BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
CPH 564, LP,)
Appellant(s))
)
vs.)
)
PLANNING COMMISSION,)
Respondent

Appeal No. **25-041**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 26, 2025, the above-named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above-named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 11, 2025 to Frontier Group LLC, of Planning Commission Motion No. 21086 (adopting findings to approve a Downtown Project Authorization pursuant to Planning Code Sections 210.2 and 309, to allow the demolition of an existing approximately 16,000 square-foot, two-story commercial building and construction of a new 126,333 gross-square foot, twenty-nine story over basement hotel structure that includes 211 hotel rooms, 3,386 square feet of lower level retail, a 4,211 square foot Privately Operated Public Open Space (POPOS) and eight Class 1 and eight Class 2 bicycle parking spaces) at 570 Market Street.

RECORD NO. 2019-017622DNX

FOR HEARING ON December 17, 2025

Address of Appellant(s):	Address of Other Parties:
CPH 564, LP, Appellant(s) c/o Edward Shaffer, Attorney for Appellant(s) Burke, Williams & Sorensen, LLP 1999 Harrison Street, Suite 1650 Oakland, CA 94612	Frontier Group LLC, Determination Holder(s) c/o Melinda Sarjapur, Attorney for Determination Holder(s) Reuben Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104

Date Filed: September 26, 2025

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 25-041

I / We, **CPH 564, LP**, hereby appeal the following departmental action: **ISSUANCE** of **Planning Commission Motion No. 21806** (**Record No. 2019-017622DNX; Downtown Project Authorization Pursuant to PC Section 309)** by the **Planning Commission** which was issued or became effective on: **September 11, 2025**, to: **Frontier Group LLC,** for the property located at: **570 Market Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 30, 2025**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, and msarjapur@reubenlaw.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 13, 2025**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, eshaffer@bwslaw.com and kaylin@chelseapacific.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 19, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:
See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Edward Shaffer, attorney for appellant

Statement Supporting Appeal of Planning Commission Approval 2019-017622DNX

Evidence does not support the exceptions awarded or requisite findings that the project (a) will not be detrimental to people working in the vicinity, (b) will not be injurious to nearby properties, and (c) will support the goal of preserving historic buildings. To the contrary, the evidence shows:

A. Project construction could cause serious long-term physical damage to the adjacent historic Chancery Building.

B. Construction noise, dust, vibration and emissions may physically harm and will disturb and disrupt Chancery office tenants, inevitably leading to costly office vacancies.

C. The historic Chancery Building has no HVAC systems and thus relies upon operable windows for ventilation; during construction, this essential function would be dramatically impaired.

D. The project would substantially block light and air to the Chancery Building's west side, with some project walls only one foot from Chancery Building office windows.

E. Fully one-third of the Chancery Building's existing light well would be blocked with a solid wall, violating the strategy within Urban Design Guideline S2 to match lightwells.

F. Sutter Street is exceptionally constrained and cannot support a hotel generating heavy traffic. The Planning Commission treated separately the exceptions as to parking, deliveries and tour bus loading, failing to recognize the combined effects of frequent double parking, overburdening the neighbors and interfering with traffic movement.

The Commission failed to require feasible project changes and conditions of approval to ameliorate or offset the issues identified above.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
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PLANNING COMMISSION MOTION NO. 21806

HEARING DATE: September 11, 2025
CORRECTED DATE: September 30, 2025

Record No.:	2019-017622DNX
Project Address:	570 Market Street
Zoning:	Downtown Office (C-3-O) Zoning District 300-S Height and Bulk District Priority Equity Geographies Special Use District
Block/Lot:	0291/013
Project Sponsor:	Melinda Sarjapur; Reuben, Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104
Property Owner:	Frontier Group, LLC / c/o 229 Ellis Holdings, LLC (Attn: Frank Chiu) 795 Folsom Street, Floor 1, San Francisco, CA 94107
Staff Contact:	Jonathan Vimr – (628) 652-7319 jonathan.vimr@sfgov.org

ADOPTING FINDINGS TO APPROVE A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 309, TO ALLOW THE DEMOLITION OF AN EXISTING APPROXIMATELY 16,000 SQUARE-FOOT, TWO-STORY COMMERCIAL BUILDING AND CONSTRUCT A NEW 126,333 GROSS-SQUARE-FOOT, TWENTY NINE-STORY OVER BASEMENT HOTEL STRUCTURE THAT INCLUDES 211 HOTEL ROOMS, 3,386 SQUARE FEET OF LOWER LEVEL RETAIL, A 4,211 SQUARE FOOT POPOS AND EIGHT CLASS 1 AND EIGHT CLASS 2 BICYCLE PARKING SPACES FOR THE PROPERTY LOCATED AT 570 MARKET STREET, BLOCK 0291 LOT 013 WITHIN THE C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 300-S HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 1, 2019 Melinda Sarjapur of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application 2019-017622DNX (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Downtown Project Authorization to construct a new 29-story, 300-ft tall, hotel building with 211 rooms, a POPOS, and lower level retail space (hereinafter “Project”) at property generally referred to as 570 Market Street, Block 0291 Lot 013 (hereinafter “Project Site”).

On October 30, 2024, a Preliminary Mitigated Negative Declaration (PMND) for the Project was prepared and published for public review; and

The PMND was available for public comment until November 20, 2024; and

On November 20, 2024, an appeal of the Preliminary Mitigated Negative Declaration was filed with the Department.

On February 27, 2025 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2019-017622DNX and the Appeal of the Mitigated Negative Declaration, 2019-01766APL and continued the items to April 3, 2025.

On April 3, 2025, the Commission held a regularly scheduled meeting and continued the items to May 1, 2025.

On May 1, 2025, the Commission held a regularly scheduled meeting on Downtown Project Authorization Application No. 2019-017622DNX and the Appeal of the Mitigated Negative Declaration, 2019-01766APL.

On May 1 2025, the Commission upheld the MND [as amended, and that the summary of comments and responses contained no significant revisions to the Preliminary MND,] as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines, and San Francisco Administrative Code Chapter 31.

On May 1, 2025, the Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of San Francisco Planning and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the Preliminary MND,] and adopted the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

With mitigation incorporated, the proposed project would not result in a significant effect on the environment and the mitigation measures are provided in the Mitigation Monitoring and Reporting program (MMRP), which was made available to the public and this Commission for review, consideration, and action. On May 1, 2025, the Commission adopted the MMRP (attached as Exhibit C) as conditions of project approval.

On May 1, 2025, following denial of the PMND appeal, the Commission continued the project entitlements to July 10, 2025.

On July 10, 2025, the Commission held a regularly scheduled meeting and continued the project entitlements to September 11, 2025.

The Planning Department Commission Secretary is the Custodian of Records; the Files for Record Nos. 2019-017622DNX and 2019-017622APL are located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Downtown Project Authorization as requested in Application No. 2019-017622DNX 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. **Project Description.** The Project would demolish the existing two-story, approximately 16,000 square foot retail building and construct a new 29-story over basement, 300-foot tall (excluding rooftop penthouses and screening) tourist hotel with 211 guest rooms occupying a total of 126,333 gross square feet with 3,386 square feet of retail at the first and second floors, and a 4,211 square-foot Privately Operated Public Open Space (POPOS) with ground level entry and a 15th floor view terrace. The Project would not include any off-street parking spaces, and would contain 8 Class 1 and 8 Class II bicycle parking spaces. The project requires Downtown Project Authorization with exceptions from Planning Code Section 132.1 (interior lot setbacks), Sections 152.1 and 161 (freight loading), and Section 162 (tour bus loading).

3. **Site Description and Present Use.** The existing site is a narrow (for this part of the city) through-lot with frontage along Market Street and Sutter Street at the rear. It is currently developed with a two-story commercial building. The storefronts along Market appear to be vacant while Jack's Shoe Repair operates out of the Sutter Street storefront.

4. **Surrounding Properties and Neighborhood.** The Project Site is a through lot fronting along Market Street and continuing to Sutter Street at the rear. Cross streets include Montgomery to the west and Sansome to the northeast. It is at or near the heart of the downtown area, surrounded by a variety of commercial and mixed-use structures that vary in height but are generally at least of mid-rise height. While the subject site is non-historic and not located in a historic district, historic structures (both locally designated and not) abound nearby. The area is immensely well served by both above and below ground transit as well as pedestrian and bicycle options. Other zoning districts in the vicinity include: P (Public), C-3-R (Downtown-Retail), and the C-3-O(SD) (Downtown-Office [Special Development]) Zoning Districts.

5. **Public Outreach and Comments.** At the date of publication, the Department has received two letters in opposition to the project, one from representatives of the east neighboring Chancery building (562-566 Market Street) and the other from representatives of 44 Montgomery Street (at the northwesterly corner of the block). Please note that the letter for 44 Montgomery is specific to the CEQA appeal and for that reason is not included in this project approvals/entitlements packet. Three letters in support of the project have been provided from labor groups and downtown organizations.

    - Broadly speaking, opposition to the project is centered around a sizeable development between two historic buildings that would obscure side property line windows and potentially create difficulties for leasing spaces within these neighboring buildings. Opposition also focuses on the site's frontage, satisfaction of exception requirements, and market demand for the proposed use. More detailed summaries are provided within Exhibit H and the Preliminary Mitigated Negative Declaration (PMND) appeal documents. The PMND appeal was denied as detailed above and the CEQA document is therefore the Final MND.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

    A. **Use.** Per Planning Code Section 210.2, Retail Sales & Service is a principally permitted use while a Hotel use requires Conditional Use Authorization.

    The project proposes retail use at the lower levels and otherwise entails a 29-story hotel. Findings associated with the Conditional Use Authorization for said hotel use are limited to those required by Planning Code Section 303 and any applicable subsections. Conformance with these findings is detailed in Motion No. 21807 for Case No. 2019-017622CUA.

    B. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 300-S Height and Bulk District, with a 300-foot height limit.

    The Project would result in structure reaching its maximum height limit, exclusive of exempted items such as rooftop mechanical and associated rooftop screening. The Zoning Administrator will separately consider, after conducting a public hearing, whether to allow the height of the elevator penthouse to exceed 16 feet (for a total of 18 feet and 8 inches) pursuant to Planning Code Section 260(b)(1)(B).

    C. **Bulk.** Planning Code Section 270(d) contains limitations for buildings within the subject Bulk District (S) around the base (lowest portion of the building), Lower Tower and Upper Tower.

    The Project has been designed to and has demonstrated compliance with the subject bulk controls, though exceptions are allowed pursuant to Section 309 (Downtown Project Authorization).

    D. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must

achieve a target of 13 points.

The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must achieve 100% of the point target established in the TDM Program Standards, resulting in a required target of 13 points. As currently proposed, the Project will achieve its required 13 points (a total of 14 points are provided) through the following TDM measures:

- Parking Supply
- Bicycle Parking (Option B)
- Multimodal Wayfinding Signage

7. **Downtown Project Authorization Exceptions.** Planning Code Section 309 allows exceptions for Large Projects in the Downtown Districts:

   A. **Setbacks and Street wall Articulation in C-3 Districts.** Exceptions for Separation of Towers/interior lot line setbacks, pursuant to the requirements of Section 132.1(d)(2). This section of the Planning Code provides potential exceptions to tower separation requirements through a menu of three options, each of which have specific qualifications and findings. In this instance, the applicable exception is (C) as detailed below.

   132.1(d)(2)(C). Exceptions may be allowed on lots with frontage of less than 75 feet provided that overall access to light and air will not be impaired and the granting of the exception will not result in a group of buildings with total street frontage of 125 feet or more without a separation between buildings that is compliant with Section 132(d)(1).

   570 Market Street is an irregularly shaped through lot with a frontage of 50 feet along Market Street and 40 feet along Sutter Street at the rear. Its eastern neighbor (the 7-story Chancery Building) has approximately 72 feet of frontage along Market, with the western neighbor (the Finance Building, a 6-story extension of the Hobart Building) having approximately 47.5 feet of such frontage. Both they and 44 Montgomery (a 43-story tower to the northwest) are unlikely to see any meaningful increase in height or bulk due to a combination of already exceeding the maximum Floor to Area Ratio (FAR) or nearly exceeding it and not being able to substantially expand due to existing size and previous sale of air/transferable development rights (TDR). All neighboring structures have substantial fenestration along their front, rear, and side elevations. Further, above the ground floor 44 Montgomery Street already includes a setback of at least 15 from its shared property line with the subject site. And though 570 Market Street will not necessarily provide a base Code-compliant interior lot line setback with its eastern and western neighbors, the proposed project does include some level of relief throughout and allows for a development that would otherwise be reduced to such a limited extent as to be infeasible. Given this, overall access to light and air would be sufficiently retained pursuant to 132.1(d)(2)(C)(i). Due to its setback from 44 Montgomery above the ground level, the relatively limited heights of the Finance and Chancery Buildings, and the width of Market (as well as Sutter) Street, there would also not be a group of buildings greater than 125 linear feet without at least one instance of compliant separation pursuant to 132.1(d)(2)(C)(ii).

   B. **Freight Loading.** Exceptions for Freight Loading, pursuant to the requirements of Section 152.1

and 161.

Hotel uses between 100,001 gross square feet and 200,000 square feet (like the proposed project) must provide 1 off street freight loading space. The Project is seeking an exception to instead provide one on-street loading space along Sutter due to the constrained site area (50 linear feet at the lot's widest point) and the prohibition against curb cuts to allow off-street loading along Market Street. Providing freight loading and service vehicle spaces is therefore impractical and undesirable, meeting the Planning Code exemption criteria in Section 161(e) as detailed below:

(i). Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety.

Given the property's narrow street frontage and location directly above the Montgomery Street BART and Muni station, freight loading underground cannot be achieved.

(ii). Provision of the number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses.

Given the limited area of the property's lot, provision of off-street freight loading space would utilize an impractical percentage of the ground floor, inhibiting the more desirable use of the ground floor for retail, pedestrian, and circulation spaces.

(iii). A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the building involved, cannot be provided.

Given the property's location above the Montgomery Street BART and Muni station, providing freight loading underground cannot be achieved.

(iv). Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.

An appropriate on-street color curb loading space along Sutter Street will be pursued through the Municipal Transportation Agency. Sutter Street currently possesses three lanes of travel with a single lane of on-street parking on its southern end. As the proposed freight loading space currently serves as on-street parking, its use for loading will not adversely affect pedestrian circulation, transit operation or general traffic circulation.

C. **Off-Street Tour Bus Loading.** Exceptions for Tour Bus Loading, pursuant to the requirements of Section 162.

Hotel uses with between 201-350 rooms (like the proposed project) must provide one off-street

tour bus loading space. The project seeks an exception due to the various site constraints detailed above.

Given the particulars of the project site and its various constraints, a tour bus loading space is not achievable. The site lacks the proper size to accommodate the configuration of spaces needed for such a space, and doing so would also occupy an unreasonable percentage of the ground floor, thereby eliminating a portion of the more desirable retail, pedestrian, and circulation spaces at that level.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 3
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1
Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 8
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1
Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercia, and industrial activities.

DOWNTOWN AREA PLAN

Land Use
Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 4
ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

Policy 4.1
Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development.

OBJECTIVE 6
WITHIN ACCEPTABLE LEVELS OF DENSITY, PROVIDE SPACE FOR FUTURE OFFICE, RETAIL, HOTEL, SERVICE AND RELATED USES IN DOWNTOWN SAN FRANCISCO.

Policy 6.1
Adopt a downtown land use and density plan which establishes subareas of downtown with individualized controls to guide the density and location of permitted land use.

OBJECTIVE 9
PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1
Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2
Provide different kinds of open space downtown.

OBJECTIVE 10
ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 10.3
Keep open space facilities available to the public.

Policy 9.2
Provide open space that is clearly visible and easily reached from the street or pedestrian way.

The Project is a high-density commercial development, providing 211 new hotel rooms with a combination of lower-level retail and clear, accessible access to the POPOS in a mixed-use area. The Project also has some of the best access to transit of anywhere in the city.

At a time when the downtown area continues to struggle, the project represents a substantial investment along the city's historically primary commercial corridor. It would help attract numerous visitors to the area, who would then patronize other businesses within the vicinity. The design complies with height and bulk controls and qualifies for exceptions as offered through Section 309, which in part exists just for these types of developments facing site constraints in an area where structures generally have a footprint occupying most or all of their lot. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 complies with said policies in that:

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

    The Project would retain retail sales and service use at the lower two levels and then otherwise provide a tourist hotel with all the employment opportunities that come with it.

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

    The project site does not possess any existing housing and none is proposed.

    c) That the City's supply of affordable housing be preserved and enhanced,

    The Project does not currently possess any existing affordable housing as it is confined to a commercial (Hotel) use.

    d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project site is located along Market Street in the Downtown area and is immensely well served by transit as numerous bus lines have stops just outside, as well as the underground Montgomery Street station that is served by MUNI underground as well as BART.

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 would have no effect on industrial sectors, and would provide additional employment opportunities in the commercial/service sectors.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

A shadow analysis was completed, and it was found the project would not cast any net new shadows on public parks and open spaces.

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

11. 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 constitute a beneficial development.

12. The Commission hereby finds that approval of the Downtown Project 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 Downtown Project Authorization Application No. 2019-017622DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 10, 2024 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

The Planning Commission has reviewed and considered the MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C as well as the FMND and incorporated herein as part of this Resolution/Motion by this reference thereto. All mitigation measures contained in the MMRP and identified in the FMND are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals~~, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135).~~ For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or 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 September 11, 2025 and corrected on September 30, 2025.



Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS:	None
ABSENT:	None
ADOPTED:	September 11, 2025
CORRECTED:	September 30, 2025

EXHIBIT A

Authorization

This authorization is for a Downtown Project Authorization to allow demolition of an existing two-story commercial building and construction of a new 29-story, 300-foot tall tourist hotel with 211 rooms occupying 126,333 gross square feet with 3,386 square feet of retail, and a 4,211 square foot POPOS for the property located at 570 Market Street, Block 0291, and Lot 013 pursuant to Planning Code Section(s) 210.2 and 309 within the C-3-O (Downtown-Office) Zoning District and a 300-S Height and Bulk District; in general conformance with plans, dated May 10, 2024, and stamped "EXHIBIT B" included in the docket for Record No. 2019-017622DNX and subject to conditions of approval reviewed and approved by the Commission on September 11, 2025 under Motion No 21806. 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 Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with 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 September 11, 2025, under Motion No 21806.

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 Downtown Project 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain Conditional Use Authorization pursuant to Sections 210.2 and 303 to establish a Hotel use. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

   For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

   For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

8. **Transferable Development Rights.** Pursuant to Section 128, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which exceeds the base FAR of 9.0 to 1, up to an FAR of 18.0 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Design – Compliance at Plan Stage

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

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

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof

plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

12. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

13. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

14. **Open Space Provision - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan.

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

15. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks along the property's Sutter and/or Market Street frontage and shall indicate that the open space is accessible to the public via the elevators in the lobby. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319 www.sfplanning.org

16. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once

approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

17. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

18. **Color of Building at East Elevation.** The portion of the proposed structure's eastern elevation as it faces the Chancery Building (its eastern neighbor) will be composed of a material and/or finish with a light, traditional color.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Parking and Traffic

19. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

20. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 8 Class 1 and 8 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

21. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than 2 showers and 12 clothes lockers.

    For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

    For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

23. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

    For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

24. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

25. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

26. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

27. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

28. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

29. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

30. **Art.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Monitoring - After Entitlement

31. **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 628.652.7463, www.sfplanning.org

32. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project

Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 350 and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

33. **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 628.652.7463, www.sfplanning.org

Operation

34. **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, 628.271.2000, www.sfpublicworks.org

35. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, www.sfplanning.org

36. **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 628.652.7463, www.sfplanning.org



570 MARKET ST.

570 Market Street
San Francisco, CA 94104

CONFORMANCE SET
05/10/2024

Danny Forster & Architecture

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646.755.7700
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Landscape Architect
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512.320.0668
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Zoning & Code Consultant
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912B Congress Ave
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VT Consultant

PROJECT INFORMATION

ADDRESS:	570 MARKET STREET SAN FRANCISCO, CA 94104
BLOCK:	0291
LOT:	013
LOT AREA:	7,045 SQ.FT. (GROSS)
ZONING DISTRICT:	C-3-0 - DOWNTOWN-OFFICE
HEIGHT AND BULK DISTRICTS	300-S
PROPOSED BUILDING HEIGHT	300" AT SUTTER AND 150' AT MARKET STREET
ZONING MAP:	ZN1
HEIGHT DISTRICT MAP	HT1
SPECIAL USE DISTRICT:	WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE
HISTORIC RESOURCE STATUS:	C

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL DEMOLISH AN EXISTING 2-STORY, 14,000 SF RETAIL BUILDING AND CONSTRUCT A NEW, 29 STORY HOTEL WITH APPROXIMATELY 222 GUESTROOMS AND 2 BASEMENT LEVELS.

THE SITE IS A LEVEL THROUGH LOT WITH 50'-0" OF FRONTAGE ALONG MARKET STREET AND 40'-0" OF FRONTAGE ALONG SUTTER STREET. THE SITE IS LOCATED WITH CLOSE PROXIMITY TO TRANSIT HUBS

THE PROPOSED HOTEL WILL BE APPROXIMATELY 300'-0" IN HEIGHT AND 126,333 IN F.A.R. AREA.

REQUIRED POPOS WILL BE PROVIDED ON THE 15TH FLOOR WHICH WILL BE OPEN TO THE AIR WITH A DEDICATED ELEVATOR.

THE PROJECT PROPOSES APPROXIMATELY 15 FEET OF EXCAVATION FOR A FULL LOT BASEMENT LEVEL.

CODE NOTES

EXISTING USE:
COMMERCIAL/RETAIL SALES AND SERVICES

PROPOSED USE:
COMMERCIAL/RETAIL SALES AND SERVICES

CONSTRUCTION CLASSIFICATION: (TABLE 601)
TYPE 1A - FIREPROOFED

FIRE RATED SEPARATION AND ENCLOSURES:

PRIMARY STRUCTURAL FRAME - 3 HRS
BEARING WALLS AND PARTITIONS: (TABLE 602)
EXTERIOR - 2 HRS, #1 PC 403.2.1.1
INTERIOR - 2 HRS, #1 PC 403.2.1.1
NON BEARING WALLS AND PARTITIONS:
EXTERIOR LESS THAN 5 FEET - 1 HR
INTERIOR - 0 HRS
FLOOR CONSTRUCTION: 2 HRS
ROOF CONSTRUCTION: 1.5 HRS

ENERGY CODE INFORMATION

THE PROPOSED PROJECT WILL COMPLY WITH THE CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS

CLIMATE ZONE: 3 (APPENDIX JA2)
SUB-TYPE: C

PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS (TABLE 138)

RATIO OF SQUARE FEET OF OPEN SPACE TO GROSS FLOOR AREA IN C-3-O DISTRICTS IS 1:50

PROPOSED FLOOR AREA: 156,044 SF
REQUIRED POPOS AREA (1:50 FEET): 3,120,88 SF
PROVIDED POPOS AREA (INCLUDING SUPPORT SPACES):

POPOS OUTDOOR TERRACE:	2,364 SF
POPOS INDOOR SUPPORT SPACE:	1,702 SF
TOTAL POPOS AREA:	4,066 SF

THE POPOS WILL BE LOCATED ON THE 15TH FLOOR OPEN AIR TERRACE GIVEN THE LIMITED GRADE LEVEL OPPORTUNITIES.

PARKING REQUIREMENTS

REQUIRED PARKING IN C-3-O DISTRICT: 0 SPACES
PROVIDED PARKING: 0 SPACES

BICYCLE PARKING REQUIREMENTS

CLASS I: ONE PARKING SPOT PER 30 GUESTROOMS
REQUIRED PARKING: 8 CLASS I SPOTS
PROPOSED PARKING: 8 CLASS I SPOTS AT LEVEL 03

CLASS II: MINIMUM OF TWO SPACES, ONE PARKING SPOTS PER 30 ROOMS, ONE PARKING SPACE PER EVERY 5,000 SF OF G.S.F. MEETING ROOMS.

REQUIRED PARKING: 8 CLASS II SPOTS
PROPOSED PARKING: 8 CLASS II SPOTS AT GRADE LEVEL

VOLUMETRIC MODULAR BUILDING APPROACH

DF&A, THE NEW ARCHITECT OF RECORD ON 570 MARKET STREET, IS A WORLD EXPERT ON VOLUMETRIC HIGH-RISE MODULAR CONSTRUCTION. WE HAVE LARGE-SCALE MODULAR PROJECTS UNDERWAY IN MANHATTAN (AN AC BY MARRIOTT), BROOKLYN, FLORIDA, AND THE ISLAND OF NEVIS. WE HAVE DEVELOPED PROPRIETARY TECHNOLOGY TO CAPITALIZE ON THE ADVANTAGES OF MODULAR CONSTRUCTION AND MITIGATE THE DIFFICULTIES; DESIGNED MODULAR STANDARDS AND FIRE TESTS THAT WERE OTHERWISE NONEXISTENT; AND CONTINUE TO TRY TO IMPROVE EVERY STEP OF THE MODULAR PROCESS, FROM LENDING TO MANUFACTURING TO BUILDING MANAGEMENT.

SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN

THE FOLLOWING ARE STRATEGIES FOR INTEGRATING SUSTAINABLE PRINCIPLES AND PRACTICE IN BUILDING DESIGN FOR THE PROJECT:

THE PLANTING STRATEGY DEVELOPED IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT DWG EMPLOYS NATIVE FOLIAGE AT THE GROUND FLOOR AND POPOS.

BY EMPLOYING MODULAR CONSTRUCTION RATHER THAN CONVENTIONAL, WE ARE ABLE TO TRACK, QUANTIFY AND LIMIT THE AMOUNT OF MATERIAL WASTE THROUGHOUT THE CONSTRUCTION PROCESS.

BIRD SAFE BUILDING REQUIREMENTS

THE FOLLOWING ARE STRATEGIES FOR COMPLYING WITH BIRD SAFE BUILDING REQUIREMENTS:

THE PROJECT COMPLIES WITH ALL FEATURE RELATED BIRD SAFE BUILDING STANDARDS PER PC SECTION 139. AT ALL GUARDRAILS ON THE 15TH FLOOR POPOS, 16TH FLOOR TERRACE, AND 18TH FLOOR YOGA TERRACE GLASS WITH A HORIZONTAL CERAMIC FRIT 1/8" WIDE SPACED EQUALLY 2" APART.

ZONING CALCULATIONS

PARCEL AREA	7,045
ALLOWABLE FAR	18
BUILDABLE FLOOR AREA	126,810

LEVEL	USE	SQUARE FOOTAGE	DEDUCTIONS				GROSS FLOOR AREA	KEYS
			MECH.	VOID/ CIRC.	POPOS/ SUPPORT	RETAIL		
29	ROOF - MECHANICAL	930	930	-	-	-	-	-
28	GUESTROOMS	4,415	178	-	-	-	4,248	8
27	GUESTROOMS	4,415	178	-	-	-	4,248	8
26	GUESTROOMS	4,415	178	-	-	-	4,248	8
25	GUESTROOMS	4,415	178	-	-	-	4,248	8
24	GUESTROOMS	4,415	178	-	-	-	4,248	8
23	GUESTROOMS	4,415	178	-	-	-	4,248	8
22	GUESTROOMS	4,415	178	-	-	-	4,248	8
21	GUESTROOMS	4,415	178	-	-	-	4,248	8
20	GUESTROOMS	4,415	178	-	-	-	4,248	8
19	GUESTROOMS	4,415	178	-	-	-	4,248	8
18	GUESTROOMS / FITNESS	4,415	178	-	-	-	4,248	5
17	GUESTROOMS / MECH.	4,838	1,030	78	-	-	3,730	5
16	AMENITY	4,838	137	-	-	-	4,701	-
15	POPOS / BAR	6,421	215	-	4,211	-	2,205	-
14	GUESTROOMS	5,763	256	-	-	-	5,507	11
13	GUESTROOMS	5,763	256	-	-	-	5,507	11
12	GUESTROOMS	5,763	256	-	-	-	5,507	11
11	GUESTROOMS	5,763	256	-	-	-	5,507	11
10	GUESTROOMS	5,763	256	-	-	-	5,507	11
9	GUESTROOMS	5,763	256	-	-	-	5,507	11
8	GUESTROOMS	5,763	256	-	-	-	5,507	11
7	GUESTROOMS	5,763	256	-	-	-	5,507	11
6	GUESTROOMS	5,763	256	-	-	-	5,507	11
5	GUESTROOMS	5,763	256	-	-	-	5,507	11
4	GUESTROOMS	5,763	256	-	-	-	5,507	11
3	BOH / OPERATIONS / GYM	5,763	216	-	-	-	5,547	-
2	MECHANICAL	6,815	4,591	2,224	-	-	-	-
1.5	RETAIL MEZZANINE	720	-	-	-	720	-	-
1	RETAIL / LOBBY	6,863	101	920	-	2,666	3,176	-
-1	BASEMENT - MECHNICAL	6,898	6,898	-	-	-	0	-
TOTAL		**156,044**	**18,892**	**3,222**	**4,211**	**3,386**		
						29,711	**126,333**	**211**
						REMAINING BUILDABLE FLOOR AREA	**477**	

DRAWING INDEX

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUANCE 1	ISSUANCE 2	ISSUANCE 3	ISSUANCE 4
01 GENERAL					
T-002	DRAWING INDEX AND PROJECT INFORMATION	●			●
02 ZONING					
Z-001	EXISTING SURVEY	●			●
Z-002	STREETSCAPE PLAN	●			●
Z-100	ZONING PLANS	●			●
Z-101	ZONING PLANS	●			●
03 CODE ANALYSIS					
G-100	EXISTING PHOTOS	●			●
05 ARCHITECTURAL					
A-001	SITE PLAN	●			●
A-050	EXISTING FLOOR PLAN - SUB-CELLAR & CELLAR LEVEL	●			●
A-051	EXISTING FLOOR PLAN - LEVEL 01 & MEZZANINE	●			●
A-052	EXISTING FLOOR PLAN - LEVEL 02 & ROOF	●			●
A-100	FLOOR PLAN - SUB-CELLAR & BASEMENT LEVELS	●		●	●
A-101	FLOOR PLAN - LEVEL 01 & LEVEL 02	●		●	●
A-102	FLOOR PLAN - LEVEL 03 & LEVEL 04	●		●	●
A-103	FLOOR PLAN - LEVEL 15 & LEVEL 16	●		●	●
A-104	FLOOR PLAN - LEVEL 17 & LEVEL 18	●		●	●
A-105	FLOOR PLAN - LEVEL 19 & ROOF	●		●	●
A-200	BUILDING ELEVATIONS	●		●	●
A-201	BUILDING ELEVATIONS	●		●	●
A-300	BUILDING SECTIONS	●			●
A-301	BUILDING SECTIONS	●			●
A-400	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-401	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-402	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-403	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-404	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-405	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-406	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-900	EXTERIOR RENDERING	●	●	●	●
A-901	EXTERIOR RENDERING	●	●	●	●
A-902	EXTERIOR RENDERING	●			●
A-903	EXTERIOR RENDERING	●			
A-904	DETAIL RENDERINGS	●	●		
A-905	POPOS ENTRY RENDERING	●	●		●
A-906	POPOS ENTRY RENDERING	●			
A-907	POPOS RENDERING	●			●
A-908	POPOS RENDERING	●			●
A-909	POPOS RENDERING	●			●
A-910	POPOS RENDERING	●			●
A-911	POPOS RENDERING	●			●
A-912	POPOS RENDERING	●			●
A-913	POPOS RENDERING	●			●
A-914	POPOS RENDERING	●			●
A-915	POPOS RENDERING	●			●
A-916	POPOS RENDERING	●			●

VICINITY MAP



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NO. DATE REVISION/ISSUANCE
1 10-30-20 RESPONSE TO PLAN CHECK LETTER
4 05-10-24 CONFORMANCE SET

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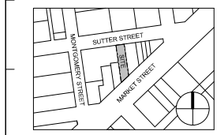
B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT DANIEL KEITH FORSTER C-32858 10-31-2025 RENEWAL DATE STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

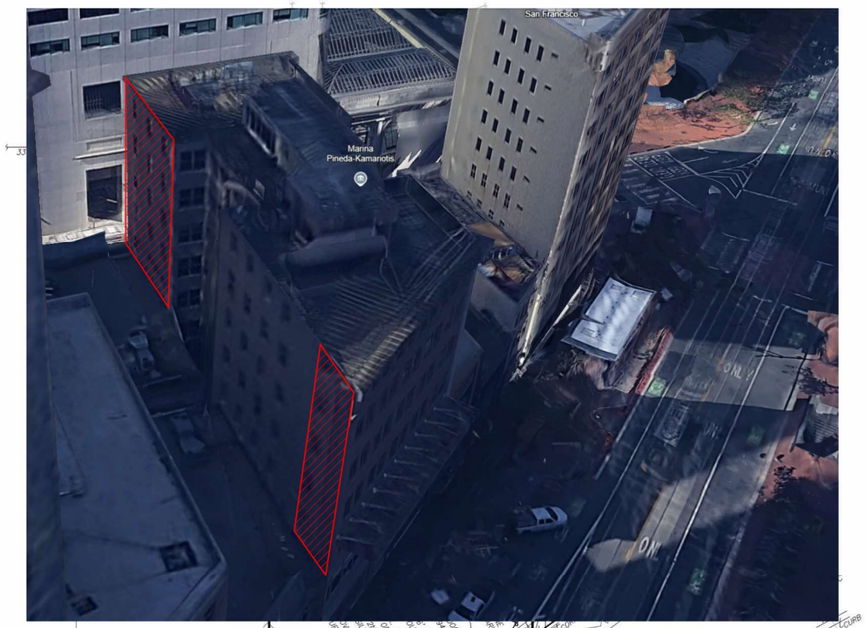


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Checked By: Checker
Project No: 177

Drawing Title:
DRAWING INDEX AND PROJECT INFORMATION

Sheet Number:
T-002.01

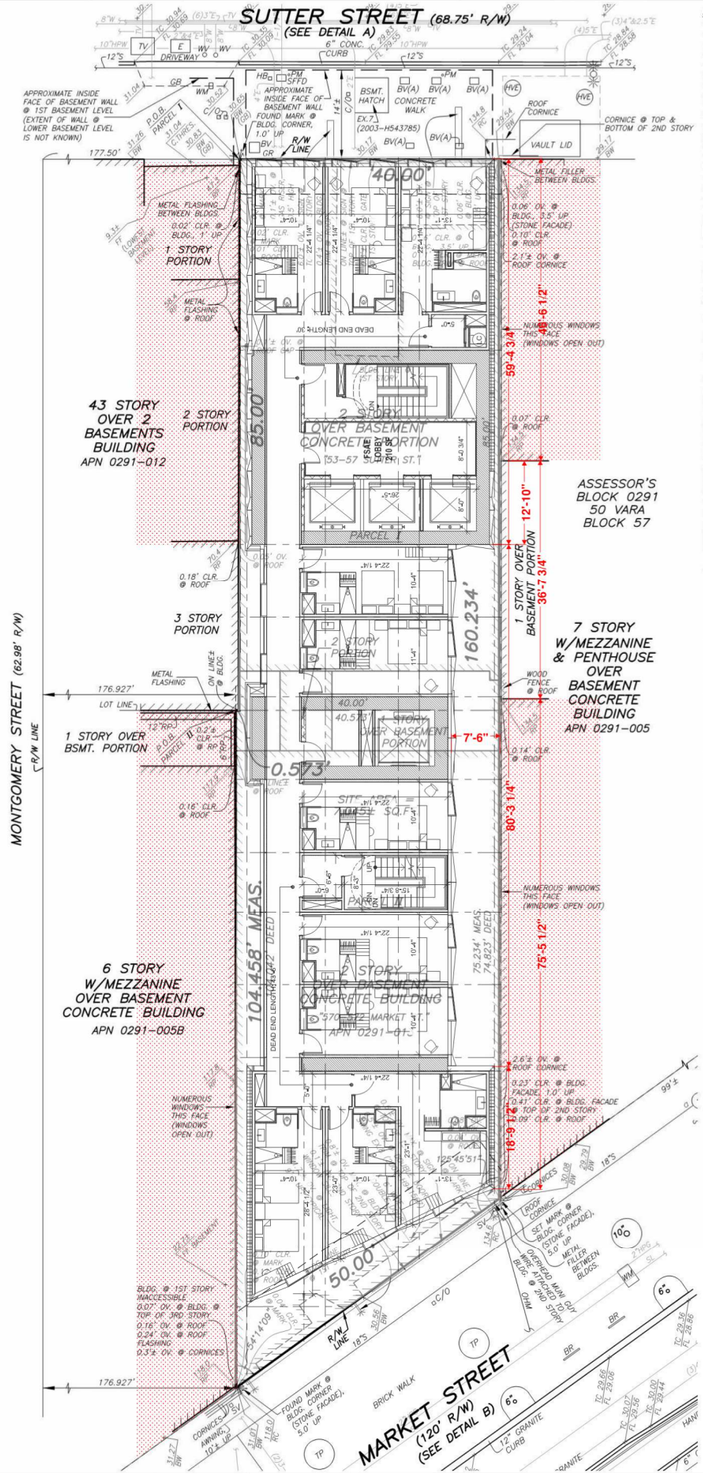
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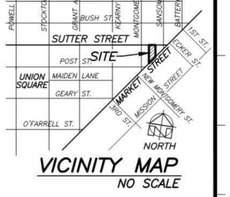
DETAIL B

0 5 10 20
GRAPHIC SCALE



LEGEND

CLR.	CLEAR OF PROPERTY LINE	T	TELEPHONE PULLBOX
OV.	OVER PROPERTY LINE		ELECTROLIER
MAX.	MAXIMUM	M	ELECTROLIER W/MUNI GUY WIRE
BLDG.	BUILDING	BR	BIKE RACK
BSMT.	BASEMENT	TRASH CAN	TRASH CAN
RP	ROOF PARAPET	6"	TREE PIT W/TREE & DIAMETER
RC	ROOF CORNICE	10"	TREE PIT W/TREE & DIAMETER
CONC.	CONCRETE	TP	TREE PIT (NO TREE)
TC	TOP OF CURB	SFPUC	SAN FRANCISCO PUBLIC UTILITY COMMISSION PULLBOX
FL	FLOW LINE	PM	PARKING METER
BW	BACK OF WALK	HPFS	HIGH PRESSURE WATER COVER
GB	GRADE BREAK		TRAFFIC SIGNAL
C.THRES	CONCRETE THRESHOLD	E	ELECTRIC LINE
FF	FINISHED FLOOR	G	GAS LINE
INV.	INVERT	HPG	HIGH PRESSURE GAS LINE
R/W	RIGHT OF WAY	S	SEWER LINE
MEAS.	MEASURED	SL	STREET LIGHT LINE
APN	ASSESSOR'S PARCEL LINE	STM	STEAM LINE
P.O.B.	POINT OF BEGINNING	T	TELEPHONE LINE
C/O	SEWER CLEANOUT	W	WATER LINE
BV	BASEMENT VENT	HPW	HIGH PRESSURE WATER LINE
BV(A)	ABANDONED BASEMENT VENT	OHM	OVERHEAD MUNI GUY WIRE
HB	HOSEBIB COVER		
SFFD	SFFD VALVE (GAS)		
GR	GAS RISER, 0.5'± HIGH		
BUS	BUS STOP SIGN		
T	TELEPHONE MANHOLE		
HVE	HIGH VOLTAGE ELECTRIC MANHOLE		
	HIGH PRESSURE FIRE HYDRANT		
WV	WATER VALVE		
S	SEWER MANHOLE		
	CATCH BASIN		
WM	WATER METER		
WM	WATER METER		
GV	GAS VALVE		
E	ELECTRIC PULLBOX		
SV	SEWER VENT		
TS	TRAFFIC SIGNAL PULLBOX		
TV	TELEVISION PULLBOX		



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SUTTER STREET DISTANT THEREON 177 FEET, 6 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF SUTTER STREET 40 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET; THENCE AT A RIGHT ANGLE WESTERLY 40 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 85 FEET TO THE SOUTHERLY LINE OF SUTTER STREET AND THE POINT OF BEGINNING.

BEING PART OF 50 VARA BLOCK NO. 57.

PARCEL II:

BEGINNING AT A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO AND ALSO DISTANT 85 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SUTTER STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; RUNNING THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF SUTTER STREET, 40 FEET AND 6-7/8 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 74 FEET AND 9-7/8 INCHES TO THE NORTHWESTERLY LINE OF MARKET STREET; THENCE SOUTHWESTERLY AND ALONG SAID LINE OF MARKET STREET 50 FEET TO A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF MONTGOMERY STREET 104 FEET AND 1/2 OF AN INCH TO THE POINT OF BEGINNING.

BEING PART OF VARA BLOCK NO. 57.

ASSESSOR'S PARCEL NUMBER: LOT 013, BLOCK 0291

SURVEY REFERENCE

COMMONWEALTH LAND TITLE COMPANY UPDATED PRELIMINARY REPORT #1, ORDER NO. 09220395-917-BLB-JMO DATED JUNE 30, 2017.

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

2. A POSSIBLE OVERLAP OF RECORD OF UNDISCLOSED LOCATION AS DISCLOSED BY THAT CERTAIN GRANT DEED RECORDED NOVEMBER 14, 1952, IN BOOK 6040, PAGE 421, OFFICIAL RECORDS AND BY THAT CERTAIN GRANT DEED RECORDED JULY 22, 1953, IN BOOK 6197, PAGE 70, OFFICIAL RECORDS. NOTE: NO OVERLAP OF RECORD WAS FOUND. NOT PLOTTABLE.

6. "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED JUNE 18, 2002, DOCUMENT NO. 2002-H185988, OFFICIAL RECORDS. NOT PLOTTABLE.

7. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT TO REPLACE THE EXISTING BASEMENT HATCH WITH A NEW HATCH, RECORDED SEPTEMBER 19, 2003, DOCUMENT NO. 2003-H543785, OFFICIAL RECORDS. PLOTTED HEREON.

8. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A NEW DOOR SWING ENCROACHING 6 INCHES INTO THE PUBLIC RIGHT-OF-WAY FRONTING THE SUBJECT PROPERTY RECORDED APRIL 21, 2005, DOCUMENT NO. 2005-H941557, OFFICIAL RECORDS. PLOTTED HEREON.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 5 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF 50 VARA BLOCK 57 DATED JUNE 21, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. "RECORD OF SURVEY MAP OF 50 VARA BLOCK 57" FILED JUNE 18, 1947 IN LICENSED SURVEYORS PLATS AT PAGE 40, SAN FRANCISCO COUNTY RECORDER.

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK NO. BM11331, STEEL SCREW IN WASHER STAMPED "CCSF CONTROL" LOCATED AT THE NORTHEASTERLY CORNER OF MONTGOMERY AND SUTTER STREETS, ELEVATION 35.42 FEET, CCSF 2013 NAVD88 VERTICAL DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTE

1. THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

2. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

3. MUNI UNDERGROUND DUCT INFORMATION IS NOT AVAILABLE. THERE IS NO SURFACE EVIDENCE OF UNDERGROUND MUNI LINES FRONTING THE SUBJECT PROPERTY.

4. UNDERGROUND TRAFFIC SIGNAL RECORDS ARE NOT AVAILABLE.

NORTH

SITE SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 0291
FOR
DANNY FOSTER ARCHITECTURE
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: RS
DATE: 11/13/20		DES:
SHEET: 1		DRW: JP
OF: 1		CHK: DR
JOB NO. S-9454		REV. NO.

