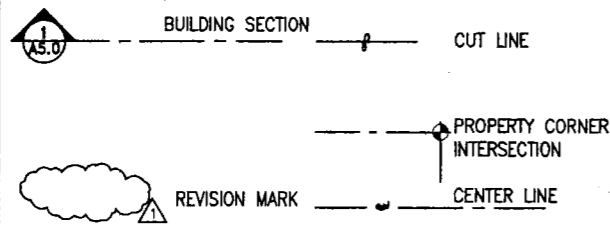
A SPACE SHALL OCCUPY 2'x6' & FOLLOW THE DESIGN STANDARDS ESTABLISHED IN ZONING ADMINISTRATOR BULLETIN NO. 9. 2 SPACES PER RACK. USE WELLE #WCRO2-SQ-SF-G CIRCULAR RACK W/ SURFACE FLANGE ANCHORED INTO (E) CONCRETE

PARKING: TABLE 151 OF THE CODE WOULD REQUIRE 1 PARKING SPACE FOR EA. 1,000 S.F. OF USEABLE SERVICE SPACE. THE TOTAL "USABLE SPACE" FOR THIS BUILDING IS 4,675 S.F.. THIS WOULD REQUIRE 5 STALLS FOR THE PROPOSED SERVICE USE. HOWEVER IF ONE CONSIDERS THE CREDIT FROM THE PREVIOUS 374 SEAT THEATER (PER SECTION 150(A)(C)(1), THIS WOULD GENERATE A CREDIT OF 47 STALLS, IF ONE CONSIDERS THE ALLOTMENT OF 1 SPACE FOR EVERY 8 SEATS (PER TABLE 151 OFF-STREET PARKING SPACES REQUIRED). THIS EQUALS A TOTAL NEGATIVE CREDIT OF 42 STALLS

SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL USE DISTRICTS PER SEC.145.1(c)(6) 29.5' OF ACTIVE FRONTAGE REQUIRED. 29' PROVIDED SEE FRONT ELEVATION ON DTL 2 ON SHEET A3.0 FOR ADDITIONAL INFORMATION

STREET TREES PER 138.1 THE TWO EXISTING STREET TREES WHICH EXIST ALONG THE SIDEWALK SHALL BE MAINTAINED AND ENHANCED. ADDITIONAL TREES PER THE 1 EVERY 20' STANDARD (WHICH DOES NOT APPLY) WOULD NOT BE FEASIBLE BECAUSE OF THE EXISTING HISTORIC MARQUEE EXTENSION, WHICH IS TO REMAIN. ADDITIONAL STREET TREES OFTEN REQUIRED PER THE PLANNING CODE SECTION 138.1, BUT ARE NOT REQUIRED FOR THIS PROPOSAL DUE TO LIMITED SCOPE OF THIS PROPOSAL.

SYMBOLS



CONTACT NAMES

ARCHITECT: BRENT McDONALD
ONDAROSA ARCHITECTURE
129 JASPER PLACE, SF CA 94133
PHONE: (415) 362-7441

OWNER: DENNIS AICARDI
417 GREENWICH ST
SAN FRANCISCO, CA 94133
415-710-3418

JURISDICTIONAL ENTITIES

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET
SAN FRANCISCO, CA 94103-2414
DEPT. OF BUILDING INSPECTION
415-558-6088 PLANNING / ZONING
415-558-6378
PLUMBING INSPECTION 415-558-6054
ELECTRICAL INSPECTION 415-558-6030

SCOPE OF WORK UNDER THIS PERMIT

CONVERT EXISTING MOVIE THEATER TO A BASEBALL RECREATION CENTER. NO CHANGES TO THE EXTERIOR FACADE OR LOBBY AREA EXCEPT FOR REPAIRS IN KIND. LEVEL THE FLOOR OF THE MAIN THEATER TO ADD BATTING CAGES.

CODE SUMMARY

- APPLICABLE CODES
- BUILDING CODE - 2013 CALIFORNIA BUILDING CODE W/ 2013 SAN FRANCISCO AMENDMENTS
 - ELECTRICAL CODE - 2013 CALIFORNIA ELECTRICAL CODE W/ 2013 SAN FRANCISCO AMENDMENTS
 - MECHANICAL CODE - 2013 CALIFORNIA MECHANICAL CODE W/ 2013 SAN FRANCISCO AMENDMENTS
 - PLUMBING CODE - 2013 CALIFORNIA PLUMBING CODE W/ 2013 SAN FRANCISCO AMENDMENTS
 - ENERGY CODE - 2014 CALIFORNIA ENERGY CODE, CALIFORNIA TITLE 24, PART 6. CLIMATE ZONE 3, WITH NO LOCAL AMENDMENTS

AREA SUMMARY

EXISTING SUMMARY		# BASED ON
(E) 1st STRY THEATER AREA	3,580 SQ FT	374 (# OF SEATS)
(E) 1st STRY LOBBY, CONCESSION & RSTRMS	1,003 SQ FT	5 (# OF EMPLOYEES)
(E) 1st STRY OFFICE	100 SQ FT	1 (SQ FT PER TABLE)
(E) 1st MECHANICAL / CIRCULATION	207 SQ FT	0 (ACCESSORY TO USE)
EXISTING 1st FLR AREA	4,890 SQ. FT.	380 OCCUPANTS
(E) 2nd STRY PROJECTION RM	283 SQ FT	1 (# OF EMPLOYEES)
(E) 2nd STRY BREAK RM	222 SQ FT	0 (ACCESSORY TO USE)
(E) 2nd STRY OFFICE	175 SQ FT	2 (SQ FT PER TABLE)
(E) 2nd STRY CIRCULATION	54 SQ FT	0 (ACCESSORY TO USE)
EXISTING 2nd FLR AREA	734 SQ. FT.	3 OCCUPANTS
TOTAL BLDG EXISTING S.F.	5,624 SQ. FT.	383 OCCUPANTS

PROPOSED SUMMARY

PROPOSED SUMMARY		# BASED ON
(N) 1st STRY TRAINING AREA	3,580 SQ FT	30 (MAX # OF USERS)
(E) 1st STRY LOBBY, CONCESSION & RSTRMS	1,003 SQ FT	0 (ACCESSORY TO USE)
(E) 1st STRY OFFICE	100 SQ FT	1 (SQ FT PER TABLE)
(E) 1st MECHANICAL / CIRCULATION	207 SQ FT	0 (ACCESSORY TO USE)
EXISTING 1st FLR AREA	4,890 SQ. FT.	31 OCCUPANTS
(E) 2nd STRY PROJECTION RM	283 SQ FT	1 (# OF EMPLOYEES)
(E) 2nd STRY BREAK RM	222 SQ FT	0 (ACCESSORY TO USE)
(E) 2nd STRY OFFICE	175 SQ FT	2 (SQ FT PER TABLE)
(E) 2nd STRY CIRCULATION	54 SQ FT	0 (ACCESSORY TO USE)
EXISTING 2nd FLR AREA	734 SQ. FT.	3 OCCUPANTS
TOTAL BLDG EXISTING S.F.	5,624 SQ. FT.	34 OCCUPANTS

(NOTE: OCCUPANT LOADS ARE CALCULATED USING # OF FIXED SEATS PER 1004.4, TABLE 10A AND THE UBC EXCEPTION 1003.2.2.2.1 FOR ACCESSORY SPACE)

NOTE: SQUARE FOOTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. ALL OTHER USES SHOULD VERIFY IN FIELD PRIOR TO RELYING ON THE GIVEN SQUARE FOOTAGES.

PROJECT DATA:

BLOCK/LOT: 1067 / 019
ZONING DISTRICT: NC-3
LOT SIZE: 54'-0" x 100'-0"
LOT AREA: 5,398 SF
CONSTRUCTION TYPE: 5
OF UNITS: 1
OF STORIES: 2
YEAR BUILT: 1939
HISTORICAL STATUS: B
CURRENT USE: MOVIE THEATRE
CURRENT OCCUPANCY: A1
PROPOSED USE: PERSONAL SERVICE
PROPOSED OCCUPANCY: B

DRAWING INDEX

- ARCHITECTURAL (20 SHEETS)
- A 0.0 COVER SHEET, VICINITY MAP, DATA
 - A 1.0 (E) SITE PLAN
 - A 1.1 (E) 1st FLR PLAN W/DEMO SHOWN
 - A 1.2 (E) 2nd FLR PLAN
 - A 1.3 (E) ATTIC PLAN
 - A 1.4 (E) REFLECTED CEILING PLAN
 - A 2.0 (N) 1st FLOOR PLAN
 - A 2.1 (N) REFLECTED CEILING PLAN
 - A 3.0 (N) & (E) FRONT ELEVATIONS
 - A 3.1 (E) WEST ELEVATION
 - A 3.2 (E) NORTH/SOUTH SECTION
 - A 3.3 (N) NORTH/SOUTH SECTION
 - A 3.4 (N) & (E) EAST/WEST SECTIONS
 - A 3.5 (N) WEST INTERIOR ELEVATION
 - A 3.6 (E) EAST INTERIOR ELEVATION
 - A 3.7 (N) EAST INTERIOR ELEVATION
 - A 3.8 (N) & (E) NORTH INTERIOR ELEVATION
 - A 3.9 (N) SOUTH INTERIOR ELEVATION
 - A 4.0 DETAILED DIMENSIONS ON PLATFORM SEATING
 - A 4.1 (N) & (E) WALL SECTIONS

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RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THEN 24x36 IT HAS BEEN REDUCED

№	Date	Revision/Issue
Project Number	Scale	
2014.07	AS NOTED	
Drawn by		
BJM		

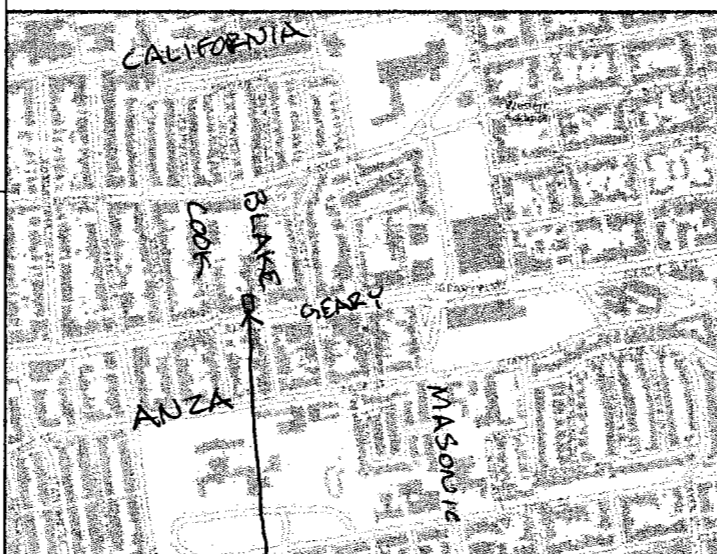
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**COVERSHEET
SITE PLAN
PROJECT DATA**

A 0.0

1 OF 20 SHEETS

EXHIBIT B



PROJECT SITE 1 VICINITY MAP
SCALE: NTS

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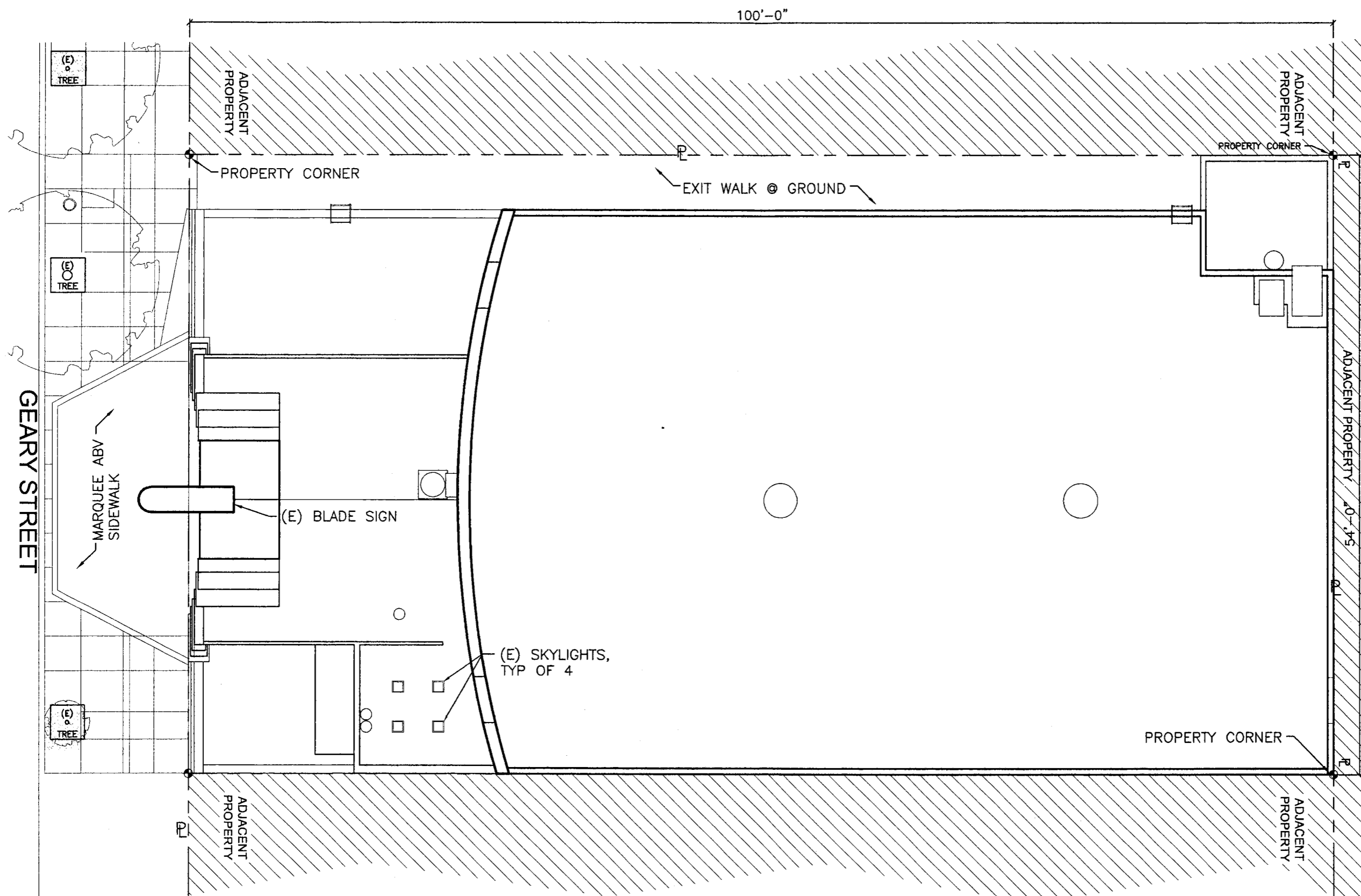
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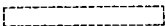
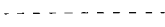
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2014.07	1/4" = 1'-0"	
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**(E) SITEPLAN
W/ ROOF PLAN
SHOWN**