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M/E/P Engineer
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www.adsce.com

NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
4	05-10-24	CONFORMANCE SET

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHHEIT
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
BENJAMIN L. RON
PLS 9244
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



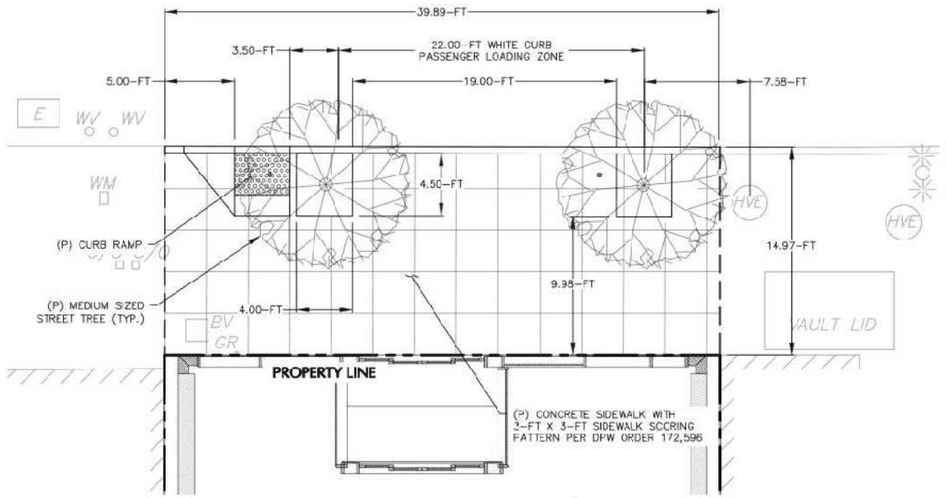
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Project No: 177

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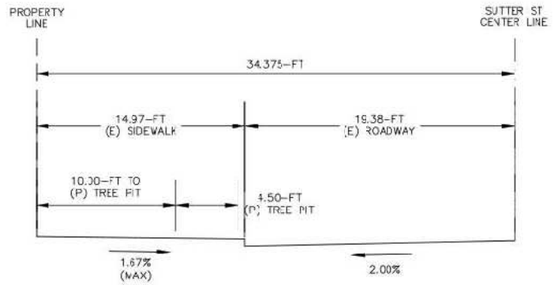
SUTTER STREET
(68.75-FT ROW)



SUTTER STREET FRONTAGE

SCALE: 1" = 5'

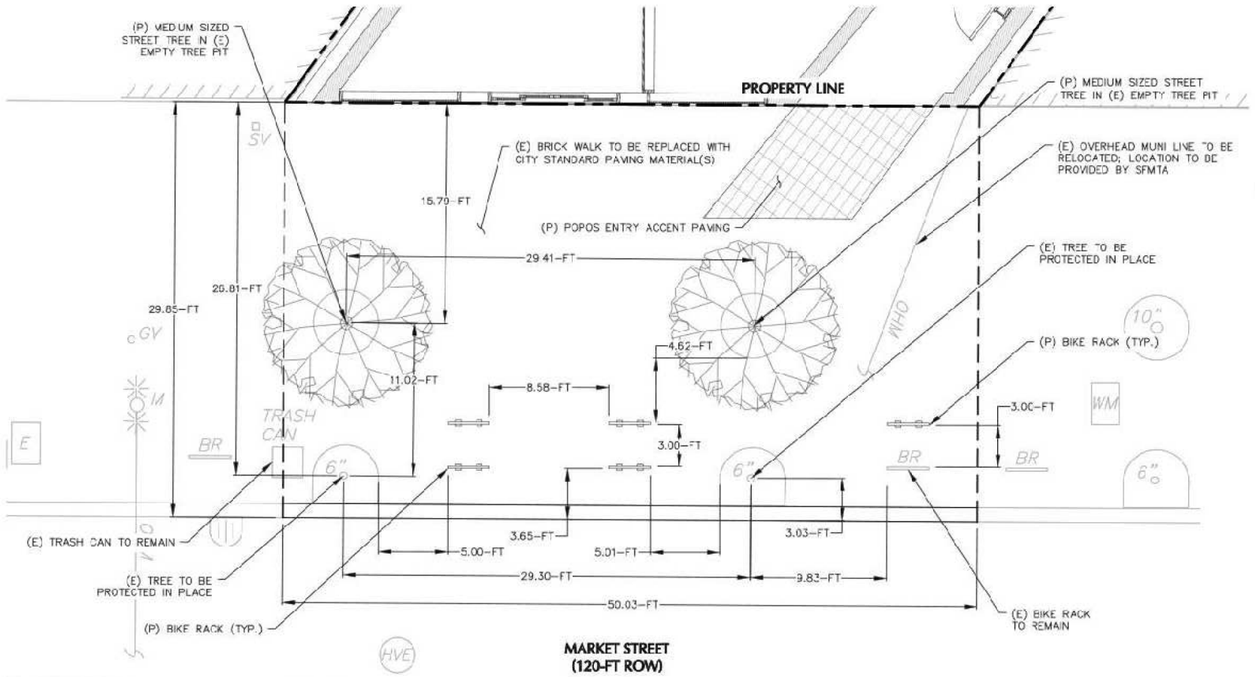
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SUTTER STREET SECTION

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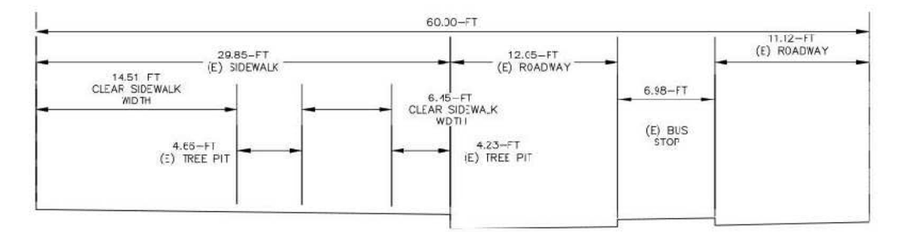
SCALE: 1 INCH = 5 FEET



MARKET STREET FRONTAGE

SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET



MARKET STREET SECTION

SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET

NOTES:

1. PROJECT WILL COORDINATE WITH THE CITY'S BETTER MARKET STREET PROJECT FOR PROPOSED STREETSCAPE IMPROVEMENTS ALONG MARKET STREET

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NO. DATE REVISION/ISSUANCE

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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32858
10-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
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570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

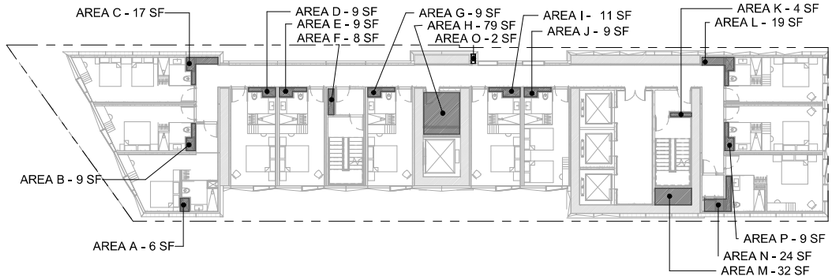


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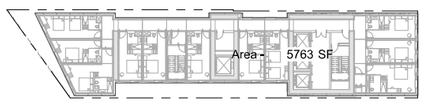
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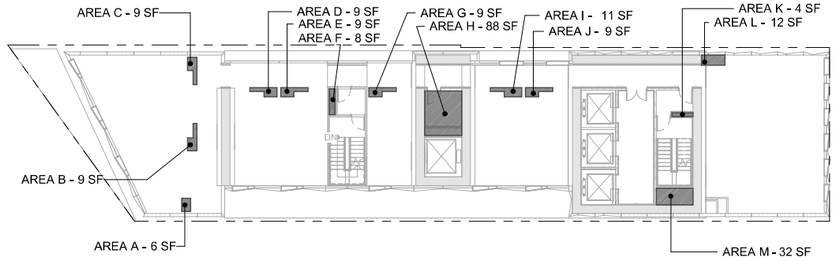
ZONING DEDUCTIONS TABLE - LEVEL 04		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	17 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	79 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	19 SF
AREA M	MEP	32 SF
AREA N	MEP	24 SF
AREA O	MEP	2 SF
AREA P	MEP	9 SF
		256 SF

ZONING CALCULATIONS - LEVEL 04	
GFA	5,763 SF
DEDUCTIONS	256 SF
FAR	5,507 SF



LEVEL 04 - TYPICAL GUESTROOM - DEDUCTIONS
1/16" = 1'-0"

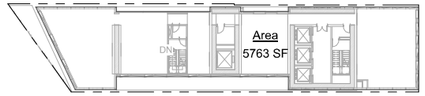
06



DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 03		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	9 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	88 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	12 SF
AREA M	MEP	32 SF
		216 SF

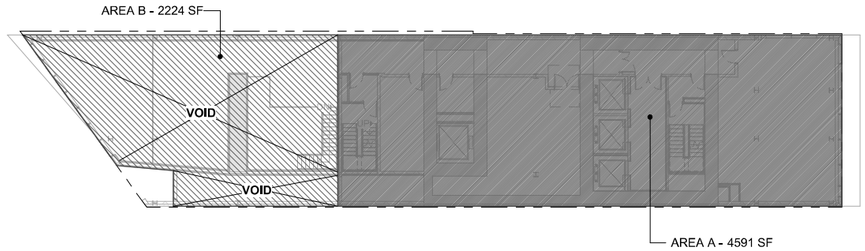
ZONING CALCULATIONS - LEVEL 03	
GFA	5,763 SF
DEDUCTIONS	216 SF
FAR	5,547 SF



GROSS FLOOR AREA PLAN

LEVEL 03 - BOH / OPERATIONS / GYM - DEDUCTIONS
1/16" = 1'-0"

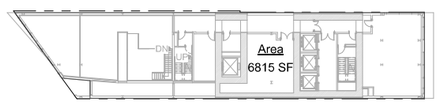
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ZONING DEDUCTIONS TABLE - LEVEL 02		
NAME	TYPE	AREA
AREA A	MEP	4591 SF
AREA B	Void	2224 SF
		6815 SF

ZONING CALCULATIONS - LEVEL 02	
GFA	6,815 SF
DEDUCTIONS	6,815 SF
FAR	0 SF

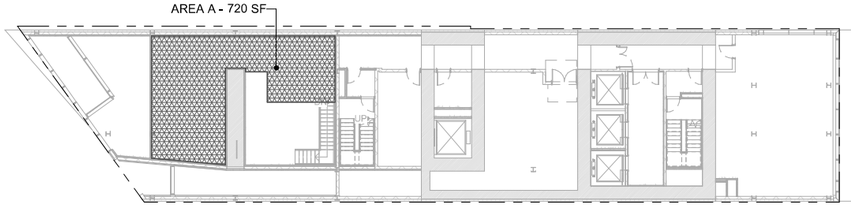
DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 02 - MEZZ & MEP - DEDUCTIONS
1/16" = 1'-0"

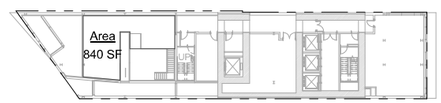
04



ZONING DEDUCTIONS TABLE - LEVEL 1.5 MEZZ.		
NAME	TYPE	AREA
AREA A	Retail	720 SF
		720 SF

ZONING CALCULATIONS - LEVEL 1.5 MEZZ.	
GFA	720 SF
DEDUCTIONS	720 SF
FAR	0 SF

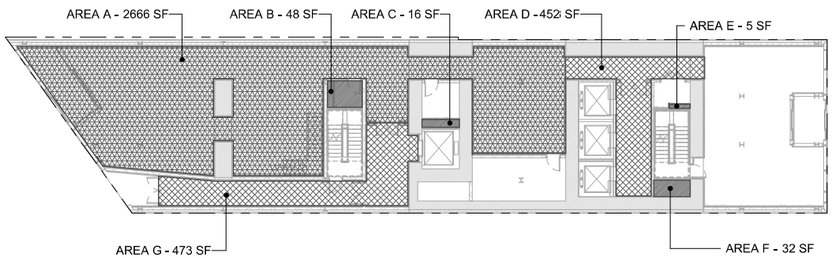
DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 1.5 MEZZANINE - DEDUCTIONS
1/16" = 1'-0"

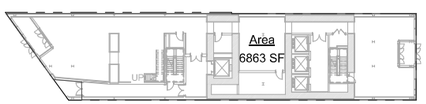
03



ZONING DEDUCTIONS TABLE - LEVEL 01		
NAME	TYPE	AREA
AREA A	Retail	2666 SF
AREA B	MEP	48 SF
AREA C	MEP	16 SF
AREA D	Circulation	447 SF
AREA E	MEP	5 SF
AREA F	MEP	32 SF
AREA G	Circulation	473 SF
		3687 SF

ZONING CALCULATIONS - LEVEL 01	
GFA	6,863 SF
DEDUCTIONS	3,687 SF
FAR	3,176 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 01 - LOBBY - DEDUCTIONS
1/16" = 1'-0"

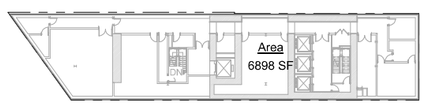
02



ZONING DEDUCTIONS TABLE - CELLAR		
NAME	TYPE	AREA
AREA A	MEP	6898 SF
		6898 SF

ZONING CALCULATIONS - CELLAR	
GSF	6,898 SF
DEDUCTIONS	6,898 SF
ZFA	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

BASEMENT - DEDUCTIONS
1/16" = 1'-0"

01

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LICENSED ARCHITECT
AARON BUCHANAN
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

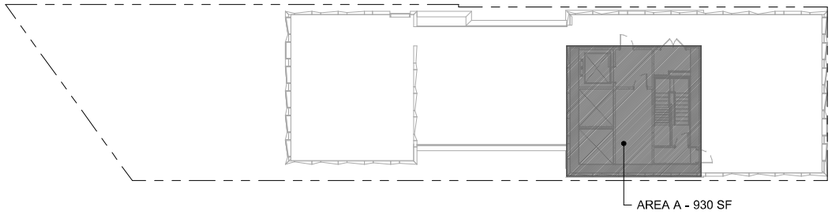


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Sheet Number:
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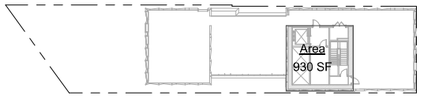
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ZONING DEDUCTIONS TABLE - LEVEL 29 ROOF		
NAME	TYPE	AREA
AREA A	MEP	930 SF
		930 SF

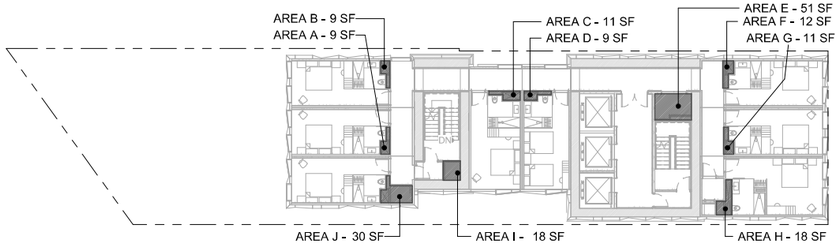
ZONING CALCULATIONS - LEVEL 29	
GFA	930 SF
DEDUCTIONS	930 SF
FAR	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

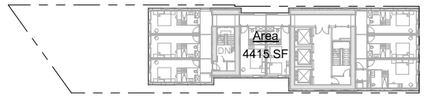
LEVEL 29 - ROOF - DEDUCTIONS 06
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 19-28		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	9 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	12 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	30 SF
		178 SF

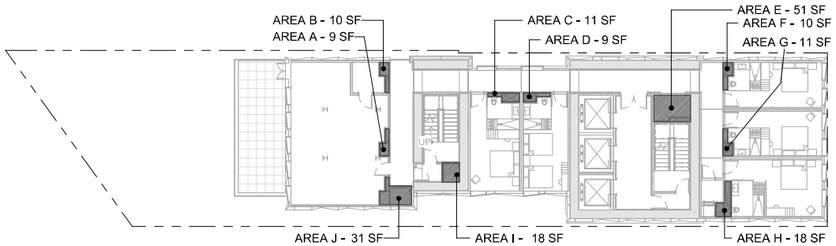
ZONING CALCULATIONS - LEVEL 19-28	
GFA	4,415 SF
DEDUCTIONS	178 SF
FAR	4,237 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

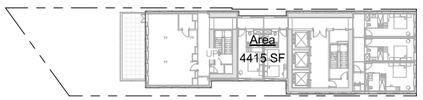
LEVEL 19 - TYP. GUESTROOM - DEDUCTIONS 05
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 18		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	10 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	10 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	31 SF
		178 SF

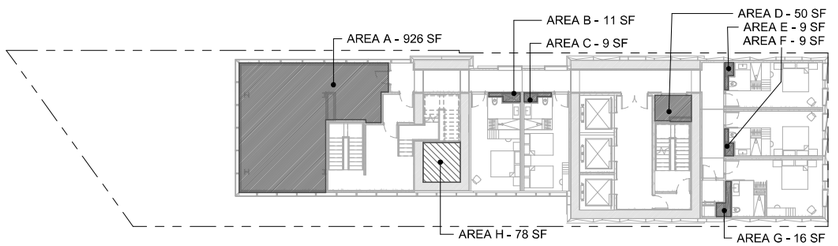
ZONING CALCULATIONS - LEVEL 18	
GFA	4,415 SF
DEDUCTIONS	178 SF
FAR	4,237 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

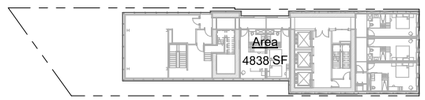
LEVEL 18 - GUESTROOMS / FITNESS - DEDUCTIONS 04
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 17		
NAME	TYPE	AREA
AREA A	MEP	926 SF
AREA B	MEP	11 SF
AREA C	MEP	9 SF
AREA D	MEP	50 SF
AREA E	MEP	9 SF
AREA F	MEP	9 SF
AREA G	MEP	16 SF
AREA H	Void	78 SF
		1108 SF

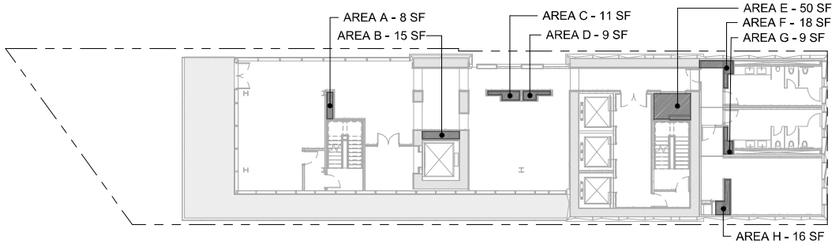
ZONING CALCULATIONS - LEVEL 17	
GFA	4,838 SF
DEDUCTIONS	1,108 SF
FAR	3,730 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

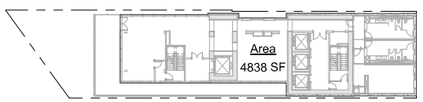
LEVEL 17 - GUESTROOMS / MECH - DEDUCTIONS 03
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 16		
NAME	TYPE	AREA
AREA A	MEP	8 SF
AREA B	MEP	15 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	50 SF
AREA F	MEP	18 SF
AREA G	MEP	9 SF
AREA H	MEP	16 SF
		137 SF

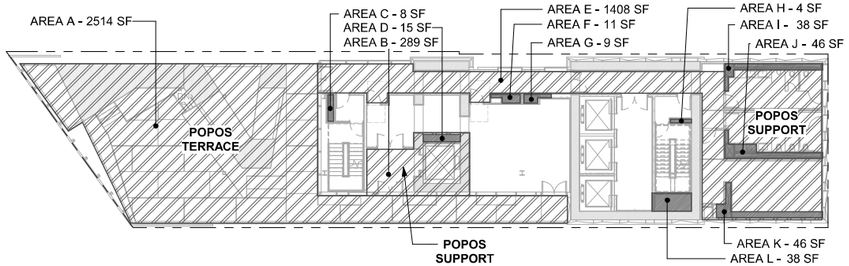
ZONING CALCULATIONS - LEVEL 16	
GFA	4,838 SF
DEDUCTIONS	137 SF
FAR	4,701 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 16 - BAR - DEDUCTIONS 02
1/16" = 1'-0"

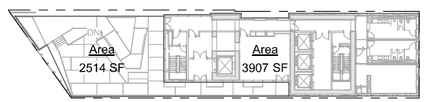


ZONING DEDUCTIONS TABLE - LEVEL 15		
NAME	TYPE	AREA
AREA A	POPOS	2514 SF
AREA B	POPOS	289 SF
AREA C	MEP	8 SF
AREA D	MEP	15 SF
AREA E	POPOS	1408 SF
AREA F	MEP	11 SF
AREA G	MEP	9 SF
AREA H	MEP	4 SF
AREA I	MEP	38 SF
AREA J	MEP	46 SF
AREA K	MEP	46 SF
AREA L	MEP	38 SF
		4426 SF

ZONING CALCULATIONS - LEVEL 15	
GFA	6,421 SF
DEDUCTIONS	4,426 SF
FAR	1,995 SF

*GFA INCLUDES OUTDOOR POPOS TERRACE

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 15 - POPOS - DEDUCTIONS 01
1/16" = 1'-0"

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DANIEL FORSTER
C-32858
10-31-2021
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STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



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Project No: 177

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ZONING PLANS

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Sheet No: of



SUTTER STREET SOUTHWEST **04**



SUTTER STREET SOUTHEAST **03**



MARKET STREET SOUTHWEST **02**



MARKET STREET SOUTHEAST **01**

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10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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SAN FRANCISCO, CA

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Project No: 177

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582 MARKET STREET
PODIUM APPROX. 158FT TALL

576-580 MARKET STREET
APPROX. 88FT TALL

44 MONTGOMERY STREET
APPROX. 562FT TALL

3-STORY BLDG.

2-STORY BLDG.

1-STORY BLDG.

189' - 5 1/2"

15' - 0"

ELECTRICAL VAULT BELOW SIDEWALK, FULL WIDTH OF SITE TO BE COORDINATED & ENGINEERED WITH PG&E

MARQUEE

HOTEL ENTRY

40' - 0"

19' - 0"

15' - 0 1/2" SIDEWALK

SUTTER STREET
(68.75 R/W)

48' - 7"

50' - 0"

MIN. 9 CLASS II BIKE SPACES

LEVEL 15 - POPOS TERRACE

LEVEL 16 BALCONY

LEVEL 18 BALCONY

LEVEL 29 MECHANICAL ROOF

LEVEL 29 MECHANICAL ROOF

STAIR BULKHEAD ROOF

LEVEL 29 MECHANICAL ROOF

LEVEL 16 BALCONY

29' - 10 1/4" SIDEWALK

POPOS ENTRY

EXISTING BIKE RACK TO REMAIN

160' - 2 3/4"

LIGHT WELL

MARKET STREET
(120 R/W)

70' - 10"

562 MARKET STREET
APPROX. 102FT TALL

57' - 6"

LIGHT WELL

N

SITE PLAN
1/8" = 1'-0"

01

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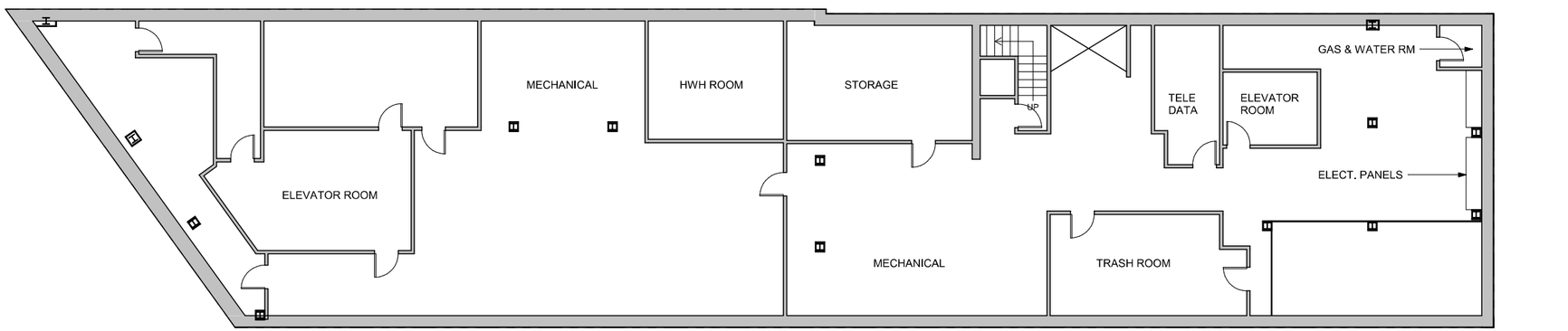


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SITE PLAN

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EXISTING FLOOR PLAN - CELLAR 01
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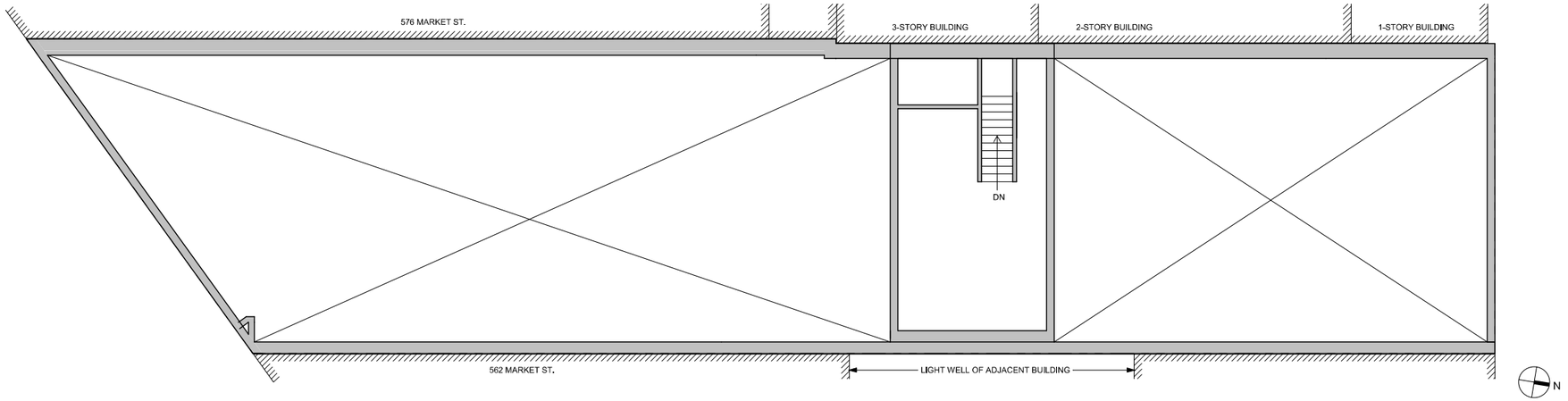


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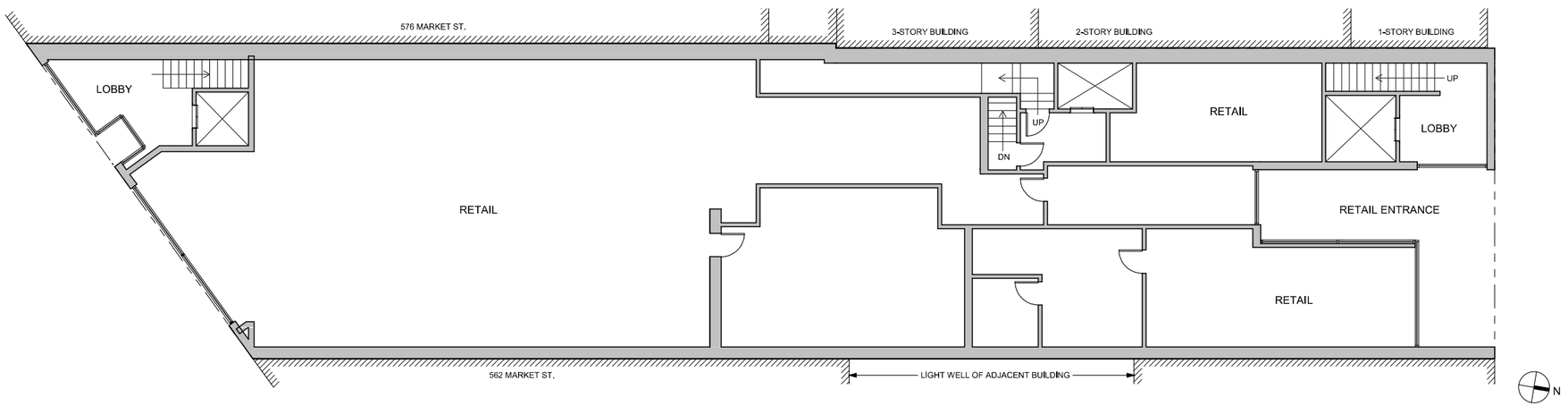
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EXISTING FLOOR PLAN - MEZZANINE LEVEL **02**
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 01 **01**
1/8" = 1'-0"

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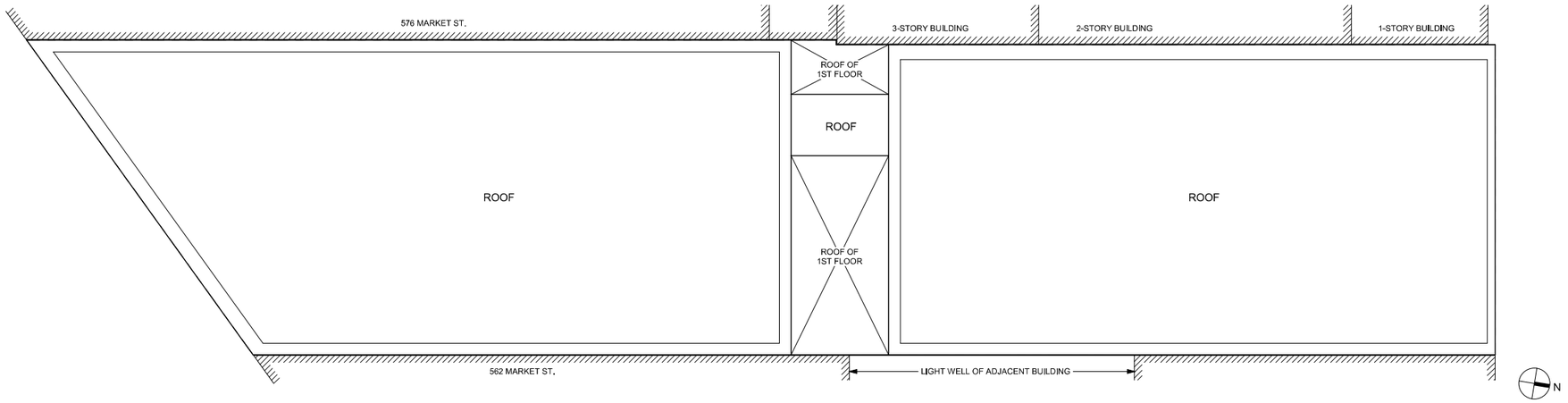


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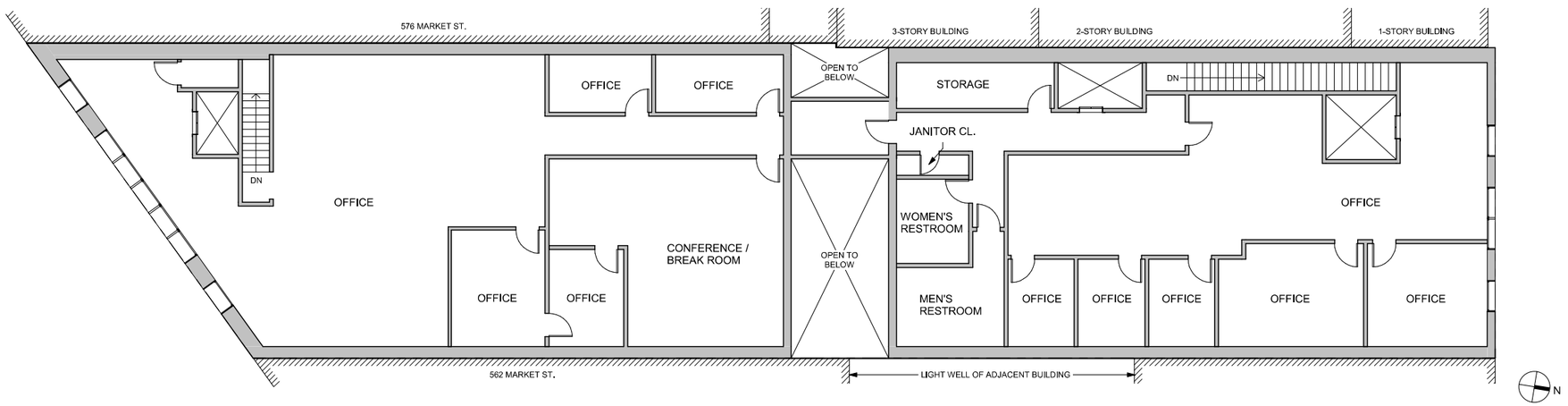
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EXISTING FLOOR PLAN - ROOF 02
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 02 01
1/8" = 1'-0"

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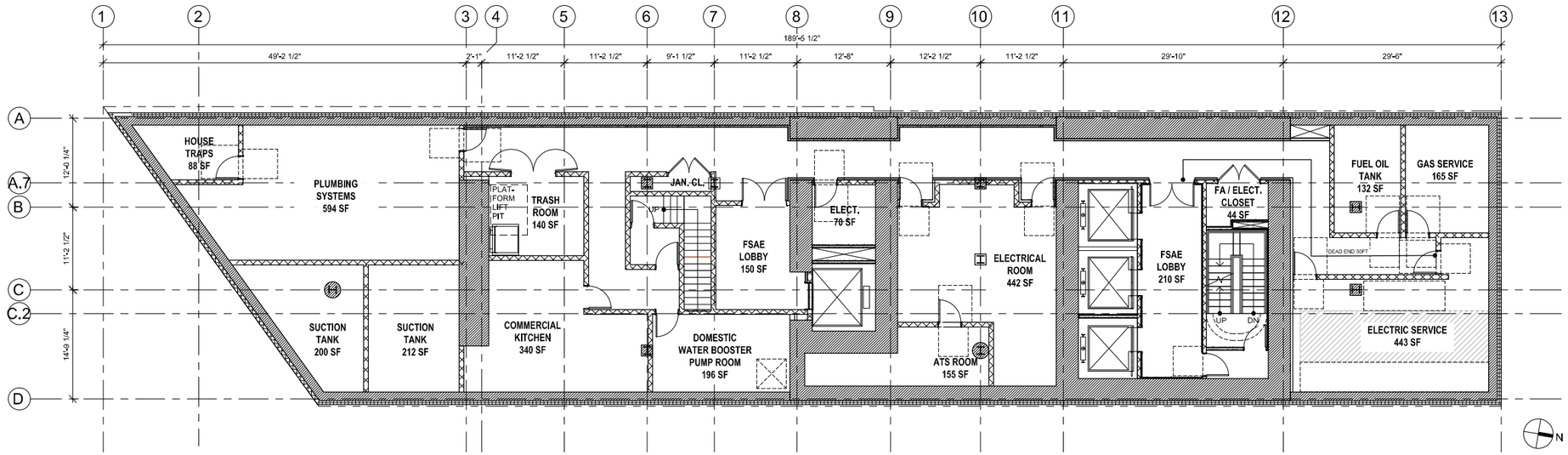


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Checked By: Checker
Project No: 177

Drawing Title:
EXISTING FLOOR PLAN - LEVEL 02 & ROOF

Sheet Number:
A-052.00

Sheet No: of



FLOOR PLAN - BASEMENT **01**
1/8" = 1'-0"

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3	04-02-21	REV. MASSING ADDENDUM TO PJ23_
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LICENSED ARCHITECT
AARON W. CLEVENGER
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

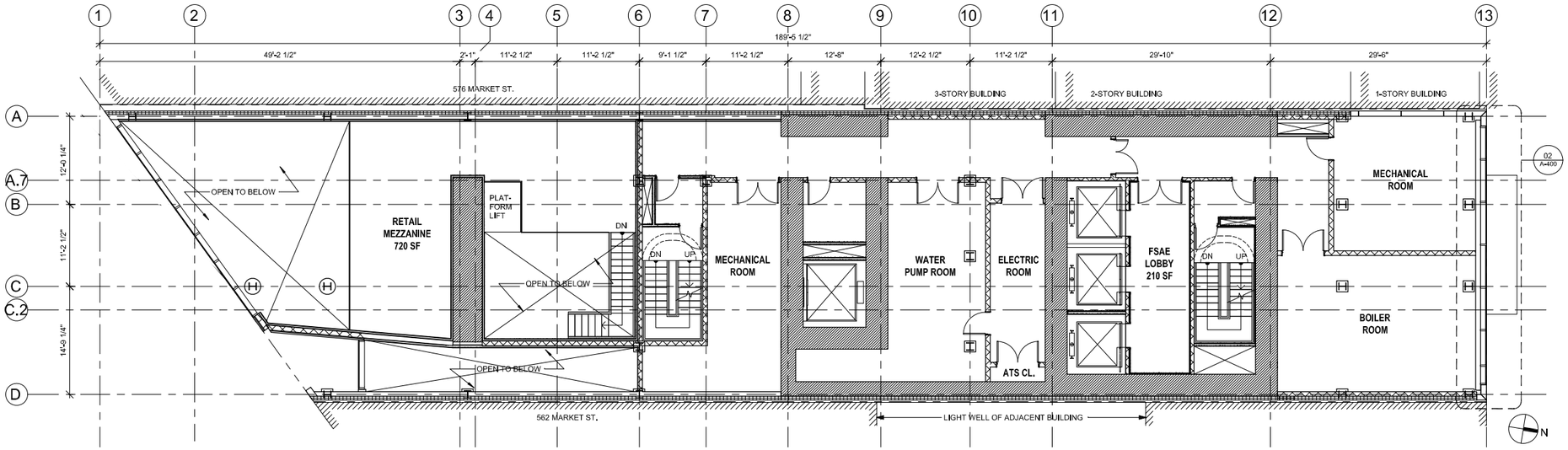


Date: 05/10/2024
Scale: 1/8" = 1'-0"
Drawing By: DFA
Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL

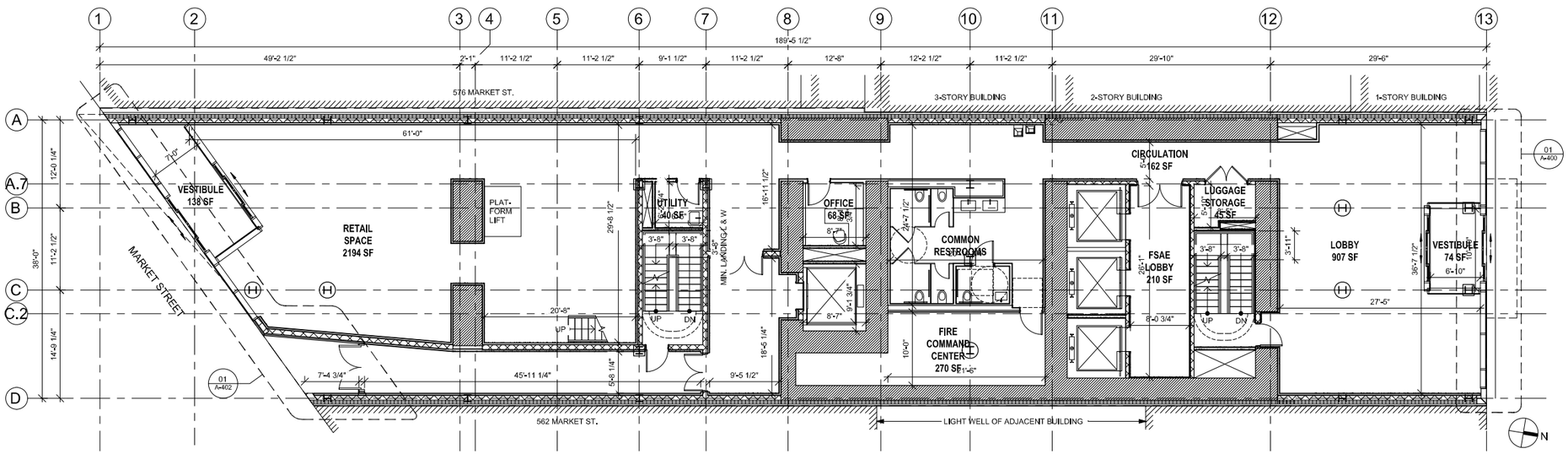
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A-100.02

Sheet No: of



FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

01

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LICENSED ARCHITECT
JASON SUSHKIN
C-32855
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

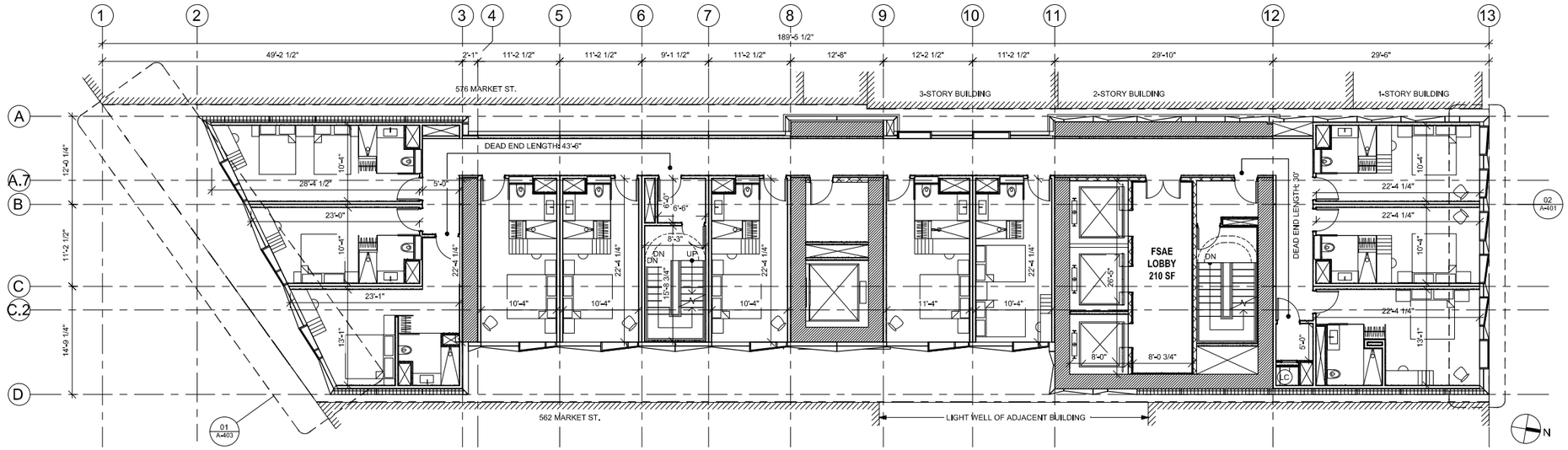


Date: 05/17/2021
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Drawing By: DFA
Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 01 & LEVEL 02