A 1.0
2 OF 20 SHEETS

PARTITION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  WALLS TO BE REMOVED (DEMO'D)
-  OVERHEAD CONSTRUCTION

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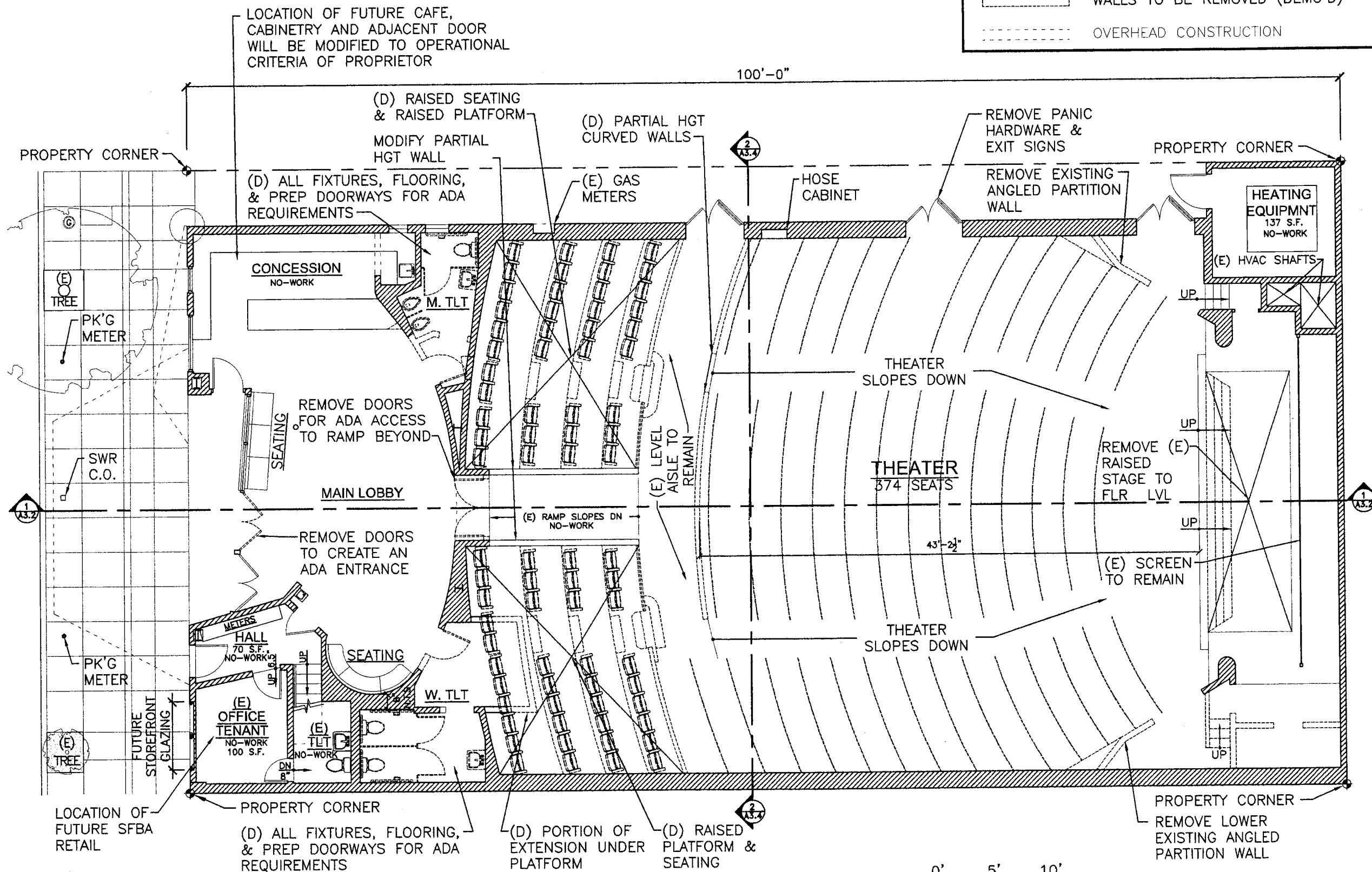
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Project Number	Scale	
2014.07	1/4" = 1'-0"	
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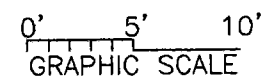
(E) FIRST FLR PLAN W/ DEMO SHOWN

A 1.1


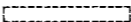
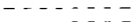
3 OF 20 SHEETS

1 EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



DRAWING LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  WALLS TO BE REMOVED (DEMO'D)
-  OVERHEAD CONSTRUCTION

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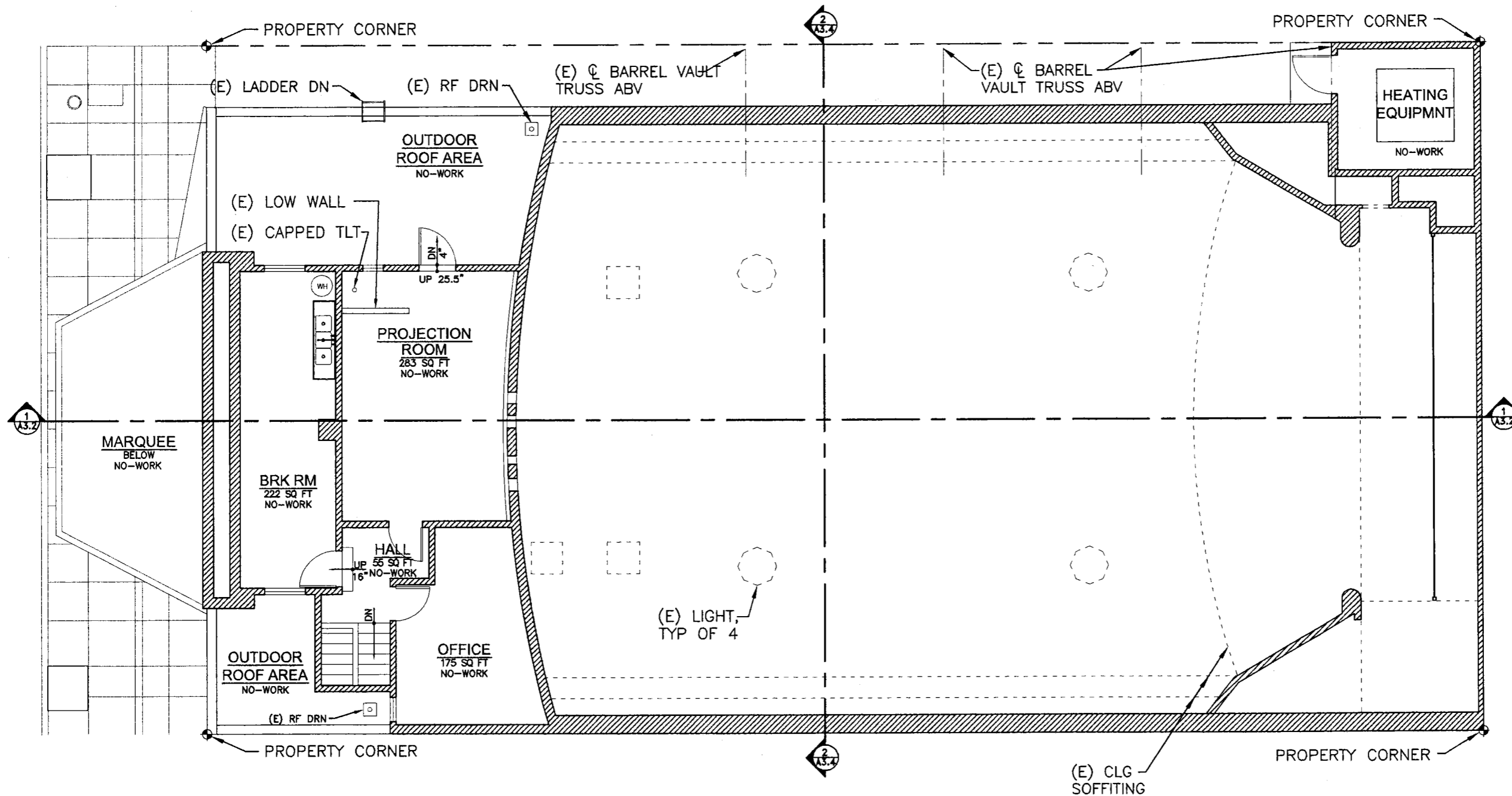
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(E) SECOND FLR PLAN

A 1.2

4 OF 20 SHEETS

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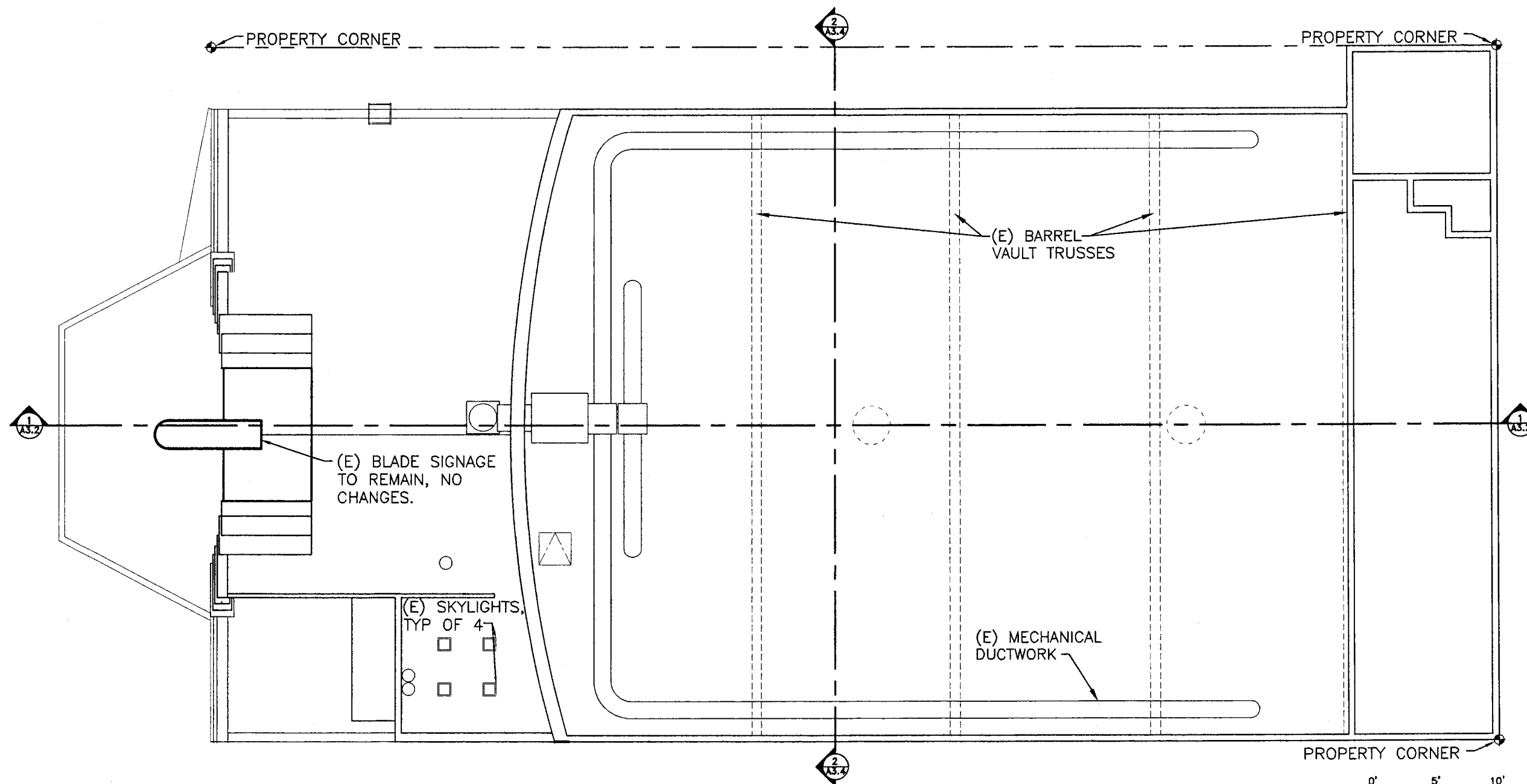
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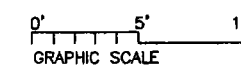
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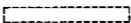


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Project Number	Scale	
2014.07	1/4" = 1'-0"	
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**(E) ATTIC
PLAN**



DRAWING LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  WALLS TO BE REMOVED (DEMO'D)
-  OVERHEAD CONSTRUCTION
-  (E) PERIMETER WALL MOUNTED LIGHTING

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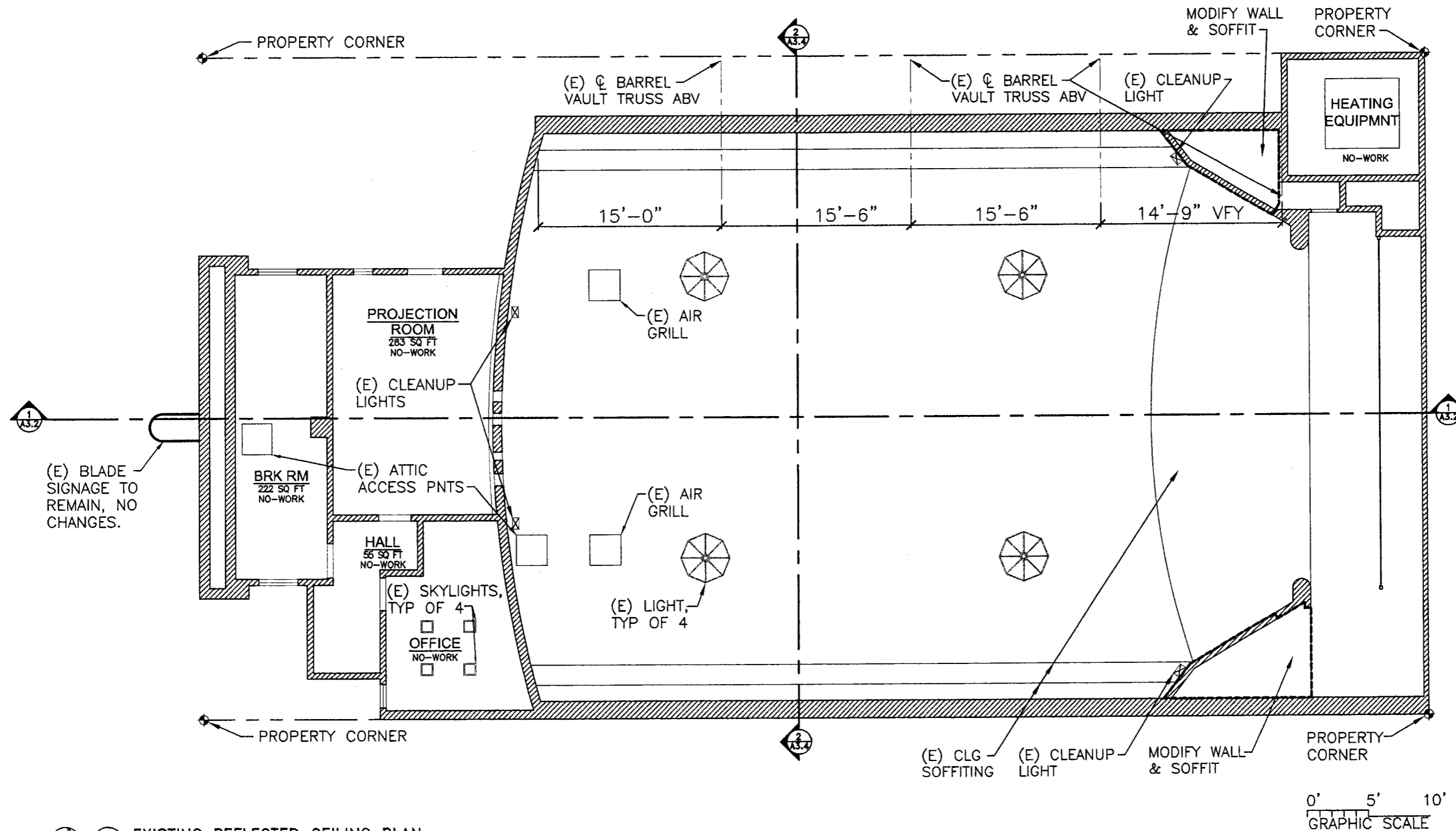
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Project Number	Scale	
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(E) REFLECTED CEILING PLAN