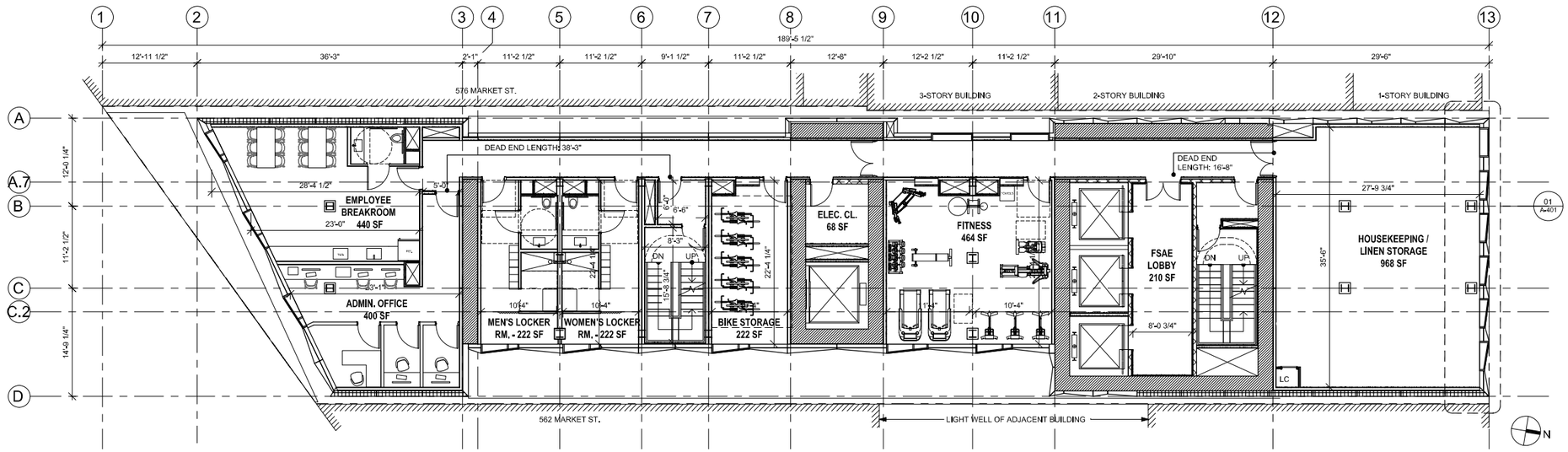
Sheet Number:
A-101.02

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FLOOR PLAN - LEVEL 04
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

01

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JASON BUCKHEIT
C-32858
12 - 31 - 2026
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STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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Key Plan:

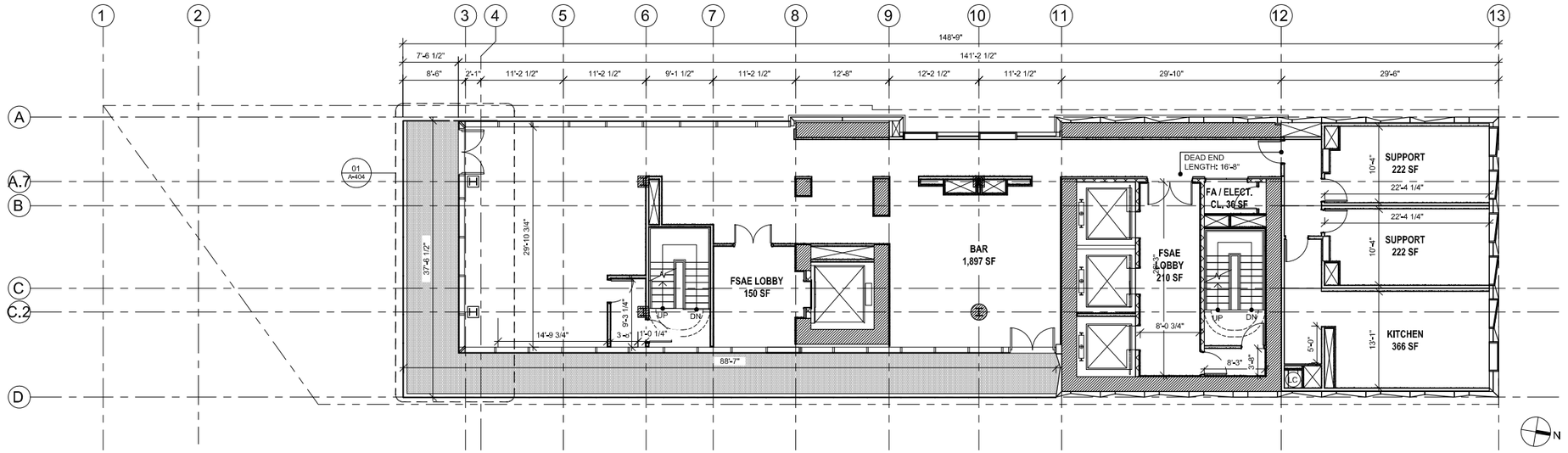


Date: 05/17/2021
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Drawing By: DFA
Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 03 & LEVEL 04

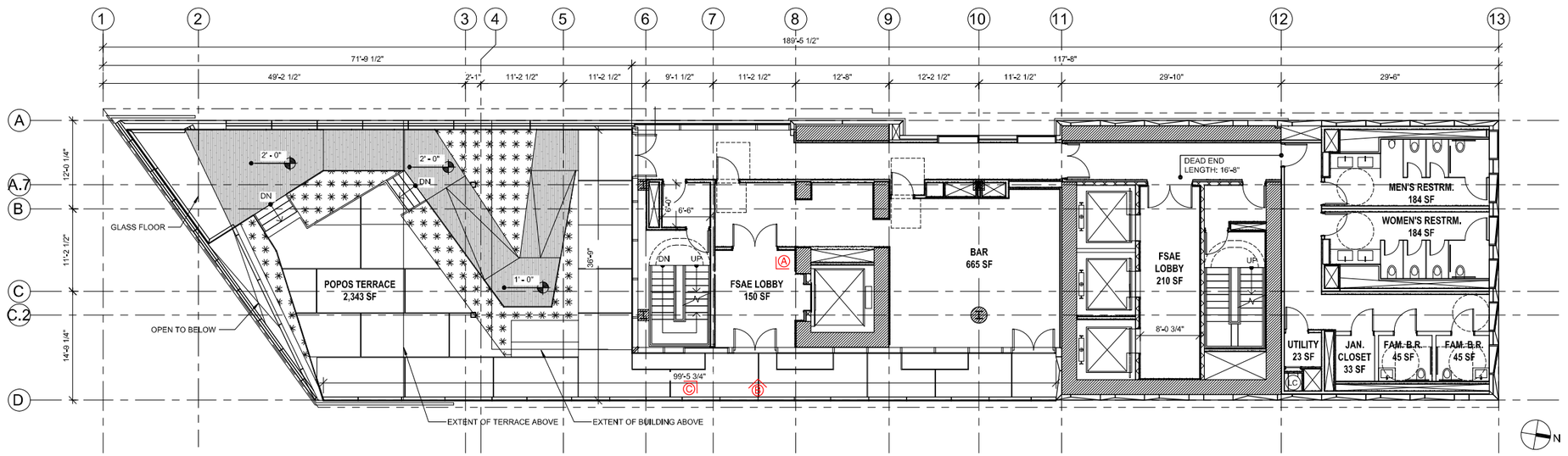
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FLOOR PLAN - LEVEL 16
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 15
1/8" = 1'-0"

01

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JASON BUCHERT
C-32858
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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SAN FRANCISCO, CA

Key Plan:

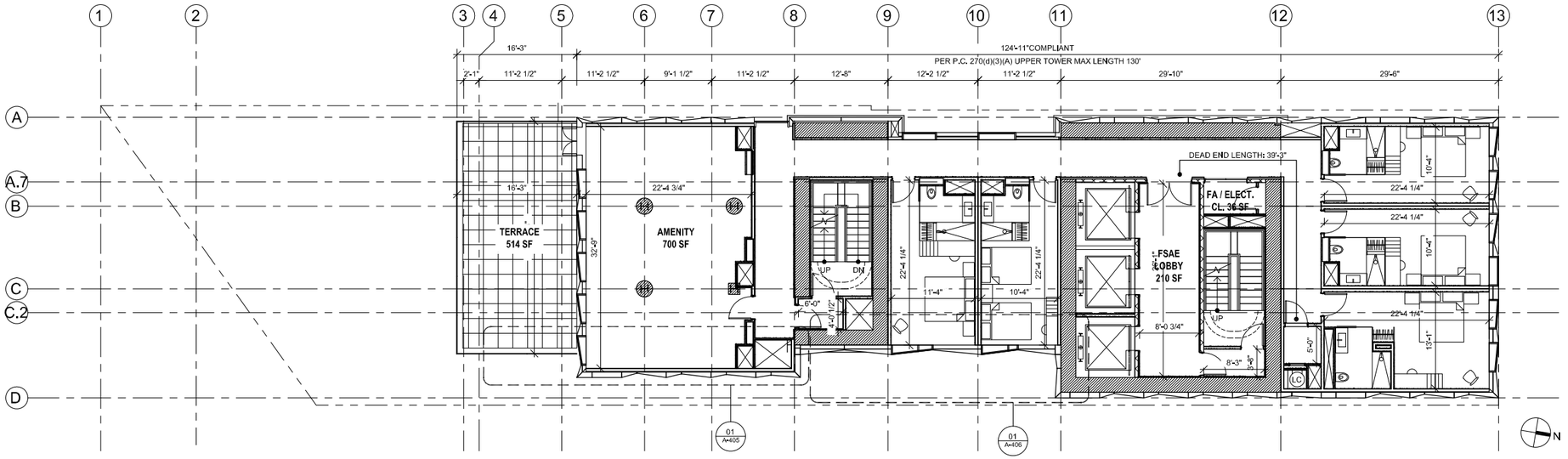


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Scale:	1/8" = 1'-0"
Drawing By:	DFA
Checked By:	DFA
Project No:	177

Drawing Title:
FLOOR PLAN - LEVEL 15 & LEVEL 16

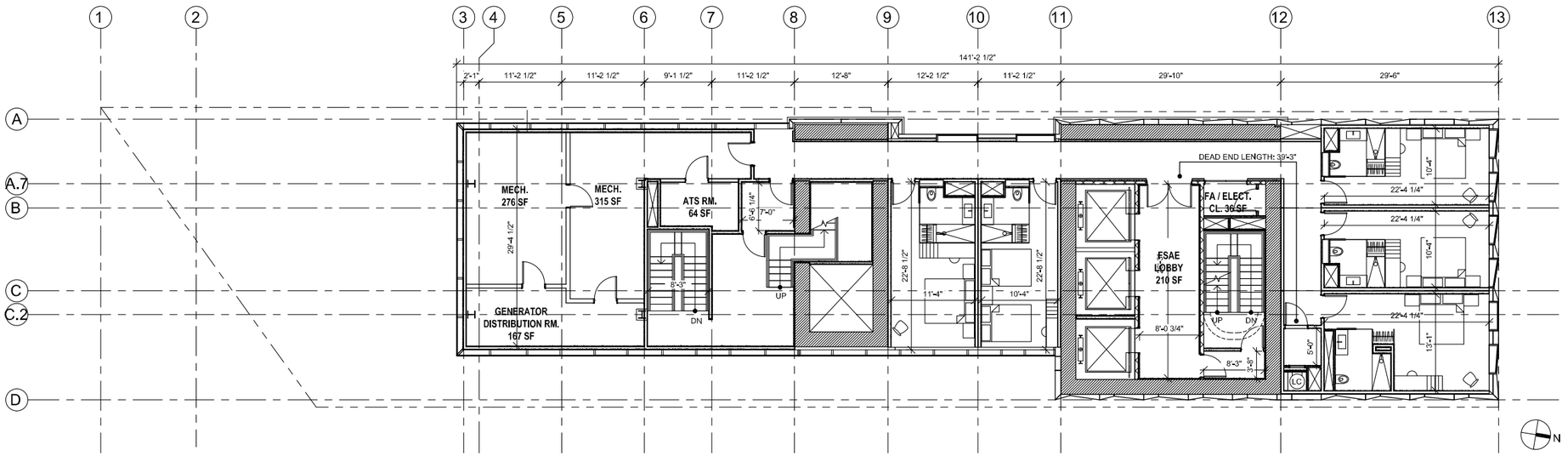
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FLOOR PLAN - LEVEL 18
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 17
1/8" = 1'-0"

01

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JASON SUCHMAN
C-32658
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

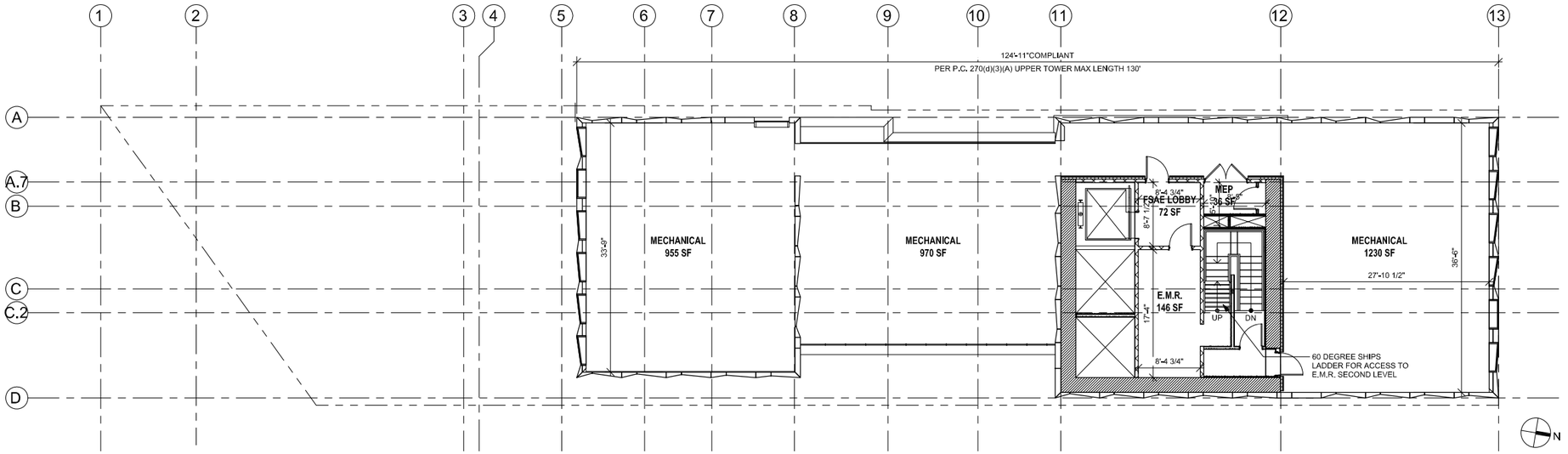


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Scale: 1/8" = 1'-0"
Drawing By: DFA
Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 17 & LEVEL 18

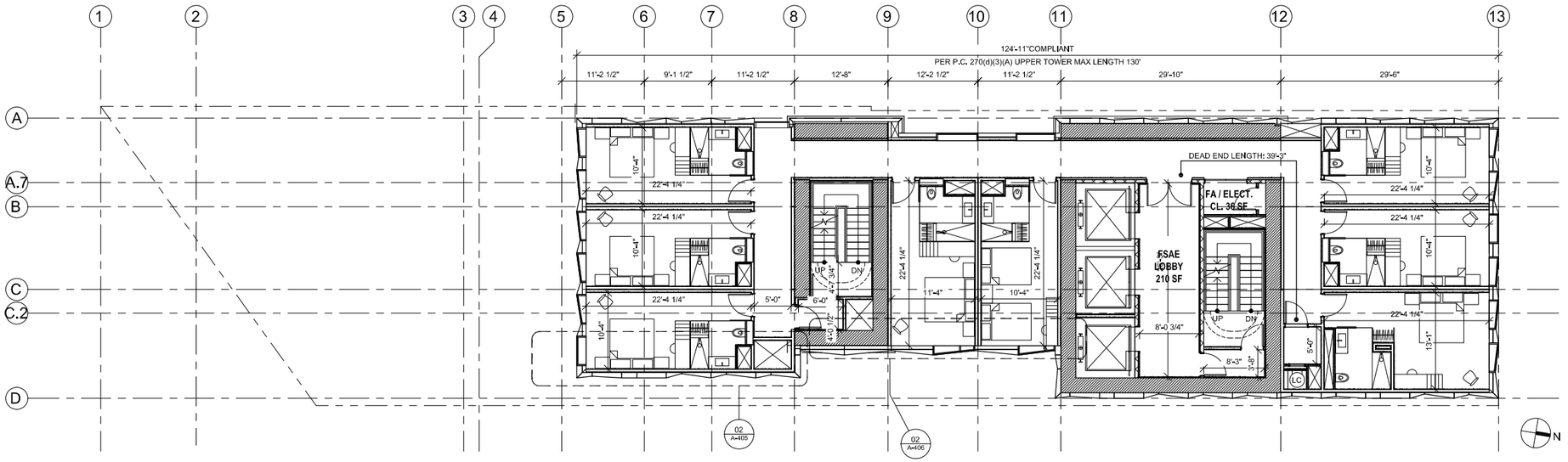
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FLOOR PLAN - ROOF
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 19 THRU 28
1/8" = 1'-0"

01

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10 - 31 - 2025
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STATE OF CALIFORNIA

Project Title:
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Key Plan:

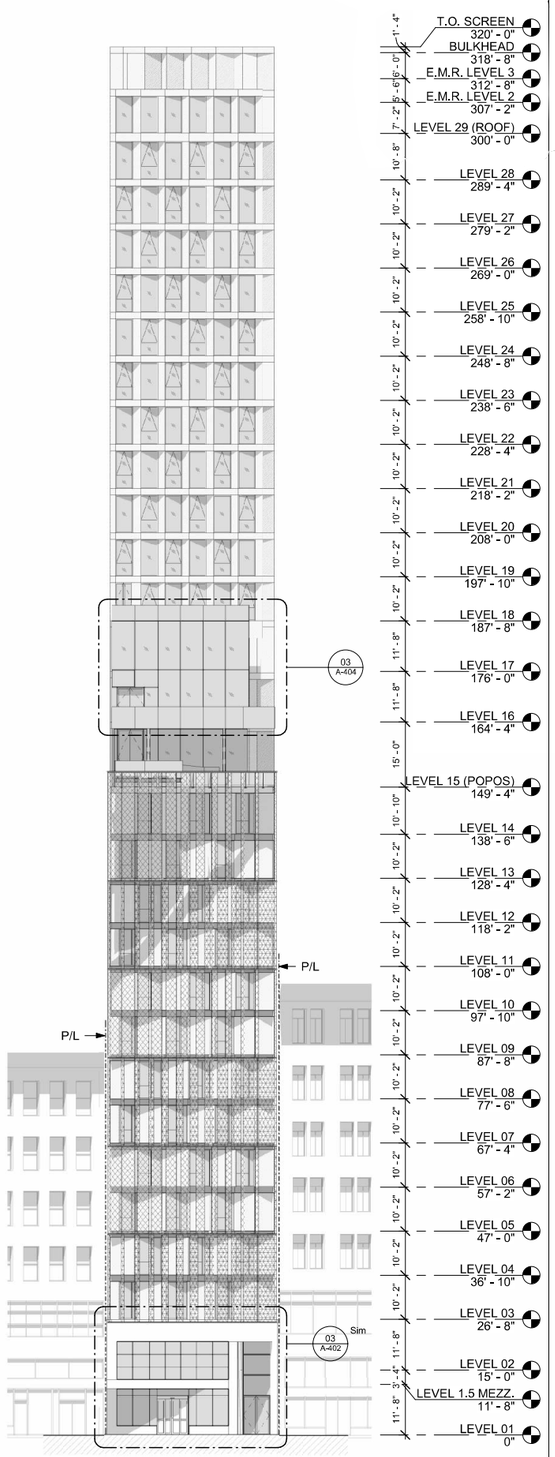


Date: 05/17/2021
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Project No: 177

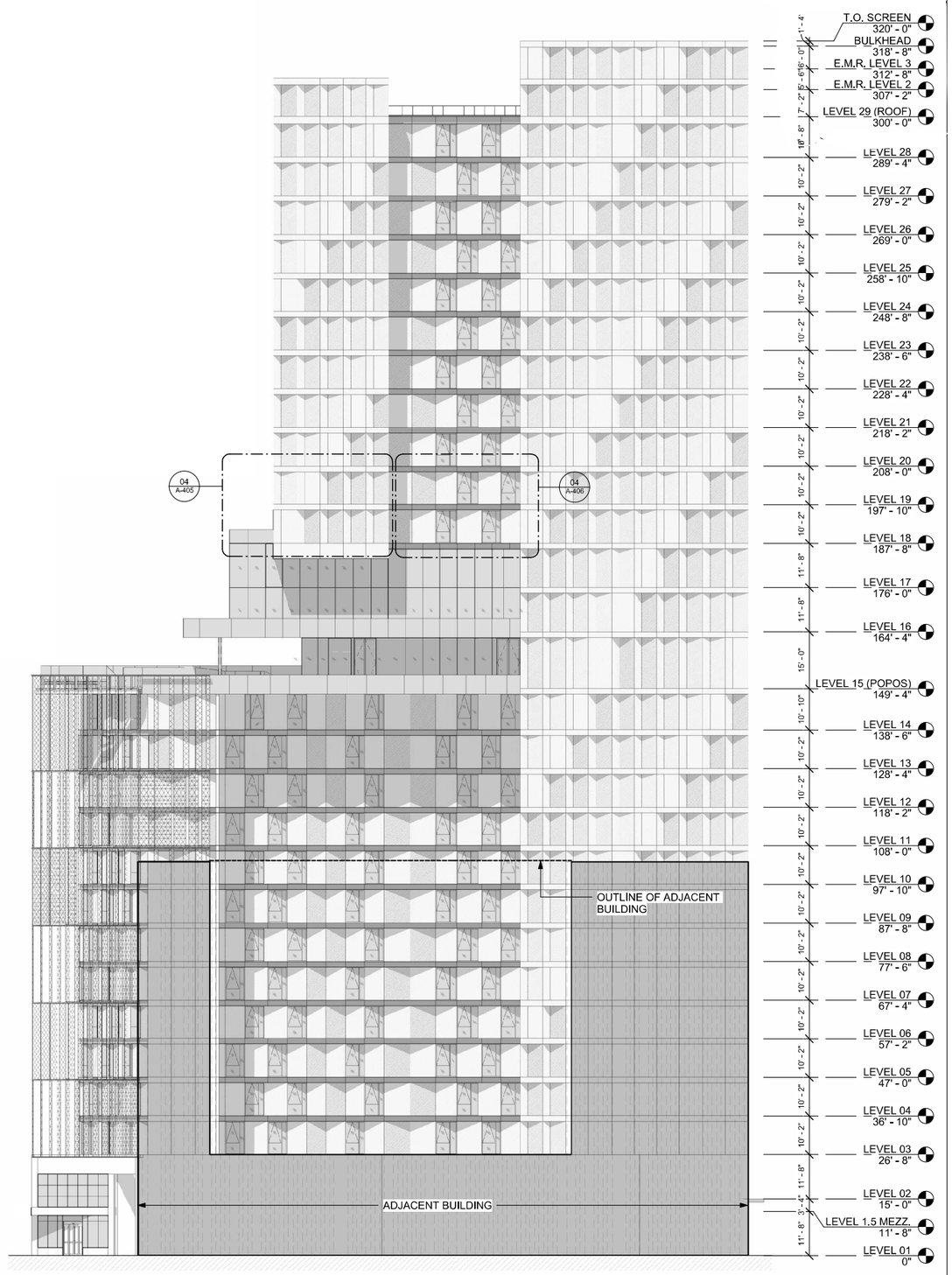
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FLOOR PLAN - LEVEL 19 THRU LEVEL 28 & ROOF

Sheet Number:
A-105.02

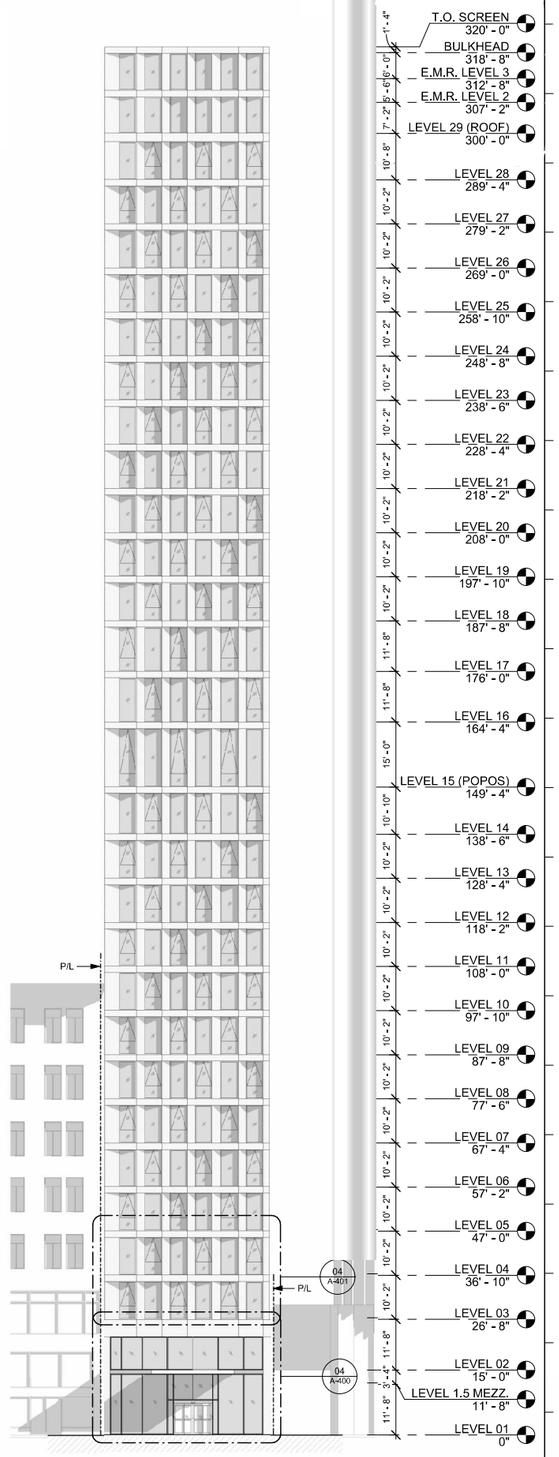
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BUILDING ELEVATION - SOUTH **03**
1/16" = 1'-0"



BUILDING ELEVATION - EAST **02**
1/16" = 1'-0"



BUILDING ELEVATION - NORTH **01**
1/16" = 1'-0"

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AARON RICHARD HYDE
C-32858
10-31-2025
RENEWAL
DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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SAN FRANCISCO, CA

Key Plan:

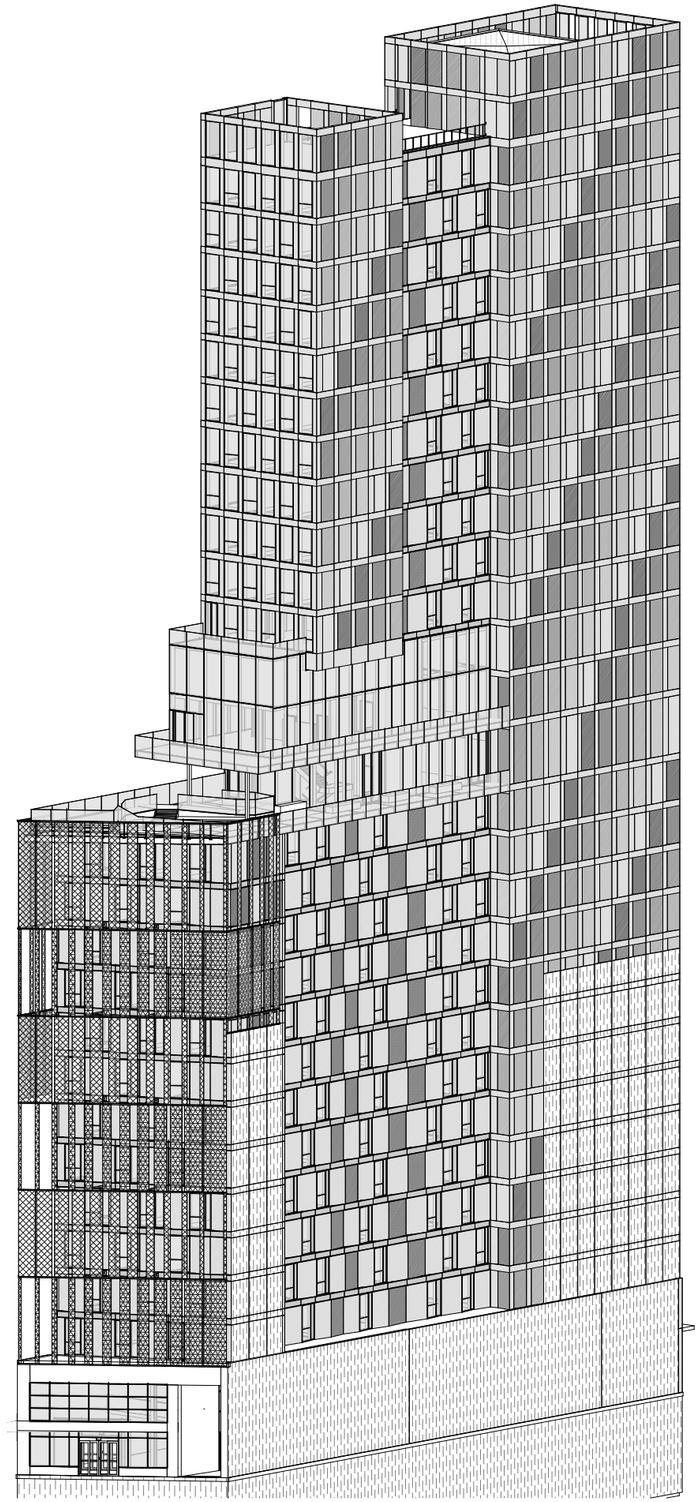


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Project No: 177

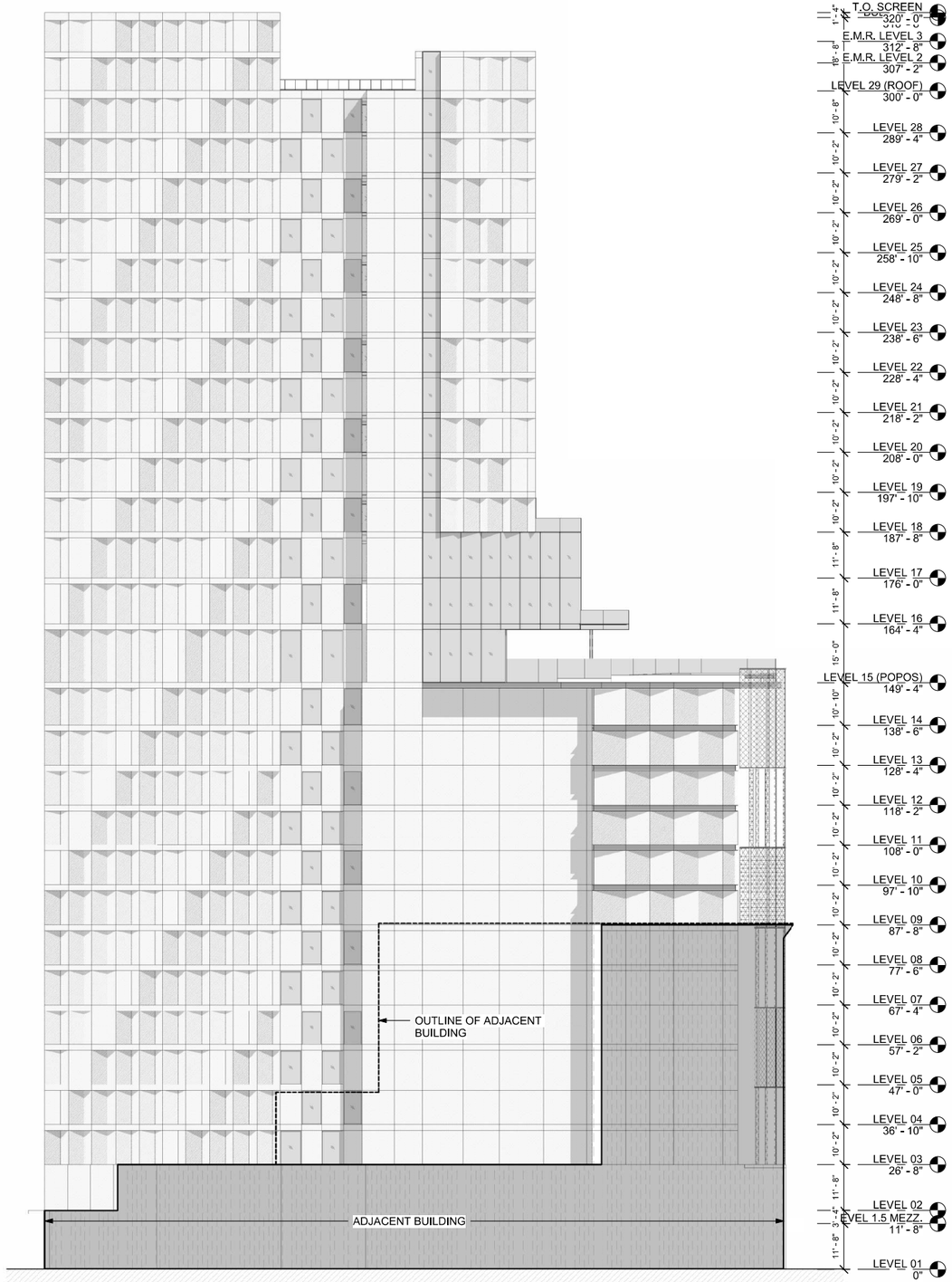
Drawing Title:
BUILDING ELEVATIONS

Sheet Number:
A-200.02

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BUILDING AXONOMETRIC 02



BUILDING ELEVATION - WEST
1/16" = 1'-0" 01

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JASON BURKHART
C-32555
12-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

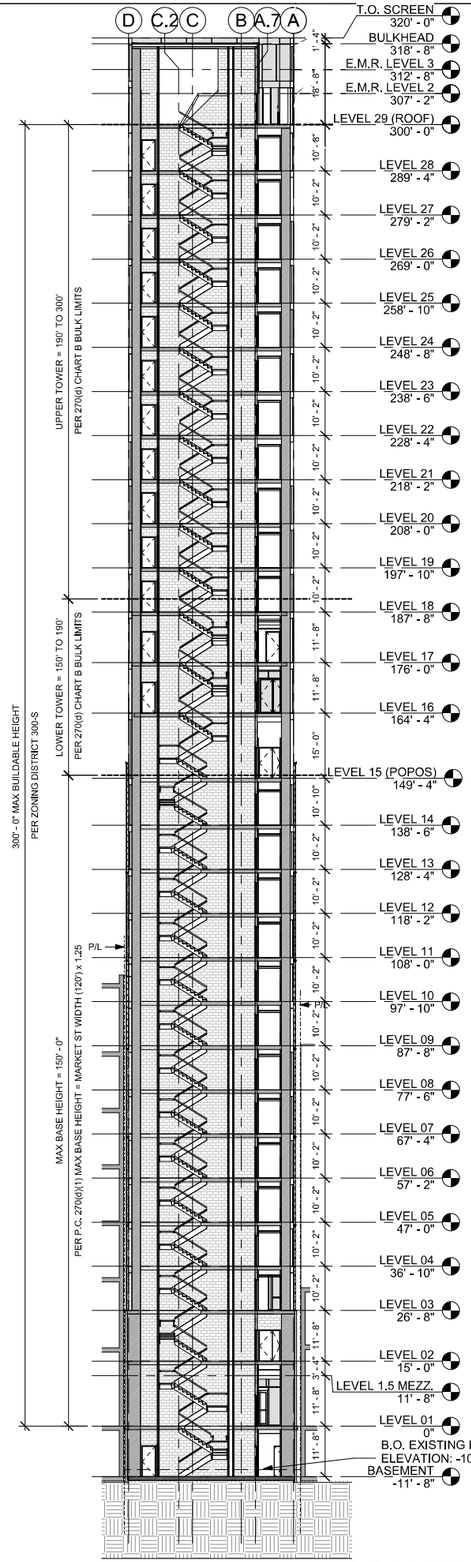


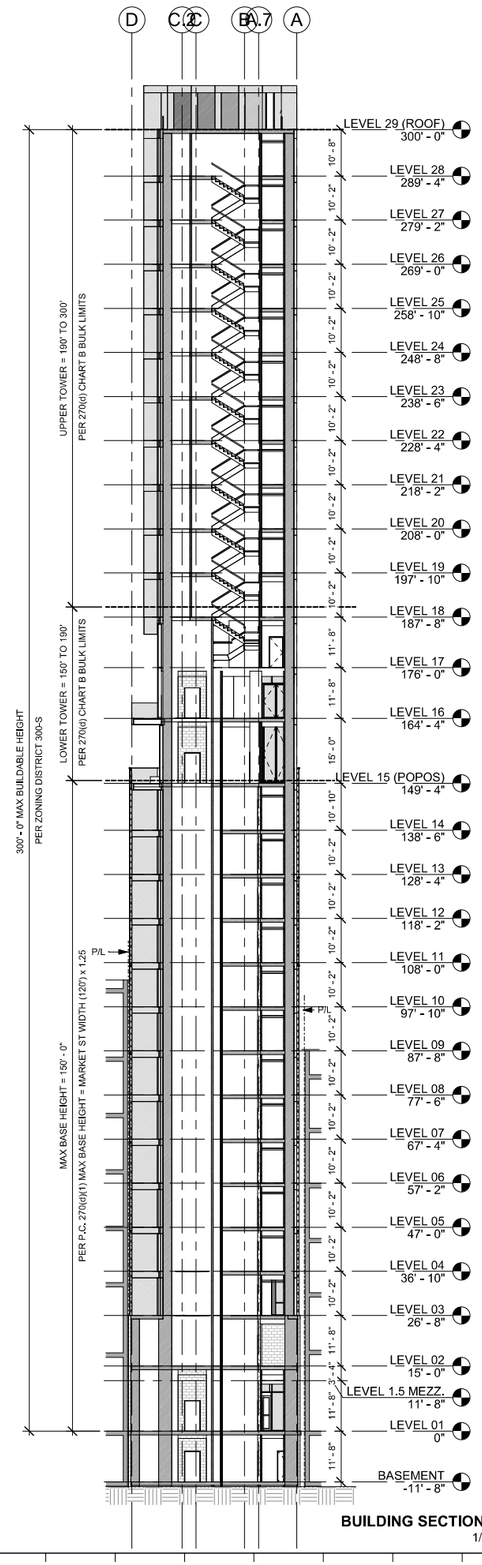
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Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
BUILDING ELEVATIONS

Sheet Number:
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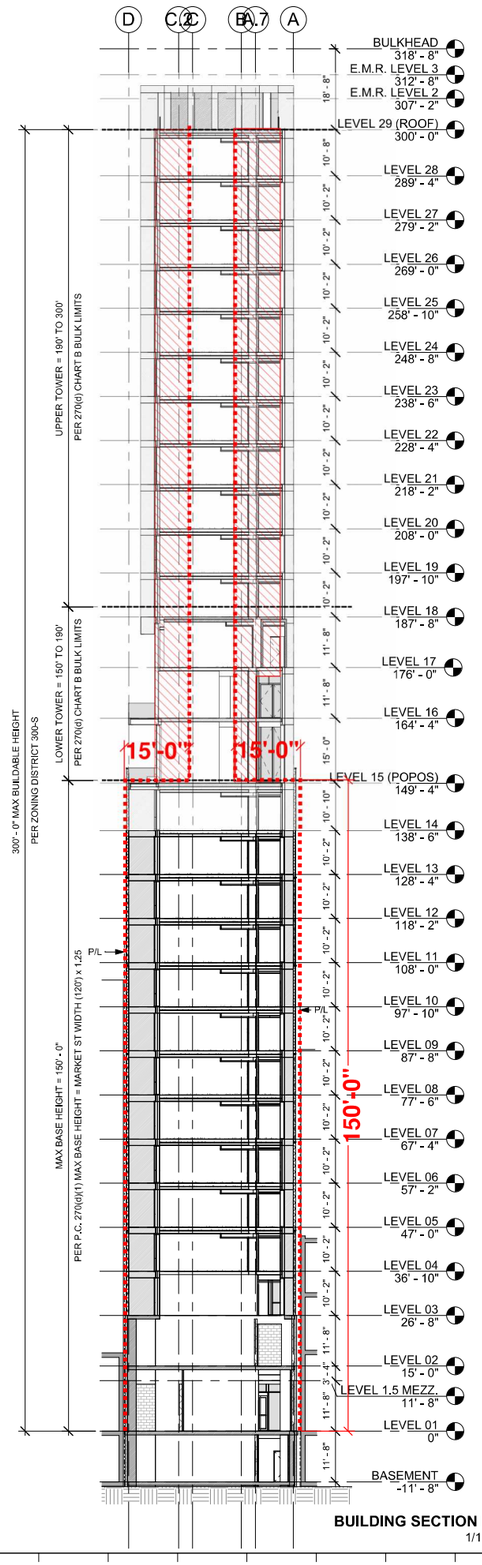
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D C.2 C B A.7 A
T.O. SCREEN 320' - 0"
BULKHEAD 318' - 8"
E.M.R. LEVEL 3 312' - 8"
E.M.R. LEVEL 2 307' - 2"
LEVEL 29 (ROOF) 300' - 0"
LEVEL 28 289' - 4"
LEVEL 27 279' - 2"
LEVEL 26 269' - 0"
LEVEL 25 258' - 10"
LEVEL 24 248' - 8"
LEVEL 23 238' - 6"
LEVEL 22 228' - 4"
LEVEL 21 218' - 2"
LEVEL 20 208' - 0"
LEVEL 19 197' - 10"
LEVEL 18 187' - 8"
LEVEL 17 176' - 0"
LEVEL 16 164' - 4"
LEVEL 15 (POPOS) 149' - 4"
LEVEL 14 138' - 6"
LEVEL 13 128' - 4"
LEVEL 12 118' - 2"
LEVEL 11 108' - 0"
LEVEL 10 97' - 10"
LEVEL 09 87' - 8"
LEVEL 08 77' - 6"
LEVEL 07 67' - 4"
LEVEL 06 57' - 2"
LEVEL 05 47' - 0"
LEVEL 04 36' - 10"
LEVEL 03 26' - 8"
LEVEL 02 15' - 0"
LEVEL 1.5 MEZZ. 11' - 8"
LEVEL 01 0"
B.O. EXISTING BASEMENT ELEVATION: -10'-0"
BASEMENT -11' - 8"
P/L
300' - 0" MAX BUILDABLE HEIGHT PER ZONING DISTRICT 300-S
UPPER TOWER = 190' TO 300' PER 270(d) CHART B BULK LIMITS
LOWER TOWER = 150' TO 190' PER 270(d) CHART B BULK LIMITS
MAX BASE HEIGHT = 150' - 0" PER P.C. 270(d)(1) MAX BASE HEIGHT = MARKET ST WIDTH (120') x 1.25
10' - 8" 10' - 2" 10' - 2" 10' - 2



BUILDING SECTION E/W 03
1/16" = 1'-0"

02



BUILDING SECTION E/W 02
1/16" = 1'-0"

01

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C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

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570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

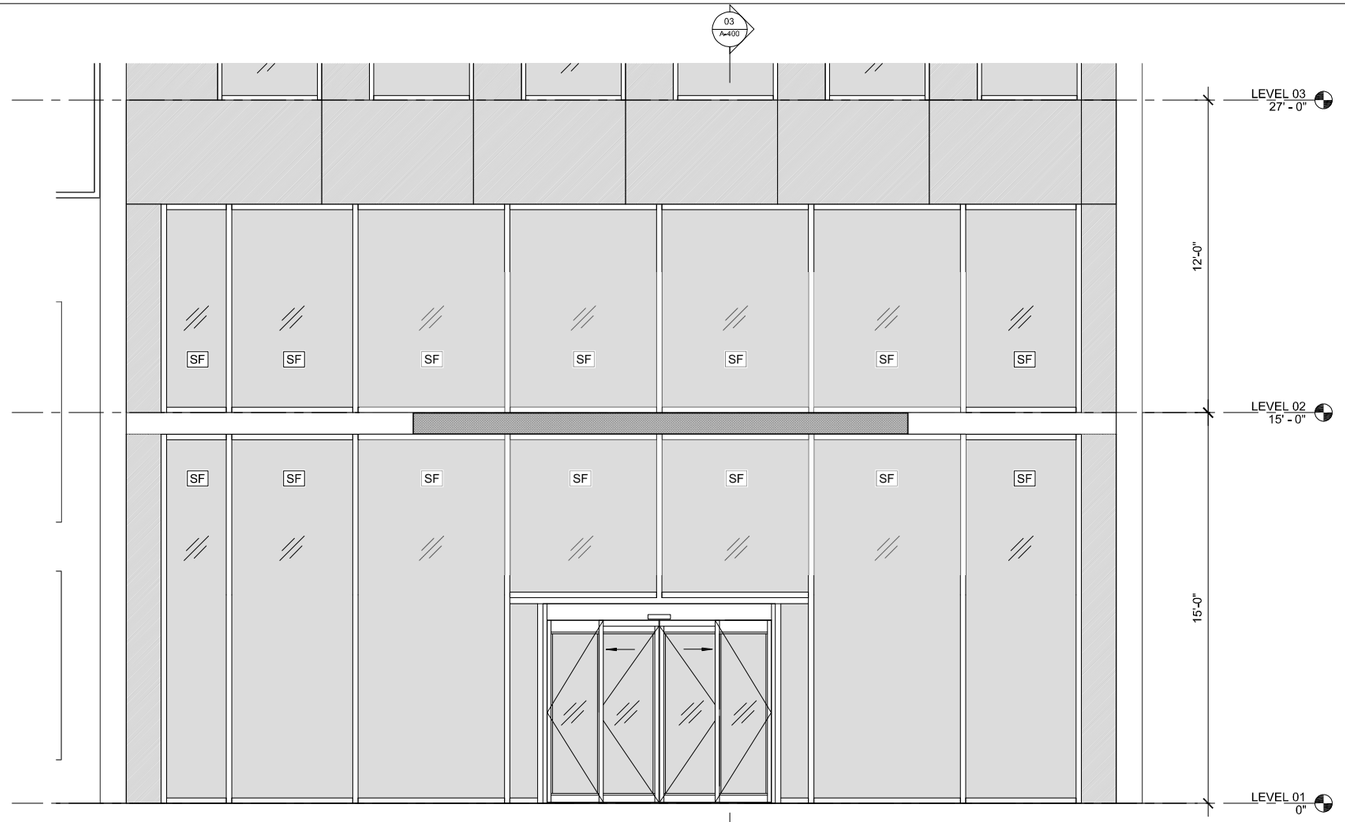


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Drawing By: Author
Checked By: Checker
Project No: 177

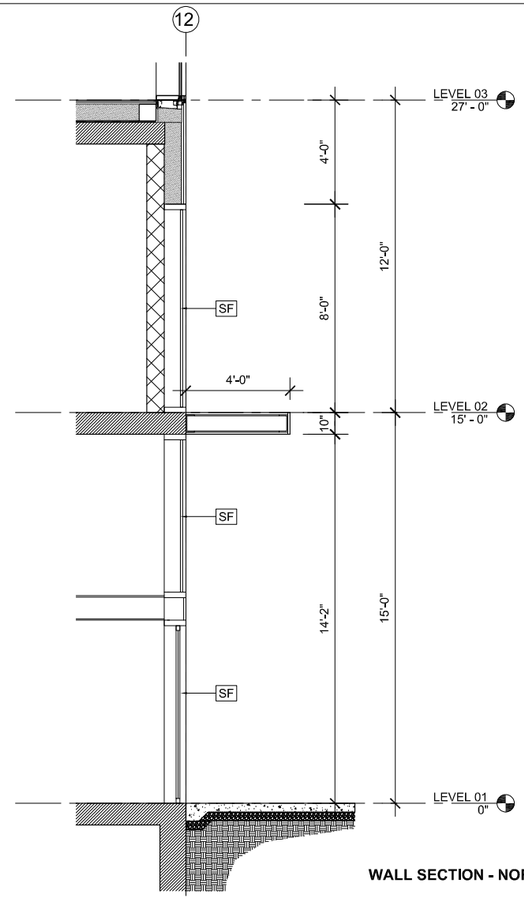
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BUILDING SECTIONS

Sheet Number:
A-301.01

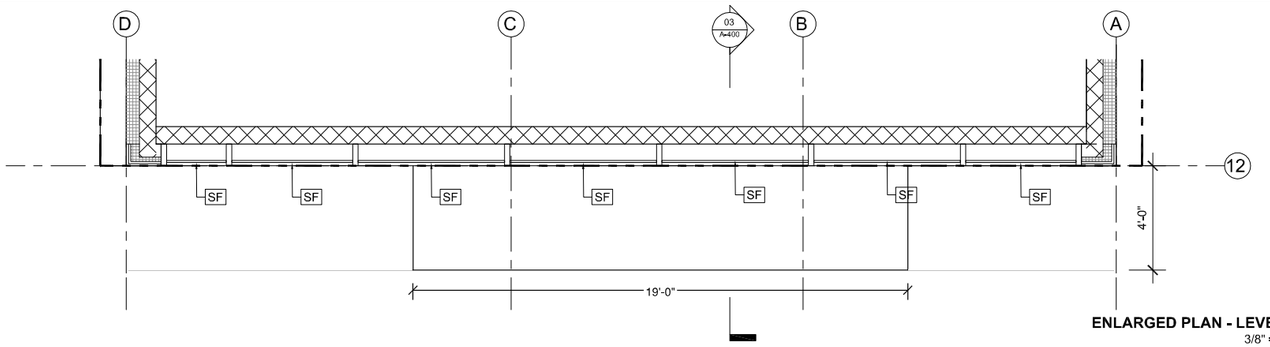
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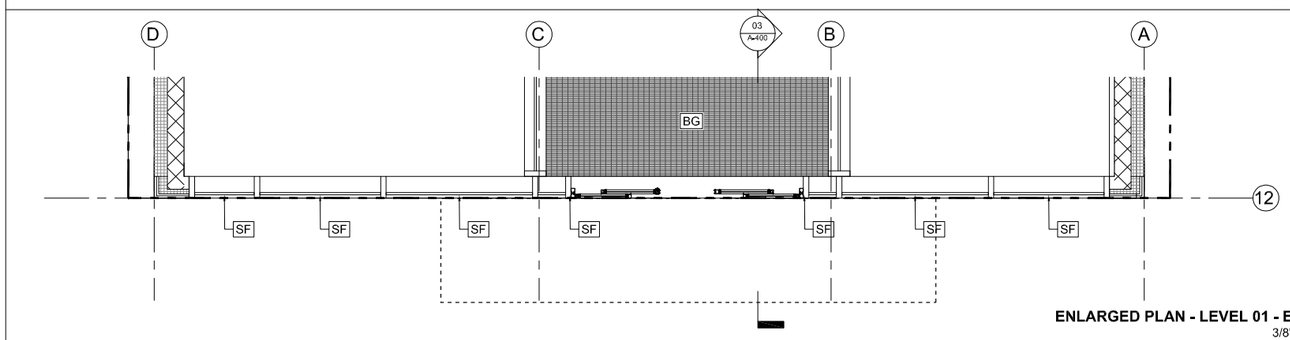
ENLARGED BUILDING ELEVATION - NORTH - ENTRY
3/8" = 1'-0"
04



WALL SECTION - NORTH - ENTRY
3/8" = 1'-0"
03



ENLARGED PLAN - LEVEL 02
3/8" = 1'-0"
02



ENLARGED PLAN - LEVEL 01 - ENTRY
3/8" = 1'-0"
01



BG
BAR GRATING



SF
STOREFRONT GLASS

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NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
4	05-10-24	CONFORMANCE SET

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHHOLZ
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

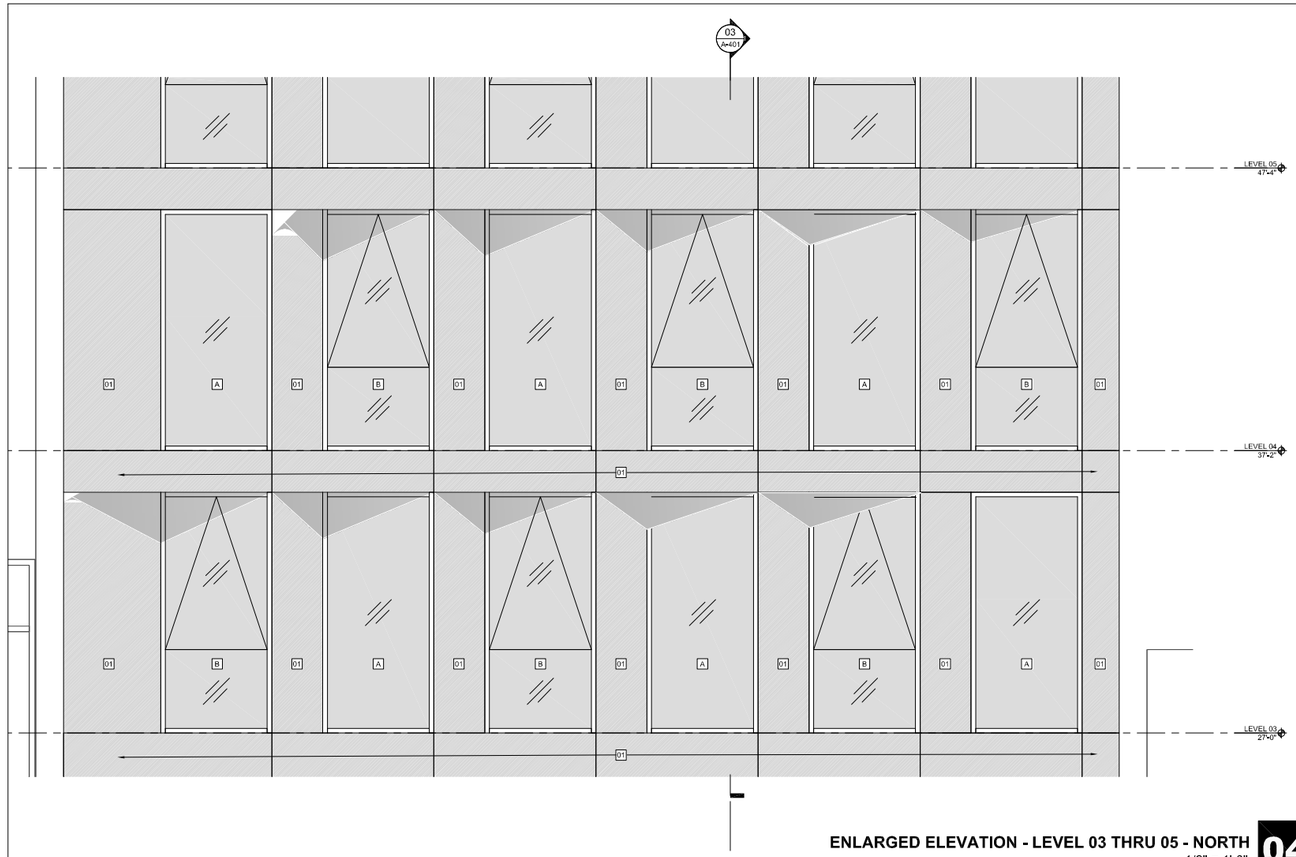


Date:	05/10/2024
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Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

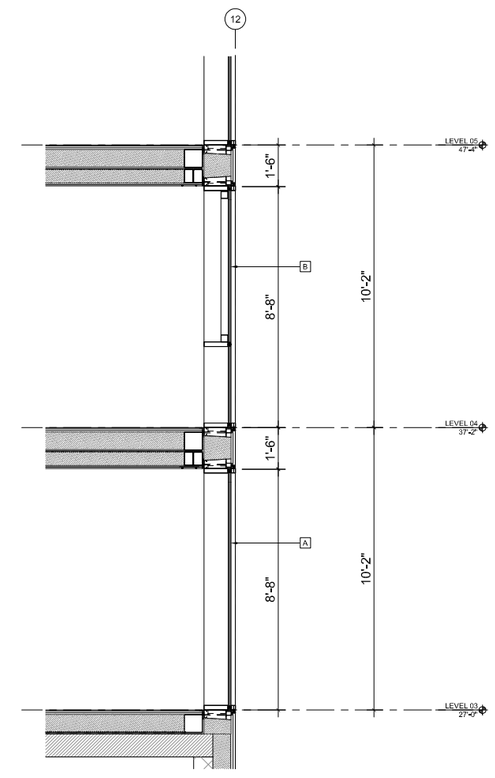
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Sheet No: of



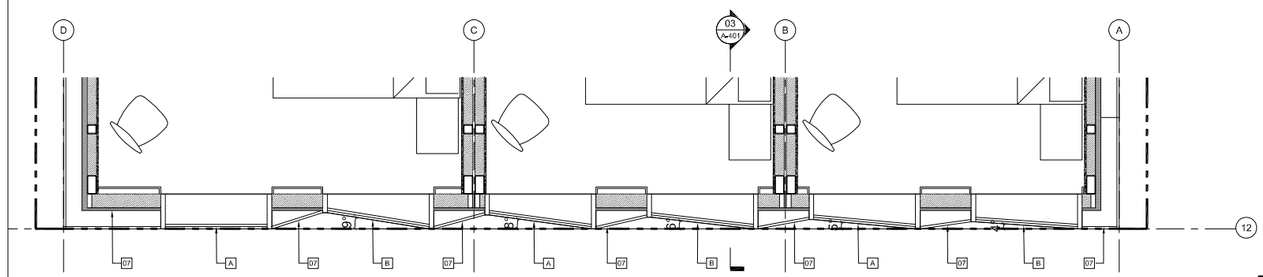
ENLARGED ELEVATION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"

04



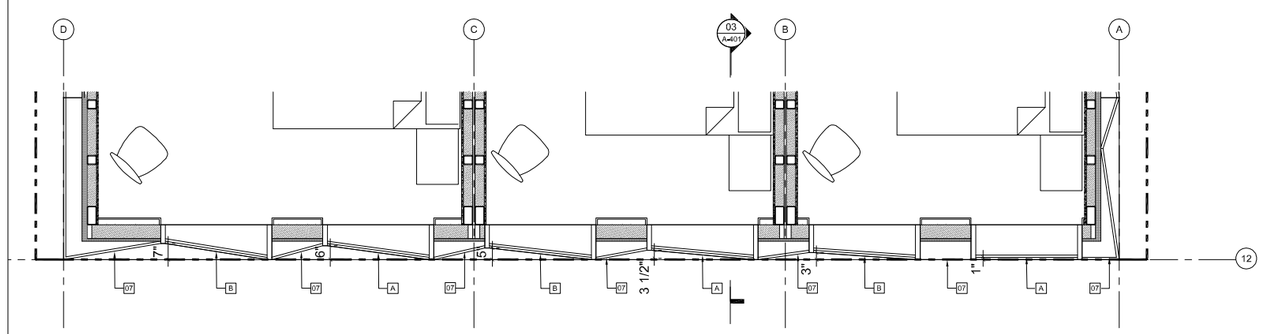
WALL SECTION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"

03



ENLARGED PLAN - LEVEL 04 - NORTH
1/2" = 1'-0"

02



ENLARGED PLAN - LEVEL 03 - NORTH
1/2" = 1'-0"

01



01
EQUITONE
NATURA N164



B
TILT WINDOW WITH FIXED
BOTTOM PANEL



A
FIXED WINDOW

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El Segundo, CA 90245
2134220680
www.codeconsultantsinc.com

Facade Consultant

NO.	DATE	REVISION/ISSUANCE
1	12/00/20	RESPONSE TO PLAN CHECK LETTER
2	12/00/21	ADDENDUM TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

B+Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32868
RENEWAL 08/31/2021
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

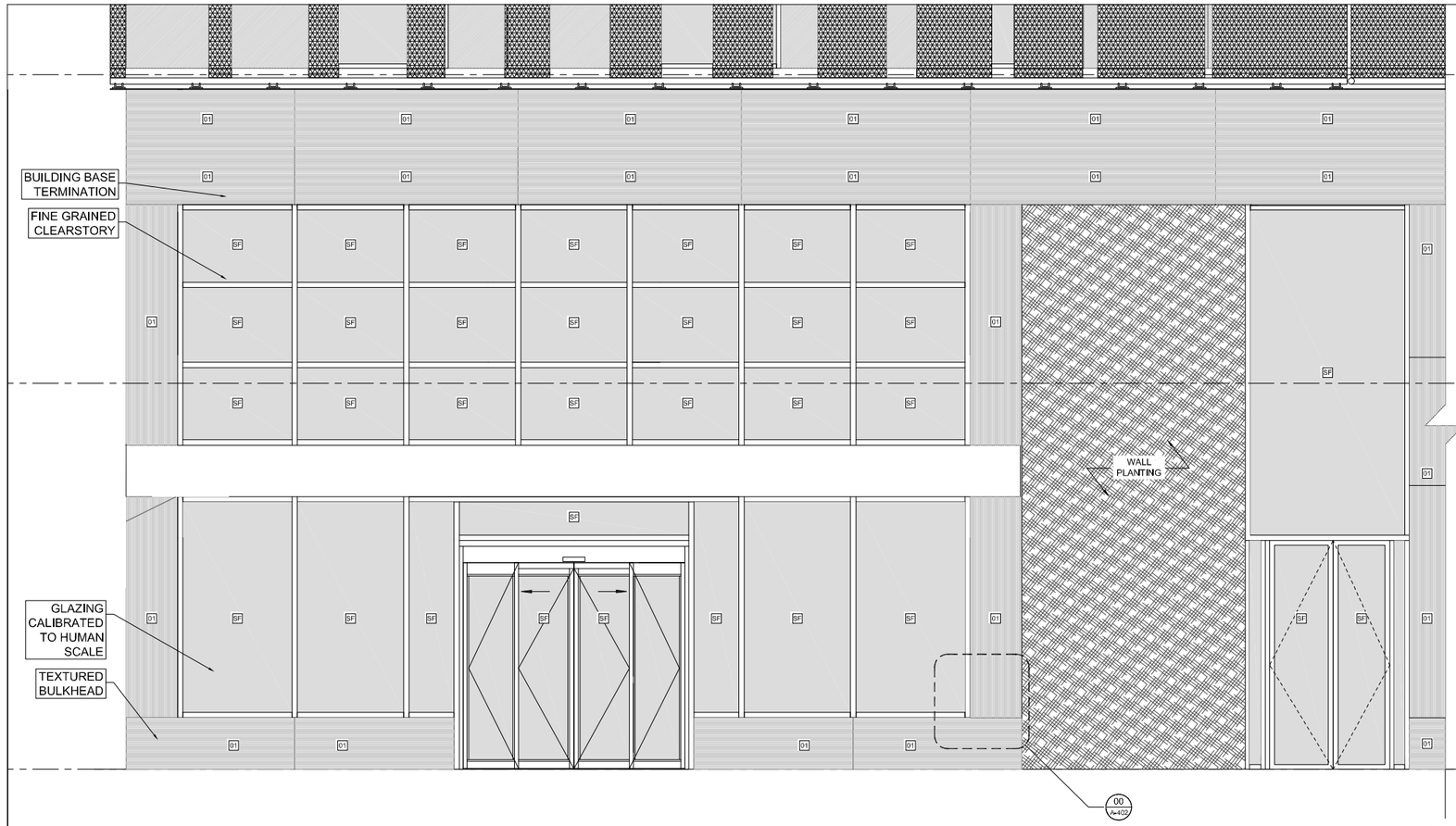


Date:	05/10/2024
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Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

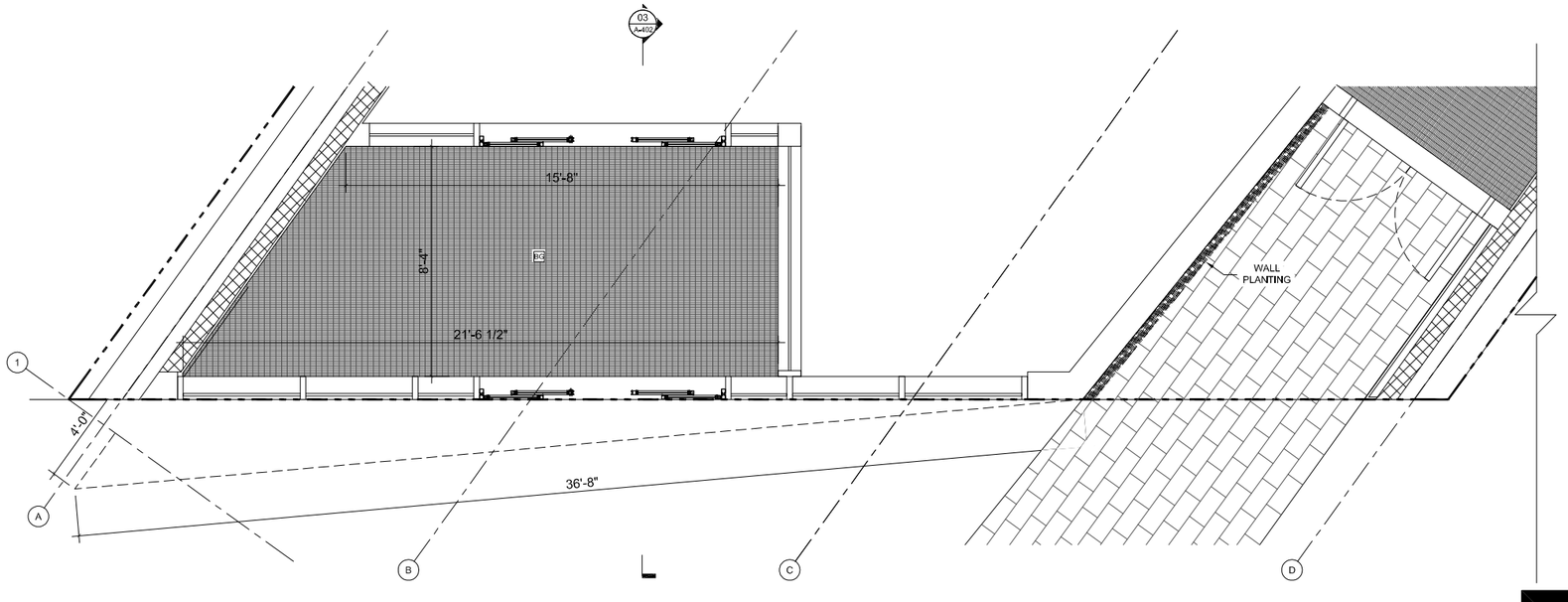
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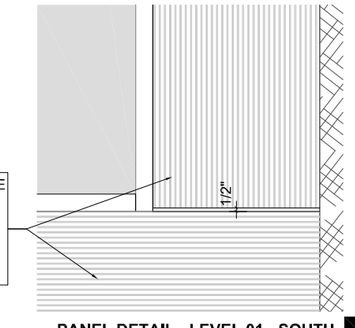


ENLARGED ELEVATION - LEVEL 01 - SOUTH
1/2" = 1'-0" **03**

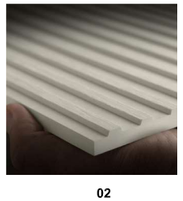
WALL SECTION - LEVEL 01 - SOUTH
1/2" = 1'-0" **02**



ENLARGED PLAN - LEVEL 01 - SOUTH
1/2" = 1'-0" **01**



PANEL DETAIL - LEVEL 01 - SOUTH
1 1/2" = 1'-0" **00**



02
EQUITONE
LINEA LT 90



SF
STOREFRONT
GLASS

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NO.	DATE	REVISION/ISSUANCE
1	10/03/25	RESPONSE TO PLAN CHECK LETTER
2	12/09/25	ADDENDUM TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

BxScarc

Seal & Signature:
DANIEL KEITH FORSTER, RA #LY, #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32858
12-31-2026
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

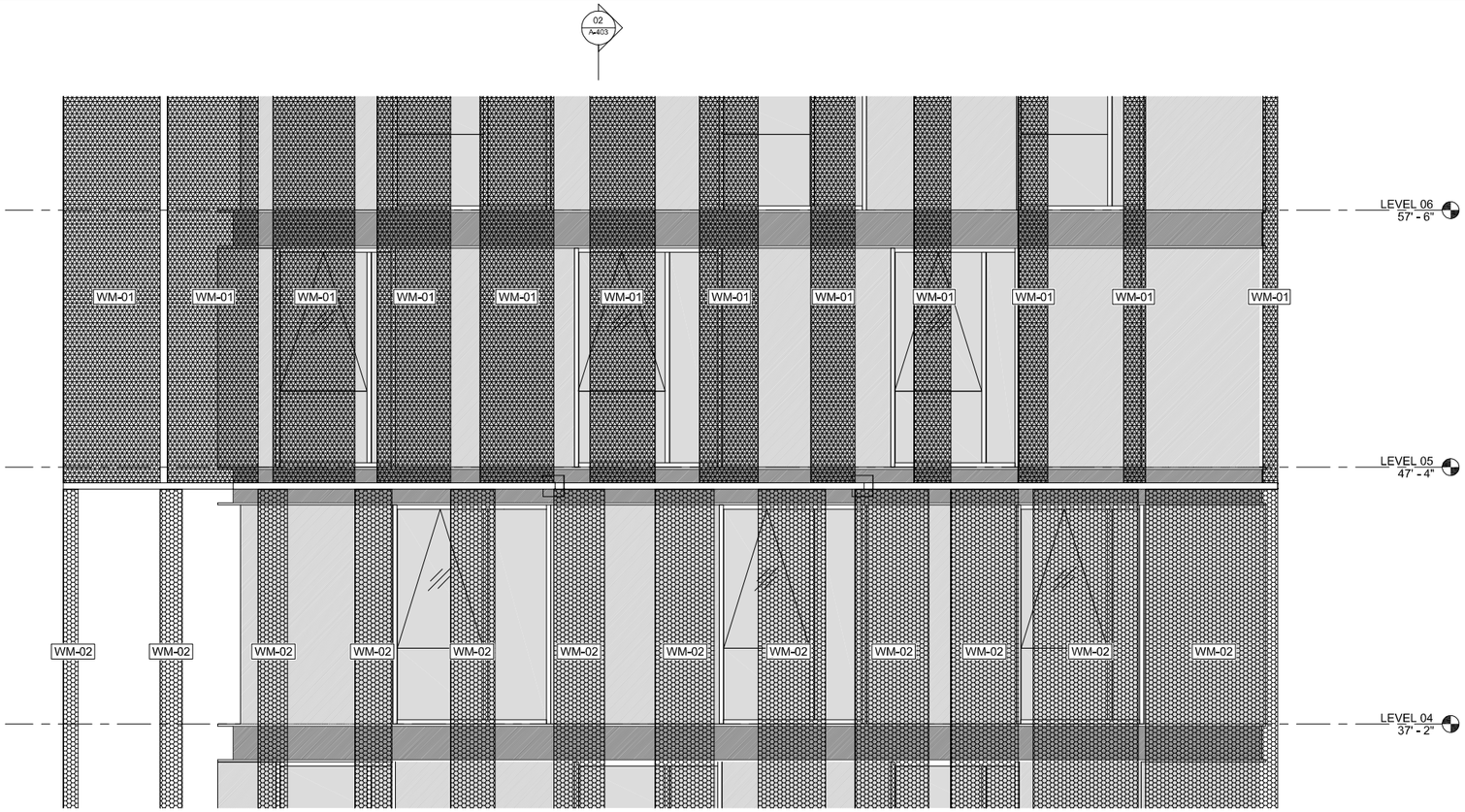


Date: 05/10/2024
Scale: 1/2" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

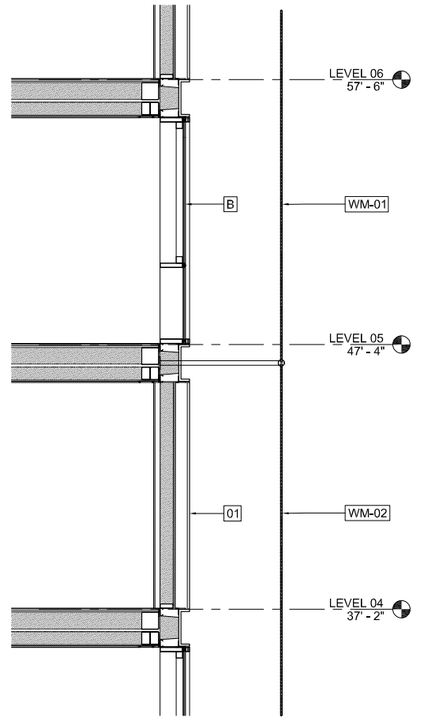
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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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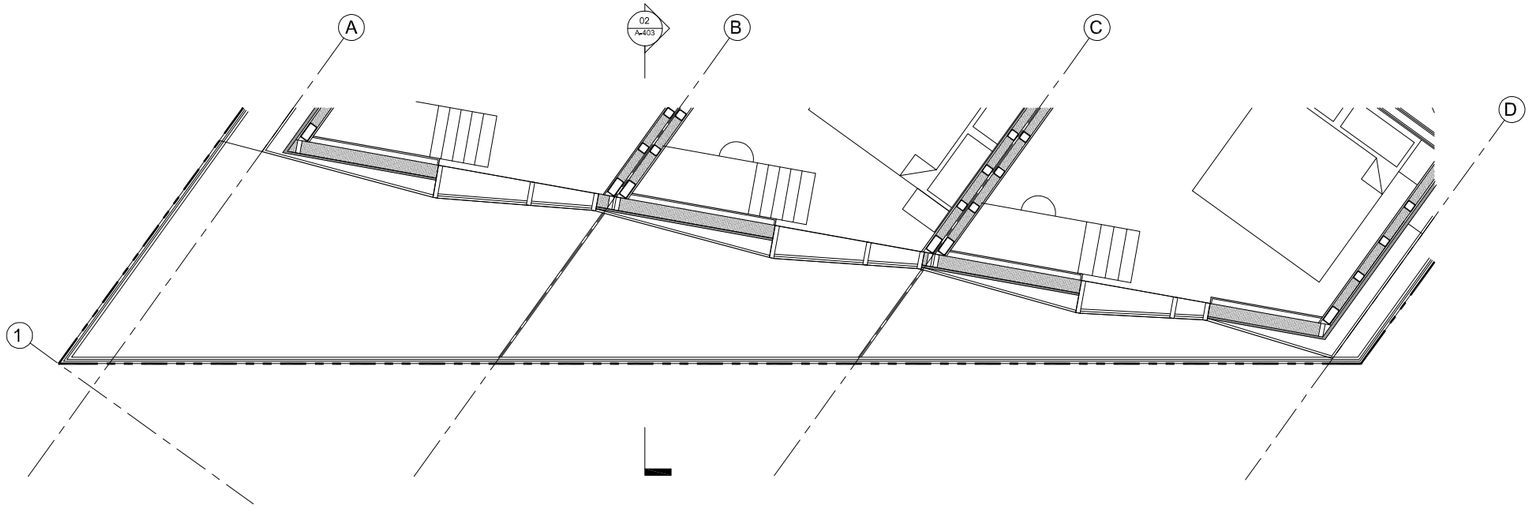
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ENLARGED ELEVATION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"
03



WALL SECTION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"
02



ENALRGED PLAN - LEVEL 04 - SOUTH
01



WM-01
WIRE MESH - 59%
TRANSPARENCY



WM-02
WIRE MESH - 80%
TRANSPARENCY

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NO. DATE REVISION ISSUANCE
1 10-30-20 RESPONSE TO PLAN CHECK LETTER

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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BURKHART
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

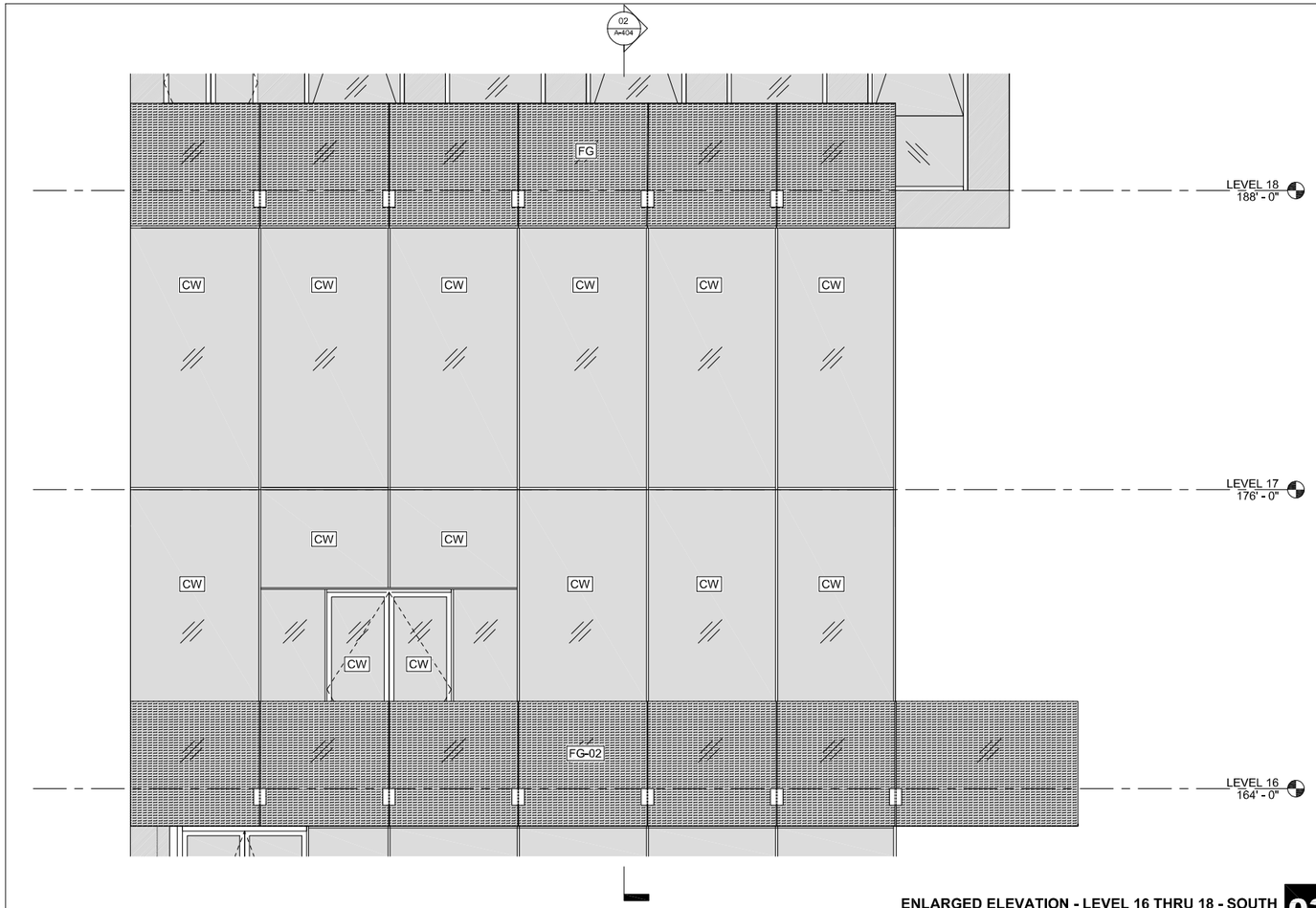


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Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

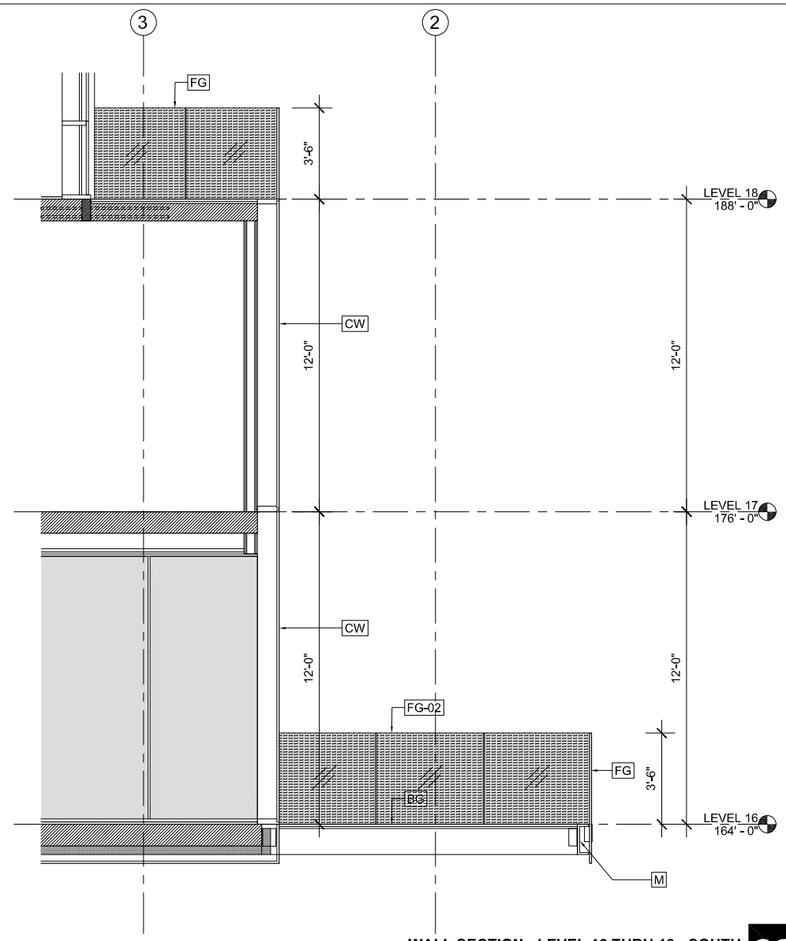
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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
A-403.00

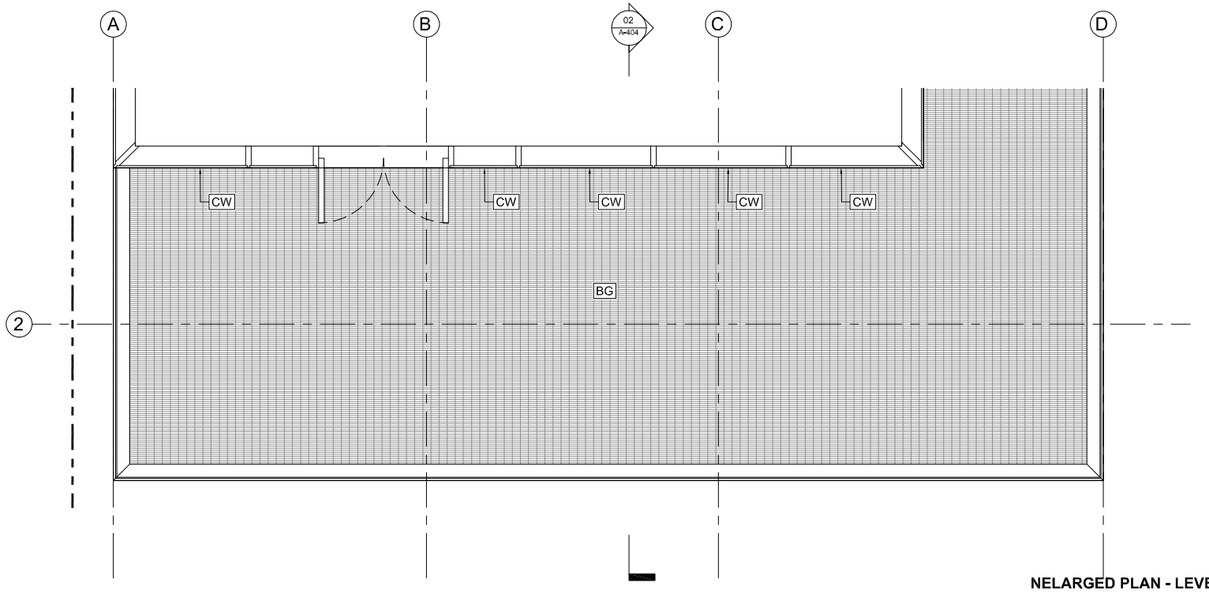
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ENLARGED ELEVATION - LEVEL 16 THRU 18 - SOUTH
3/8" = 1'-0"
03



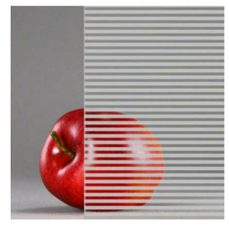
WALL SECTION - LEVEL 16 THRU 18 - SOUTH
3/8" = 1'-0"
02



NELARGED PLAN - LEVEL 16 - SOUTH
3/8" = 1'-0"
01



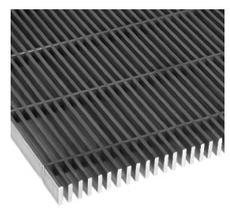
M
SLAB EDGE CAP
GREY STEEL
C-CHANNEL



FG-02
BIRD SAFE
FRITTED GLASS



CW
SSG CURTAIN WALL



BG
BAR GRATING

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1	10-30-20	RESPONSE TO PLAN CHECK LETTER

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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355



Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

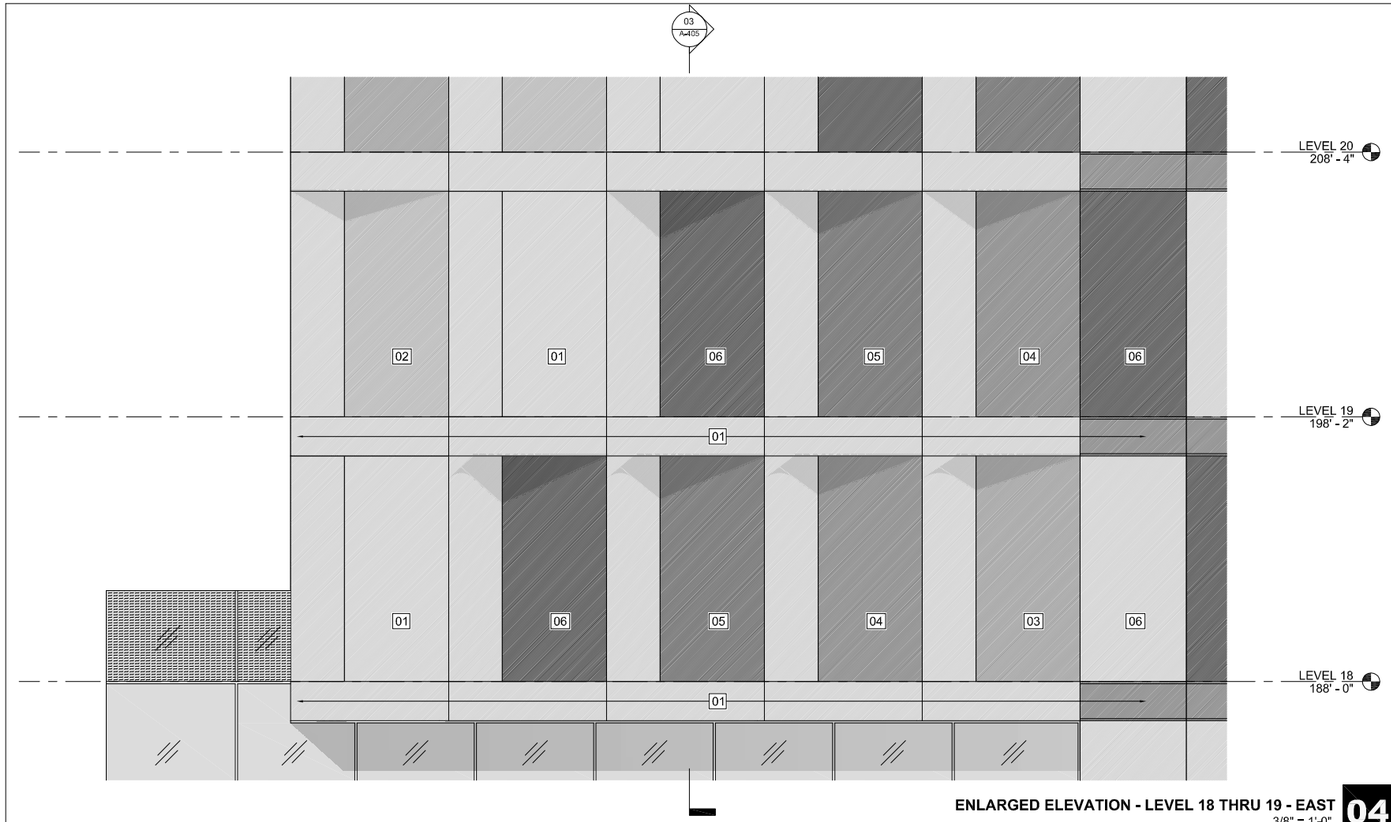


Date:	05/10/2024
Scale:	3/8" = 1'-0"
Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

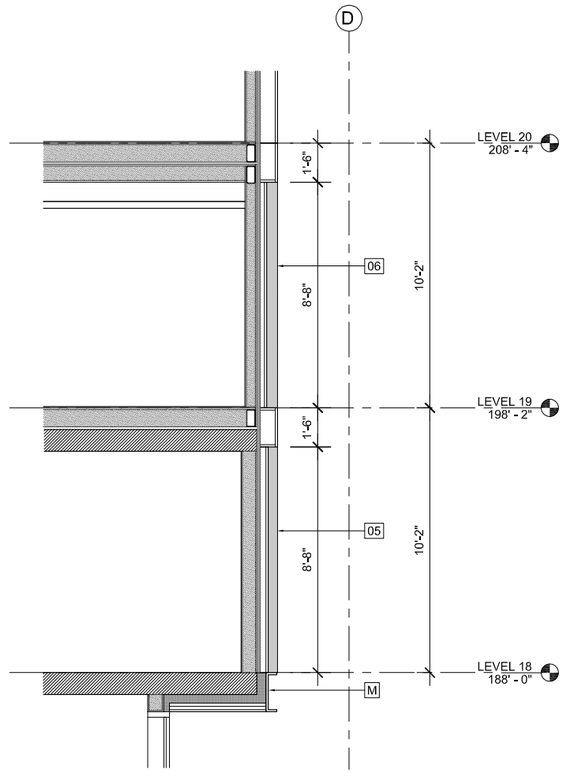
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Sheet No: of



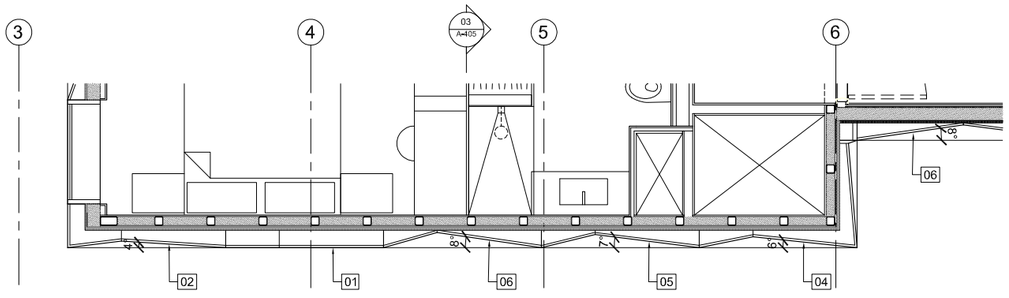
ENLARGED ELEVATION - LEVEL 18 THRU 19 - EAST
3/8" = 1'-0"

04



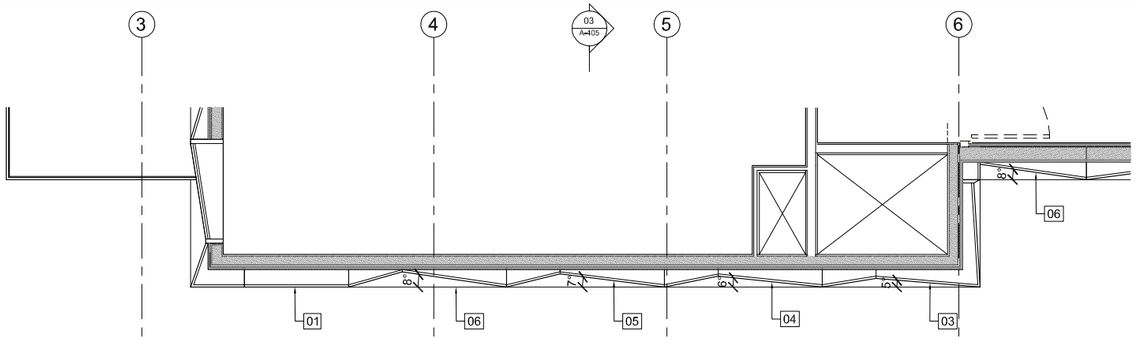
WALL SECTION - LEVEL 18 THRU 19 - EAST

03



ENLARGED PLAN - LEVEL 19 - EAST
3/8" = 1'-0"

02



ENLARGED PLAN - LEVEL 18 - EAST
3/8" = 1'-0"

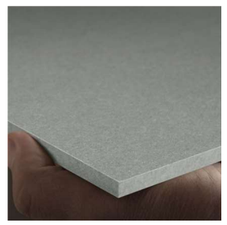
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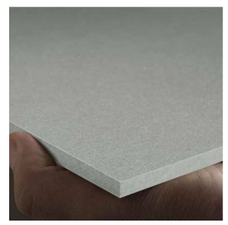
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EQUITONE
NATURA N281



05
EQUITONE
NATURA N252



04
EQUITONE
NATURA N211



03
EQUITONE
NATURA N163



02
EQUITONE
NATURA N161



01
EQUITONE
NATURA N164

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NO.	DATE	REVISION/ISSUANCE
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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
12-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

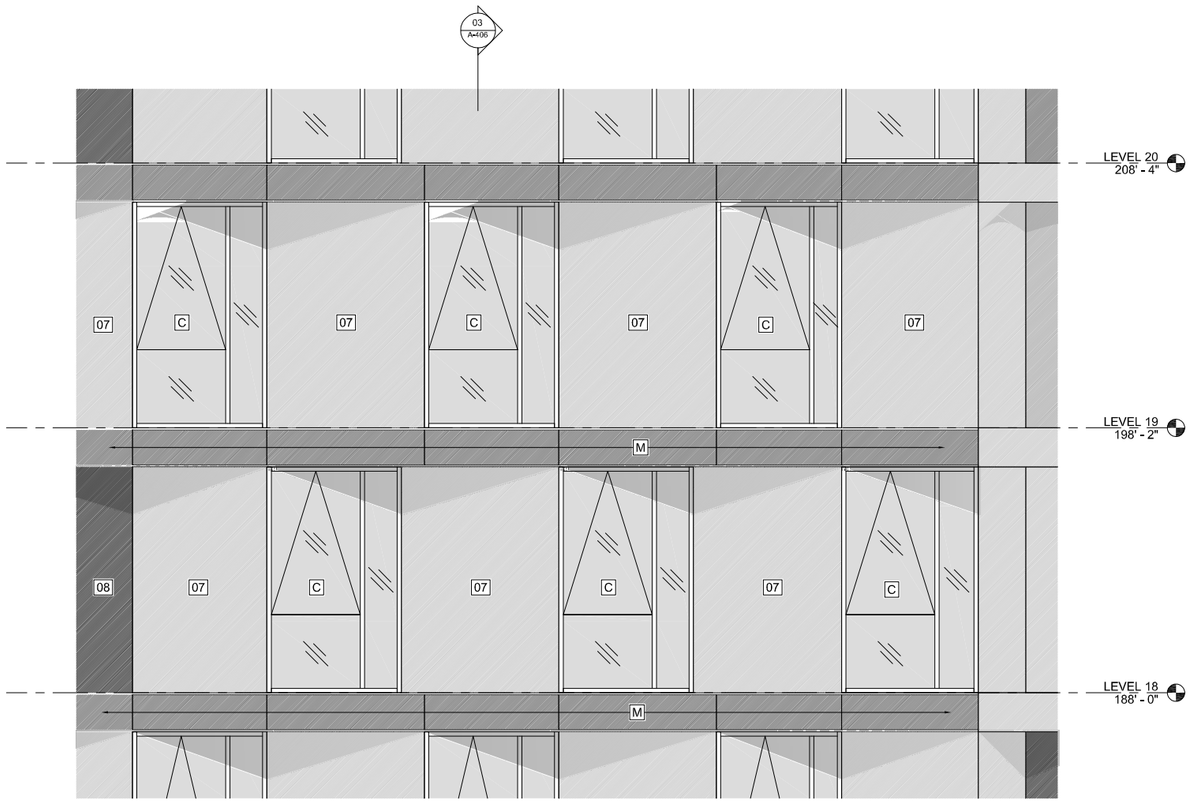


Date: 05/10/2024
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Drawing By: Author
Checked By: Checker
Project No: 177

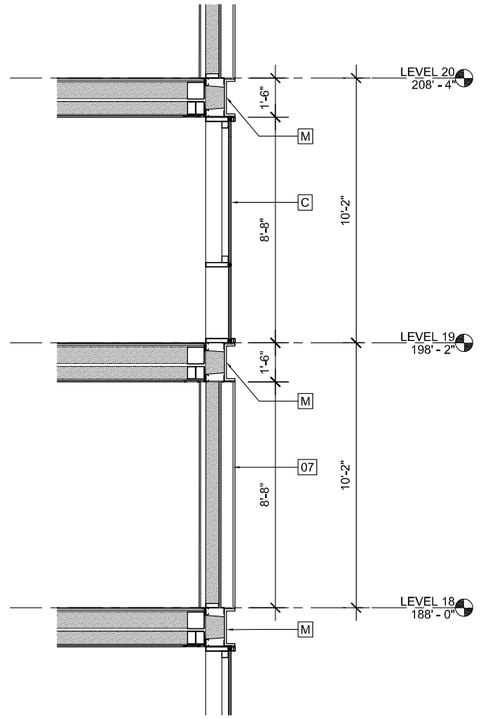
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ENLARGED PLANS, SECTIONS & ELEVATIONS

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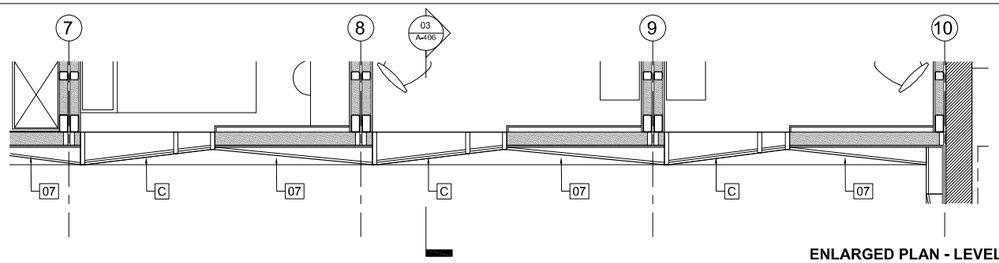
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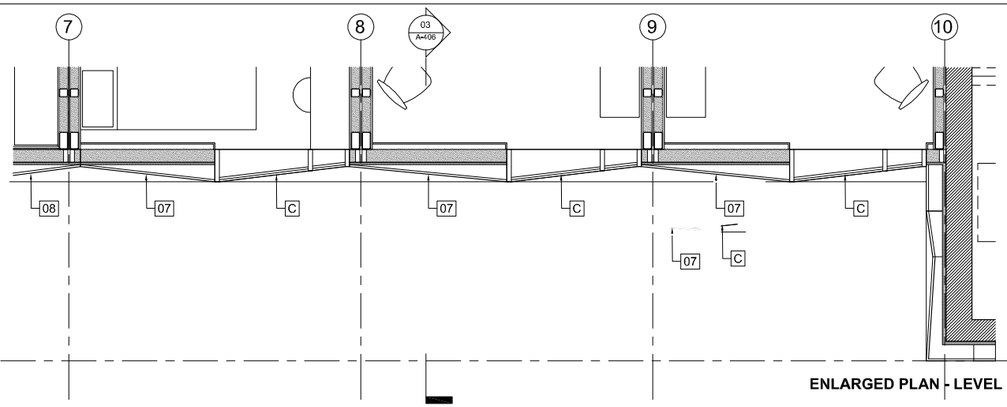
ENLARGED ELEVATION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"
04



WALL SECTION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"
03



ENLARGED PLAN - LEVEL 19 - EAST 02
3/8" = 1'-0"
02



ENLARGED PLAN - LEVEL 18 - EAST 02
3/8" = 1'-0"
01



M
SLAB EDGE CAP
GREY STEEL CHANNEL



C
TILT WINDOW WITH
FIXED SIDE AND
BOTTOM PANEL



08
EQUITONE
NATURA N074



07
EQUITONE
NATURA N251

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LICENSED ARCHITECT
JASON BLOMQUIST
C-32858
10-31-2020
RENEWAL
DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date:	05/10/2024
Scale:	3/8" = 1'-0"
Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
A-406.00

Sheet No: of



MARKET STREET VIEW LOOKING WEST - REVISED MASSING 01

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1	10-30-20	RESPONSE TO PLAN CHECK LETTER
2	03-04-21	ADDENDUM TO PLAN CHECK LETTER
3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONSOLIDATED RESPONSE TO PLAN CHECK LETTER

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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: 12" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
EXTERIOR RENDERING

Sheet Number:
A-900.02

Sheet No: of



MARKET STREET VIEW LOOKING WEST - REVISED MASSING 01

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2	03-04-21	ADDENDUM TO PLAN CHECK LETTER
3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONSOLIDATED RESPONSE TO PLAN CHECK LETTER

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LICENSED ARCHITECT JASON BUSHNELL C-32558 10-31-2025 RENEWAL DATE STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

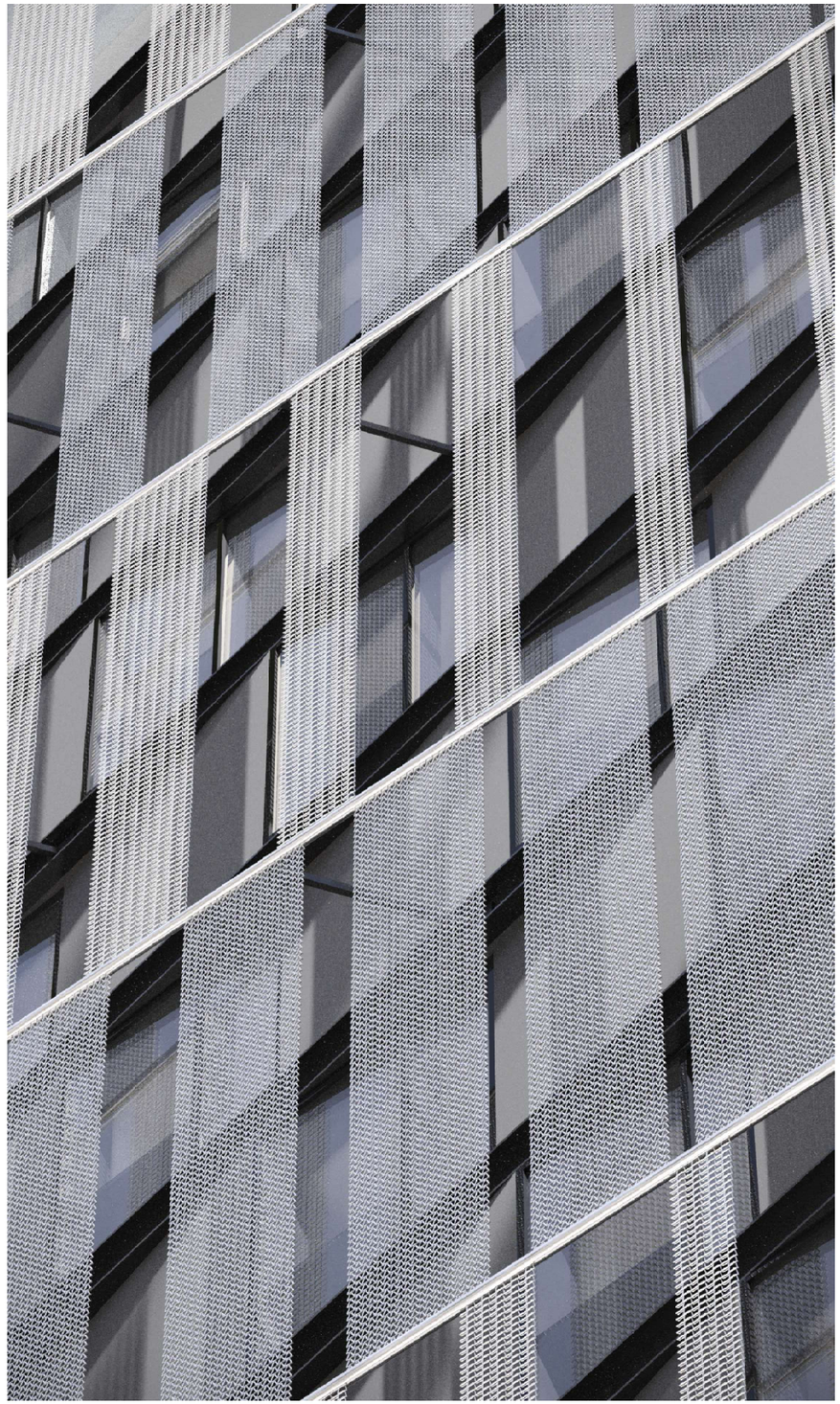


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Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
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Sheet Number:
A-901.02

Sheet No: of



MARKET STREET SCREEN WALL **02**



MARKET STREET VIEW LOOKING EAST **01**

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LICENSED ARCHITECT
SHARON BUCHANAN
C-32555
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



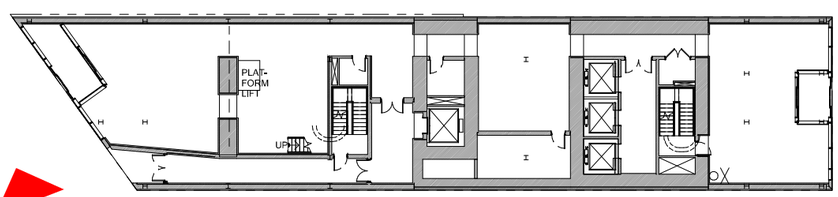
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Checked By: Checker
Project No: 177

Drawing Title:
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A-902.01

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KEY PLAN - LEVEL 01 **02**

POPOS ENTRY LOOKING WEST **01**

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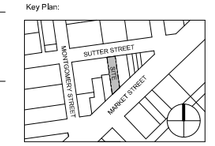
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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



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Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
POPOS ENTRY RENDERING

Sheet Number:
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Sheet No: of



POPOS PLAN 01

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JASON BUCHHOLZ
C-32555
12-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



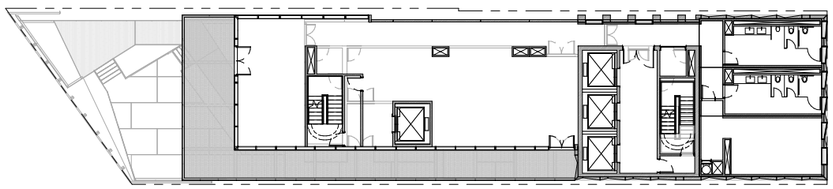
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Project No: 177

Drawing Title:
POPOS RENDERING

Sheet Number:
A-907.00

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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE
3" = 1'-0"

01

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JASON BUCHHOLZ
C-32555
10 - 31 - 2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



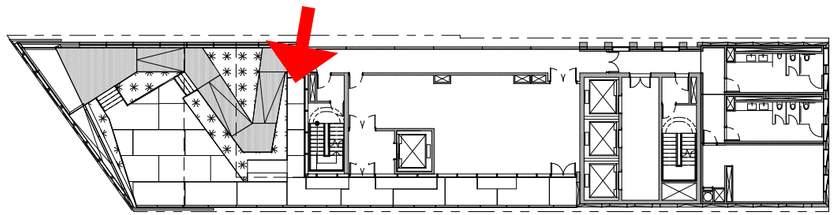
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Project No: 177

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POPOS RENDERING

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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JASON BUCKHEIT
C-32555
10-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

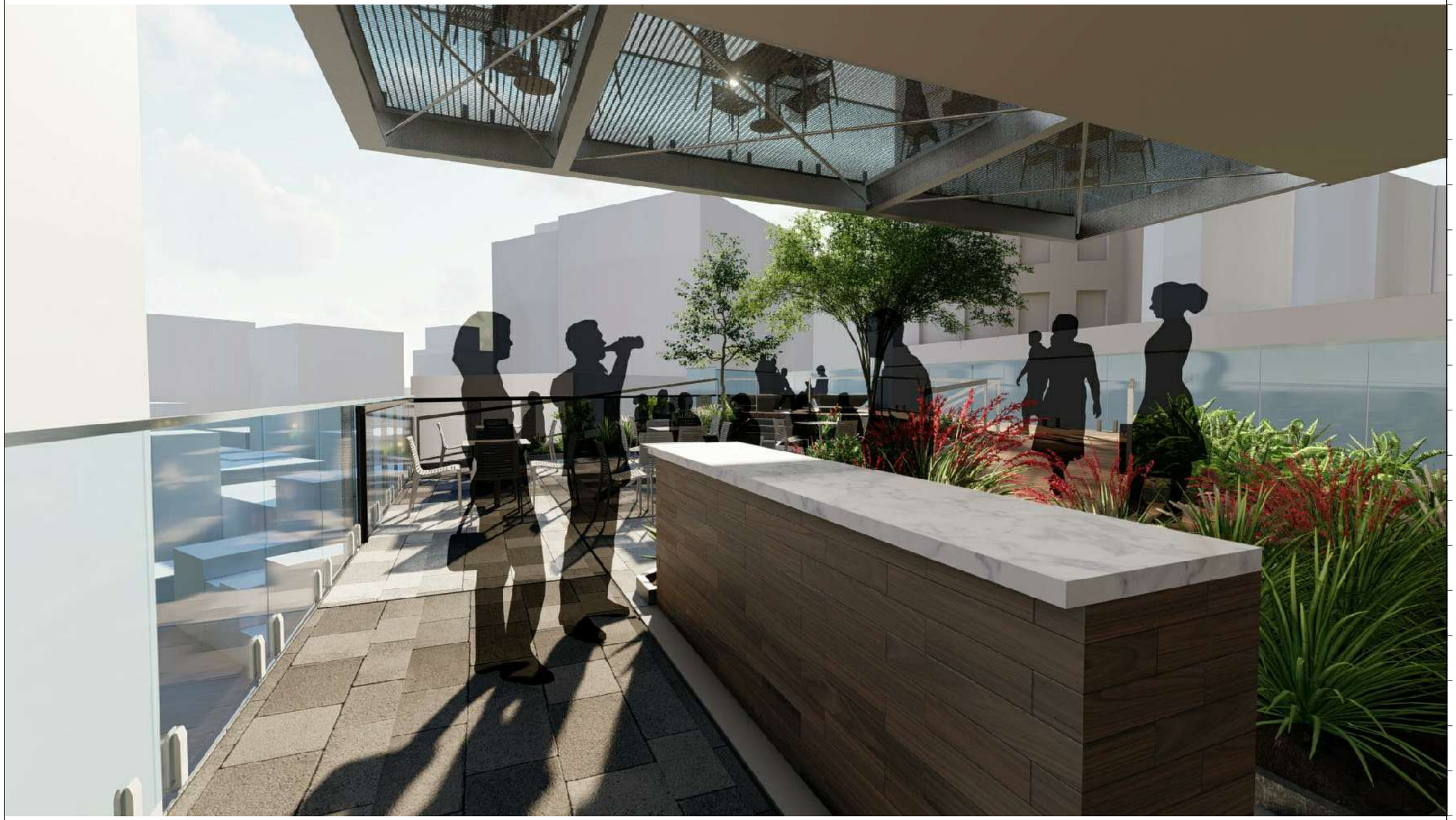


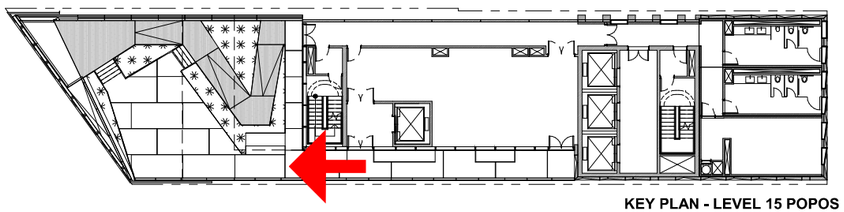
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Drawing By: Author
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Project No: 177

Drawing Title:
POPOS RENDERING

Sheet Number:
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

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DANIEL KEITH FORSTER
C-32658
10-31-2020
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STATE OF CALIFORNIA

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Key Plan:



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Project No: 177

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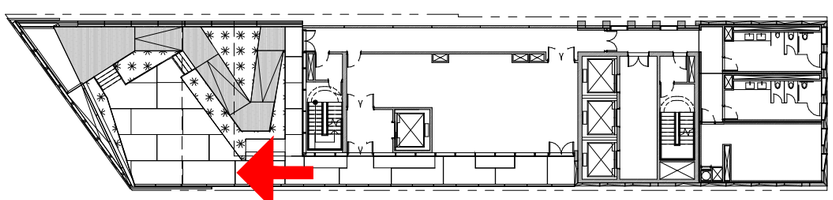
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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JASON BUCHANAN
C-32555
10-31-2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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SAN FRANCISCO, CA

Key Plan:



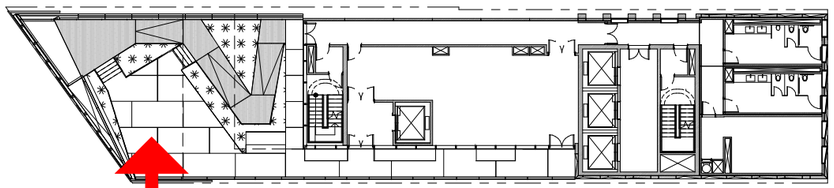
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Project No: 177

Drawing Title:
POPOS RENDERING

Sheet Number:
A-911.00

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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JASON BUCHHOLZ
C-32558
10-31-2022
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

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SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
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Project No: 177

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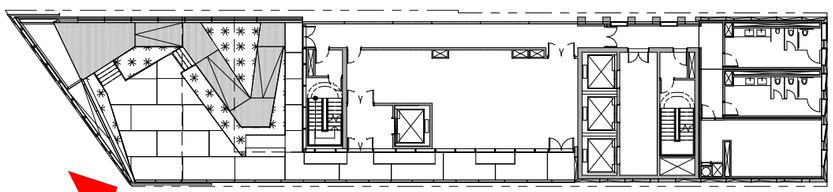
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A-912.00

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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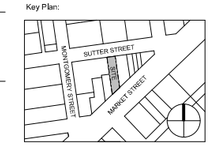
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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



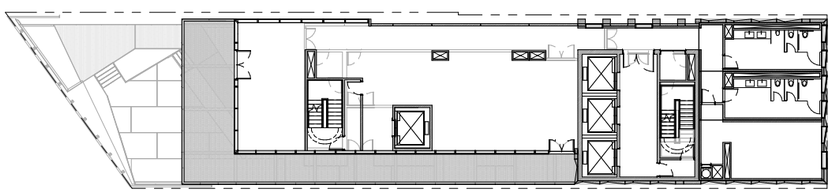
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Project No: 177

Drawing Title:
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Sheet Number:
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Sheet No: of





KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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ads Engineers
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New York, NY 10006
212.645.6060
www.adsce,com

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1	10-30-20	RESPONSE TO PLAN CHECK LETTER

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LICENSED ARCHITECT
JASON BUDWORTH
C-32555
10-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



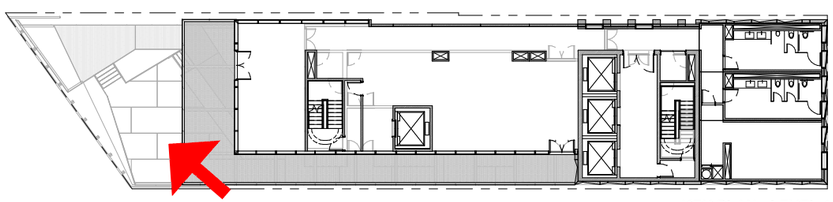
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Sheet Number:
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Sheet No: of





KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

VIEW OF POPOS FROM 16TH FL TERRACE

01

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LICENSED ARCHITECT
JASON BLICKHOFF
C-32555
12 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



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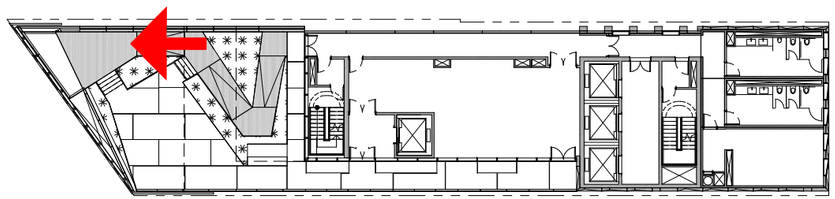
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POV OF POPOS OVERLOOK

01

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LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32858
10-31-2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



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Drawing By:	Author
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Project No:	177

Drawing Title:

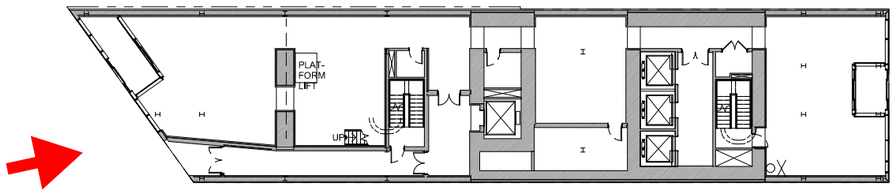
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Sheet Number:

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Sheet No: of





KEY PLAN - LEVEL 01 **02**

POPOS ENTRY LOOKING NORTH **01**

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1	08/18/2025	ADDITIONAL INFORMATION

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LICENSED ARCHITECT
JASON BUCKHOUT
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



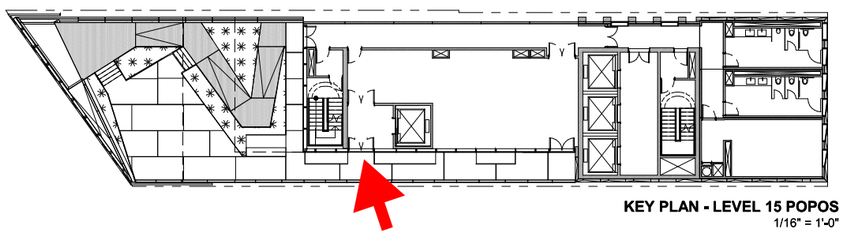
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Project No: 177

Drawing Title:
POPOS RENDERING

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Sheet No: of





KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS ENTRY LOOKING NORTH

01

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1	08/18/2025	ADDITIONAL INFORMATION

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LICENSED ARCHITECT
JASON BLUEMNER
C-32855
10-31-2026
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

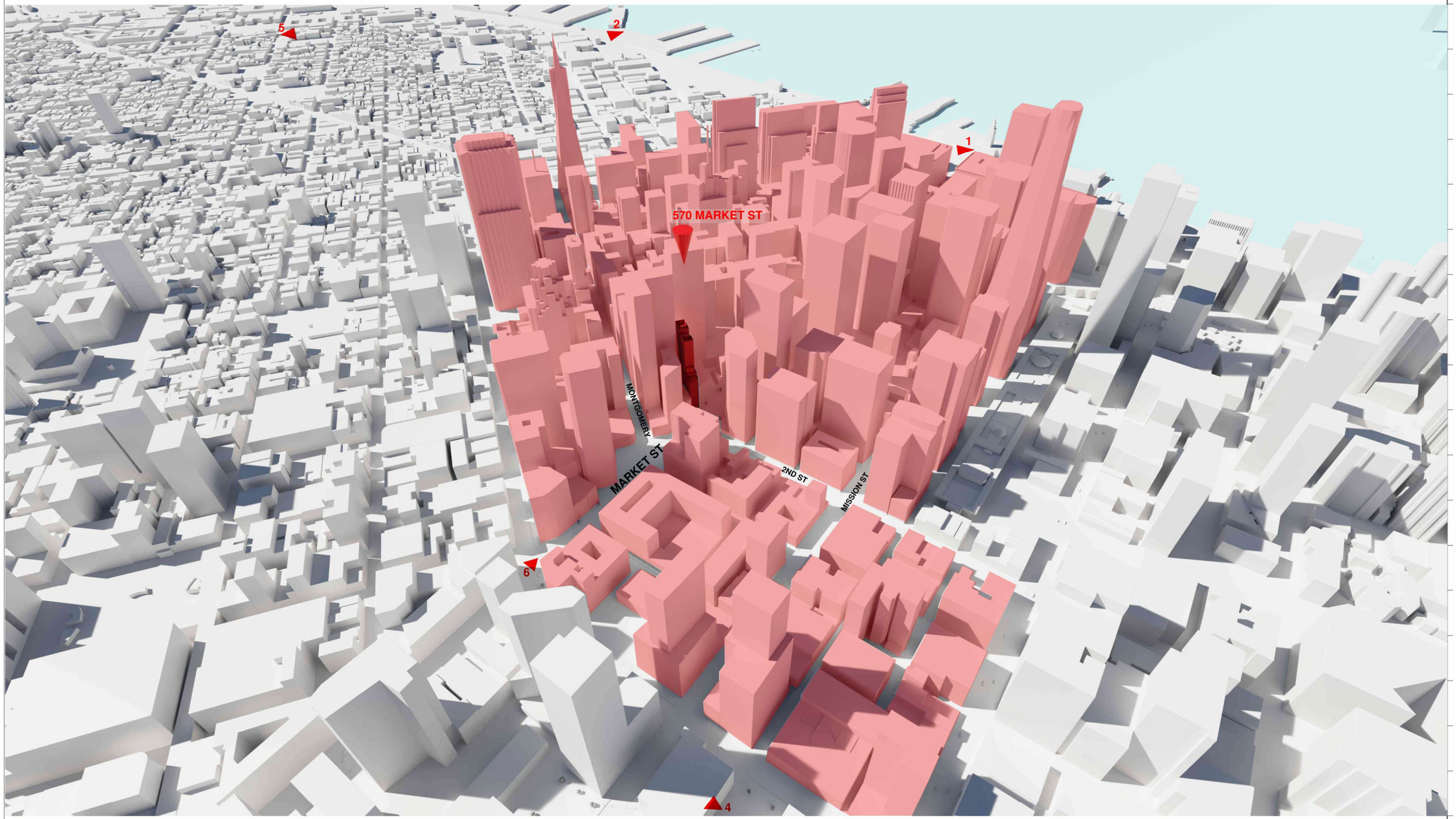


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Project No:	177

Drawing Title:
POPOS RENDERING

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A-918.00

Sheet No: of



TOWER LOCATION 01

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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
TOWER LOCATION

Sheet Number:
A-920.00

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TOWER FORM - FROM FERRY BUILDING

01

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1	08/18/2025	ADDITIONAL INFORMATION

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LICENSED ARCHITECT
JASON BLACKNELL
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:

TOWER FORM

Sheet Number:

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Sheet No: of



TOWER FORM - FROM PIER 27

01

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JASON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
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Project No: 177

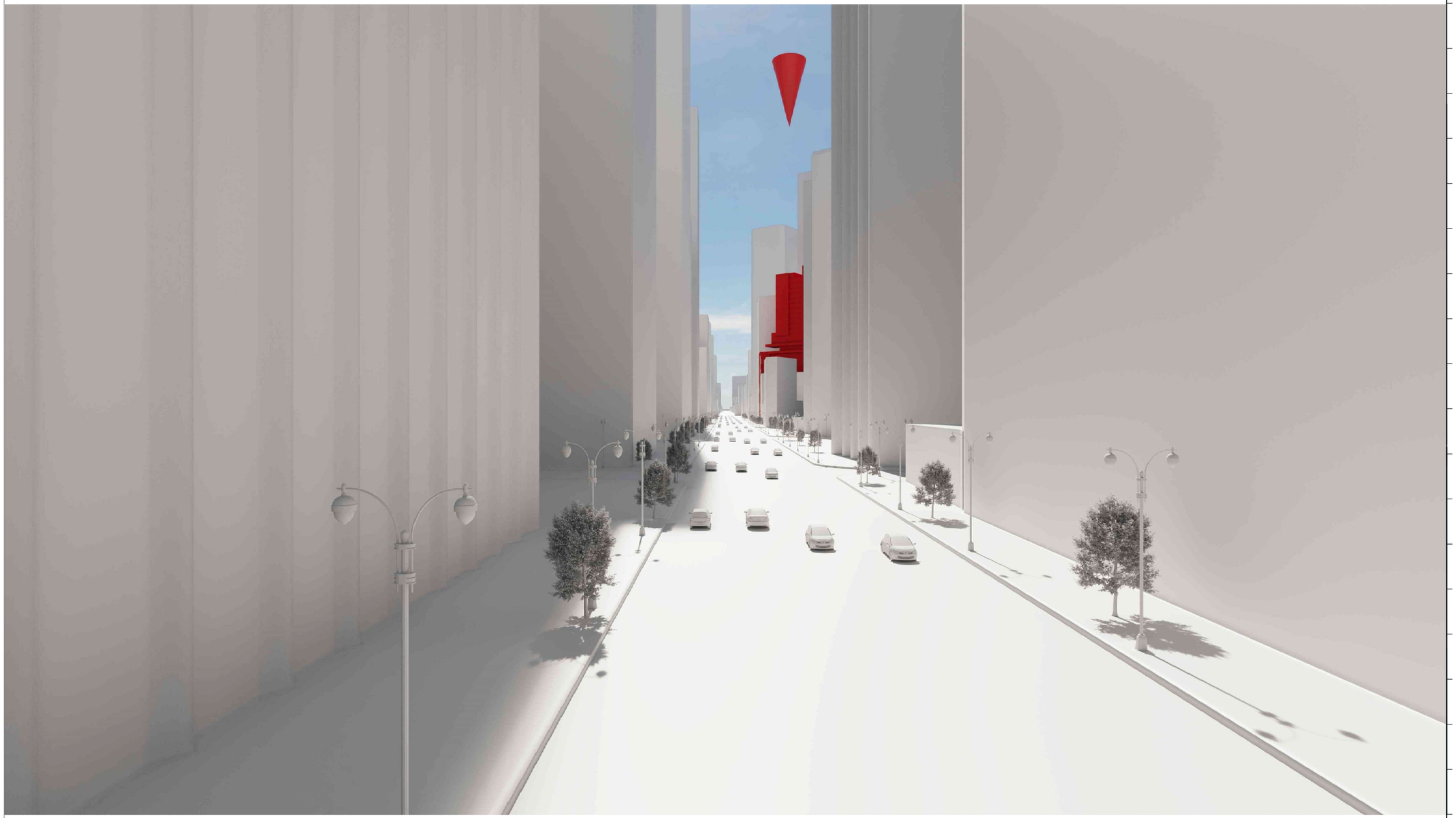
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A-922.00

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TOWER FORM - FROM EMBARCADERO BART STOP ON MARKET ST

01

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LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32558
10-31-2026
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



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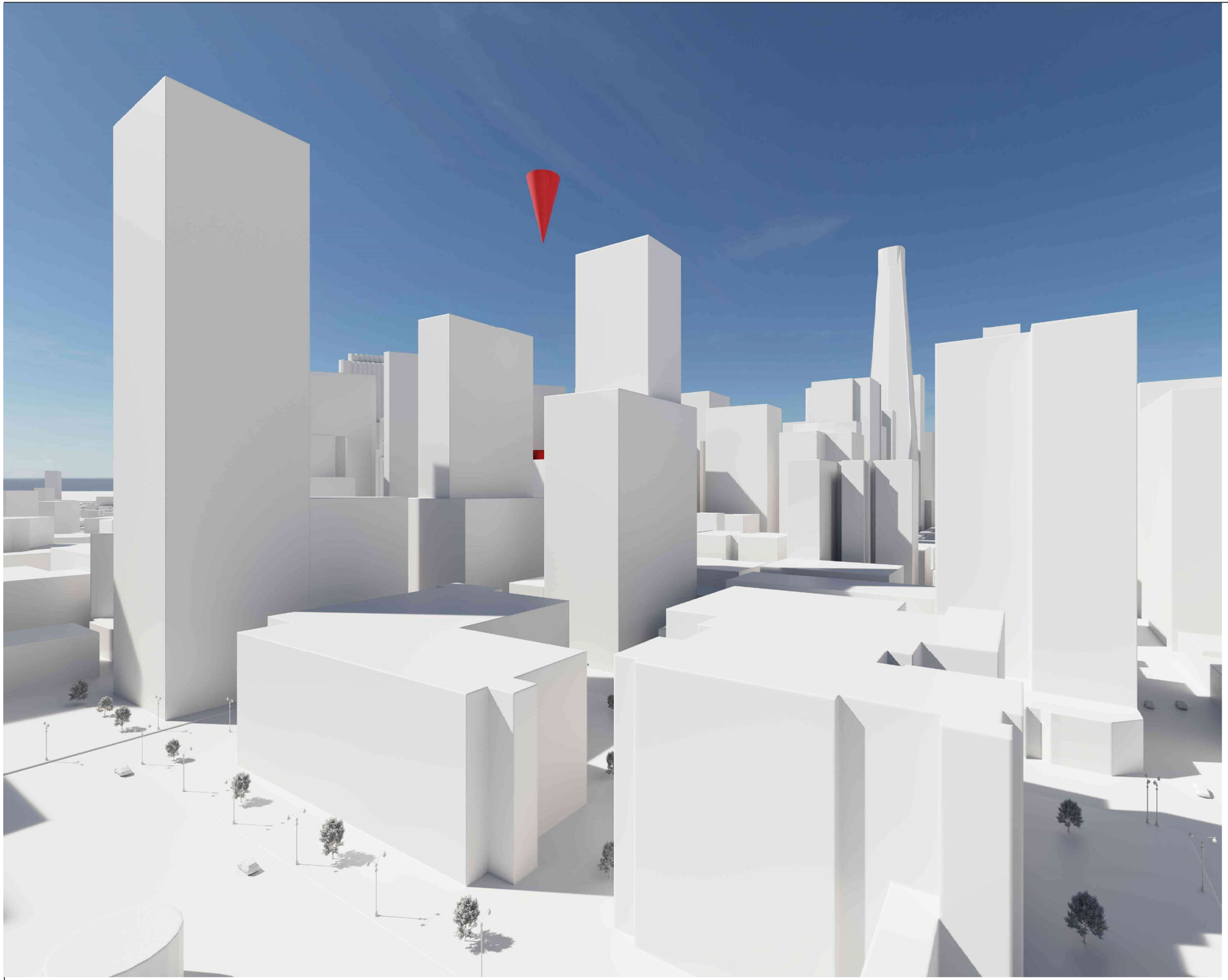
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TOWER FORM - FROM DOLORES PARK

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LICENSED ARCHITECT
SHARON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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SAN FRANCISCO, CA

Key Plan:



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TOWER FORM - FROM FISHERMAN'S WHARF

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SHARON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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570 MARKET STREET
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Drawing Title:
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TOWER FORM - FROM MARKET/KEARNY STS

01

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JASON BUCKHOUT
C-32555
12-31-2025
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Drawing Title:
TOWER FORM

Sheet Number:
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Sheet No: of

ATTACHMENT B

San Francisco Planning

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	2019-017622ENV	*Block/Lot:*	0291/013
Project Title:	570 Market Street	*Lot Size:*	7,045 square feet
BPA Nos:	Not applicable	*Project Sponsor:*	229 Ellis Holdings, LLC
Zoning:	C-3-O Downtown-Office Use District 300-S Height and Bulk District	*Lead Agency:* *Staff Contact:*	San Francisco Planning Department Megan Calpin - 628.652.7508

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Please note that the City will not accept the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations	X			
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X		
Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment	X	X		
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations			X	

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources	X	X		

NOTES:

* Prior to any ground disturbing activities at the project site.
** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

X I agree to implement the attached mitigation measure(s) as a condition of project approval.