TABLE 11B-404.2.4.1 MANEUVERING CLEARANCES @ MANUAL DOORS			
TYPE OF USE		MIN. MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60"	18" FTNOTE 5
FROM FRONT	PUSH	48"	0" FTNOTE 1
FROM HINGE SIDE	PULL	60"	36"
FROM HINGE SIDE	PUSH	44" FTNOTE 2	22" FTNOTE 3
FROM LATCH SIDE	PULL	60"	24"
FROM LATCH SIDE	PUSH	44" FTNOTE 4	24"

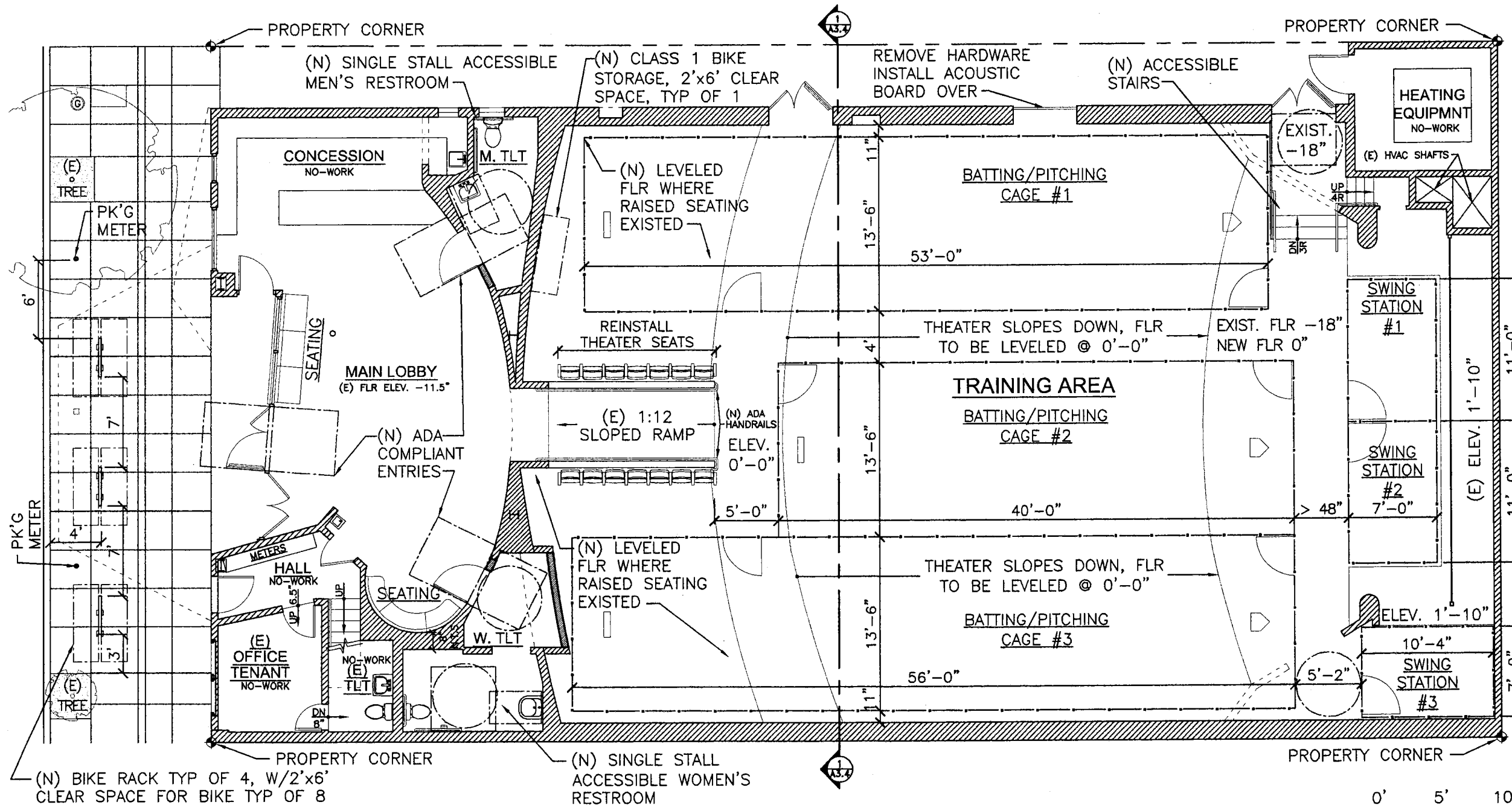
FOOTNOTES: 1. ADD 12" IF CLOSER AND LATCH ARE PROVIDED.
 2. ADD 4" IF CLOSER AND LATCH ARE PROVIDED
 3. BEYOND HINGE SIDE
 4. ADD 4" IF CLOSER PROVIDED
 5. ADD 6" AT EXTERIOR SIDE OF EXTERIOR DOORS

CALCULATION FOR COMPLIANCE WITH TABLE 155.2.16 PERSONAL SERVICES. TOTAL BLDG EXISTING "USABLE" S.F. = 4,675 SQ. FT. ONE CLASS 1 SPACE PER 7,500 S.F. OF FLR AREA. = 1 SPACE ONE CLASS 2 SPACE PER 750 S. F. OF FLR AREA. = 6.25 SPACES (= 6 SPACES PER SECTION PLANNING CODE SECTION 153.) A SPACE SHALL OCCUPY 2'x6' & FOLLOW THE DESIGN STANDARDS ESTABLISHED IN ZONING ADMINISTRATOR BULLETIN NO. 9. 2 SPACES PER RACK. USE WELLE #WCRO2-SQ-SF-G CIRCULAR RACK W/ SURFACE FLANGE ANCHORED INTO (E) CONCRETE

PARTITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW WALLS
	OVERHEAD CONSTRUCTION
	ADA MANEUVERING OR CLR FLR SPACE
	(N) SUSPENDED NETTING TO 16' HIGH

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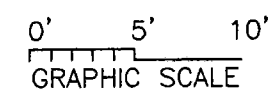


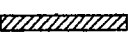
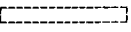

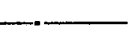



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(N) 1st FLOORPLAN
 A 2.0
 7 OF 20 SHEETS

1 NEW FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



DRAWING LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	WALLS TO BE REMOVED (DEMO'D)
	OVERHEAD CONSTRUCTION
	(N) OVERHEAD UNI-TRACK FOR MOVEABLE NET
	(E) PERIMETER WALL MOUNTED LIGHTING
	(N) PERIMETER WALL MOUNTED LIGHTING
	(N) CONNECTION PNT FOR UNI-TRACK, SEE DETAIL 2 OF SHEET A3.9

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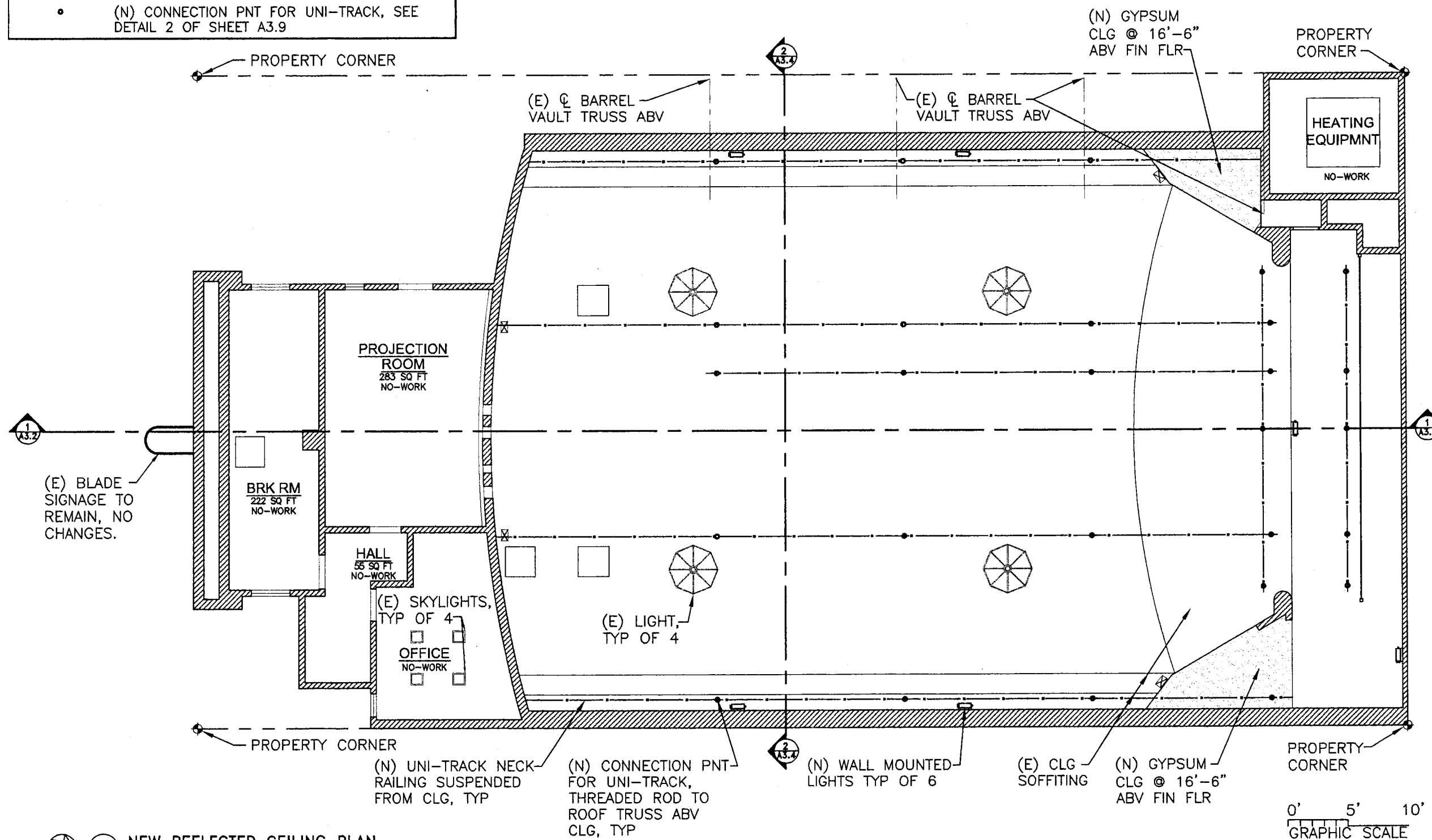
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IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

NO	Date	Revision/Issue
Project Number	Scale	
2014.07	1/4" = 1'-0"	

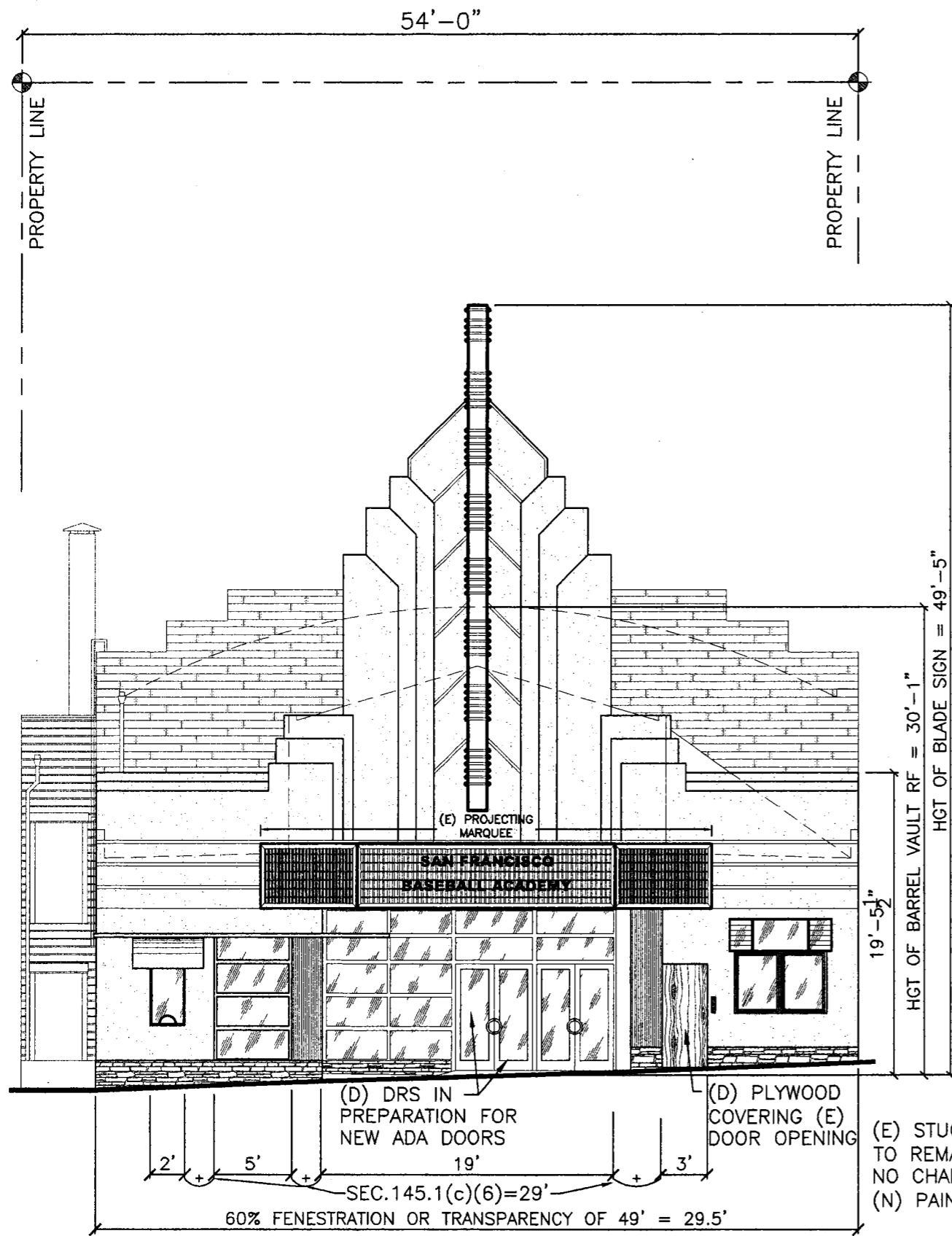
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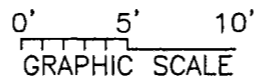
(N) REFLECTED CEILING PLAN