Property Owner or Legal Agent (Signature)

Daniel Lee

Printed Name

10/24/24

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection. **Note:** A building permit application cannot be submitted for this project until a Pre-Construction Environmental Compliance letter has been received.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Mitigation Measure M-CR-2: Archeological Testing Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational qualified archeological consultants list maintained by the planning department's archeologist who specializes in geoarchaeology and maritime resources. After the first project approval action or as directed by the Environmental Review Officer, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the qualified archeological consultants list. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer for review and comment and shall be considered draft reports subject to revision until final approval by the Environmental Review Officer. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the Environmental Review Officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after Archeological Resources Report is approved.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
only feasible means for reducing potential effects on a significant archeological resource, as defined in CEQA Guidelines sections 15064.5 (a) and (c) to a less-than-significant level. Consultation with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the Environmental Review Officer shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the Environmental Review Officer regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the final archeological resources report shall be provided to the representative of the descendant group. **Archeological Testing Program**. The archeological consultant shall prepare and submit to the Environmental Review Officer for review and approval an archeological testing plan. The archeological testing program shall be conducted in accordance with the approved archeological testing plan. Testing shall include monitoring of basement demolition, trenching from the base of basement to 20 feet for historical resources and coring to Old Bay Clay to test for submerged resources. The archeological testing plan shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the Environmental Review Officer. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the Environmental Review Officer in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include preservation in place, additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Planning Department	Considered complete after approval of Archeological Testing Plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
approval of the Environmental Review Officer or the planning department archeologist. If the Environmental Review Officer determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the Environmental Review Officer, in consultation with the project sponsor shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the Environmental Review Officer determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. **Archeological Monitoring Program.** If the Environmental Review Officer in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall include, at a minimum, the following provisions: • The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological monitoring program reasonably prior to any project-related soils disturbing activities commencing. The Environmental Review Officer in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soil-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the Environmental Review Officer until the Environmental Review Officer has, in consultation with project archeological consultant, determined that project	Project sponsor archeological consultant and ERO	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after approval of the Archeological Monitoring Program.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/eco-factual material as warranted for analysis; • If an intact archeological deposit is encountered, irrespective of whether an archeologist is present, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the Environmental Review Officer of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the Environmental Review Officer. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the Environmental Review Officer. **Archeological Data Recovery Program**. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan. The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological data recovery plan prior to preparation of a draft archeological data recovery plan. The archeological consultant shall submit a draft archeological data recovery plan to the Environmental Review Officer. The archeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the archeological data recovery plan shall include the following elements:	Project sponsor's qualified archeological consultant	Upon ERO's determination that data recovery is required in the event an archaeological resource is discovered	Planning Department /project sponsor	Considered complete after ERO's approval of Archeological Data Recovery Plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
• Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. • Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. • Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies. • Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • Final Report. Description of proposed report format and distribution of results. • Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. **Human Remains Associated or Unassociated Funerary Objects**. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and, in the event of the medical examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a most likely descendant. The most likely descendant will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The Environmental Review Officer also shall be notified immediately upon the discovery of human remains. The project sponsor and Environmental Review Officer shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period	Planning Department / project sponsor	Considered complete after approval of Archeological Results Report and disposition of human remains has occurred as specified in Agreement.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.				
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program				
Preservation in place. In the event of the discovery of an archaeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource (TCR) would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to planning for review and approval.	Project sponsor archeological consultant, and ERO, in consultation with the local Native American representatives	If significant archeological resource of Native American origin is present, during implementation of the project	Planning Department / project sponsor	Considered complete upon completion and approval of the preservation plan and project redesign.
Public Interpretation and Land Acknowledgement. If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall, in consultation with local Native American representative's, design and install public interpretation at the project site that shall address the tribal values represented by the resource and acknowledge that this project is built on traditional Ohlone land. Coordination for interpretive program and land acknowledgement shall take place with local Native American representatives, particularly the Association of Ramaytush Ohlone. The interpretive program may include a combination of artwork, preferably by local Native American artists, educational panels or other informational displays, a plaque, or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and	Project sponsor in consultation with the local Native American representative	After determination that preservation in place is not feasible, and subsequent to archeological data recovery, as relevant	Planning Department / project sponsor	Sponsor or archeological consultant shall submit the interpretive program to the ERO for review and approval. Complete upon sponsor verification to ERO that interpretive program was

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. As feasible, local Native American representatives will coordinate with the project sponsor on the use of and the interpretation of native and traditional plants in proposed landscaping at the project site.				implemented.
Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations Prior to approval of a building permit, the project sponsor shall submit documentation to the Environmental Review Officer (ERO) or the officer's designee, demonstrating with reasonable certainty that the building's fixed mechanical equipment meets the noise limits specified in Section 2909(b) of the noise ordinance (i.e., an 8 dBA increase above the ambient noise level at the property plane). The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would not adversely affect nearby noise-sensitive uses, would not substantially increase ambient noise levels, and would not result in a noise level in excess of any applicable standards, such as those in section 2909 (b) and (d) of the noise ordinance. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. Noise reduction methods required to meet the noise ordinance may include, but are not limited to: • Select exhaust/supply fans on Levels 2 and 17 with a sound power level no more than 77 dBA to meet the code requirement of 59 dBA at the south property plane. If this noise reduction measure level is not feasible, implement noise attenuating features, such as silencers and/or acoustical louvers to achieve the necessary amount of noise reduction to meet the noise ordinance requirements.	Project sponsor and construction contractor	Prior to issuance of building permit	Planning Department	Considered complete upon Planning Department review and acceptance selected mechanical equipment

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
• Select the rooftop cooling towers with a maximum sound power level of 84 dBA to meet the noise ordinance requirement of 53 dBA at the east and west property planes. If this noise reduction measure is not feasible, incorporate additional noise attenuation features (e.g., intake/discharge silencers, low sound fan) OR add a sound-rated barrier on all sides that extends one-foot higher than the equipment to achieve the necessary amount of noise reduction to meet the noise ordinance requirements.				
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary. ***Pre-construction Survey***. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of potentially affected buildings. For the building at 44 Montgomery Street, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected building. For the two buildings at 566 Market Street and 576 Market Street, the pre-construction survey should be prepared by a qualified historic preservation professional and a structural engineer or other professional with similar qualifications. The pre-construction survey for the two buildings at 566 Market Street and 576 Market Street shall include descriptions and photographs of all identified historic buildings including all façades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features (as allowed by property owners). The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The project sponsor shall submit the surveys to the ERO or the officer's designee for review and approval prior to the start of vibration-generating construction activity.	Project sponsor's qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of pre-construction survey.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street, and to ensure that any such damage is documented and repaired. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Plan to the ERO for review and approval. The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable: • Maximum Vibration Level. The plan shall indicate the following maximum vibration levels that could not be exceeded during construction: ○ 0.5 in/sec PPV: For construction activities near the building at 44 Montgomery Street. ○ 0.25 in/sec PPV: For construction activities near the two buildings at 566 Market Street and 576 Market Street. • Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard. • Buffer Distances. The plan shall identify buffer distances that shall be confirmed during site monitoring. The buffer distances shall be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible. • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. ○ Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt	Project sponsor's qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of vibration management and monitoring plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. ○ The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. ○ The structural engineer and historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. ○ If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. ○ If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the ERO and prepare a damage report documenting the features of the building that has been damaged. ○ Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building on adjacent properties are not exceeded. • Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties (as allowed by property owners) during vibration-				

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
generating construction activity on the project site. The plan will specify how often inspections shall occur. • Repair Damage. The plan shall also identify provisions to be followed should damage to any of the three adjacent buildings occur due to construction-related vibration. The building(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site. Should damage occur to any of the two buildings at 566 Market Street and 576 Market Street, the building(s) shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. ***Vibration Monitoring Results Report***. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street). The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.	Project sponsor's qualified historic preservation professional and structural engineer	After construction is complete	Planning Department	Considered complete upon Planning Department approval of final vibration monitoring report.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment The project sponsor or the project sponsor's contractor shall comply with the following: **A. Engine Requirements.** 1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed U.S. Environmental Protection Agency (EPA) Tier 4 Interim or Tier 4 Final off-road emission standards. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. **B. Waivers.** 1. The planning department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). 2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to	Project sponsor and construction contractor	Prior to issuance of demolition or building permits project sponsor to submit: 1. Construction emissions minimization plan for review and approval, and Signed certification statement	Planning Department	Considered complete upon Planning Department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to the following, or another alternative that results in comparable reductions of diesel particulate matter. C. **Construction Emissions Minimization Plan.** Before starting on-site construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A: 1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. As reasonably available, the description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. 3. The project sponsor shall make the plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. **Monitoring.** After start of construction activities, the project sponsor shall submit quarterly reports to the ERO documenting compliance with the plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.				
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations All diesel generators shall have engines that meet EPA (1) Tier 4 Final or Tier 4 Interim emission standards, or (2) Tier 2 or Tier 3 emission standards and are equipped with a California air board level 3 Verified Diesel Emissions Control Strategy. For each new diesel generator submitted for the project, including any associated generator pads, engine and filter specifications shall be submitted to the ERO for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel generators and verified diesel emissions control strategy shall be maintained in good working order in perpetuity and any future replacement of the diesel generator, and level 3 verified diesel emissions control strategy shall be required to be consistent with these emissions specifications. The operator of the facility shall maintain records of the testing schedule for each diesel generator for the life of that diesel generator and provide this information for review to the ERO within three months of requesting such information.	Project sponsor and construction contractor	Prior to issuance of permit for each new diesel generator	Planning Department	Considered complete upon Planning Department review and acceptance of diesel generator.
Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources Before ground disturbance, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, to instruct construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance of fossils that may be unearthed during construction, and proper notification procedures should fossils be encountered. A qualified paleontologist shall monitor construction activities in the areas where construction activities have the potential to disturb previously undisturbed native sediment or sedimentary rocks. Construction shall be halted within 50 feet of any potential fossil find and a qualified paleontologist notified,	Project sponsor's qualified paleontologist	Prior to issuance of construction permits and throughout ground disturbing activities	Environmental review officer/project sponsor	Considered complete upon end of ground disturbing activities, or, if necessary, approval of implemented paleontologist's recommendations regarding treatment and

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
who shall evaluate the significance. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the resource and notify the project sponsor and San Francisco Planning Department. There shall be no construction work in the area to allow for the recovery of the resource in a timely manner. A qualified paleontologist shall evaluate the resource and prepare a recovery plan compliant with the standards of the Society for Vertebrate Paleontology. The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. The City and County of San Francisco shall determine which of the recommendations in the recovery plan are necessary and feasible, and these recommendations shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. The City shall be responsible for ensuring that the qualified paleontologist's recommendations regarding treatment and reporting are implemented.				reporting.

NOTES:

[a] Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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BRIEF(S) SUBMITTED BY APPELLANT(S)

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October 30, 2025

Clerk of the Board of Appeals
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102
boardofappeals@sfgov.org

Re: Appellant's Brief in Support of Appeal of 2019-017622DNX

Dear President Trasviña and Commissioners:

We represent CPH 564, LP ("**CPH**"), owner of the historic Chancery Building at 564 Market Street. On September 11, 2025, via Planning Commission Motion No. 21806 ("**Motion 21806**"), the Planning Commission ("**Commission**") approved Downtown Project Authorization No. 2019-017622DNX ("**DNX**"), with exceptions, for construction of a 29-story hotel at 570 Market Street ("**Project**"). CPH timely filed an appeal of the DNX on September 26, 2025, within 15 days of the approval pursuant to San Francisco Planning Code ["**SFPC**"] section 309. CPH submits this appeal brief in support of its appeal.[1]

As described in more detail below, the Commission abused its discretion, so CPH respectfully requests that the Board of Appeals ("**Board**") reverse approval of the DNX.

I. Project Setting

The Chancery Building at 564 Market Street is a seven-story office building constructed in 1923 and designated by the City as a historic building. (See SFPC, Article 11, Appendix A;

[1] CPH is concurrently appealing Mitigated Negative Declaration No. 2019-017622ENV ("**MND**") to the Board of Supervisors, which, if granted, would void the DNX. The grounds for this appeal are separate and distinct from the CEQA appeal.

SFPC § 102 [definition of "historic building"].) It is our understanding that the Chancery Building sits on shallow spread footings and slab foundation. Due to its age, the building has no ventilation system; the wood-frame windows must open to provide needed fresh air and cooling.

The Project site is a narrow, 40-foot wide through block fronting both Market Street and Sutter Street; the address is 570 Market, but the lobby is served from Sutter Street. The Project site is bordered by the historic Chancery Building (562-566 Market) to the east, and the historic building at 44 Montgomery Street and the non-historic building at 580 Market Street to the west. The historic Hobart Building (582-590 Market Street) is directly west of 580 Market Street. The Project involves demolishing the existing two-story building, excavating the site, and erecting a 29-story hotel. Construction is expected to last two years. Once constructed, the eastern wall of the Project would be about one foot away from the western wall of the Chancery Building.

II. Board of Appeals Authority & Standard of Review

The Board shall hear and determine appeals with respect to any person who believes that his or her interest or the public interest will be adversely affected by the grant of a license or permit. (SF Charter § 4.106(b).) The Board will review the matter de novo.[2] Upon hearing an appeal, the Board may approve, disapprove, or modify the decision. (SFPC § 309(d)(4); SF Charter § 4.106(d).) The Board may overturn a decision based on an error in the interpretation of the SFPC or abuse of discretion on the part of the Commission. (SFPC § 309(d)(3).)

[2] See https://www.sf.gov/file/board-appeals-faqs.

III. Argument

For the reasons discussed below, approval of the DNX will adversely affect both CPH's interest in its property and the public interest. The evidence does not support the exceptions granted for Freight Loading or Tour Bus Loading, nor the Commission's findings that: (a) the Project is consistent with the Planning Code; (b) the Project is consistent with Objectives and Policies of the General Plan; (c) historic buildings will be preserved; (d) commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking; and (e) the Downtown Project Authorization would promote the health, safety, and welfare of the City. California law requires that such findings and decisions must be based on credible facts specific to the project situation, not conclusory statements. (See *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 517, fn 16.)

As to the City's General Plan findings, the Project's potential for various impacts demonstrates that the Project is not consistent with the following General Plan policies: Policy 1.1 ["Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated"]; Policy 4.1 ["Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development"]; and Policy 8.1 ["Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities"]. Accordingly, the Commission abused its discretion and the Board should overturn the DNX.

A. Project Construction Will Damage the Chancery Building.

1. *Vibration Damage*

The MND shows a credible risk of the Project damaging the historic Chancery and Hobart Buildings. The MND applies Caltrans Vibration Guidelines for determining if vibration caused by construction will damage buildings, using a standard of peak particle velocity ("**PPV**") of movement measured by inches per second (in/sec). (MND, p. 44.) The threshold for vibration that may damage historic structures is 0.5 PPV for "transient" vibration sources and 0.25 PPV for "continuous/frequent intermittent sources." (MND, Table 12, p. 45.) Vibration caused by equipment near the Chancery and the Hobart Buildings will far exceed the 0.25 PPV damage threshold: almost double for drill rigs (0.428 vs. 0.25); almost triple for excavators (0.69 vs. 0.25); and almost five times as much for jackhammers (1.207 vs. 0.25). (MND, Table 12, p. 45.) In other words, vibration is expected to exceed the limit, which can damage the buildings.

CPH's noise and vibration consultant, Wilson Ihrig ("**WI**"), prepared a memorandum dated October 2, 2025 ("**WI Memo**," included as **Attachment 1**) opining that "estimated vibration levels from construction activities at the Chancery Building will exceed the 'Historic Building' criteria" and "Mitigation Measure M-NO-2 provides no definitive control to prevent the vibration exceedance." (Att. 1, p. 4, emphasis in original.) CPH's structural engineering experts MKM & Associates ("**MKM**") have opined that the Chancery Building's foundation is "extremely sensitive to vibrations from construction activities," and "due to its historic age will

be more prone to damage from construction and vibrations." (See September 9, 2025 MKM letter ["**Attachment 2**"], p. 1; March 19, 2025 MKM letter ["**Attachment 3**"], p. 1.)

2. *Settlement Damage*

The Project will require excavating the entire site to a depth of approximately 13 feet immediately adjacent to the Chancery, then drilling holes for six-foot diameter piers another 160 feet, including into 40 feet of bedrock. (MND, p. 4.) Dewatering of the site will likely be required during construction of a basement, and deep soil mixing is recommended for soil improvements below the entire building footprint, extending at least 50 feet below ground surface. (Langan Preliminary Geotechnical Evaluation, August 27, 2019, pp. 4-5.)

The Chancery Building's aged foundation support is especially vulnerable to settlement damage. Even if extreme care is taken, there is a high likelihood that damage may occur that is impossible to repair and will put the entire structure at risk. MKM explained the risk of damage to the Chancery Building from Project excavation and vibration:

- "The Chancery Building's foundation is likely to have very little to no capacity to withstand differential settlements." (Att. 3, p. 1.)
- "[T]here is a large concern that settlement will occur under The Chancery Building if the adjacent new construction settles due to the soil improvement . . . The magnitude of settlements is unidentified and yet to be determined." (Att. 3, p. 1.)

- "Old shallow spread footing and slab foundations supporting on bay mud settle over decades to a stable resting point. Any adjacent work that could undermine or destabilize the soil could have catastrophic effects on the building." (Att. 2, p. 1.)
- "These old foundations on soft soils are extremely sensitive to vibrations from construction activities and are more prone to damage from any work done on the adjacent property." (Att. 2, p. 1.)

Excavation, soil mixing and deep drilling will cause settlement upsetting the equilibrium between the Chancery Building and underlying bay mud, creating a risk that the footings and foundation could crumble or shift, damaging the exterior façade as well as interior walls and floors. (Att. 2, p. 1.) MKM explained that without knowing the specifics of construction details and project design, it is "difficult to ascertain the magnitude of the impacts The Chancery Building may suffer." (Att. 3, pp. 1-2.) However, there is enough evidence showing that the Project is likely to result in significant settlement damage to the Chancery Building.

B. <u>Construction Noise, Dust, Vibration and Emissions Will Harm the Chancery Building's Tenants.</u>

1. *Noise & Vibration*

Office workers in the Chancery Building will be subjected to excessive noise and vibration during construction. The existing noise level near the Project site is 65 dBA. (MND, p. 39.) During construction, noise 20 feet away (at the Chancery Building) is expected to be 92-99

dBA[3] during all five phases of construction. (MND, p. 39.) Here, ambient sound will increase by up to 34 dBA (from 65 dBA to 92-99 dBA), which will be perceived as nearly eight times greater.[4] This level of construction noise will disrupt business and may harm workers' hearing.

While walls can reduce sound, the Chancery Building does not contain modern soundproofing, and the offices facing the Project site (where new walls will be one foot away) have original wooden windows that are not airtight. These windows also must open for fresh air.

CPH's noise consultant, WI, opined that "noise from construction activities will be **higher** due to the acoustically reflective properties of the façades of these [mid- to high-rise] buildings" in the vicinity. (Att. 1, p. 2, emphasis in original.) However, even at the estimated 92-99 dBA, noise will be significant; OSHA and NIOSH require worker hearing protection at 85dBa. (Att. 1, p. 2.) Accordingly, WI opined that "[t]he Project would put employees in the Chancery Building at risk of experiencing an unsafe noise environment." (Att. 1, p. 2.)

Even if no hearing damage occurs, noise during the two years of construction will severely disrupt office operations in the Chancery Building. Professional office uses fall under FTA Category 3 noise-sensitive uses. (Att. 1, p. 2.) WI recommends maximum sound levels in offices of 50 dBA to allow adequate productivity – consistent with requirements for environmental comfort in CalGreen Non-Residential Mandatory Measures section 5.507. Project noise penetrating inside the Chancery Building is anticipated to be much higher.

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[3] According to OSHA, typical sound levels include 90dBA for a boiler room, 100dBA for a construction site, and 110dba for a night club. (OSHA Technical Manual, Section III, Chapter 5, Figure 3.)
[4] An increase of 10 dBA is perceived as a doubling of loudness (MND p. 35).

2. *Air Quality (Dust & Emissions)*

The Chancery Building offices and occupants rely on opening windows for fresh air. During the two years of construction, noise and potential air quality impacts will make opening windows problematic. If workers open windows, they will face the risk of exposure to dust and emissions from the construction site only one foot away. (MND pp. 54-56 [construction activities will result in emissions of ozone precursors and particulate matter, including criteria pollutants].) While a Health Risk Analysis ("**HRA**") was prepared for the Project, neither the HRA nor the MND indicate whether health risks were studied under the assumption that office workers would be exposed via open windows. If tenants do not open windows, indoor air quality may be impaired due to the lack of ventilation. Indoor air quality is a serious public health and safety concern for office workers spending full days in an enclosed environment.

C. <u>The Project Will Block Light and Air to the Chancery Building's West Side.</u>

The Project will substantially reduce light and air in the Chancery offices. About one-third of the Chancery Building's lightwell would be blocked by the hotel; the remainder of the lightwell would face a row of hotel rooms set back approximately eight feet from the Chancery Building's windows. Cooling breezes from open windows will be cut off, and the offices will be dark inside. This will disrupt work and make the offices less appealing for tenants.

Urban Design Guideline S2 requires a project to "Harmonize Relationships Between Buildings, Streets, and Open Spaces." (Urban Design Guidelines, p. 2.) Urban Design Guideline S2 requires building design to "[p]rovide matching lightwells to augment livability and access to

light and air" and to "[m]ass buildings to minimize shadow impacts on residential areas, lower buildings, parks, and open space." (*Ibid.*) The Project does not match lightwells and does not minimize shadow impacts. Therefore, the Project conflicts with Urban Design Guideline S2.

D. The Project Will Economically Harm CPH.

As discussed, there is sufficient evidence showing that the Project could block light and air to the Chancery Building, and result in noise, vibration, dust, and emissions impacts to tenants. These impacts will make the Chancery Building's offices less appealing to tenants, which could cause CPH to lose rental income (due to decreased rents or the loss of tenants).

E. The Project Will Result in Traffic and Parking Impacts on Sutter Street.

Sutter Street is constrained and cannot support a hotel generating heavy traffic. The Commission analyzed the parking, Freight Loading, and Tour Bus Loading exceptions separately, failing to recognize the combined effects, which will interfere with traffic and transit.

1. *The Effect of Guest Traffic Is Understated.*

The Project will contain 211 guest rooms, and is estimated to generate 465 daily trips from guest vehicles, taxis and ride services, with 34 during the afternoon peak hour (MND, pp. 1, 25.) The Project proposes to replace part of the existing commercial loading zone with a 22-foot curbside passenger loading zone – long enough for only 1-2 vehicles at a time. (MND, p. 3.)

MND Impact TR-6 claimed that one parking space would be enough to avoid causing any effect on Sutter Street operations or any transit delay. (MND, p. 30.) However, this finding only considered peak hour trips by taxis or Uber/Lyft drivers, and it assumed it would take only one

minute for a vehicle to arrive and leave. These assumptions ignored trips by arriving and departing hotel guests and cars utilizing the valet service. Such activity is likely to result in frequent double-parking on Sutter Street, disrupting traffic and delaying buses. As discussed below, the exceptions granted for freight loading and tour bus loading will exacerbate this issue.

2. *Traffic from the Project Will Impact Transit.*

The General Plan's Transportation Element designates Sutter Street as a "transit conflict street," defined as "streets with a primary transit function which are not classified as major arterials but experience significant conflicts with automobile traffic." (MND, p. 22.) The MND describes MUNI services on Market Street but omits discussion of buses on Sutter Street. (MND, p. 22.) MND Impact TR-4 dismisses any effect on transit, stating that new trips would not increase traffic enough to cause substantial delays to transit. (MND, p. 29.) However, the analysis treated Project trips as though they were simply driving past the hotel, and ignored the effect of cars stopping at the hotel to load or unload passengers or utilize the valet service. The exceptions granted for freight loading and tour bus loading will only exacerbate this issue.

3. *The Freight Loading Zone Exception is Invalid.*

Hotel uses between 100,001 gross square feet and 200,000 square feet, like the Project, must provide one off street freight loading space, unless an exception is granted. (SFPC §§ 152.1, Table 152.1, 161, 309.) SFPC section 161(e)(4) requires as a criteria for granting the exemption that "spaces for delivery functions can be provided at the adjacent curb without

adverse effect on pedestrian circulation, transit operations or general traffic circulation." The freight loading exemption "shall be narrowly construed." (SFPC § 161.)

The Project would generate 12 average freight and delivery loading occurrences per day. (MND p. 3.) MND Impact TR-6 found no effect and assumed it could be handled by the existing loading zone curb space on Sutter Street outside the Project site. (MND, p. 30.) However, current curb usage was not studied to support the assumption or confirm it will not lead to double-parking by delivery trucks. There is no evidence it will not harm other business properties in the vicinity by occupying loading and parking space, or will not cause double parking and bus delays. The exception granted for tour bus loading will only exacerbate this issue.

The Commission granted an exception to instead provide one on-street loading space along Sutter, finding that because "the proposed freight loading space currently serves as on-street parking, its use for loading will not adversely affect pedestrian circulation, transit operation, or general traffic circulation." There is no evidence to support finding no adverse effect on circulation, and the effect of the loss of existing on-street parking was not analyzed.

4. ***The Tour Bus Exception is Invalid.***

Hotel uses with 201-350 rooms, like the Project, must provide one off-street tour bus loading space, unless an exception is granted. (SFPC §§ 162, 309.) In considering any such reduction or waiver, one criteria to be considered is whether "spaces for tour bus loading can be provided at adjacent curbs or in the immediate vicinity without adverse effect on pedestrian circulation, transit operations or general traffic circulation." (SFPC § 162(b)(3).) Here, the

Commission approved the exception but did not make the required finding as to whether tour-bus loading space can be provided without adverse effect. The current use of curb space in the area, the ability to park buses there, and the consequences of the lack of curb space (including double parking and congested traffic) were not studied in the MND or staff reports. Tour buses cannot park in the loading and parking areas in front of the properties on either side of the hotel, as those will be needed for the hotel and surrounding businesses. The exception granted for freight loading will only exacerbate this issue.

IV. Conclusion

As discussed above, the Commission's approval of the DNX was in error, and should be overturned by the Board. We will be available at the Board hearing to provide additional testimony and answer questions. Thank you for your attention to this matter.

Sincerely,

BURKE, WILLIAMS & SORENSEN, LLP

Anna C. Shimko

Attachments:

Att. 1 - Wilson Ihrig Noise and Vibration Memorandum (October 2, 2025)
Att. 2 - MKM & Associates Letter (September 9, 2025)
Att. 3 - MKM & Associates Letter (March 19, 2025)

cc: Brian B. Flynn, Lozeau Drury LLP (via email to brian@lozeaudrury.com)
Melinda Sarjapur, Reuben, Junius & Rose (via email to msarjapur@reubenlaw.com)
Jonathan Vimr (via email to jonathan.vimr@sfgov.org)
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CPH 564, LP

ATTACHMENT 1

WILSON IHRIG
ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

WI #25-067

MEMORANDUM

2 October 2025

To: Anna C. Shimko; Burke, Williams & Sorensen, LLP

From: Leisa Nalls

SUBJECT: Construction Noise and Vibration - Comments and Recommendations
564 Market St., San Francico, CA

Dear Ms. Shimko,

This memo is to address construction noise and vibration concerns at 564 Market Street from potential future construction on the adjacent parcel at 570 Market Street. 564 Market Street, also known as the Chancery Building, was built in 1923.

We provided initial comments on 20 December 2024 ("Original Letter") regarding the assumptions in the mitigated negative declaration (MND) for the project. The developer's consultant provided a Response to Comments ("Response letter") dated 16 April 2025. We provided subsequent comments ("Secondary Letter") on 25 June 2025 regarding the Response Letter comments, and an additional assessment of the existing conditions and anticipated construction noise affecting the Chancery Building on 7 August 2025 ("Noise Impact Letter").

Comments on 570 Market Street Preliminary Mitigated Negative Declaration (PMND)

NOISE

Per previous comments by Wilson Ihrig regarding the noise assessment of construction and impacts analysis in the PMND and the Response Letter, there are several concerns regarding the ***less than significant*** finding for noise impacts on the adjacent Chancery Building.

1. The MND uses a free field condition for the FTA General Assessment, with the argument that not using a free field calculation would be a "deviation from the FTA General Assessment method." Appendix G of the FTA Manual states that "Professional judgment may be used to extend the basic methods to cover these cases, when appropriate. It is important to note that each project is unique and must be evaluated on a case-by-case basis."

    a. The use of the "free field" calculation is not accurate for the project conditions. We believe that the project site conditions deserve more attention to 'extend basic

methods' used in the FTA analysis. With the high concentration of mid- to high-rise buildings in the project vicinity, the noise from construction activities will be **higher** due to the acoustically reflective properties of the façades of these buildings. One way to account for these added reflections is to decrease the attenuation due to distance alone; using a 3 dBA doubling of distance, as recommended in our original letter, would result in calculating construction noise levels over the 100 dBA threshold, assuming a point source with a known sound power level.

2. The MND does not comment on, and the Response Letter does not address our comments and concerns regarding other threshold levels, specifically, noise level limits established by OSHA and NIOSH regarding worker noise exposure. Our Secondary and Noise Impact Letters identify noise impacts on people who work in the Chancery Building.

    a. The threshold of significance used for the Chancery as a "commercial area" is 100 dBA. This is a full 15 dB over the level at which OSHA and NIOSH require worker hearing protection. OSHA requires that employers implement a noise monitoring program when "any employee's exposure may equal or exceed an 8-hour time-weighted average of 85 decibels" with the noise monitoring measuring "all continuous, intermittent and impulsive sound levels from 80 decibels to 130 decibels."

    b. The FTA Manual states on page 177 that "A detailed analysis of construction noise is warranted when many noise sensitive sites are adjacent to a construction project … or heightened public concerns expressed in early outreach efforts."

    c. The Project would put employees in the Chancery Building at risk of experiencing an unsafe noise environment.

3. The MND and the Response Letter do not consider increases over ambient levels or typical daytime minimum hourly average levels, L90 and Leq metrics, respectively. The MND notes the measured ambient (L90) levels to be 51 dBA at both Sutter Street and Market Street, and the minimum daytime average noise levels (Leq) to be 65 dBA and 71 dBA respectively on Sutter Street and Market Street.

    a. Construction noise levels have the potential to be as high as 34 dBA over Leq levels, or 48 dBA over L90 levels. The California Environmental Quality Act Guidelines cited in the MND state that impacts to noise would be significant if the proposed project would result in 'generation of a substantial temporary or permanent increase in ambient noise levels'. The MND lacks a significance threshold for 'substantial increase.' The Project must properly evaluate the noise increase over ambient levels at sensitive receptor locations, and if the increase is significant the Project must provide mitigation to reduce the impacts to less than significant.

4. The MND and the Response Letter are silent on the potential noise impacts from construction for institutional land use. There are professional offices in the Chancery Building, which have private offices and conference rooms along its facades facing or near the project site where concentration and attention to detail are required. These uses fall under FTA Category 3 noise-sensitive uses. The MND and the Response Letter lack any evidence to show that the

construction noise impact would be less than significant with the proposed mitigation. Based on the data in MND Table 8 the construction noise at the offices in the Chancery Building will be significant, and potentially unmitigable. Following are selections from the MND tables related to the measured Leq and L90 noise levels and the estimated construction noise levels at the Chancery Building Façade. Table 8 has been modified to focus on the Chancery Building assessment and to show the increase over the existing Leq at the Chancery Building Façade 20 feet away (values shown in red), information which the MND did not provide in the original table.

Table 6 Summary of Long-Term and Short-Term Noise Monitoring in the Project Vicinity

Measurement Location		Primary Noise Source	Minimum Average Noise Level (Leq dBA)	24-Hour Noise Level (L_{dn} dBA)	Ambient Noise Level (min L90 dBA)
LT-1	Along the south side of Suter Street, approximately 20 feet from Sutter Street and 180 feet from Sansome Street, 12 feet above grade	Vehicular traffic on Sutter Street	65	72-77	51
LT-2	Along the north side of Market Street, approximately 45 feet from Market Street and 255 feet from Montgomery Street, 12 feet above grade	Vehicular traffic on Market Street	71	76-79	51

Table 8 Exterior Noise at Nearest Off-Site Sensitive Use from Daytime Construction

(Simplified to focus on Chancery Building, numbers in red added/not original to table)

Construction Phase	Existing Minimum Hourly Noise Level at the nearest noise-sensitive receptor[1] (L_{eq} dBA)	Loudest Two Noise Sources	Estimated Construction Noise Level (L_{eq}dBA) at Nearest Commercial Receiver (20 feet)	Increase over Existing Noise Level (dBA)
Phase 1: Demolition	65	Cutter Soil Mixing Rig, Jackhammer	95	30
Phase 2: Site Preparation	65	Concrete Saws, Jackhammer	99	34
Phase 3: Grading	65	Concrete Pump, Excavator	92	27
Phase 4: Building Construction	65	Drill Rig, Cranes	94	29
Phase 5: Architectural Coating	65	Pressure Washer, Cranes	94	29

5. The MND provides no evidence to support the conclusion in Impact NO-1 that the construction noise impacts would be below the levels of significance. For example, Impact NO-1 states that "modern equipment" would reduce noise levels. No evidence is provided that the contractor will not use modern equipment, thus rendering this control meaningless. Evidence and analysis are required to show that mitigation will reduce construction noise levels below the thresholds of significance.

Given these comments the MND must include as mitigation a construction noise control plan (NCP) and continuous noise monitoring during construction. The NCP must show how the contractor will control noise to maintain levels below the thresholds. This continuous noise monitoring can be implemented with a remote monitoring system with alert functions to warn construction and project personnel when limits are approached and/or exceeded. A continuous noise monitoring system as described below allows for real-time data monitoring and alerts.

VIBRATION

Table 13 in the MND shows that the estimated vibration levels from construction activities at the Chancery Building will exceed the "Historic Building" criteria established in Table 12. Mitigation Measure M-NO-2 establishes that a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan are required for the project, with monthly reports and periodic inspections. Tables 12 and 13 are replicated below, with the estimated generated construction vibration levels at the Chancery Building highlighted in red.

Table 12 Caltrans Vibration Guidelines for Potential Damage to Structures

Structure and Condition	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25

Table 13 Vibration Levels from Construction Equipment

Equipment	Approximate PPV (in/sec)[55]					
	FTA Reference (25 feet)	576-580 Market (1 foot)	44 Montgomery (1 foot)	562-566 Market (1 foot)	582-592 Market (40 feet)	560 Market (55 feet)
Jackhammer	0.035	1.207	1.207	1.207	0.021	0.015
Excavator	0.020	0.690	0.690	0.690	0.012	0.008
Equipment	**FTA Reference (25 feet)**	**576-580 Market (6 feet)**	**44 Montgomery (6 feet)**	**562-566 Market (6 feet)**	**582-592 Market (40 feet)**	**560 Market (55 feet)**
Drill Rig	0.089	0.428	0.428	0.428	0.053	0.037

SOURCE: Salter Inc. 2022

Mitigation Measure M-NO-2 provides no definitive control to prevent the vibration exceedance; specific vibration controls must be provided that illustrate the feasibility of relying on alternate methods or equipment to avoid exceeding the criteria and generating a significant vibration impact.

Mitigation Measure M-NO-2 must also include a continuous monitoring program, such as those described below, which can be accessed remotely and provide alert functions to warn construction and project personnel when limits are approached and/or exceeded. These kinds of systems allow for real-time data monitoring and alerts.

Construction Noise and Vibration Monitoring Options

There are several commercially available noise and vibration monitoring systems that can be installed and run continuously during construction that do not require personnel to be on site to physically conduct noise or vibration measurements as part of the construction monitoring. These systems include Sigicom, Instantel, EnviroSuite, and others, which can be equipped with a cellular telephone network or wi-fi internet connection which allows for text and/or email alerts to be sent when specific thresholds are met or exceeded. Most of these monitoring systems can be set to send alerts for multiple threshold, or "trigger", levels allowing for a warning level trigger when the levels are approaching the specified limits and an alarm level when the specified limits are met or exceeded.

The noise monitoring systems are typically located outside on utility poles or similar fixed locations at a height that is not accessible without a ladder to minimize interference/theft from passers-by. The vibration monitoring systems are typically located within adjacent buildings where there is a concern about damage due to vibration or there is a vibration sensitivity. These systems are typically powered by batteries, line-power, solar panels for exterior installations, or a combination of the three.

Most of the noise monitoring systems have trigger options that are based on time duration and noise level, i.e., an alert is sent if the noise exceeds a certain dBA level over a minimum time duration such as 70 dBA within a 20-minute interval. Alerts can also be set for Leq, Lmax, or other metrics. It is recommended that time duration noise level limits are established for the various project exposures based on the Leq levels established in the MND, taking into consideration OSHA noise exposure limits for the adjacent commercial/office use buildings. A Construction Noise Control and Monitoring Plan, similar to the Vibration Management and Monitoring Plan required in M-NO-2, is required for the project. The noise monitoring trigger levels should be established as part of this plan. The Construction Noise Control Plan will require a more detailed analysis of the project specific construction means, methods, and noise control options than a CEQA level analysis will provide

It is recommended for this project that in addition to the 0.25 in/sec PPV limit set in M-NO-2, a secondary "warning" trigger level is established by the qualified historic preservation professional during the Pre-construction Survey that is specific to the Chancery Building and any other historic building adjacent to the project and that this is clearly stated in the Vibration Management and Monitoring Plan. For reference, several recent construction vibration monitoring plans in San Francisco have established the "warning" level to be ½ of the maximum vibration level limit.

ATTACHMENT 2

MKM & Associates
structural engineering

Eric Kreager, S.E.
John M. Cook, S.E.
Mark Douglas

5880 Commerce Blvd., Suite 105
Rohnert Park, CA 94928
mkmassociates.com
(707) 578-8185

September 9, 2025 MKM File # 250172

Chelsea Pacific Group, LLC
1100 Mar West Street, Suite D
Tiburon, CA 94920
kaylin@chelseapacific.com

Re: Structural Impact of Proposed Hotel on
564 Market Street "The Chancery Building"
San Francisco, CA

Dear Kaylin,

Based on the information you provided stating that the existing foundation for The Chancery Building located at 564 Market Street is a spread footing there are some engineering concerns with proposed 30-story hotel located at 570 Market Street.

1. Old shallow spread footing and slab foundations supported on bay mud settle over decades to a stable resting point. Any adjacent work that could undermine or destabilize the soil could have catastrophic effects on the building. The existing concrete and steel footings won't have the strength to resist any soil displacement and could crumble. This failure would be reflected in the walls and floors that the foundation supports.
2. These old foundations on soft soils are extremely sensitive to vibrations from construction activities and are more prone to damage from any work done on the adjacent property.

In summary, the risk of damage to the existing Chancery Building is significant and dictates that a thorough and sophisticated evaluation of the shoring and construction be provided to ensure the safety of the structure.

Sincerely,

MKM & ASSOCIATES
A California Corporation

John Merle Cook, SE 2927



JW/JMC

LH090925JW

ATTACHMENT 3

MKM & Associates
structural engineering

Eric Kreager, S.E.
John M. Cook, S.E.
Mark Douglas

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mkmassociates.com
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March 19, 2025

MKM File # 250172

CPH 564, LP
1100 Mar West Street, Suite D
Tiburon, CA 94920
kaylin@chelseapacific.com

Re: Structural Impact of Proposed Hotel on
564 Market Street "The Chancery Building"
San Francisco, CA

Dear Kaylin,

At your request, MKM & Associates conducted a review of preliminary documentation and design recommendations for a proposed 30-story hotel with a one-level basement located at 570 Market Street. The proposed hotel site is directly adjacent to The Chancery Building located at 564 Market Street, and the proposed construction boundary is to occur approximately one foot away from the historic building. It is our understanding based on the provided documentation that the existing 7-story plus basement Chancery Building is designated as a historic structure and was constructed in 1923, indicating that the structure may be highly susceptible to adverse impacts including but not limited to damage and excessive foundation settlements from nearby demolition, excavation, and construction. MKM & Associates was provided a preliminary geotechnical evaluation report performed by Langan, as well as Appendix A of the preliminary mitigated negative declaration ("PMND") that reports the findings of a Technical Noise and Vibration Analysis. Based on the documentation provided, it appears several engineering concerns exist:

1. The existing building(s) at 570 Market Street must be removed in order to construct the new hotel. The foundation type and extent are unknown. Whatever process is used for removing the existing building(s), there is a high potential to damage 564 Market Street ("The Chancery Building"). Even if extreme care is taken, it is still possible for damage to occur, the extent of which is unknown.
2. The foundation of The Chancery Building is unknown, but due to its historic age it will be more prone to damage from construction and vibrations.
3. Due to the age of The Chancery Building, it is difficult to determine the capacity of the foundation and potential differential settlements created by the new construction. The Chancery Building's foundation is likely to have very little to no capacity to withstand differential settlements.
4. Extreme care would need be taken when the subterranean excavation occurs with subsequent shoring to mitigate any damage caused by settlement induced by the proposed construction. Even if extreme care is taken during excavation, irreparable damage to The Chancery Building may still occur.
5. There is a potential for soil instability at the time of the excavation of large, deep foundations. Unanticipated cave-ins and soil displacements may further exacerbate the instability.
6. Also, there is a large concern that settlement will occur under The Chancery Building if the adjacent new construction settles due to the soil improvement option. The preliminary geotechnical investigation indicated that there would be settlement if the soil improvement option were selected. The magnitude of settlements is unidentified and yet to be determined.
7. If the project were to be approved, then our recommendation would be to have both the geotechnical recommendations and structural design peer reviewed. The soil-structure interaction is significant and would need to be well established to minimize problems.

8. It does not appear that a thorough and substantial investigation of the effects of the proposed construction has been completed to date; thus, it is difficult to ascertain the magnitude of the impacts The Chancery Building may suffer.

In summary, the risk of damage to the existing Chancery Building is significant and dictates that a thorough and sophisticated evaluation of the soil and structural aspects be performed. It is our opinion that the proposal to date is insufficient to conclude that the Hotel project is advisable.

Sincerely,

MKM & ASSOCIATES
A California Corporation

John Merle Cook, SE 2927



NH/JMC

cc: zfaidi@chelseapacific.com, kaylin@chelseapacific.com, linda@chelseapacific.com

LTR031925JMC REV

BRIEF SUBMITTED BY THE DETERMINATION HOLDER

REUBEN, JUNIUS & ROSE LLP

Melinda Sarjapur
msarjapur@reubenlaw.com

November 13, 2024

Delivered Via E-Mail

President John Trasviña
San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103

Re: Project Sponsor Brief in Opposition to Appeal Nos. 25-041 & 25-042
570 Market Street- Downtown Large Project Authorization
BOA Hearing Date: November 19, 2025
Our File No.: 10738.02

Dear President Trasviña and Board Members:

Our office represents Frontier Group, LLC, the sponsor ("**Sponsor**") of a 29-story mixed-use hotel project in the heart of the city's Financial District (the "**Project**").

We submit this brief in opposition to appeals of Planning Commission's unanimous approval on September 11, 2025, of the Project's Downtown Project Authorization ("**DNX**") entitlement, filed by the owners of the adjacent 43-story office tower at 44 Montgomery (BCal 44 Montgomery Property, LLC) and 7-story office building at 562-566 Market Street (CPH 564, LP) (collectively, "**Appellants**") .

The Board should uphold the DNX because it appropriately authorizes development of a new mixed-use hotel that is compatible with the scale and character of development in the Downtown core. The DNX is supported by clear findings documenting the Commission's accurate interpretation of Planning Code provisions. Appellants provide no evidence that the Commission erred or abused its discretion.

A. PROJECT OVERVIEW

The Property is a narrow (40-50 foot wide), 7,000 sf through-lot with frontage on Market and Sutter Streets, in the Financial District. It currently contains a two-story commercial building that has been partially vacant since the former occupant (Daiso Japan) closed during the pandemic.

The Project will replace this underutilized commercial building with a vibrant new 29-story, 211-room hotel including neighborhood-serving retail at the ground and 15th floors. Approved Project plans are attached (**Exhibit A**).



Rendering, Street View along Market



Rendering, view north along Market

The Project will reach a maximum height of 300 feet. This is consistent with the scale of development in the Downtown core, but smaller in height and massing than Appellant's 43-story skyscraper at 44 Montgomery.

At 15th floor, the building will set back 71'10" Market Street, reducing visible massing and preserving views to the landmarked Hobart Building at 582-590 Market Street.

From the second to the 15th floors, the building will also incorporate a 7'6" deep by 80' wide lightwell along its north façade, partially overlapping and complementing an existing lightwell on the adjacent 7-story Chancery Building. This design maximizes preservation of existing property line windows on neighboring facade.

The Project will feature a 2,300-sf landscaped POPOS terrace on its 15th floor, with stunning views of Market Street and the Financial District. This area will be open to the public, creating new opportunities to access greenery and open space in the dense urban environment, with access to on-site retail. This POPOS will have a dedicated entrance and elevator access along Market Street, with clear signage and a dynamic living wall feature to attract visitors.



Rendering of proposed 15th floor POPOS.

The Project has no on-site parking or loading – it is conveniently located in the Downtown core with immediate access to multiple BART and MUNI lines. It is ideally situated, within easy

walking distance of downtown tourist destinations including the Embarcadero; Union Square; Moscone Center; and Civic Center.

B. DNX STANDARD OF REVIEW

Pursuant to Planning Code Section 309(d)(3), on an appeal of a DNX, the Board of Appeals considers two issues: (1) if the Planning Commission incorrectly interpreted any provision of the Planning Code; or (2) if the Planning Commission abused its discretion in unanimously approving the project. An abuse of discretion occurs when the decision is not supported by findings, if findings are not supported by evidence in the record, or if they are without reasonable or rational basis as a matter of law.[1]

C. THE PLANNING COMMISSION CORRECTLY INTERPRETED THE CODE AND DID NOTE ABUSE ITS DISCRETION IN APPROVING THE DNX.

On September 11, 2025, following a public hearing, the Planning Commission unanimously approved the Project's DNX under Motion No. 21086 (**Exhibit B**).

At this hearing, the Commission was presented with clear information in both the written record and presentation commentary supporting its decision to approve the DNX, which included exceptions from Planning Code Section 132.1 (interior lot setbacks), section 152.1 and 161 (freight loading), and Section 162 (tour bus loading).

1. Alleged Environmental Impacts are Misplaced and Unsupported

Appellants allege the Planning Commission erred by failing to adequately consider a range of speculative environmental impacts (ex: noise and vibration; geology and soils; preservation; construction-related noise and dust; air quality; and transportation).

[1] *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal. App.4th 656, 673-74.

However, the alleged impacts are entirely speculative and misplaced in the current DNX appeal. In asserting these claims, Appellants improperly conflate the Project's DNX design approval with environmental review, which is subject to a separate appeal process.

The Project's environmental impacts were fully and accurately analyzed through a Final Mitigated Negative Declaration ("**FMND**") document. The Planning Commission reviewed and upheld Project FMND following Appellants' initial appeal to that body on May 1, 2025, under Motion No. 21730 (**Exhibit C**).

The FMND is a 130-page document supported by several detailed technical studies which analyze – *in depth* – all potential Project impacts related to land use; population and housing; cultural resources; transportation and circulation; noise; air quality; greenhouse gas emissions; wind shadow; recreation; utilities; public services; biological resources; geology and soils; hydrology; hazardous materials; and energy. A supplemental study also fully evaluated potential for air quality hazards, incorporating new standards adopted during the project's lengthy review period. The final document includes several mitigation measures that effectively address all potential impacts to cultural resources; noise and vibration; and air quality. On the basis of this information, the FMND accurately finds that the Project will not result in significant environmental impacts.

Pursuant to Administrative Code Section 31.16(d), FMNDs may be appealed to the Board of Supervisors within 30 days of the first approval for the associated project. Appellants have each appealed the FMND as allowed by the Administrative Code, and the Board of Supervisors is scheduled to hear those items on Tuesday, November 18th.

This Board should disregard Appellants' allegations of environmental impacts as they exceed the scope of the current DNX appeal and will be addressed through a separate process.

2. Loading Exceptions Were Properly Approved

Appellants claim that the Planning Commission failed to adequately support approval of the Project's freight and tour bus loading exceptions. This is incorrect. Exceptions from these standards were clearly documented multiple times throughout the DNX approval motion and the Commission's action was adequately supporting by findings in the record. There is no indication that the Commission erred or abused its discretion in approving these exceptions.

Regarding freight loading, Section 7(b) of the DNX approval motion (**Exhibit B**) clearly and accurately cites to the requirements of Planning Code Sections 152.1 and 161, incorporating them by reference, and explains that hotel development of the Project's size would typically require one (1) off-street loading space. The approval motion then lists and responds to each finding requiring Commission consideration under Sections 152.1 and 161, including a local capacity finding under Section 161(e)(3): "Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building."

In response to this finding, the motion states: "An appropriate on-street color curb loading space along Sutter Street will be pursued through the Municipal Transportation Agency. Sutter Street currently possesses three lanes of travel with a single lane of on-street parking on its southern end. As the proposed freight loading space currently serves as on-street parking, its use for *loading will not adversely affect pedestrian circulation, transit operation or general traffic circulation*." This finding accurately describes adjacent site conditions consistent with numerous other materials in the record. Appellants provide no evidence to the contrary.

Regarding tour bus loading, Section 7(c) of the DNX approval motion clearly and accurately cites to the requirements of Planning Code Section 162, incorporating it by reference, and explains that hotel development of the Project's size would typically require one (1) off-street tour bus loading space. Notably, Section 162(b)(3) requires that the Commission consider a local capacity finding that is effectively identical to that required for freight loading under Section 161(e)(3)– that spaces for tour bus loading "can be provided at adjacent curbs or in the immediate vicinity without adverse effect on pedestrian circulation, transit operations or general traffic circulation."

The motion then references the "particulars of the project site and its various constraints" detailed with regard to freight loading under Section 7(b) in justification of required bus loading exception findings.

Appellants falsely suggest that the local street capacity finding made for freight loading is inapplicable to tour buses because they cannot park in loading or parking zones in front of the Project or on either side of it. However, the San Francisco Mass Transit Authority ("**SFMTA**") web page provides that tour buses may park in regular white passenger loading zones; yellow commercial loading zones; metered parking spots; or any other available curb space.[2]

The DNX approval motion adequately documents the Commission's approval of both freight and tour bus loading exceptions, each of which are supported by clear and accurate findings in the record.

Appellants further claim that the Commission erred in failing to adequately consider potential transportation impacts along Sutter Street associated related to loading. However, the

[2] SFMTA Web Site – Tour Bus Information, available online at: https://www.sfmta.com/getting-around/drive-park/commercial-vehicles/tour-bus-information

Board should disregard this allegation as it concerns speculative environmental impacts that exceed the scope of the DNX appeal.

3. Market Street is the Project's Primary Frontage

Appellants claim, without support, that the Planning Commission erred in designating Market Street as the "Principal Street' for determining the Project setbacks under Planning Code Section 132.1(d)(1). Appellants cite no Planning Code standard to support this assertion but instead assert erroneous perceptions of Project layout and operations.

By contrast, there is ample information in the record to support the Commission's treatment of Market Street as the Project's principal frontage. The term "primary frontage" is not defined under Planning Code Section 132.1(d)(1). However, as the Zoning Administrator explained in his comments at the Project's September 11th hearing, various factors make it "hard to make a case that Sutter is a more prominent street in terms of frontage" than Market.

The property's linear street frontage along Market Street is 10 feet longer than along Sutter; Market Street is the City's primary commercial corridor; Market Street is the larger right of way – 120' wide as compared to Sutter Street, which is 68' wide; the Project address is on Market Street; and there is an established pattern of buildings on through lots in this area providing primary commercial operations along Market Street. Further, the Project is designed with active frontages along both streets, featuring active-ground floor retail and dedicated POPOS entry along Market Street. While the hotel lobby will face Sutter, patrons can also access the building and lobby via the Market Street entrance, and the Market Street entrance will be directly accessible to patrons from multiple forms of public transportation including BART, MUNI, and rideshare services.

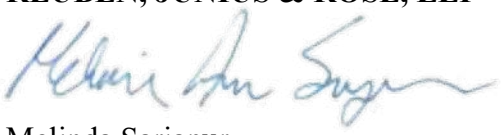
In short, Appellants provide no evidence that the Commission erred or abused its discretion in treating Market Street as the Project's primary frontage.

D. CONCLUSION

The Planning Commission did not err or abuse its discretion in approving the Project's DNX. We urge you to confirm the Planning Commission's unanimous determination, which was based on substantial evidence in the record, and deny this appeal.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda Sarjapur

Enclosures:

Exhibit A - Approved Project plans
Exhibit B - Planning Commission Motion No. 21086
Exhibit C - Planning Commission Motion No. 21730

cc: Jose Lopez, Vice President
Rick Swig, Commissioner
Rebecca Saroyan, Commissioner
Julie Lamarre, Executive Director

EXHIBIT A



570 MARKET ST.

570 Market Street
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CONFORMANCE SET
05/10/2024

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VT Consultant

PROJECT INFORMATION

ADDRESS:	570 MARKET STREET SAN FRANCISCO, CA 94104
BLOCK:	0291
LOT:	013
LOT AREA:	7,045 SQ.FT. (GROSS)
ZONING DISTRICT:	C-3-0 - DOWNTOWN-OFFICE
HEIGHT AND BULK DISTRICTS	300-S
PROPOSED BUILDING HEIGHT	300" AT SUTTER AND 150' AT MARKET STREET
ZONING MAP:	ZN1
HEIGHT DISTRICT MAP	HT1
SPECIAL USE DISTRICT:	WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE
HISTORIC RESOURCE STATUS:	C

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL DEMOLISH AN EXISTING 2-STORY, 14,000 SF RETAIL BUILDING AND CONSTRUCT A NEW, 29 STORY HOTEL WITH APPROXIMATELY 222 GUESTROOMS AND 2 BASEMENT LEVELS.

THE SITE IS A LEVEL THROUGH LOT WITH 50'-0" OF FRONTAGE ALONG MARKET STREET AND 40'-0" OF FRONTAGE ALONG SUTTER STREET. THE SITE IS LOCATED WITH CLOSE PROXIMITY TO TRANSIT HUBS

THE PROPOSED HOTEL WILL BE APPROXIMATELY 300'-0" IN HEIGHT AND 126,333 IN F.A.R. AREA.

REQUIRED POPOS WILL BE PROVIDED ON THE 15TH FLOOR WHICH WILL BE OPEN TO THE AIR WITH A DEDICATED ELEVATOR.

THE PROJECT PROPOSES APPROXIMATELY 15 FEET OF EXCAVATION FOR A FULL LOT BASEMENT LEVEL.

CODE NOTES

EXISTING USE:
COMMERCIAL/RETAIL SALES AND SERVICES

PROPOSED USE:
COMMERCIAL/RETAIL SALES AND SERVICES

CONSTRUCTION CLASSIFICATION: (TABLE 601)
TYPE 1A - FIREPROOFED

FIRE RATED SEPARATION AND ENCLOSURES:

- PRIMARY STRUCTURAL FRAME - 3 HRS
- BEARING WALLS AND PARTITIONS: (TABLE 602)
  - EXTERIOR - 2 HRS, #1 PC 403.2.1.1
  - INTERIOR - 2 HRS, #1 PC 403.2.1.1
- NON BEARING WALLS AND PARTITIONS:
  - EXTERIOR LESS THAN 5 FEET - 1 HR
  - INTERIOR - 0 HRS
- FLOOR CONSTRUCTION: 2 HRS
- ROOF CONSTRUCTION: 1.5 HRS

ENERGY CODE INFORMATION

THE PROPOSED PROJECT WILL COMPLY WITH THE CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS

CLIMATE ZONE: 3 (APPENDIX JA2)
SUB-TYPE: C

PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS (TABLE 138)

RATIO OF SQUARE FEET OF OPEN SPACE TO GROSS FLOOR AREA IN C-3-O DISTRICTS IS 1:50

PROPOSED FLOOR AREA: 156,044 SF
REQUIRED POPOS AREA (1:50 FEET): 3,120.88 SF
PROVIDED POPOS AREA (INCLUDING SUPPORT SPACES):

POPOS OUTDOOR TERRACE:	2,364 SF
POPOS INDOOR SUPPORT SPACE:	1,702 SF
TOTAL POPOS AREA:	4,066 SF

THE POPOS WILL BE LOCATED ON THE 15TH FLOOR OPEN AIR TERRACE GIVEN THE LIMITED GRADE LEVEL OPPORTUNITIES.

PARKING REQUIREMENTS

REQUIRED PARKING IN C-3-O DISTRICT: 0 SPACES
PROVIDED PARKING: 0 SPACES

BICYCLE PARKING REQUIREMENTS

CLASS I: ONE PARKING SPOT PER 30 GUESTROOMS
REQUIRED PARKING: 8 CLASS I SPOTS
PROPOSED PARKING: 8 CLASS I SPOTS AT LEVEL 03

CLASS II: MINIMUM OF TWO SPACES, ONE PARKING SPOTS PER 30 ROOMS, ONE PARKING SPACE PER EVERY 5,000 SF OF G.S.F. MEETING ROOMS.

REQUIRED PARKING: 8 CLASS II SPOTS
PROPOSED PARKING: 8 CLASS II SPOTS AT GRADE LEVEL

VOLUMETRIC MODULAR BUILDING APPROACH

DF&A, THE NEW ARCHITECT OF RECORD ON 570 MARKET STREET, IS A WORLD EXPERT ON VOLUMETRIC HIGH-RISE MODULAR CONSTRUCTION. WE HAVE LARGE-SCALE MODULAR PROJECTS UNDERWAY IN MANHATTAN (AN AC BY MARRIOTT), BROOKLYN, FLORIDA, AND THE ISLAND OF NEVIS. WE HAVE DEVELOPED PROPRIETARY TECHNOLOGY TO CAPITALIZE ON THE ADVANTAGES OF MODULAR CONSTRUCTION AND MITIGATE THE DIFFICULTIES; DESIGNED MODULAR STANDARDS AND FIRE TESTS THAT WERE OTHERWISE NONEXISTENT; AND CONTINUE TO TRY TO IMPROVE EVERY STEP OF THE MODULAR PROCESS, FROM LENDING TO MANUFACTURING TO BUILDING MANAGEMENT.

SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN

THE FOLLOWING ARE STRATEGIES FOR INTEGRATING SUSTAINABLE PRINCIPLES AND PRACTICE IN BUILDING DESIGN FOR THE PROJECT:

THE PLANTING STRATEGY DEVELOPED IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT DWG EMPLOYS NATIVE FOLIAGE AT THE GROUND FLOOR AND POPOS.

BY EMPLOYING MODULAR CONSTRUCTION RATHER THAN CONVENTIONAL, WE ARE ABLE TO TRACK, QUANTIFY AND LIMIT THE AMOUNT OF MATERIAL WASTE THROUGHOUT THE CONSTRUCTION PROCESS.

BIRD SAFE BUILDING REQUIREMENTS

THE FOLLOWING ARE STRATEGIES FOR COMPLYING WITH BIRD SAFE BUILDING REQUIREMENTS:

THE PROJECT COMPLIES WITH ALL FEATURE RELATED BIRD SAFE BUILDING STANDARDS PER PC SECTION 139. AT ALL GUARDRAILS ON THE 15TH FLOOR POPOS, 16TH FLOOR TERRACE, AND 18TH FLOOR YOGA TERRACE GLASS WITH A HORIZONTAL CERAMIC FRIT 1/8" WIDE SPACED EQUALLY 2" APART.

ZONING CALCULATIONS

PARCEL AREA	7,045
ALLOWABLE FAR	18
BUILDABLE FLOOR AREA	126,810

LEVEL	USE	SQUARE FOOTAGE	DEDUCTIONS				GROSS FLOOR AREA	KEYS
			MECH.	VOID/ CIRC.	POPOS/ SUPPORT	RETAIL		
29	ROOF - MECHANICAL	930	930	-	-	-	-	-
28	GUESTROOMS	4,415	178	-	-	-	4,248	8
27	GUESTROOMS	4,415	178	-	-	-	4,248	8
26	GUESTROOMS	4,415	178	-	-	-	4,248	8
25	GUESTROOMS	4,415	178	-	-	-	4,248	8
24	GUESTROOMS	4,415	178	-	-	-	4,248	8
23	GUESTROOMS	4,415	178	-	-	-	4,248	8
22	GUESTROOMS	4,415	178	-	-	-	4,248	8
21	GUESTROOMS	4,415	178	-	-	-	4,248	8
20	GUESTROOMS	4,415	178	-	-	-	4,248	8
19	GUESTROOMS	4,415	178	-	-	-	4,248	8
18	GUESTROOMS / FITNESS	4,415	178	-	-	-	4,248	5
17	GUESTROOMS / MECH.	4,838	1,030	78	-	-	3,730	5
16	AMENITY	4,838	137	-	-	-	4,701	-
15	POPOS / BAR	6,421	215	-	4,211	-	2,205	-
14	GUESTROOMS	5,763	256	-	-	-	5,507	11
13	GUESTROOMS	5,763	256	-	-	-	5,507	11
12	GUESTROOMS	5,763	256	-	-	-	5,507	11
11	GUESTROOMS	5,763	256	-	-	-	5,507	11
10	GUESTROOMS	5,763	256	-	-	-	5,507	11
9	GUESTROOMS	5,763	256	-	-	-	5,507	11
8	GUESTROOMS	5,763	256	-	-	-	5,507	11
7	GUESTROOMS	5,763	256	-	-	-	5,507	11
6	GUESTROOMS	5,763	256	-	-	-	5,507	11
5	GUESTROOMS	5,763	256	-	-	-	5,507	11
4	GUESTROOMS	5,763	256	-	-	-	5,507	11
3	BOH / OPERATIONS / GYM	5,763	216	-	-	-	5,547	-
2	MECHANICAL	6,815	4,591	2,224	-	-	-	-
1.5	RETAIL MEZZANINE	720	-	-	-	720	-	-
1	RETAIL / LOBBY	6,863	101	920	-	2,666	3,176	-
-1	BASEMENT - MECHNICAL	6,898	6,898	-	-	-	0	-
			18,892	**3,222**	**4,211**	**3,386**		
TOTAL		**156,044**				**29,711**	**126,333**	**211**
						REMAINING BUILDABLE FLOOR AREA	**477**	

DRAWING INDEX

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUANCE 1	ISSUANCE 2	ISSUANCE 3	ISSUANCE 4
01 GENERAL					
T-002	DRAWING INDEX AND PROJECT INFORMATION	●			●
02 ZONING					
Z-001	EXISTING SURVEY	●			●
Z-002	STREETSCAPE PLAN	●			●
Z-100	ZONING PLANS	●			●
Z-101	ZONING PLANS	●			●
03 CODE ANALYSIS					
G-100	EXISTING PHOTOS	●			●
05 ARCHITECTURAL					
A-001	SITE PLAN	●			●
A-050	EXISTING FLOOR PLAN - SUB-CELLAR & CELLAR LEVEL	●			●
A-051	EXISTING FLOOR PLAN - LEVEL 01 & MEZZANINE	●			●
A-052	EXISTING FLOOR PLAN - LEVEL 02 & ROOF	●			●
A-100	FLOOR PLAN - SUB-CELLAR & BASEMENT LEVELS	●		●	●
A-101	FLOOR PLAN - LEVEL 01 & LEVEL 02	●		●	●
A-102	FLOOR PLAN - LEVEL 03 & LEVEL 04	●		●	●
A-103	FLOOR PLAN - LEVEL 15 & LEVEL 16	●		●	●
A-104	FLOOR PLAN - LEVEL 17 & LEVEL 18	●		●	●
A-105	FLOOR PLAN - LEVEL 19 & ROOF	●		●	●
A-200	BUILDING ELEVATIONS	●		●	●
A-201	BUILDING ELEVATIONS	●		●	●
A-300	BUILDING SECTIONS	●			●
A-301	BUILDING SECTIONS	●			●
A-400	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-401	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-402	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-403	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-404	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-405	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-406	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-900	EXTERIOR RENDERING	●	●	●	●
A-901	EXTERIOR RENDERING	●	●	●	●
A-902	EXTERIOR RENDERING	●			●
A-903	EXTERIOR RENDERING	●			
A-904	DETAIL RENDERINGS	●	●		
A-905	POPOS ENTRY RENDERING	●	●		●
A-906	POPOS ENTRY RENDERING	●			
A-907	POPOS RENDERING	●			●
A-908	POPOS RENDERING	●			●
A-909	POPOS RENDERING	●			●
A-910	POPOS RENDERING	●			●
A-911	POPOS RENDERING	●			●
A-912	POPOS RENDERING	●			●
A-913	POPOS RENDERING	●			●
A-914	POPOS RENDERING	●			●
A-915	POPOS RENDERING	●			●
A-916	POPOS RENDERING	●			●

VICINITY MAP



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NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
4	05-10-24	CONFORMANCE SET

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT — JASON BUCHNER — C32858 — 10 - 31 - 2025 RENEWAL DATE — STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

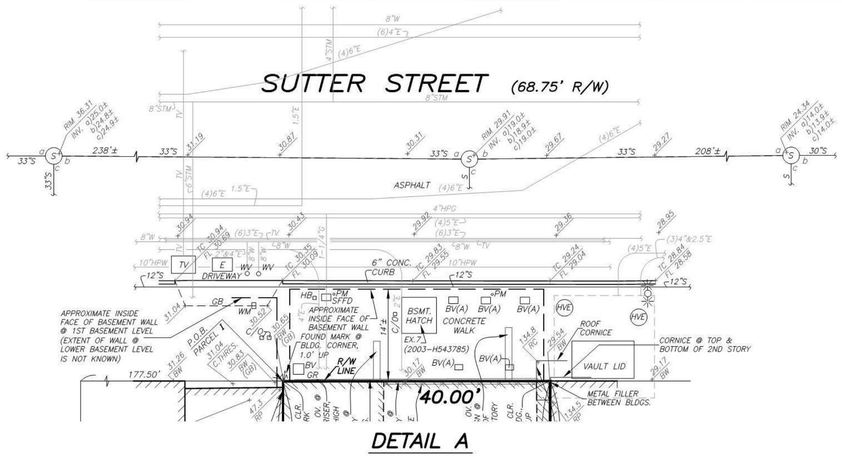


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Checked By: Checker
Project No: 177

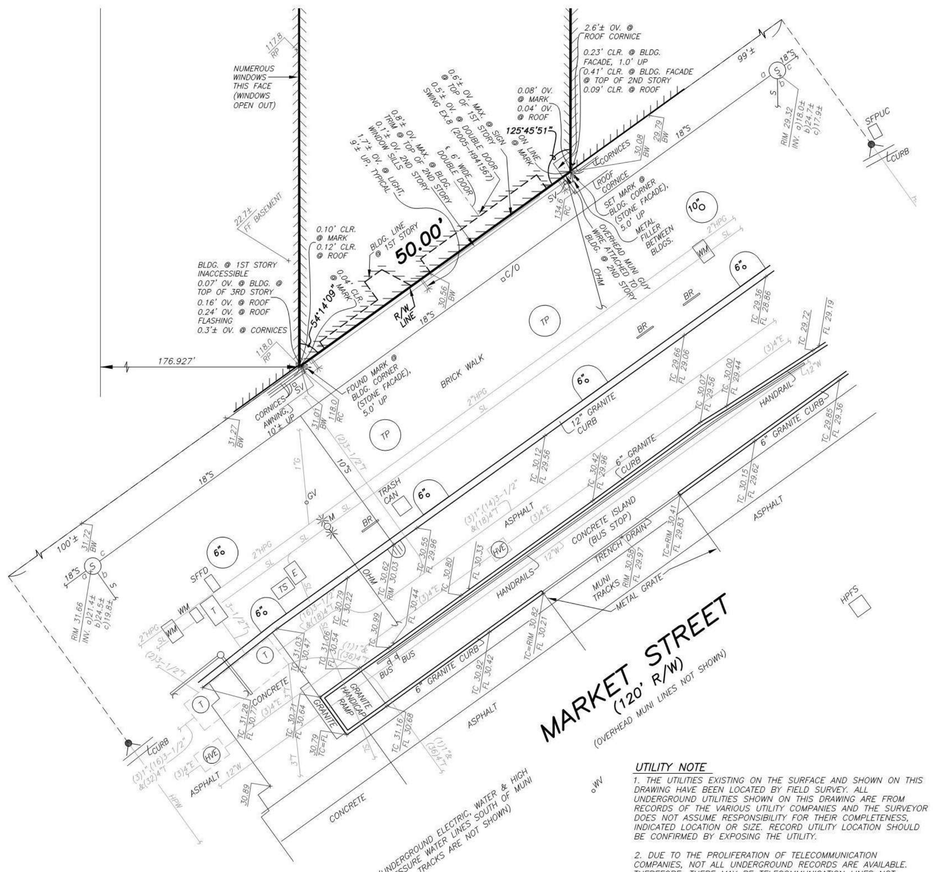
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DRAWING INDEX AND PROJECT INFORMATION

Sheet Number:
T-002.01

Sheet No: of



DETAIL A



DETAIL B

UTILITY NOTE

1. THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

2. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

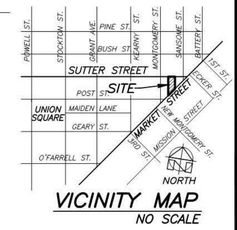
3. MUNI UNDERGROUND DUCT INFORMATION IS NOT AVAILABLE. THERE IS NO SURFACE EVIDENCE OF UNDERGROUND MUNI LINES FRONTING THE SUBJECT PROPERTY.

4. UNDERGROUND TRAFFIC SIGNAL RECORDS ARE NOT AVAILABLE.

0 5 10 20
GRAPHIC SCALE

LEGEND

CLR.	CLEAR OF PROPERTY LINE
OV.	OVER PROPERTY LINE
MAX.	MAXIMUM
BLDG.	BUILDING
BSMT.	BASEMENT
RP	ROOF PARAPET
RC	ROOF CORNICE
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
BW	BACK OF WALK
GB	GRADE BREAK
C.THRES.	CONCRETE THRESHOLD
FF	FINISHED FLOOR
INV.	INVERT
R/W	RIGHT OF WAY
MEAS.	MEASURED
APN	ASSESSOR'S PARCEL LINE
P.O.B.	POINT OF BEGINNING
C/O	SEWER CLEANOUT
BV	BASEMENT VENT
BV(A)	ABANDONED BASEMENT VENT
HB	HOSEBIB COVER
SFFD	SFFD VALVE (GAS)
GR	GAS RISER, 0.5'± HIGH
BUS	BUS STOP SIGN
T	TELEPHONE MANHOLE
HVE	HIGH VOLTAGE ELECTRIC MANHOLE
	HIGH PRESSURE FIRE HYDRANT
WV	WATER VALVE
S	SEWER MANHOLE
	CATCH BASIN
WM	WATER METER
WM	WATER METER
GV	GAS VALVE
E	ELECTRIC PULLBOX
SV	SEWER VENT
TS	TRAFFIC SIGNAL PULLBOX
TV	TELEVISION PULLBOX
T	TELEPHONE PULLBOX
	ELECTROLIER
M	ELECTROLIER W/MUNI GUY WIRE
BR	BIKE RACK
TRASH CAN	TRASH CAN
6"	TREE PIT W/TREE & DIAMETER
10"	TREE PIT W/TREE & DIAMETER
TP	TREE PIT (NO TREE)
SFPUC	SAN FRANCISCO PUBLIC UTILITY COMMISSION PULLBOX
PM	PARKING METER
	HIGH PRESSURE WATER COVER
HPFS	TRAFFIC SIGNAL
E	ELECTRIC LINE
G	GAS LINE
HPG	HIGH PRESSURE GAS LINE
S	SEWER LINE
SL	STREET LIGHT LINE
STM	STEAM LINE
T	TELEPHONE LINE
W	WATER LINE
HPW	HIGH PRESSURE WATER LINE
OHM	OVERHEAD MUNI GUY WIRE



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SUTTER STREET DISTANT THEREON 177 FEET, 6 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF SUTTER STREET 40 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET; THENCE AT A RIGHT ANGLE WESTERLY 40 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 85 FEET TO THE SOUTHERLY LINE OF SUTTER STREET AND THE POINT OF BEGINNING.

BEING PART OF 50 VARA BLOCK NO. 57.

PARCEL II:

BEGINNING AT A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO AND ALSO DISTANT 85 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SUTTER STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; RUNNING THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF SUTTER STREET, 40 FEET AND 6-7/8 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 74 FEET AND 9-7/8 INCHES TO THE NORTHWESTERLY LINE OF MARKET STREET; THENCE SOUTHWESTERLY AND ALONG SAID LINE OF MARKET STREET 50 FEET TO A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF MONTGOMERY STREET 104 FEET AND 1/2 OF AN INCH TO THE POINT OF BEGINNING.

BEING PART OF VARA BLOCK NO. 57.

ASSESSOR'S PARCEL NUMBER: LOT 013, BLOCK 0291

SURVEY REFERENCE

COMMONWEALTH LAND TITLE COMPANY UPDATED PRELIMINARY REPORT #1, ORDER NO. 09220395-917-BLB-JMO DATED JUNE 30, 2017.

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

2. A POSSIBLE OVERLAP OF RECORD OF UNDISCLOSED LOCATION AS DISCLOSED BY THAT CERTAIN GRANT DEED RECORDED NOVEMBER 14, 1952, IN BOOK 6040, PAGE 421, OFFICIAL RECORDS AND BY THAT CERTAIN GRANT DEED RECORDED JULY 22, 1953, IN BOOK 6197, PAGE 70, OFFICIAL RECORDS. NOTE: NO OVERLAP OF RECORD WAS FOUND. NOT PLOTTABLE.

6. "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED JUNE 18, 2002, DOCUMENT NO. 2002-H185988, OFFICIAL RECORDS. NOT PLOTTABLE.

7. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT TO REPLACE THE EXISTING BASEMENT HATCH WITH A NEW HATCH, RECORDED SEPTEMBER 19, 2003, DOCUMENT NO. 2003-H543785, OFFICIAL RECORDS. PLOTTED HEREON.

8. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A NEW DOOR SWING ENCROACHING 6 INCHES INTO THE PUBLIC RIGHT-OF-WAY FRONTING THE SUBJECT PROPERTY RECORDED APRIL 21, 2005, DOCUMENT NO. 2005-H941567, OFFICIAL RECORDS. PLOTTED HEREON.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 5 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF 50 VARA BLOCK 57 DATED JUNE 21, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. "RECORD OF SURVEY MAP OF 50 VARA BLOCK 57" FILED JUNE 18, 1947 IN LICENSED SURVEYORS PLATS AT PAGE 40, SAN FRANCISCO COUNTY RECORDER.

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK NO. BM11331, STEEL SCREW IN WASHER STAMPED "CCSF CONTROL" LOCATED AT THE NORTHEASTERLY CORNER OF MONTGOMERY AND SUTTER STREETS, ELEVATION 35.42 FEET, CCSF 2013 NAVD88 VERTICAL DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PROFESSIONAL LAND SURVEYOR — BENJAMIN RON — PLS 9247 — STATE OF CALIFORNIA

SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 0291

FOR

DANNY FOSTER ARCHITECTURE

SAN FRANCISCO — CALIFORNIA

NORTH

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURVEYED:
DATE: 11/13/20		DES.
SHEET: 1 OF: 1		DRWN: JP
JOB NO. S-9454		CHKD: DR
		REV NO.

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4	05-10-24	CONFORMANCE SET

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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT — JASON BUCHHEIT — C-32858 — 10-31-2025 RENEWAL DATE — STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



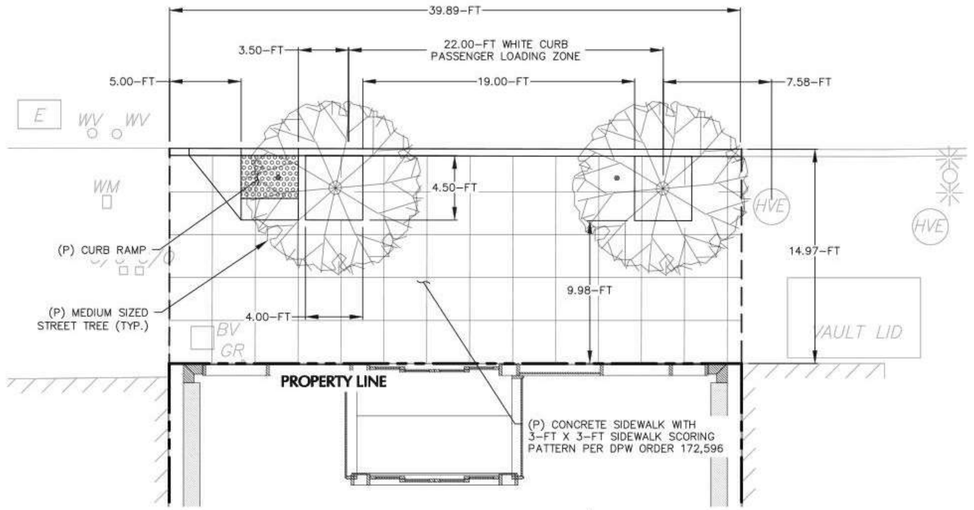
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Checked By: Checker
Project No: 177

Drawing Title:
EXISTING SURVEY

Sheet Number:
Z-001.00

Sheet No: of

SUTTER STREET
(68.75-FT ROW)

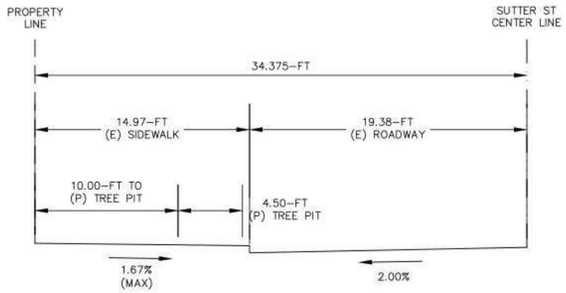


SUTTER STREET FRONTAGE

SCALE: 1" = 5'

5 0 2.5 5

SCALE: 1 INCH = 5 FEET

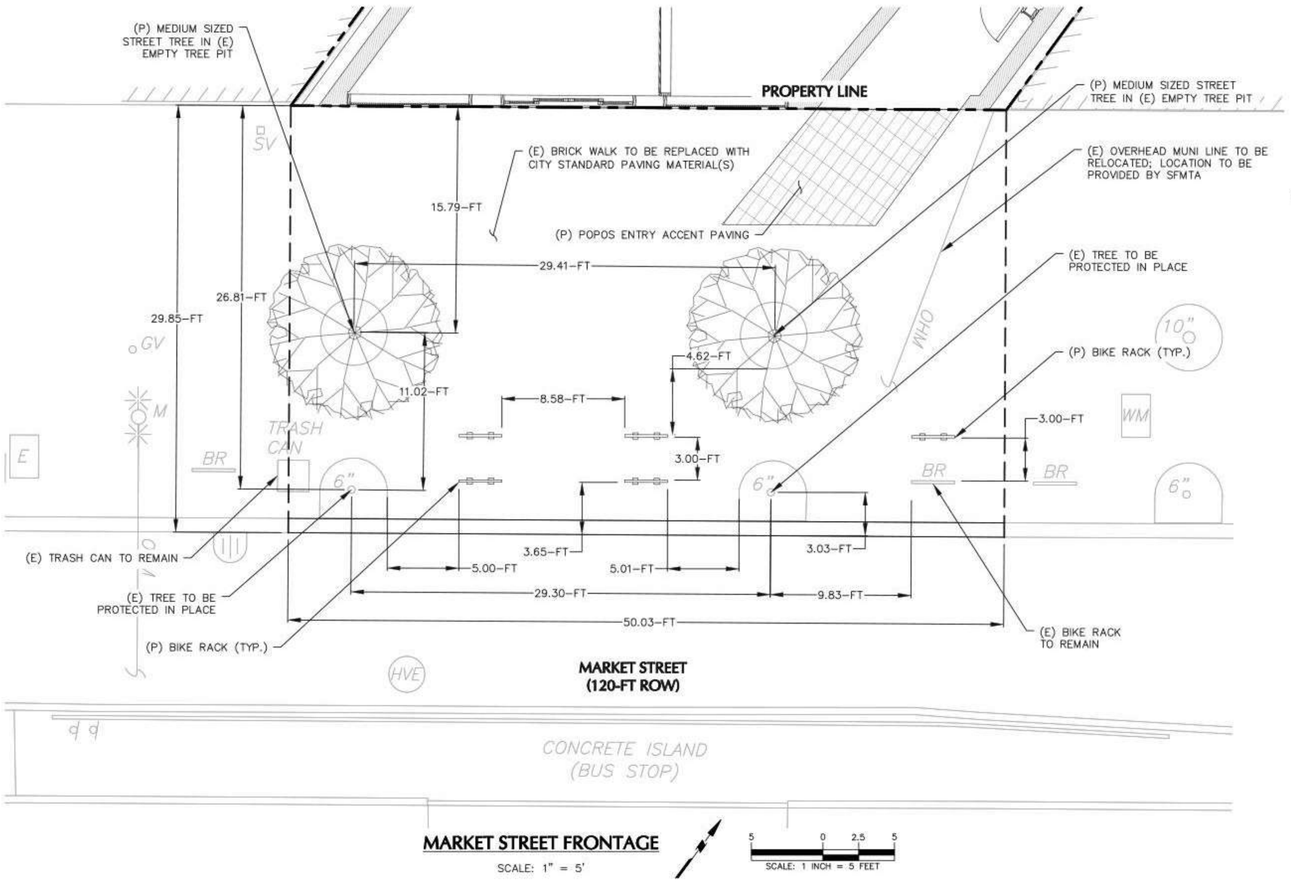


SUTTER STREET SECTION

SCALE: 1" = 5'

5 0 2.5 5

SCALE: 1 INCH = 5 FEET



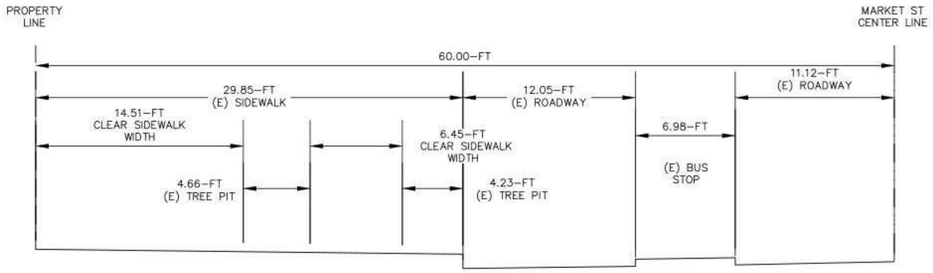
MARKET STREET
(120-FT ROW)

MARKET STREET FRONTAGE

SCALE: 1" = 5'

5 0 2.5 5

SCALE: 1 INCH = 5 FEET



MARKET STREET SECTION

SCALE: 1" = 5'

5 0 2.5 5

SCALE: 1 INCH = 5 FEET

NOTES:

1. PROJECT WILL COORDINATE WITH THE CITY'S BETTER MARKET STREET PROJECT FOR PROPOSED STREETSCAPE IMPROVEMENTS ALONG MARKET STREET

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C-32858
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570 MARKET STREET
SAN FRANCISCO, CA

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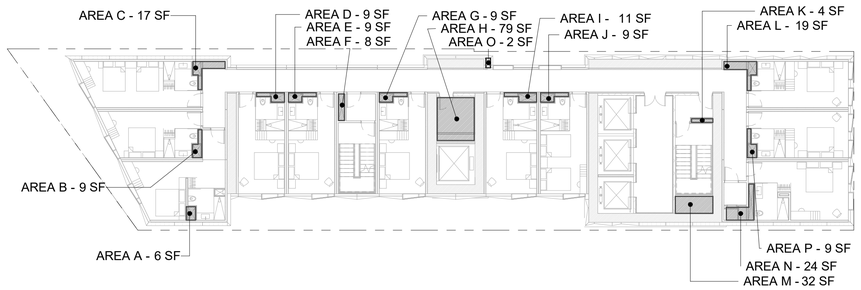


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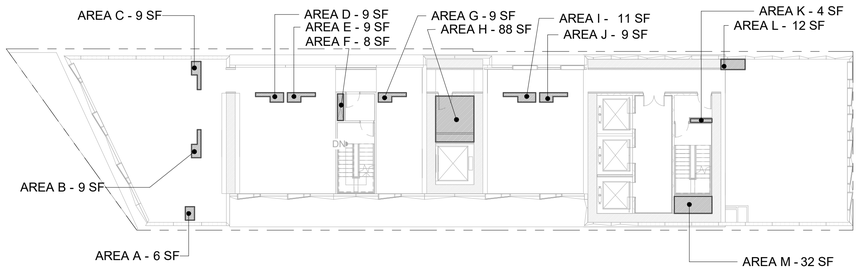