A 2.1

8 OF 20 SHEETS

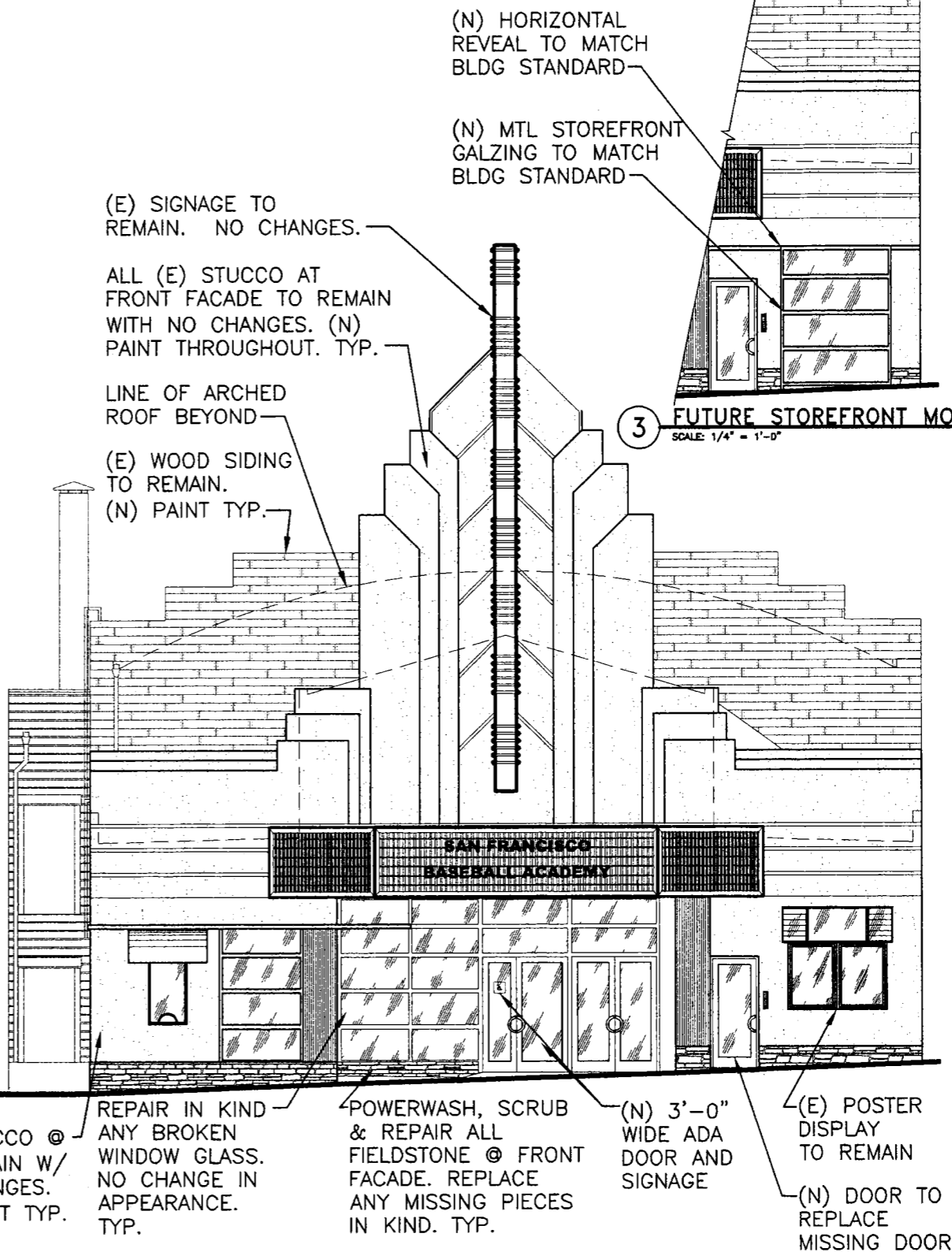


2 (E) FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 (N) FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL NOTES:
1. REPAIR ALL RAIN LEADERS THAT ARE RUSTED AND HAVE HOLES. REPLACE IN KIND



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Project Number	Scale	
2014.07	1/4" = 1'-0"	
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(E) & (N) FRONT ELEVATIONS

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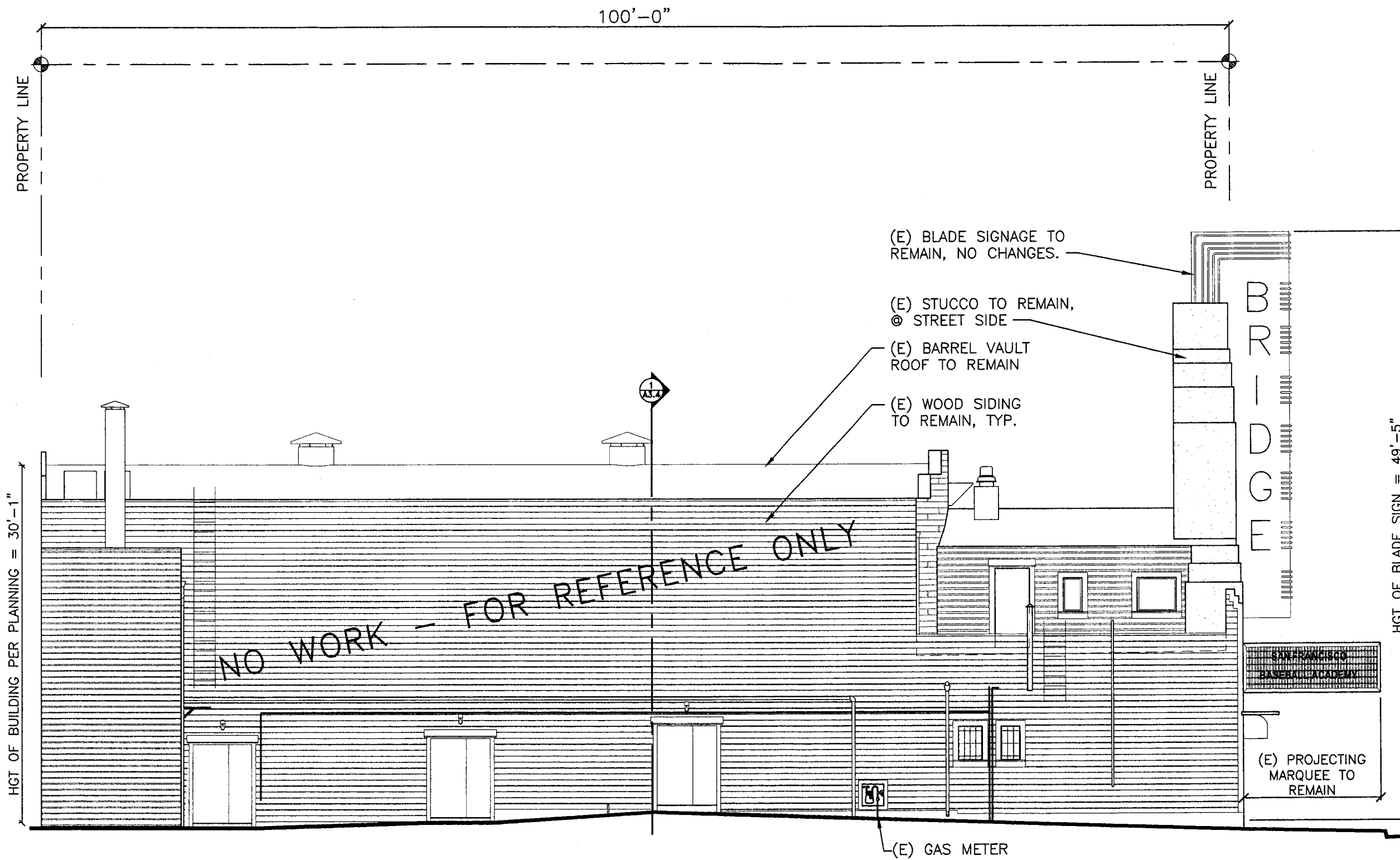
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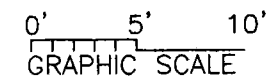
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1 (E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) WEST
ELEVATION

A 3.1

10 OF 20 SHEETS

RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

NO	Date	Revision/Issue
Project Number 2014.07	Scale 1/4" = 1'-0"	
Drawn by B.M		

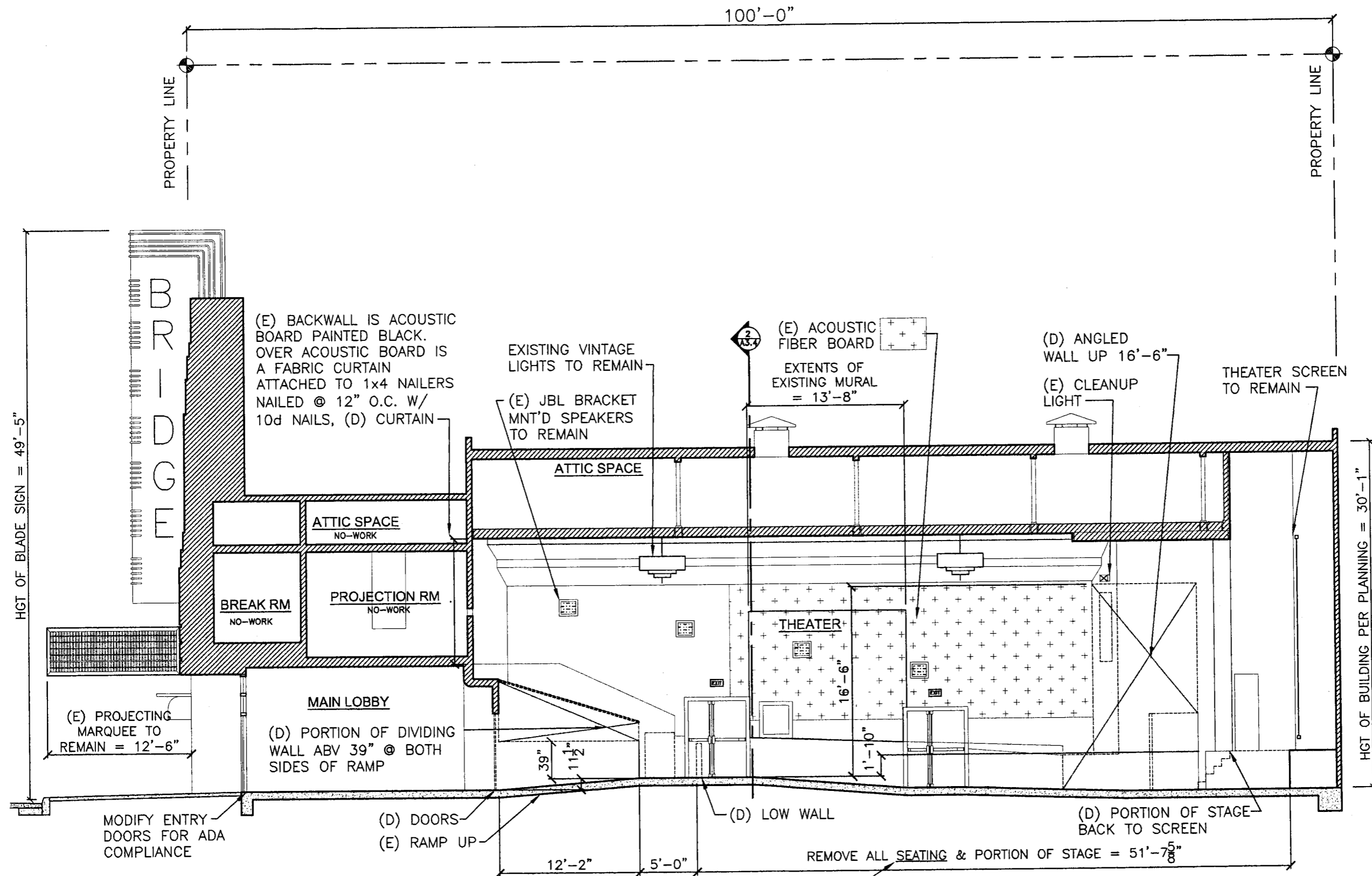
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Project Number 2014.07	Scale 1/4" = 1'-0"
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**(E)
NORTH/SOUTH
SECTION**

1 EXISTING NORTH/SOUTH BLDG SECTION LOOKING WEST
SCALE 1/4" = 1'-0"

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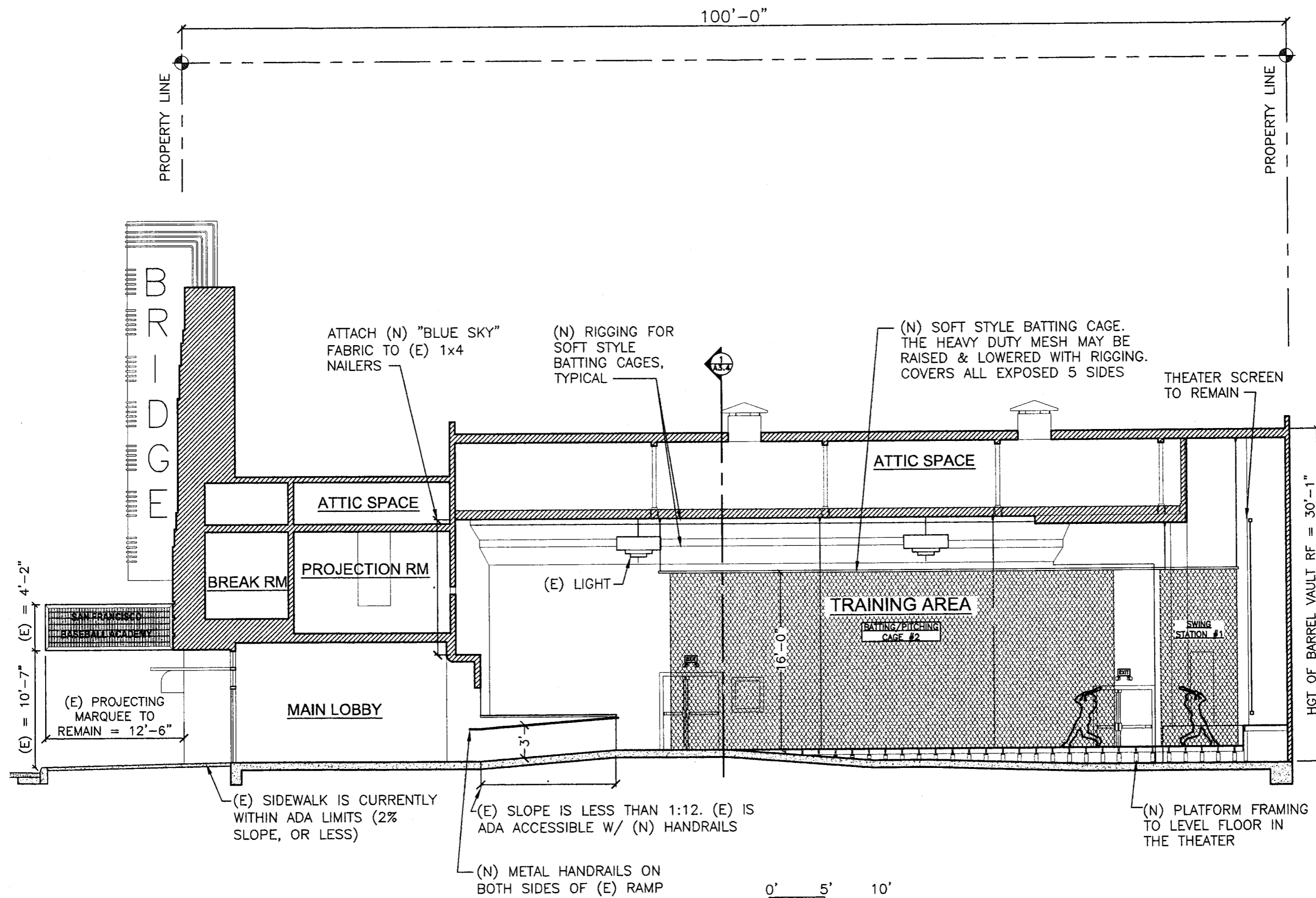
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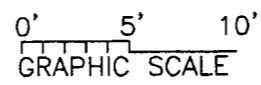
Project Number	Scale
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**(N)
NORTH/SOUTH
SECTION**

1 NEW NORTH/SOUTH BLDG SECTION
SCALE: 1/4" = 1'-0"

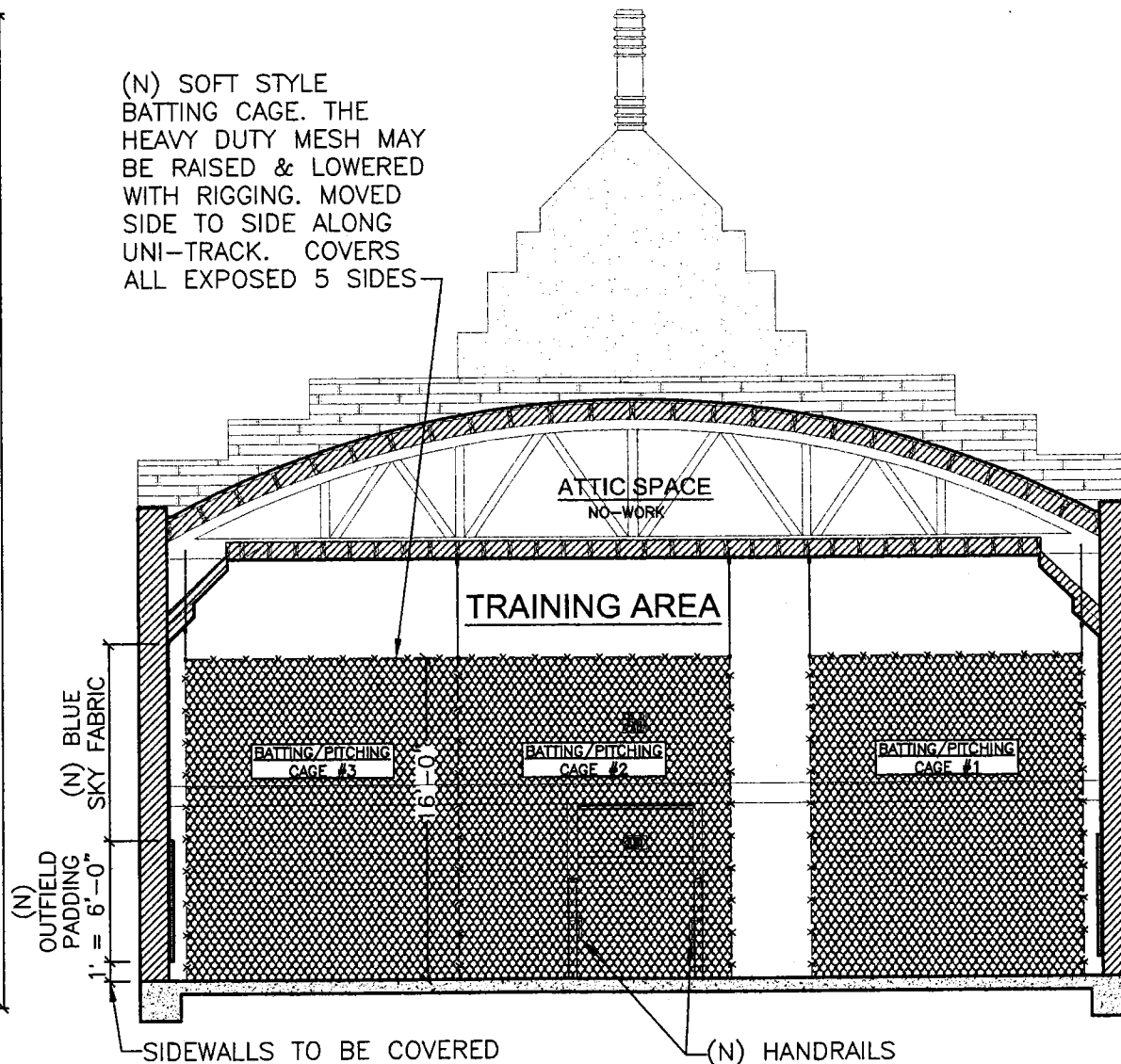
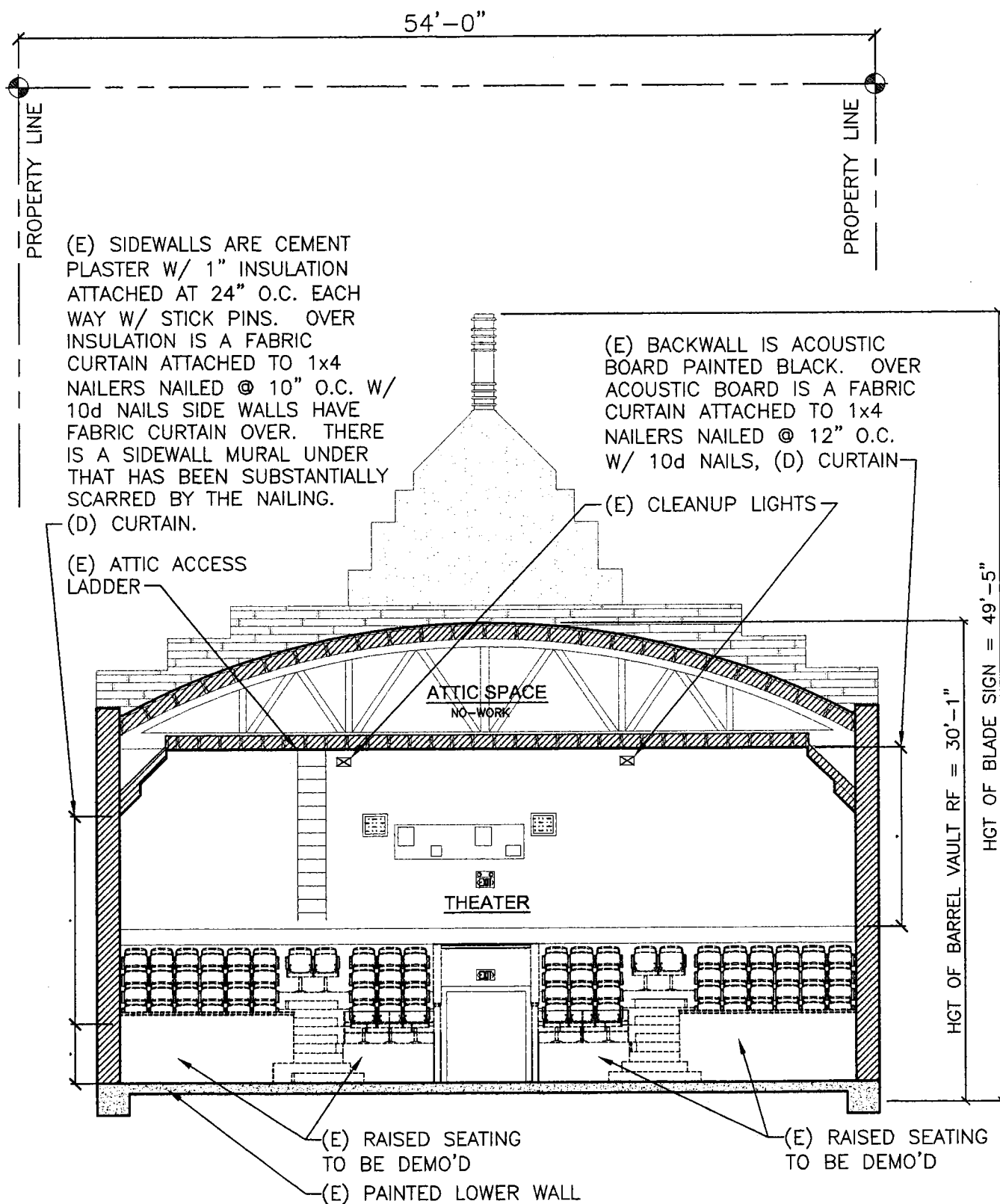


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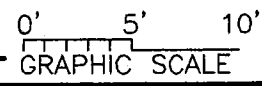
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2 EXISTING EAST/WEST SECTION (SOUTH INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"



1 NEW EAST/WEST SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"

RE-SUBMITTAL 10/2/14

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No	Date	Revision/Issue

Project Number	Scale
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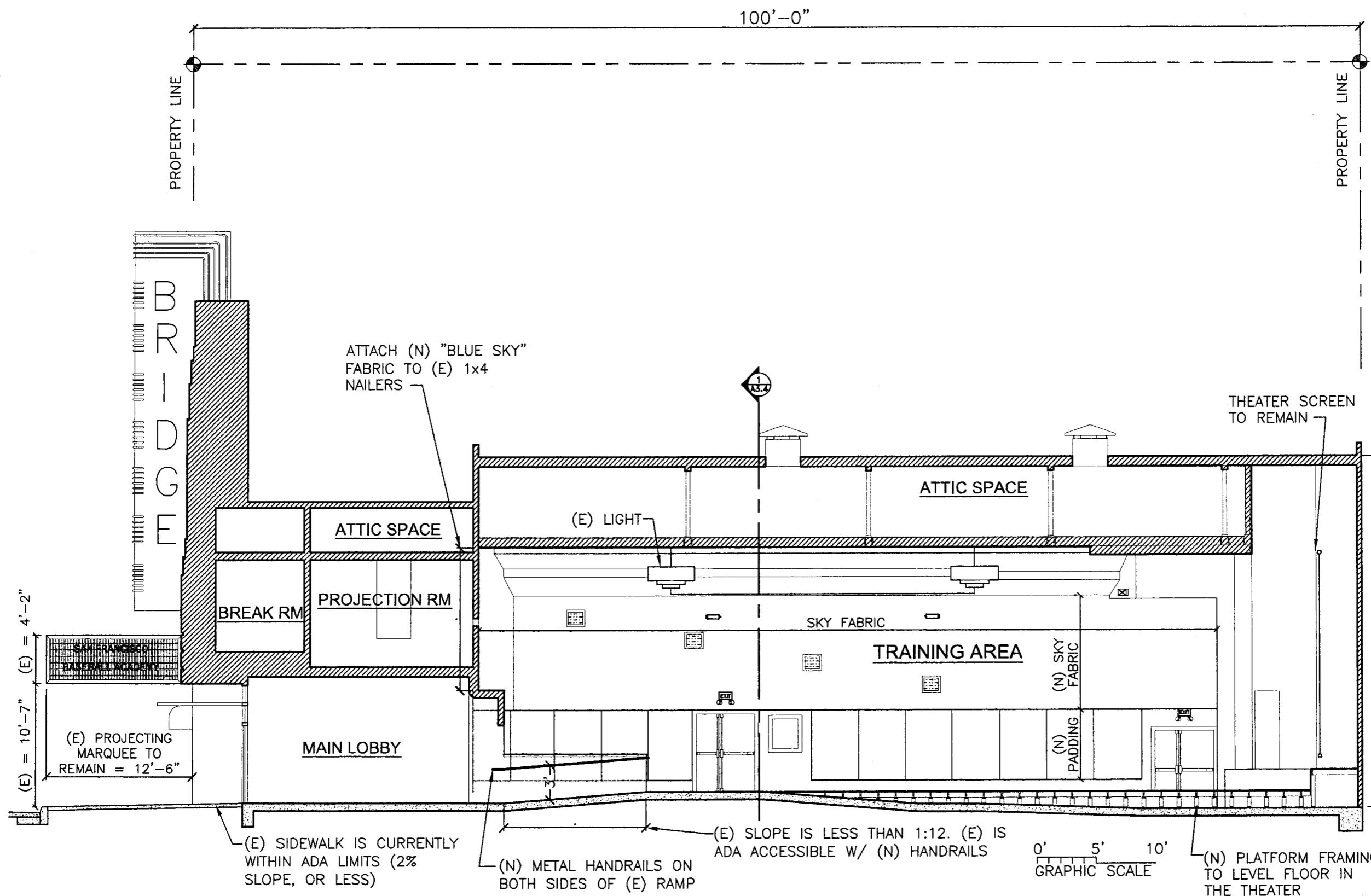
(E) & (N)
EAST/WEST
SECTIONS

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**(N) WEST
INTERIOR
ELEVATION**

1 NEW NORTH/SOUTH BLDG SECTION (WEST INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"

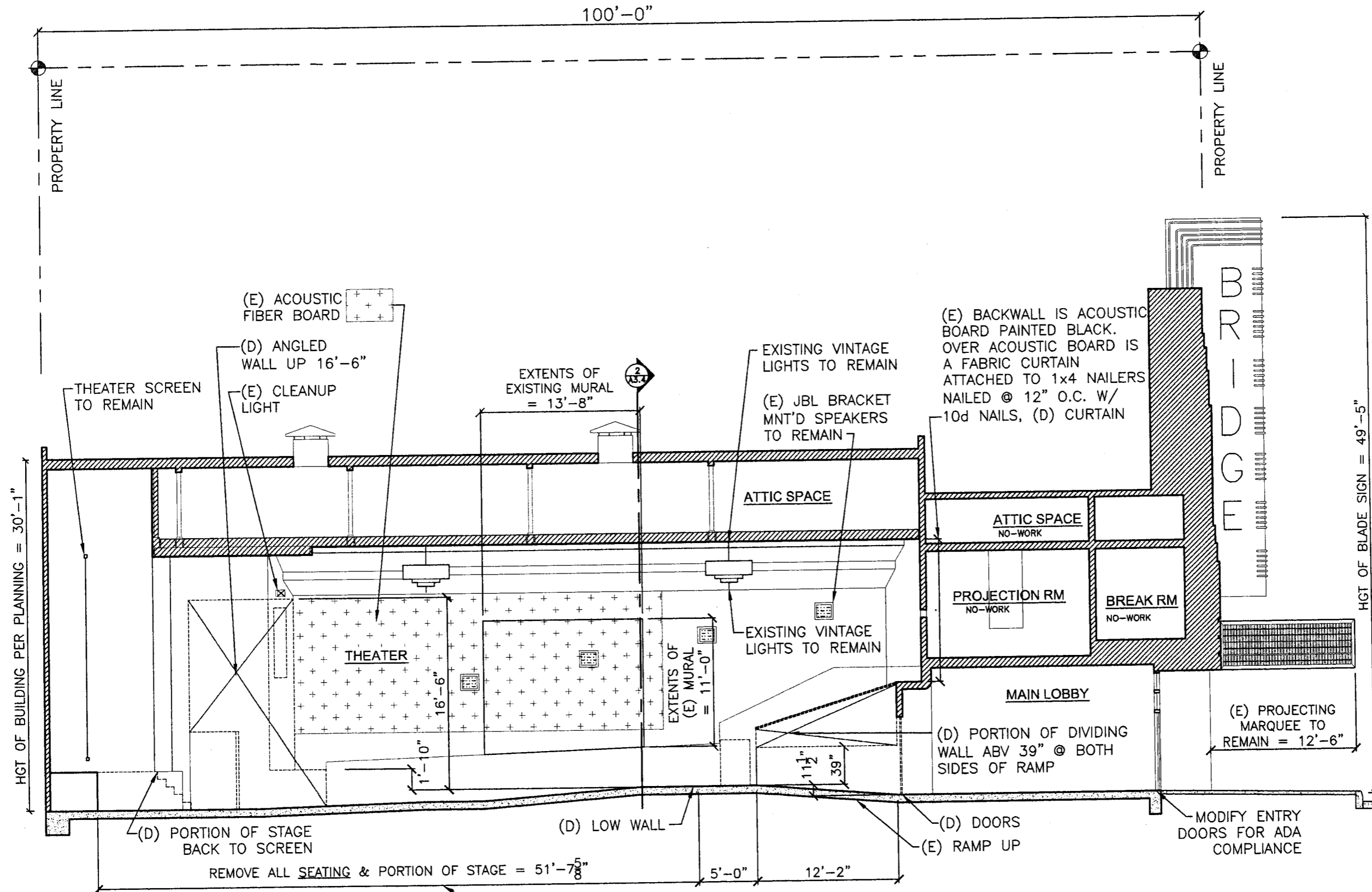
A 3.5

**BRIDGE
THEATER**

3008-3010 GEARY BLVD
SAN FRANCISCO
CA, 94118

BLOCK 1067 / LOT 019

CU APPLICATION # 2014.0552C



RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

No.	Date	Revision/Issue

Project Number	Scale
2014.07	1/4" = 1'-0"

Drawn by
EJM

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**(E) EAST
INTERIOR
ELEVATION**

1 EXISTING NORTH/SOUTH BLDG SECTION (EAST INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"

ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

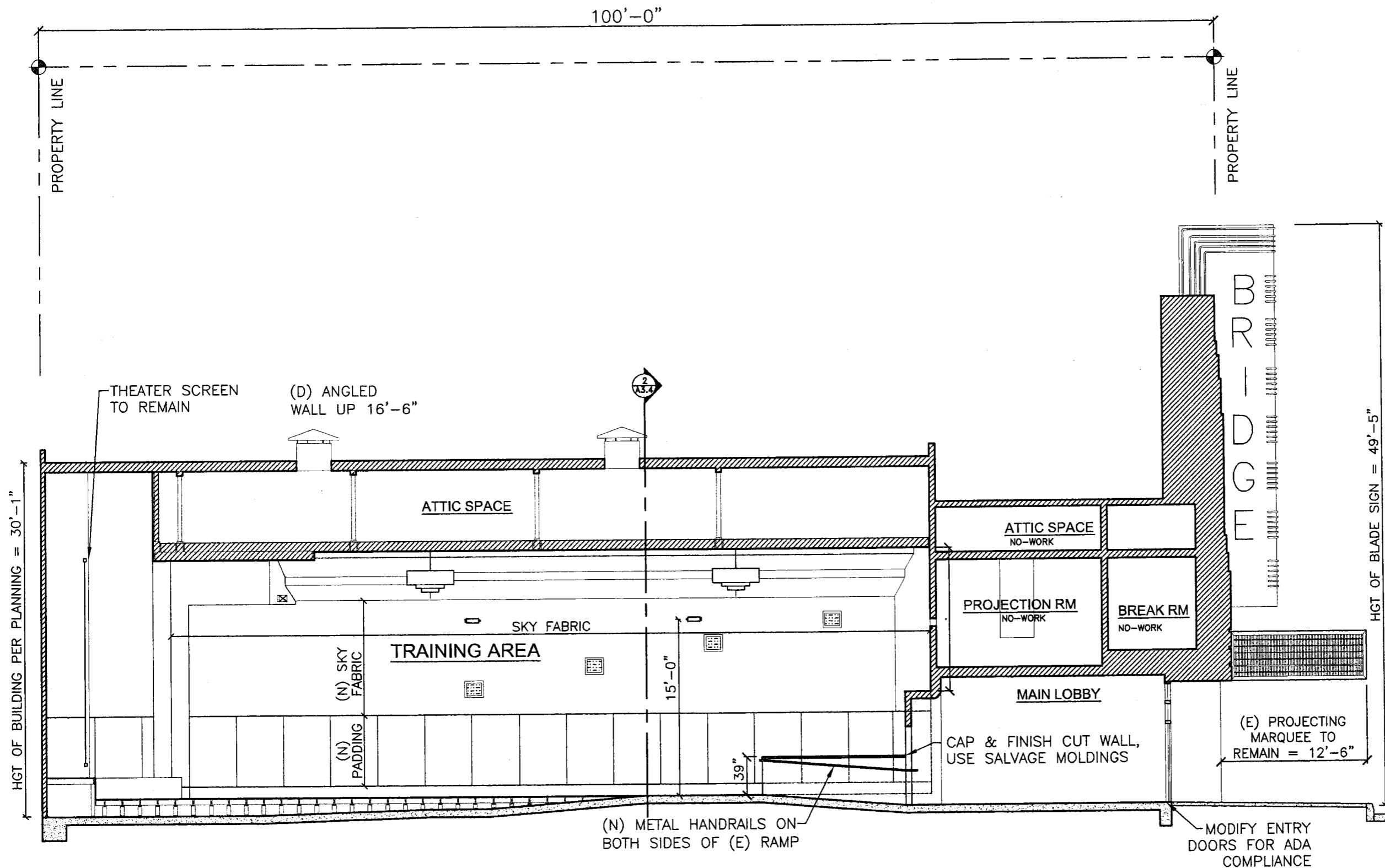
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415.362.7441

**BRIDGE
THEATER**

3008-3010 GEARY BLVD
SAN FRANCISCO
CA, 94118

BLOCK 1067 / LOT 019

CU APPLICATION # 2014.0552C



RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

No.	Date	Revision/Issue
Project Number	Scale	
2014.07	1/4" = 1'-0"	
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BJM		

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**(N) EAST
INTERIOR
ELEVATION**

1 NEW NORTH/SOUTH BLDG SECTION (EAST INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"

A 3.7

16 OF 20 SHEETS

ONDA ROSA

Architecture
Urban Design
Space Planning
Interior Design

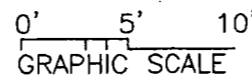
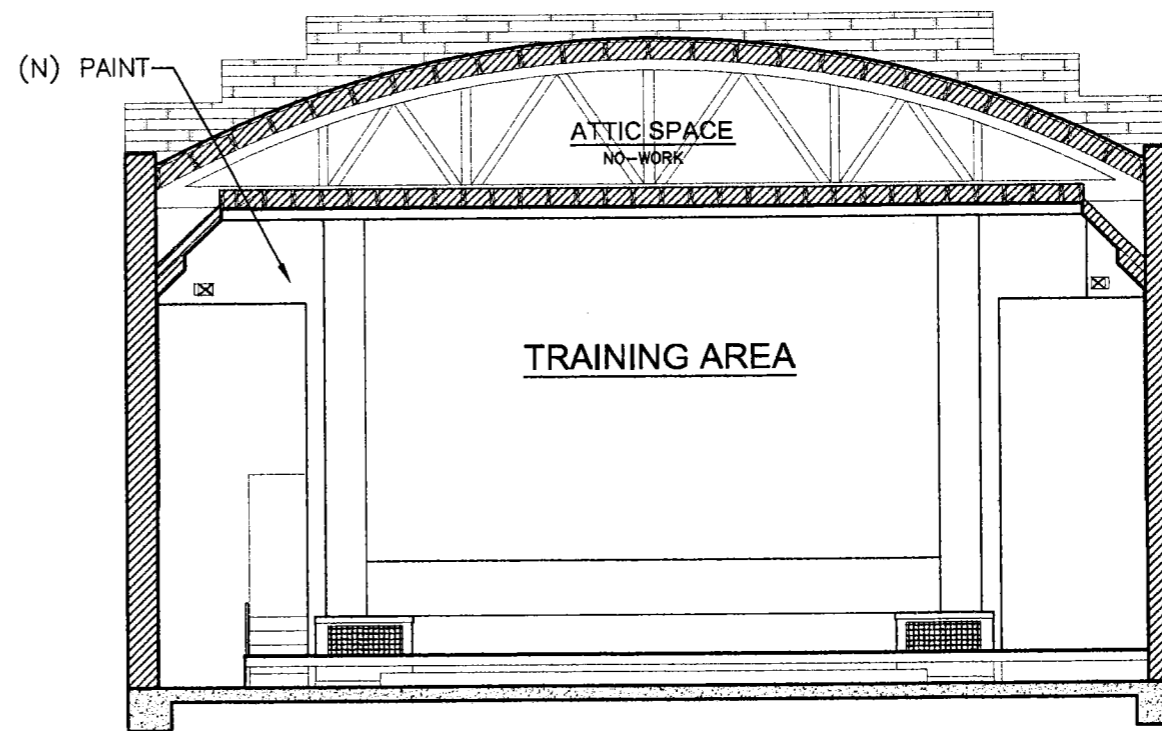
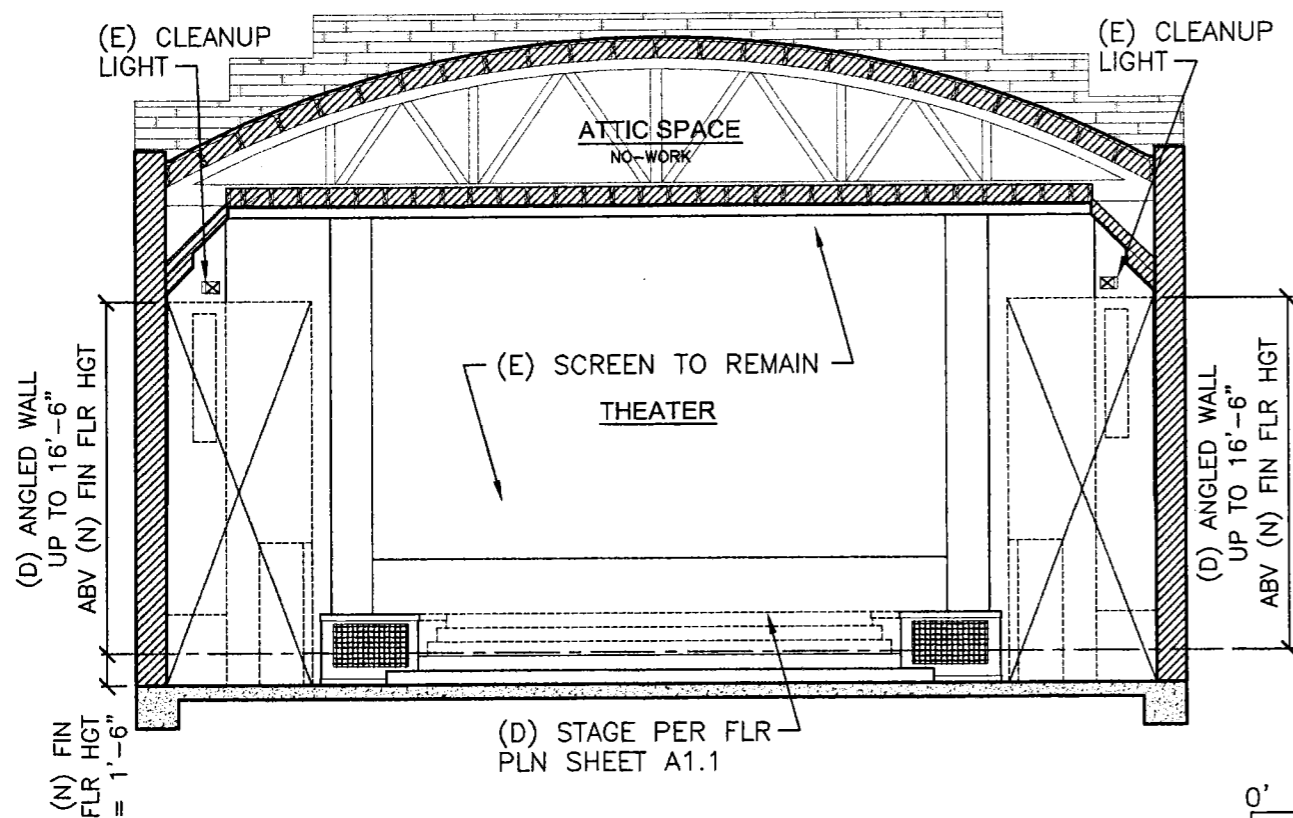
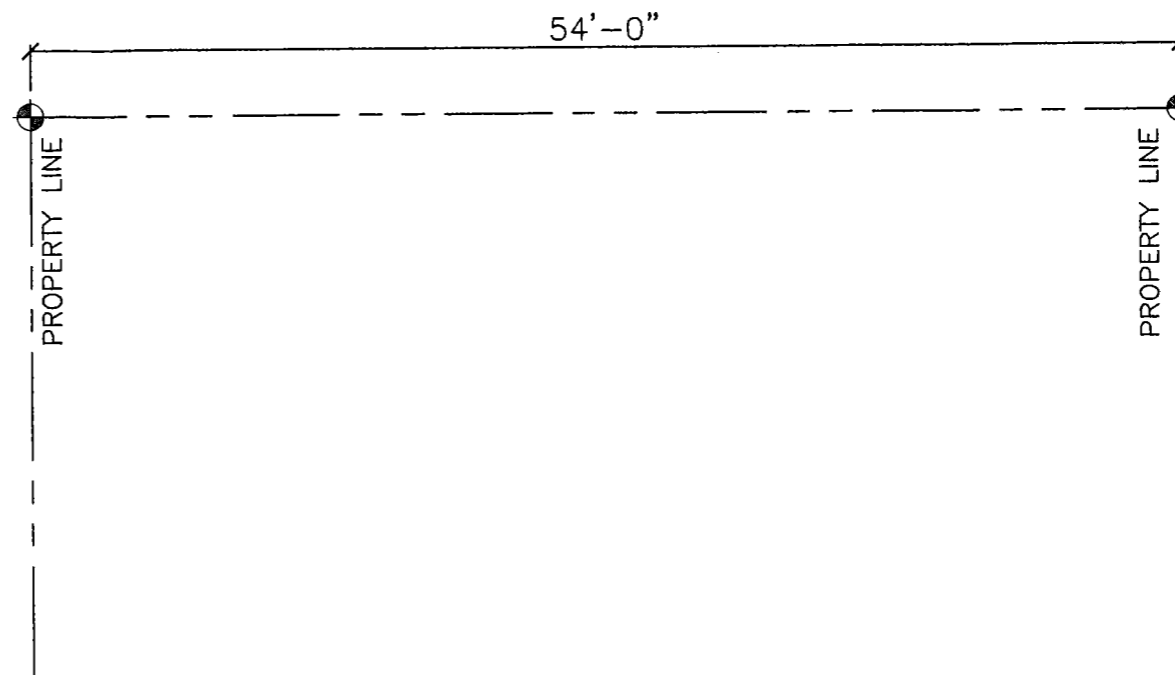
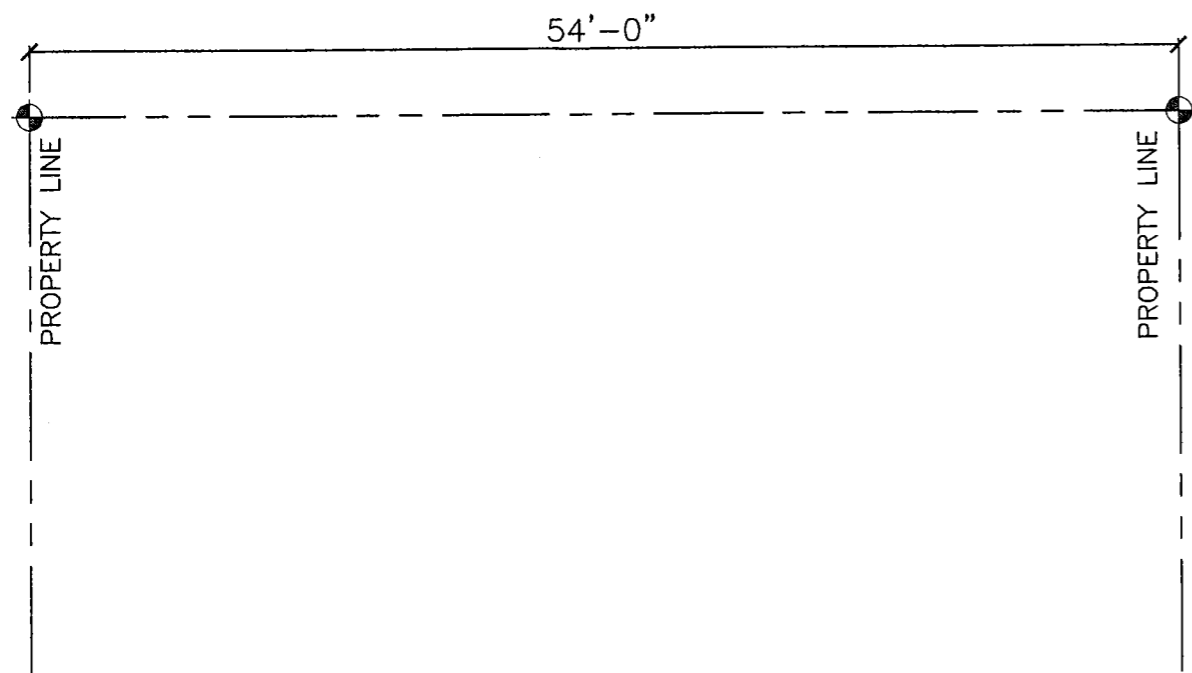
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CA, 94118

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RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

No	Date	Revision/Issue

Project Number 2014.07	Scale 1/4" = 1'-0"
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B.M.

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(E) & (N)
NORTH INT.
ELEVATIONS

2 EXISTING EAST/WEST BLDG SECTION (NORTH INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"

1 NEW EAST/WEST BLDG SECTION (NORTH INTERIOR ELEVATION)
SCALE: 1/4" = 1'-0"

A 3.8

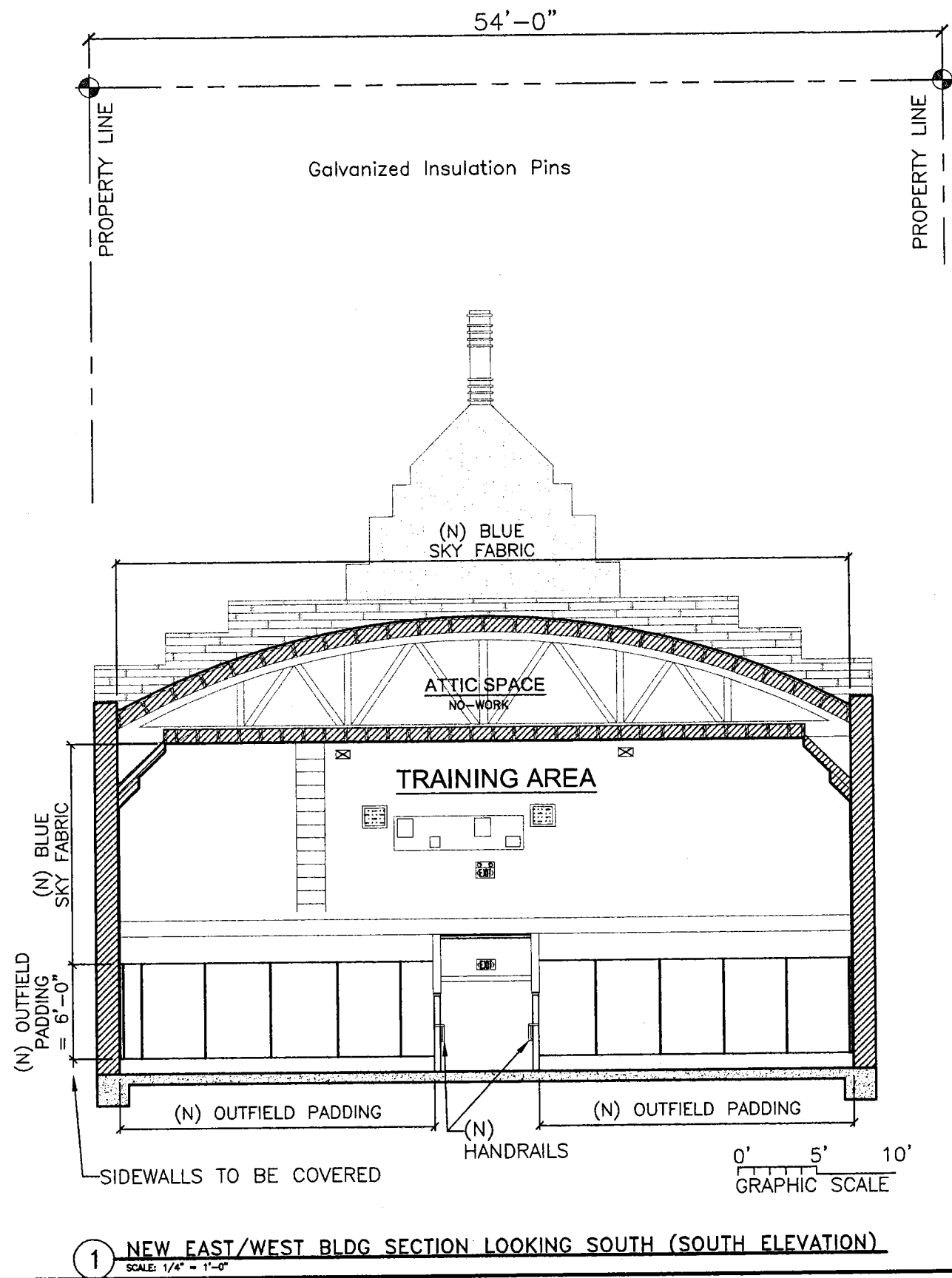
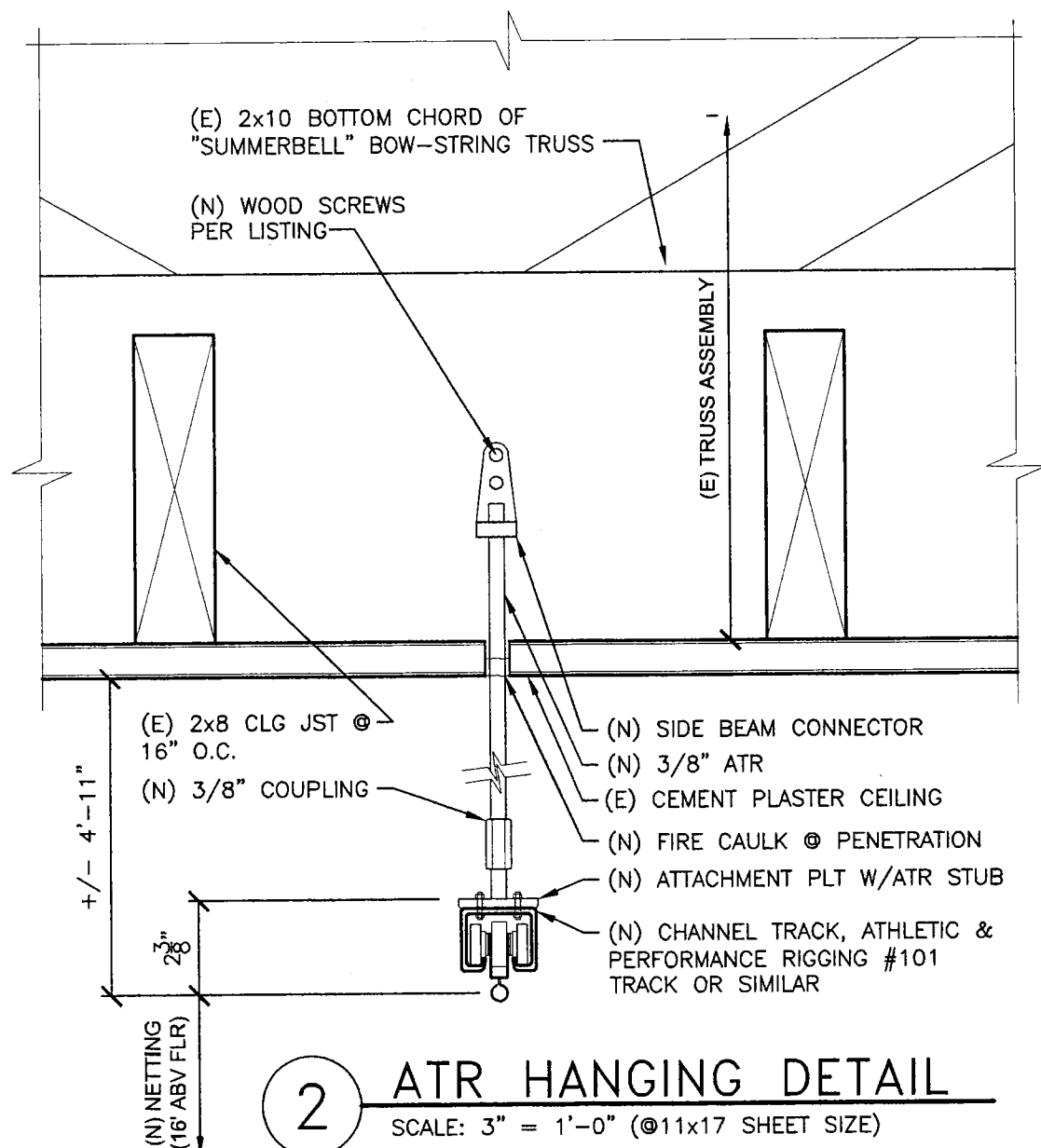
17 OF 20 SHEETS

**BRIDGE
THEATER**

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CA, 94118

BLOCK 1067 / LOT 019

CU APPLICATION # 2014.0552C



RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

IP	Date	Revision/Issue
Project Number	Scale	
2014.07	1/4" = 1'-0"	
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BJM		

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**(N) SOUTH
INTERIOR
ELEVATION**

A 3.9

18 OF 20 SHEETS

**BRIDGE
THEATER**

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CA, 94118

BLOCK 1067 / LOT 019

CU APPLICATION # 2014.0552C

RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT
HAS BEEN REDUCED

No	Date	Revision/Issue

Project Number	Scale
2014.07	1/4" = 1'-0"

Drawn by
B.J.M.

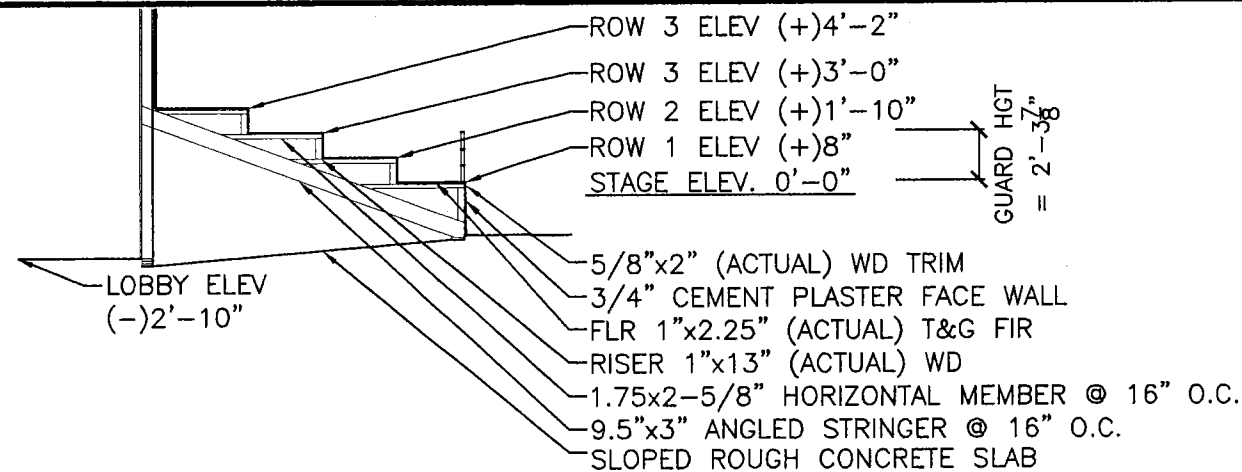
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**DETAILS
PLATFORM
SEATING**

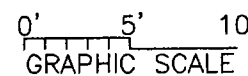
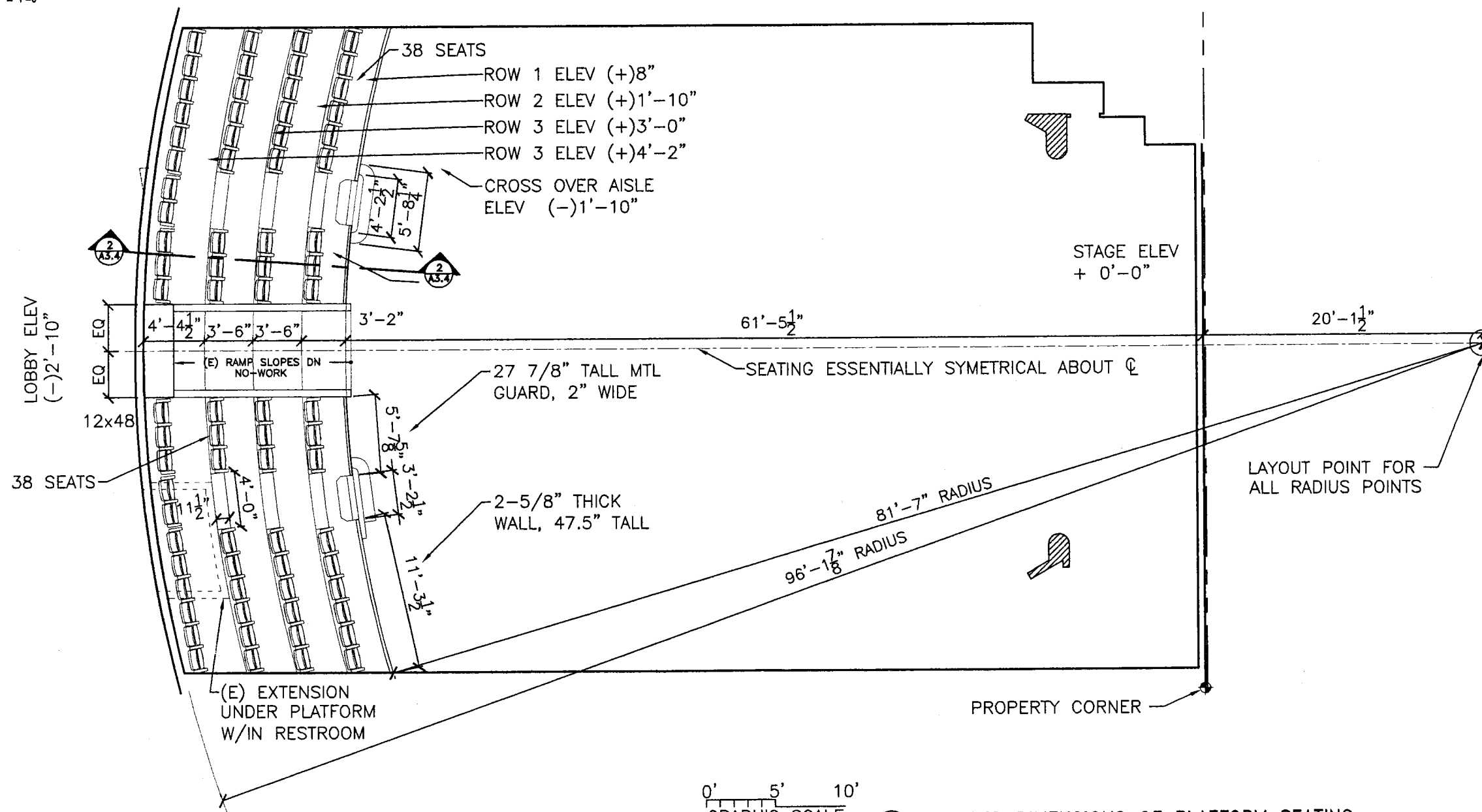
A 4.0

19 OF 20 SHEETS

THE ELEVATION LEVELS OF THIS DRAWING BENCHMARK
OFF OF THE TOP OF STAGE, AS DID THE ORIGINAL
CONSTRUCTION DOCUMENTS, OTHER SHEETS OF THIS
SET BENCHMARK OFF OF THE LOBBY



2 SECTION THRU PLATFORM SEATING
SCALE: 1/4" = 1'-0"



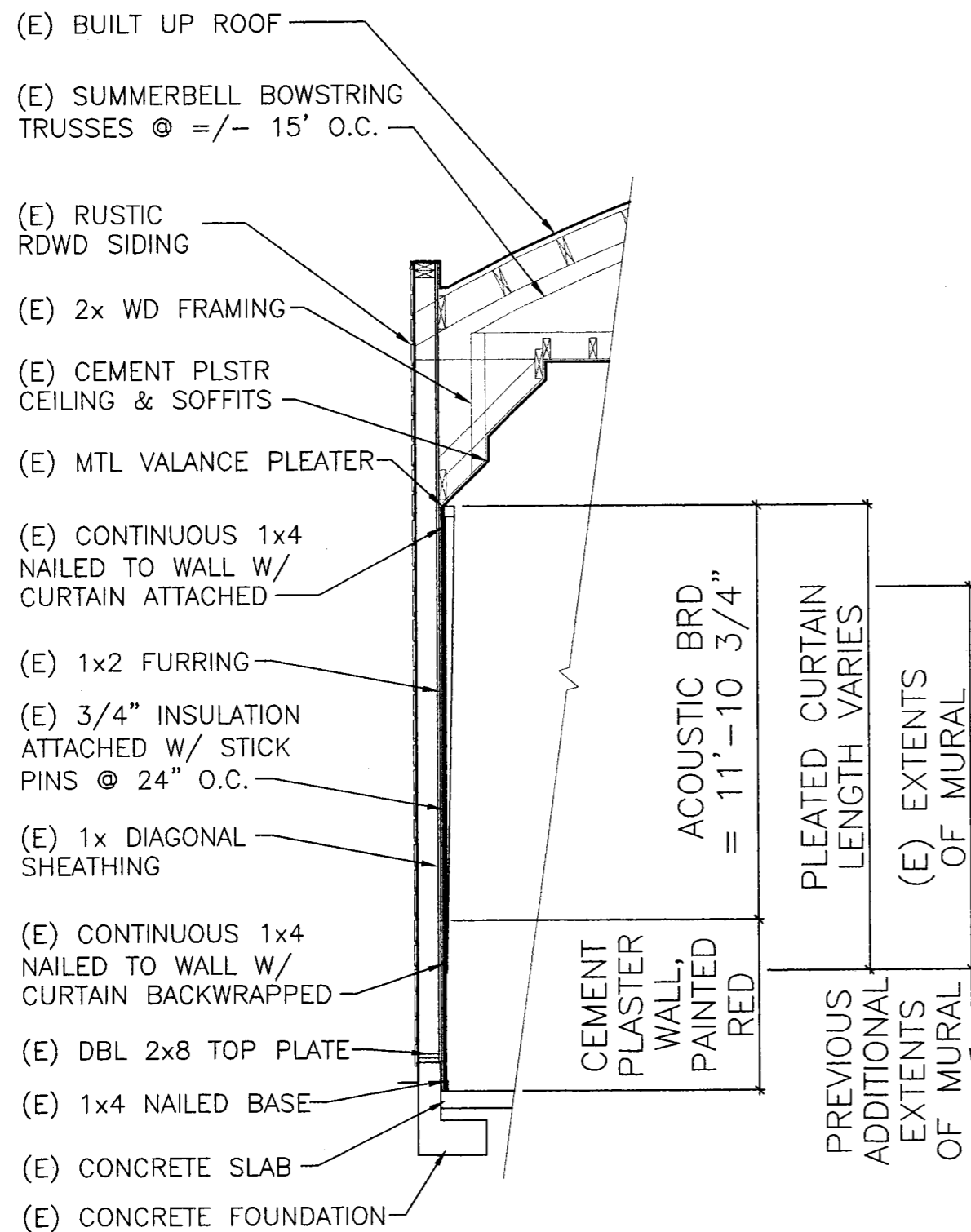
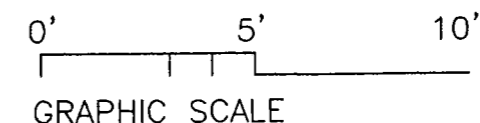
1 DETAILED DIMENSIONS OF PLATFORM SEATING
SCALE: 1/4" = 1'-0"

**BRIDGE
THEATER**

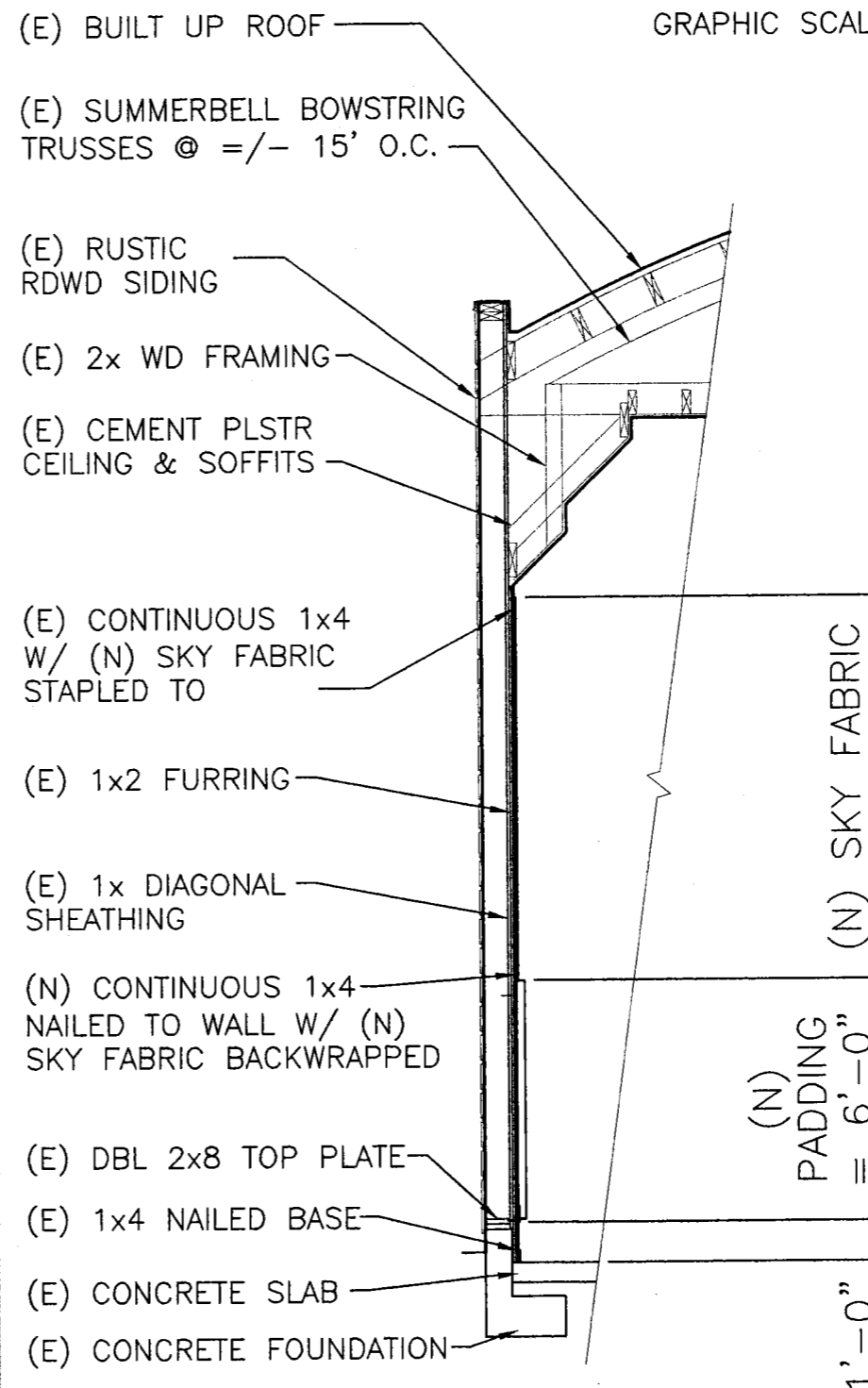
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2 EXISTING WALL SECTION @ EAST
SCALE: 1/2" = 1'-0"



1 NEW WALL SECTION @ EAST
SCALE: 1/2" = 1'-0"

RE-SUBMITTAL 10/2/14

IF SHEET IS LESS THAN 24x36 IT HAS BEEN REDUCED

NO	Date	Revision/Issue

Project Number	Scale
2014.07	1/2" = 1'-0"

Drawn by
B.M.

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(E) & (N)
WALL
SECTIONS



EXISTING FRONT ELEVATION OF THE BRIDGE THEATER



EXISTING VIEW OF MAIN THEATER



360 DEGREE VIEWS OF EXISTING MAIN LOBBY AREA



REAR AERIAL VIEW OF THE BRIDGE THEATER



TOP VIEW OF THE BRIDGE THEATER



FRONT AERIAL VIEW OF THE BRIDGE THEATER

ONDA ROSA

129 JASPER PLACE
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ARCHITECTURE

THE BRIDGE THEATER
3008-3010 GEARY ST.
SAN FRANCISCO, CA 94118

BLOCK: 1067 LOT: 019

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PROJECT NUMBER: 13024.00
PRINT DATE: 03-22-14

PHOTOGRAPHIC SURVEY
OF THE
BRIDGE THEATER

**PHOTO
SHEET 1**



GEARY BLVD BETWEEN COOK ST AND BLAKE ST - FACING NORTH



GEARY BLVD BETWEEN COOK ST AND BLAKE ST - FACING SOUTH



GEARY BLVD AT BLAKE ST - FACING EAST



GEARY BLVD AT COOK ST - FACING WEST

ONDA ROSA

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ARCHITECTURE

THE BRIDGE THEATER
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PROJECT NUMBER: 13024 00

PRINT DATE: 03-22-14

NEIGHBORHOOD VIEWS

**PHOTO
SHEET 2**