ZONING DEDUCTIONS TABLE - LEVEL 04		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	17 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	79 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	19 SF
AREA M	MEP	32 SF
AREA N	MEP	24 SF
AREA O	MEP	2 SF
AREA P	MEP	9 SF
		256 SF

ZONING CALCULATIONS - LEVEL 04	
GFA	5,763 SF
DEDUCTIONS	256 SF
FAR	5,507 SF



LEVEL 04 - TYPICAL GUESTROOM - DEDUCTIONS 06
1/16" = 1'-0"



DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 03		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	9 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	88 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	12 SF
AREA M	MEP	32 SF
		216 SF

ZONING CALCULATIONS - LEVEL 03	
GFA	5,763 SF
DEDUCTIONS	216 SF
FAR	5,547 SF



GROSS FLOOR AREA PLAN

LEVEL 03 - BOH / OPERATIONS / GYM - DEDUCTIONS 05
1/16" = 1'-0"

ZONING DEDUCTIONS TABLE - LEVEL 02		
NAME	TYPE	AREA
AREA A	MEP	4591 SF
AREA B	Void	2224 SF
		6815 SF

ZONING CALCULATIONS - LEVEL 02	
GFA	6,815 SF
DEDUCTIONS	6,815 SF
FAR	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 02 - MEZZ & MEP - DEDUCTIONS 04
1/16" = 1'-0"

ZONING DEDUCTIONS TABLE - LEVEL 1.5 MEZZ.		
NAME	TYPE	AREA
AREA A	Retail	720 SF
		720 SF

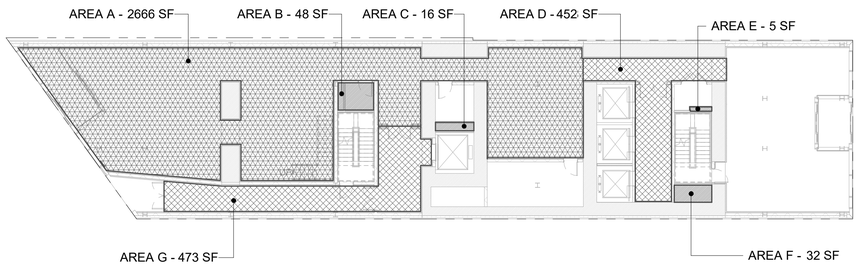
ZONING CALCULATIONS - LEVEL 1.5 MEZZ.	
GFA	720 SF
DEDUCTIONS	720 SF
FAR	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

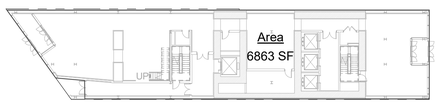
LEVEL 1.5 MEZZANINE - DEDUCTIONS 03
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 01		
NAME	TYPE	AREA
AREA A	Retail	2666 SF
AREA B	MEP	48 SF
AREA C	MEP	16 SF
AREA D	Circulation	447 SF
AREA E	MEP	5 SF
AREA F	MEP	32 SF
AREA G	Circulation	473 SF
		3687 SF

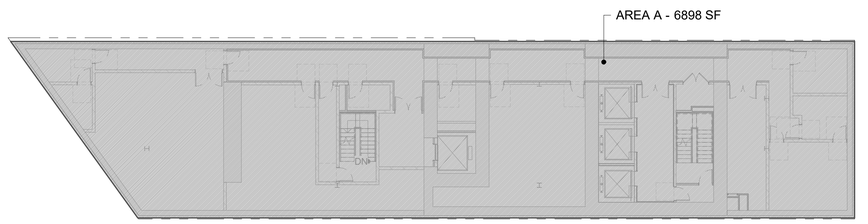
ZONING CALCULATIONS - LEVEL 01	
GFA	6,863 SF
DEDUCTIONS	3,687 SF
FAR	3,176 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

LEVEL 01 - LOBBY - DEDUCTIONS 02
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - CELLAR		
NAME	TYPE	AREA
AREA A	MEP	6898 SF
		6898 SF

ZONING CALCULATIONS - CELLAR	
GSF	6,898 SF
DEDUCTIONS	6,898 SF
ZFA	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

BASEMENT - DEDUCTIONS 01
1/16" = 1'-0"

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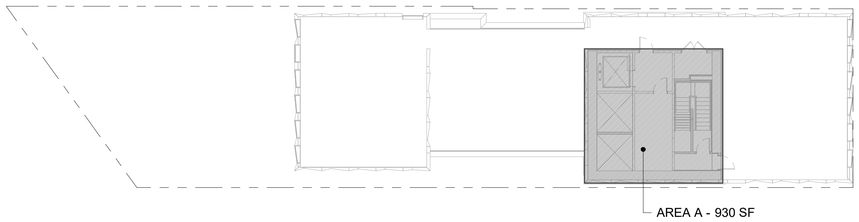


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Checked By: Checker
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ZONING PLANS

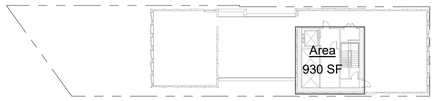
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DEDUCTIONS PLAN

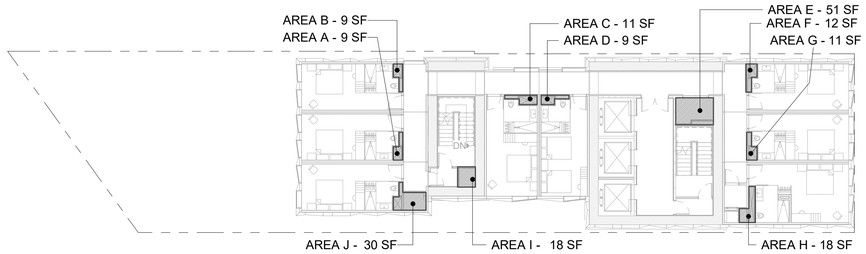
ZONING DEDUCTIONS TABLE - LEVEL 29 ROOF		
NAME	TYPE	AREA
AREA A	MEP	930 SF
		930 SF
ZONING CALCULATIONS - LEVEL 29		
GFA		930 SF
DEDUCTIONS		930 SF
FAR		0 SF



GROSS FLOOR AREA PLAN

LEVEL 29 - ROOF - DEDUCTIONS
1/16" = 1'-0"

06



DEDUCTIONS PLAN

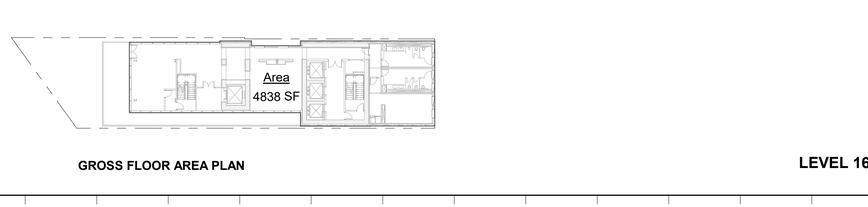
ZONING DEDUCTIONS TABLE - LEVEL 19-28		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	9 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	12 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	30 SF
		178 SF
ZONING CALCULATIONS - LEVEL 19-28		
GFA		4,415 SF
DEDUCTIONS		178 SF
FAR		4,237 SF



GROSS FLOOR AREA PLAN

LEVEL 19 - TYP. GUESTROOM - DEDUCTIONS
1/16" = 1'-0"

05



DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 18		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	10 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	10 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	31 SF
		178 SF
ZONING CALCULATIONS - LEVEL 18		
GFA		4,415 SF
DEDUCTIONS		178 SF
FAR		4,237 SF



GROSS FLOOR AREA PLAN

LEVEL 18 - GUESTROOMS / FITNESS - DEDUCTIONS
1/16" = 1'-0"

04



DEDUCTIONS PLAN

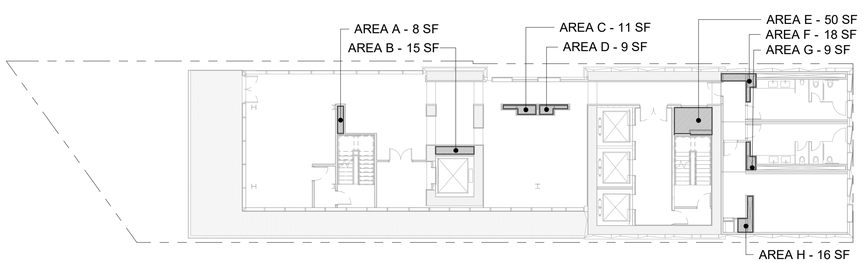
ZONING DEDUCTIONS TABLE - LEVEL 17		
NAME	TYPE	AREA
AREA A	MEP	926 SF
AREA B	MEP	11 SF
AREA C	MEP	9 SF
AREA D	MEP	50 SF
AREA E	MEP	9 SF
AREA F	MEP	9 SF
AREA G	MEP	16 SF
AREA H	Void	78 SF
		1108 SF
ZONING CALCULATIONS - LEVEL 17		
GFA		4,838 SF
DEDUCTIONS		1,108 SF
FAR		3,730 SF



GROSS FLOOR AREA PLAN

LEVEL 17 - GUESTROOMS / MECH - DEDUCTIONS
1/16" = 1'-0"

03



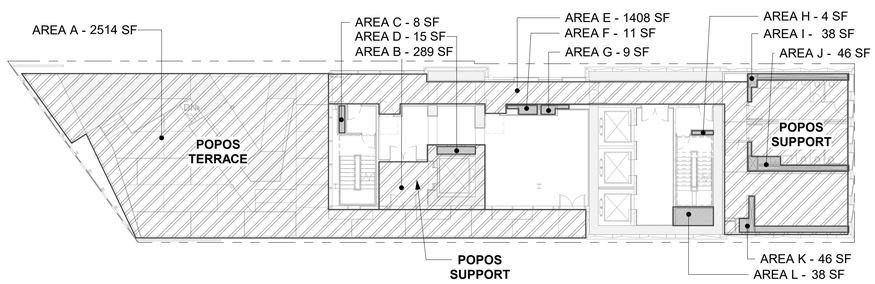
DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 16		
NAME	TYPE	AREA
AREA A	MEP	8 SF
AREA B	MEP	15 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	50 SF
AREA F	MEP	18 SF
AREA G	MEP	9 SF
AREA H	MEP	16 SF
		137 SF
ZONING CALCULATIONS - LEVEL 16		
GFA		4,838 SF
DEDUCTIONS		137 SF
FAR		4,701 SF

GROSS FLOOR AREA PLAN

LEVEL 16 - BAR - DEDUCTIONS
1/16" = 1'-0"

02



DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 15		
NAME	TYPE	AREA
AREA A	POPOS	2514 SF
AREA B	POPOS	289 SF
AREA C	MEP	8 SF
AREA D	MEP	15 SF
AREA E	POPOS	1408 SF
AREA F	MEP	11 SF
AREA G	MEP	9 SF
AREA H	MEP	4 SF
AREA I	MEP	38 SF
AREA J	MEP	46 SF
AREA K	MEP	46 SF
AREA L	MEP	38 SF
		4426 SF
ZONING CALCULATIONS - LEVEL 15		
GFA		6,421 SF
DEDUCTIONS		4,426 SF
FAR		1,995 SF

*GFA INCLUDES OUTDOOR POPOS TERRACE

GROSS FLOOR AREA PLAN

LEVEL 15 - POPOS - DEDUCTIONS
1/16" = 1'-0"

01

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JASON BUCHNER
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ZONING PLANS

Sheet Number:
Z-101.01

Sheet No: of



SUTTER STREET SOUTHWEST **04**



SUTTER STREET SOUTHEAST **03**



MARKET STREET SOUTHWEST **02**



MARKET STREET SOUTHEAST **01**

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570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date:	05/10/2024
Scale:	12" = 1'-0"
Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
EXISTING PHOTOS

Sheet Number:
G-100.00

Sheet No: of

582 MARKET STREET
PODIUM APPROX. 158FT TALL

576-580 MARKET STREET
APPROX. 88FT TALL

44 MONTGOMERY STREET
APPROX. 562FT TALL

3-STORY BLDG.

2-STORY BLDG.

1-STORY BLDG.

189' - 5 1/2"

15' - 0"

ELECTRICAL VAULT BELOW SIDEWALK, FULL WIDTH OF SITE TO BE COORDINATED & ENGINEERED WITH PG&E

SUTTER STREET (68.75 R/W)

MARQUEE

HOTEL ENTRY

40' - 0"

19' - 0"

15' - 0 1/2" SIDEWALK

49' - 7"

50' - 0"

MIN. 9 CLASS II BIKE SPACES

29' - 10 1/4" SIDEWALK

POPOS ENTRY

EXISTING BIKE RACK TO REMAIN

MARKET STREET (120 R/W)

70' - 10"

LEVEL 15 - POPOS TERRACE

LEVEL 16 BALCONY

LEVEL 18 BALCONY

LEVEL 29 MECHANICAL ROOF

LEVEL 29 MECHANICAL ROOF

STAIR BULKHEAD ROOF

LEVEL 29 MECHANICAL ROOF

LEVEL 16 BALCONY

160' - 2 3/4"

LIGHT WELL

562 MARKET STREET
APPROX. 102FT TALL

57' - 6"

LIGHT WELL

N

SITE PLAN
1/8" = 1'-0"

01

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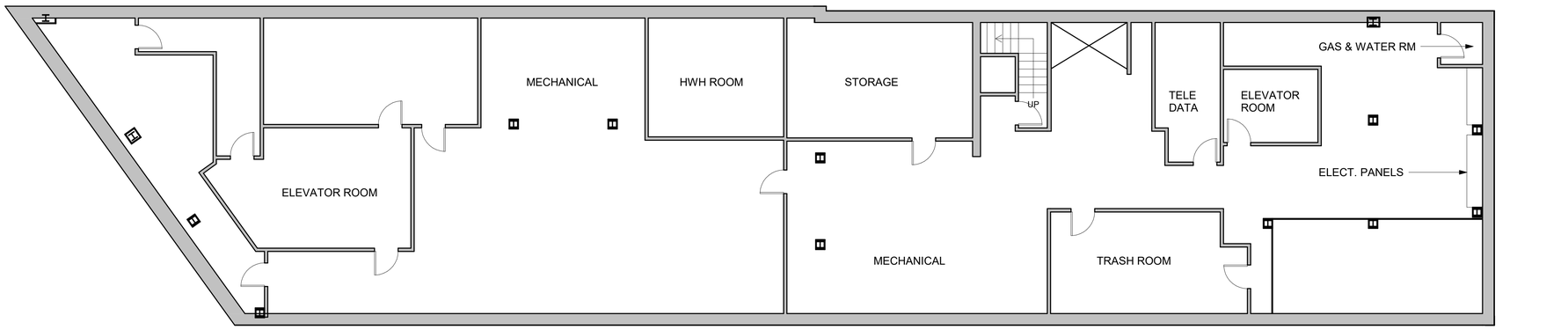


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Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
SITE PLAN

Sheet Number:
A-001.01

Sheet No: of



EXISTING FLOOR PLAN - CELLAR 01
1/8" = 1'-0"

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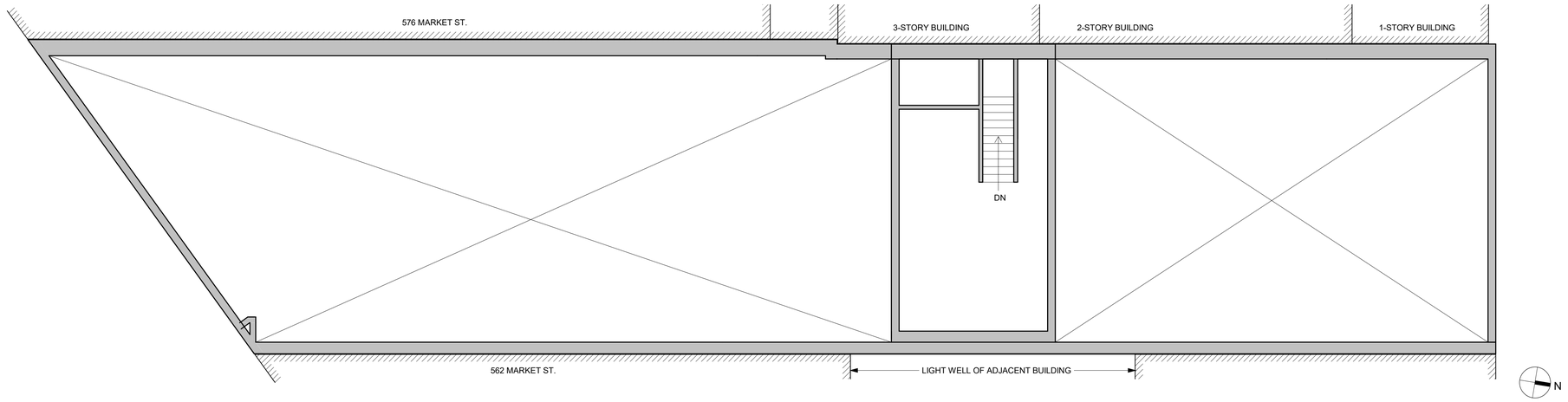


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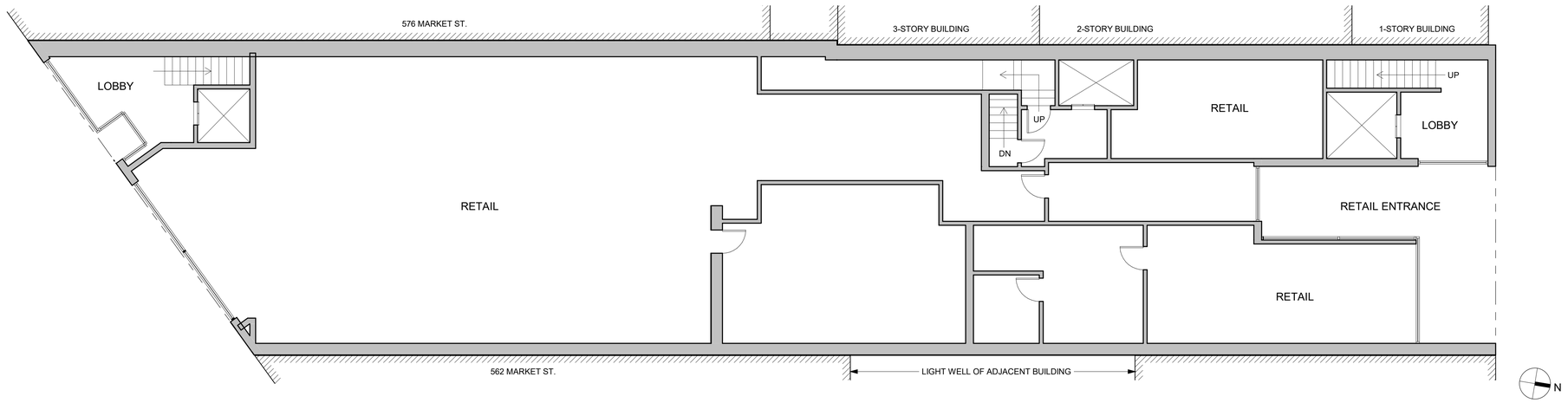
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EXISTING FLOOR PLAN - SUB-CELLAR & CELLAR LEVEL

Sheet Number:
A-050.00

Sheet No: of



EXISTING FLOOR PLAN - MEZZANINE LEVEL 02
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 01 01
1/8" = 1'-0"

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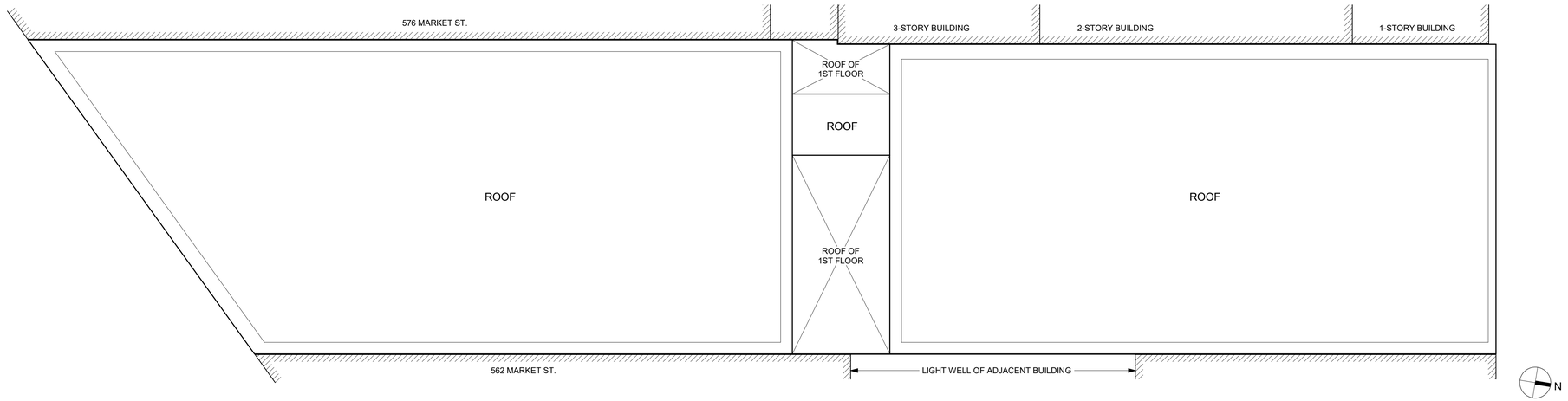


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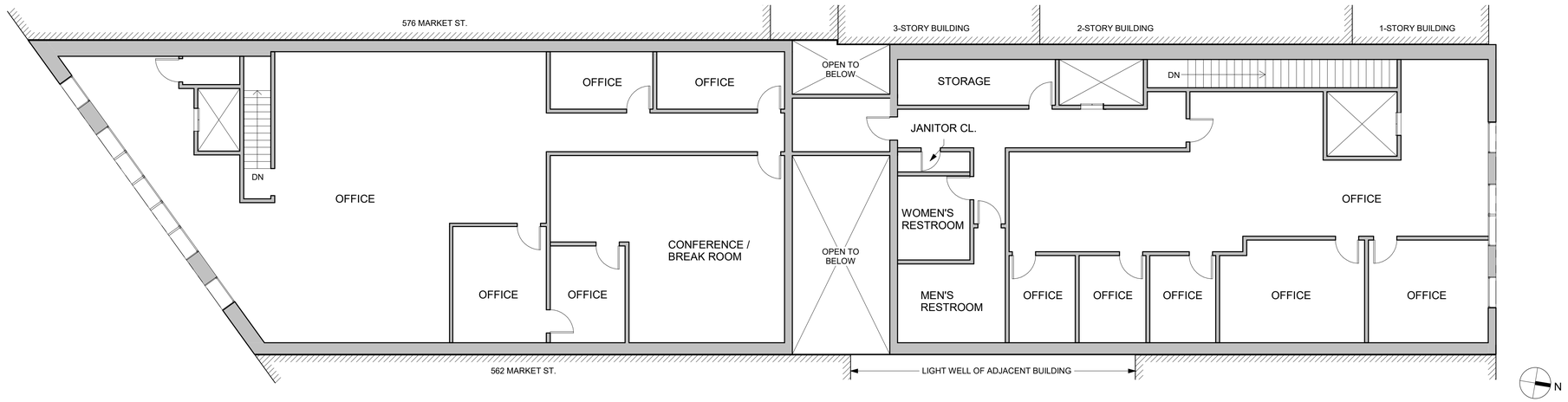
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EXISTING FLOOR PLAN - LEVEL 01 & MEZZANINE

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A-051.00

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EXISTING FLOOR PLAN - ROOF 02
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 02 01
1/8" = 1'-0"

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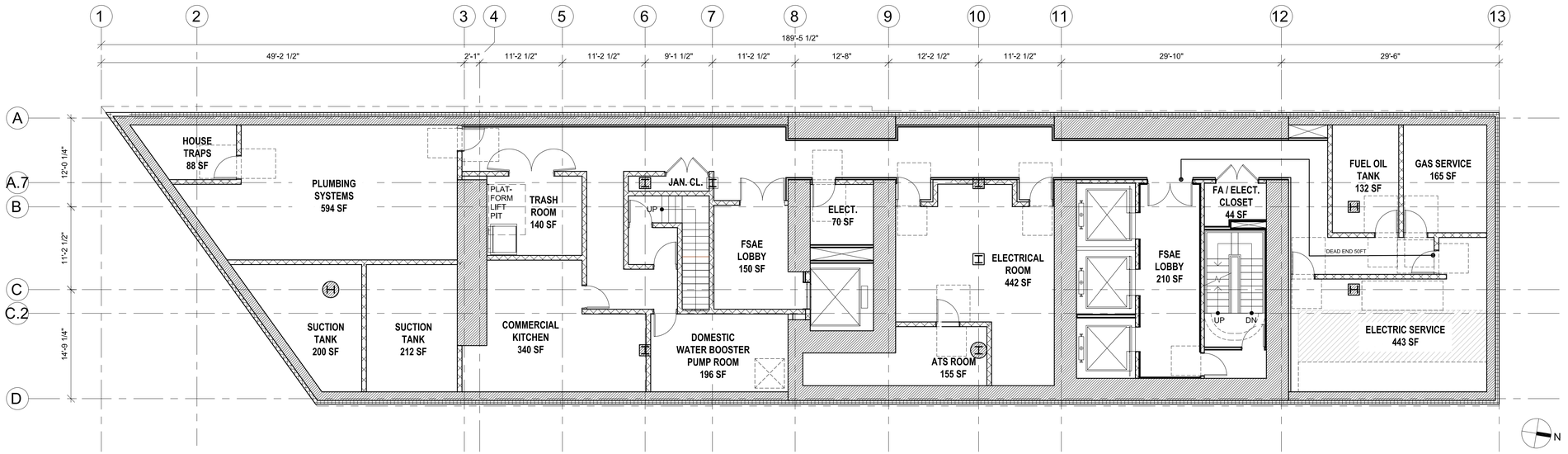


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EXISTING FLOOR PLAN - LEVEL 02 & ROOF

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FLOOR PLAN - BASEMENT 01

1/8" = 1'-0"

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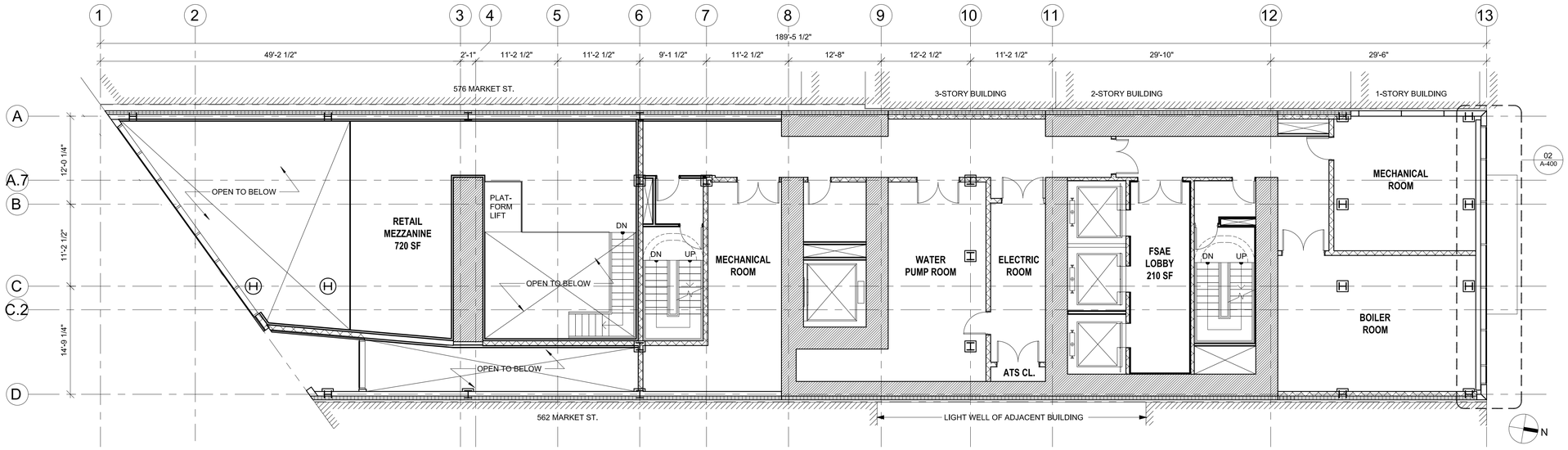


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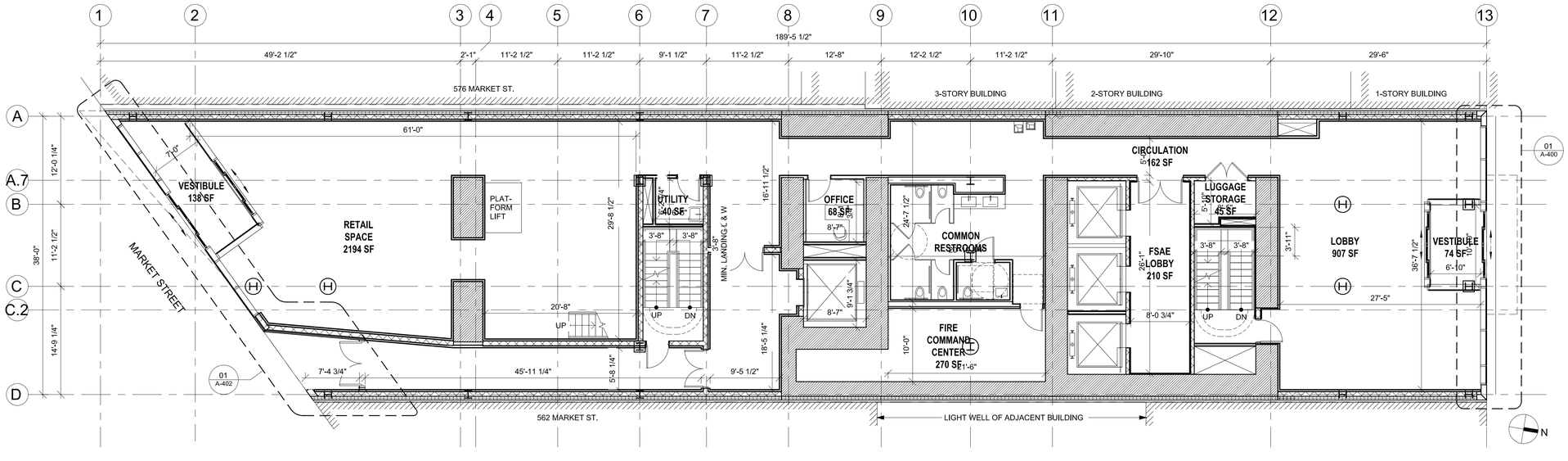
Drawing Title:
FLOOR PLAN - BASEMENT LEVEL

Sheet Number:
A-100.02

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FLOOR PLAN - LEVEL 02 **02**
1/8" = 1'-0"



FLOOR PLAN - LEVEL 01 **01**
1/8" = 1'-0"

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JASON BUCHNER
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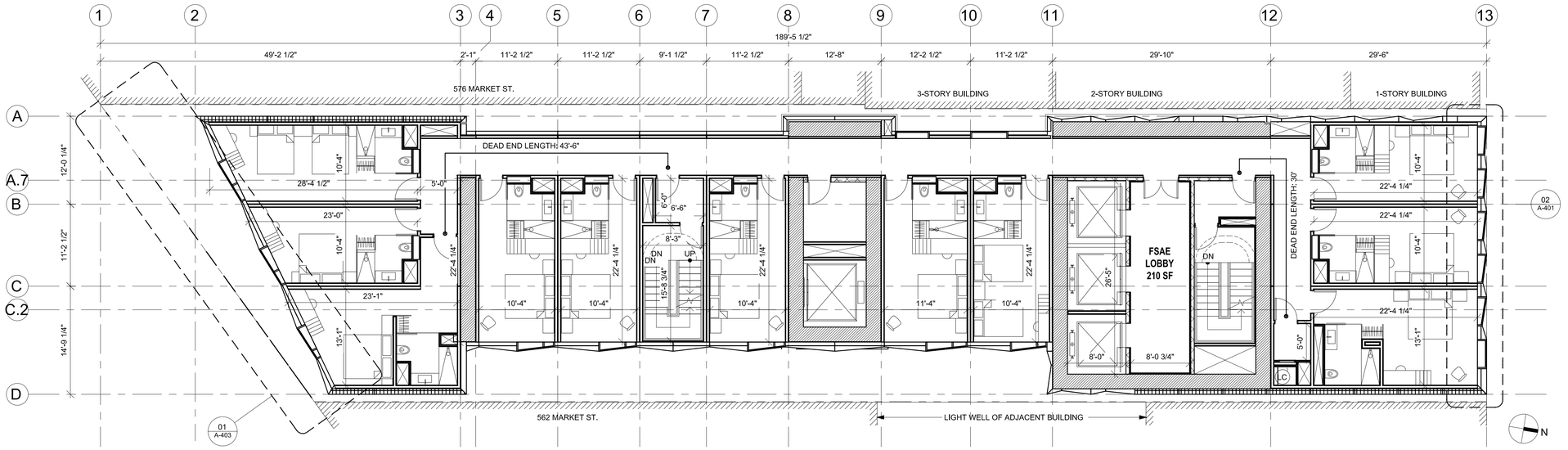


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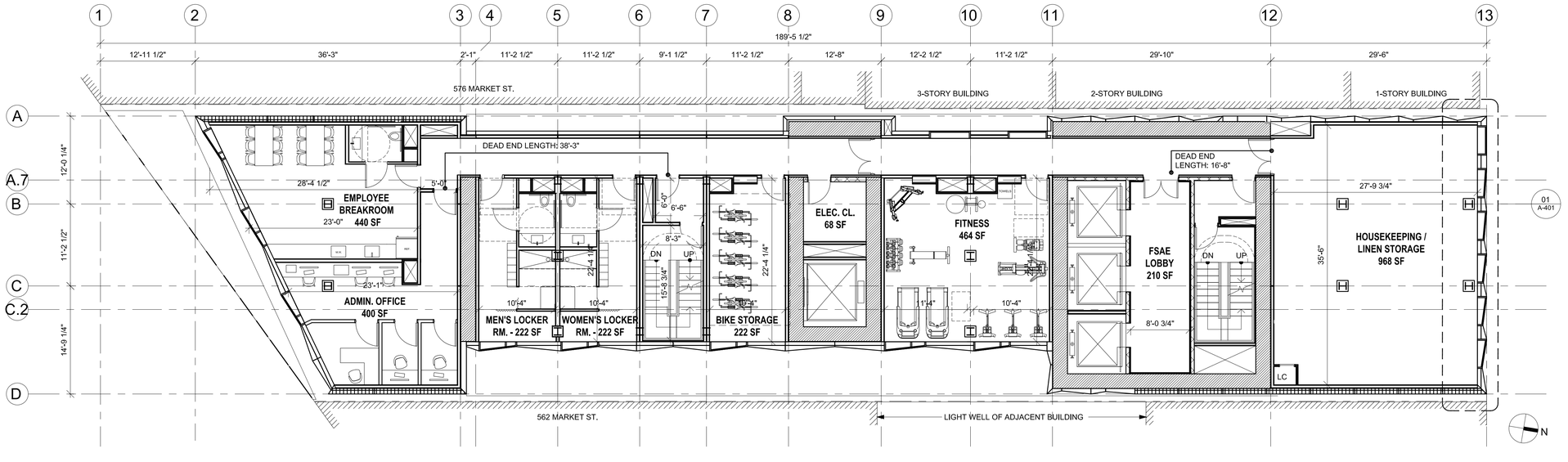
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FLOOR PLAN - LEVEL 01 & LEVEL 02

Sheet Number:
A-101.02

Sheet No: of



FLOOR PLAN - LEVEL 04 **02**
1/8" = 1'-0"



FLOOR PLAN - LEVEL 03 **01**
1/8" = 1'-0"

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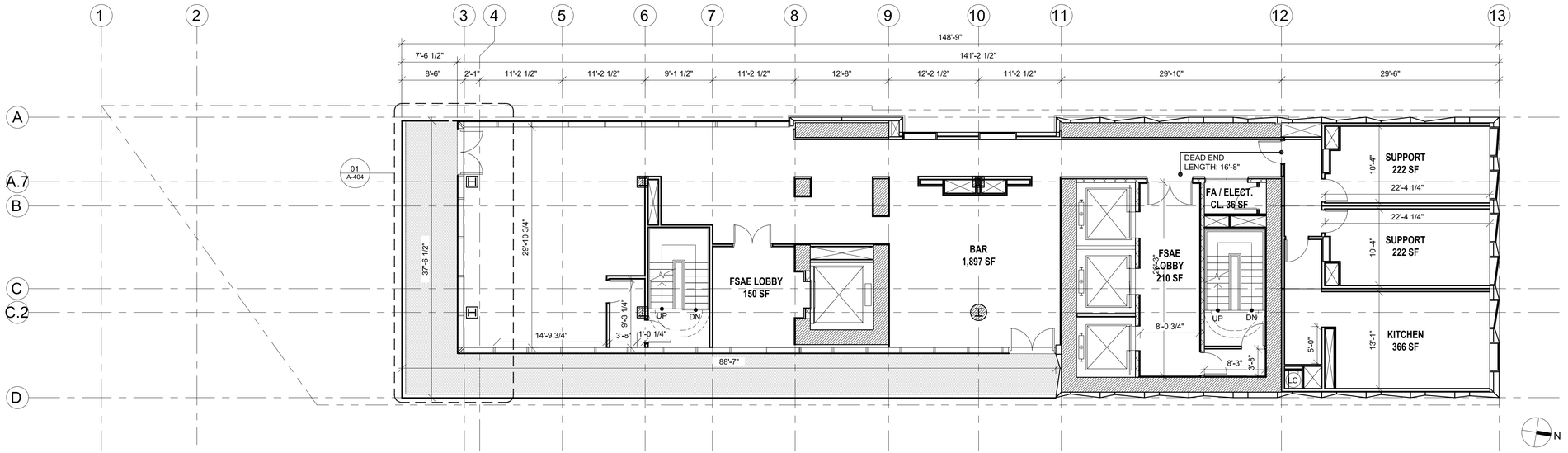


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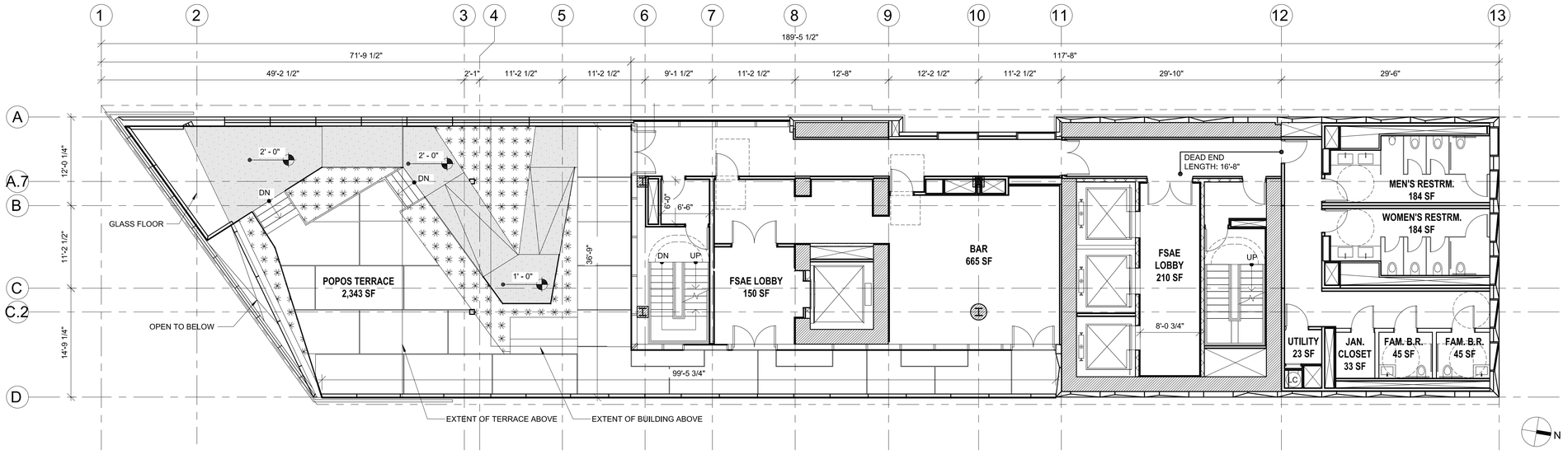
Drawing Title:
FLOOR PLAN - LEVEL 03 & LEVEL 04

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A-102.02

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FLOOR PLAN - LEVEL 16 **02**
1/8" = 1'-0"



FLOOR PLAN - LEVEL 15 **01**
1/8" = 1'-0"

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JASON BISCHNER
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

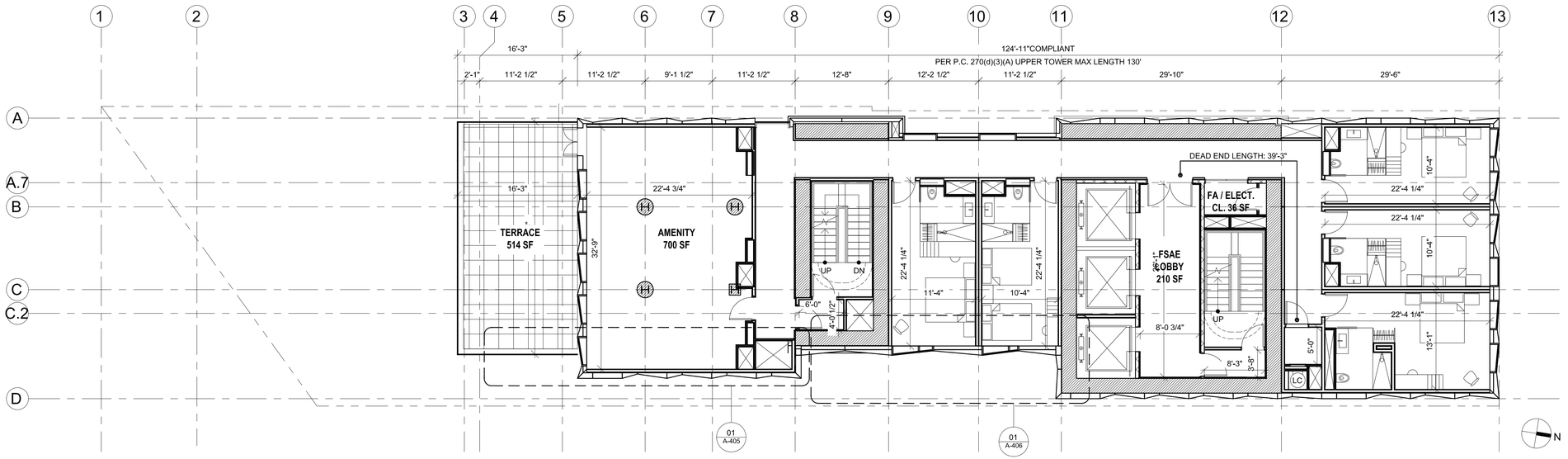


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Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 15 & LEVEL 16

Sheet Number:
A-103.02

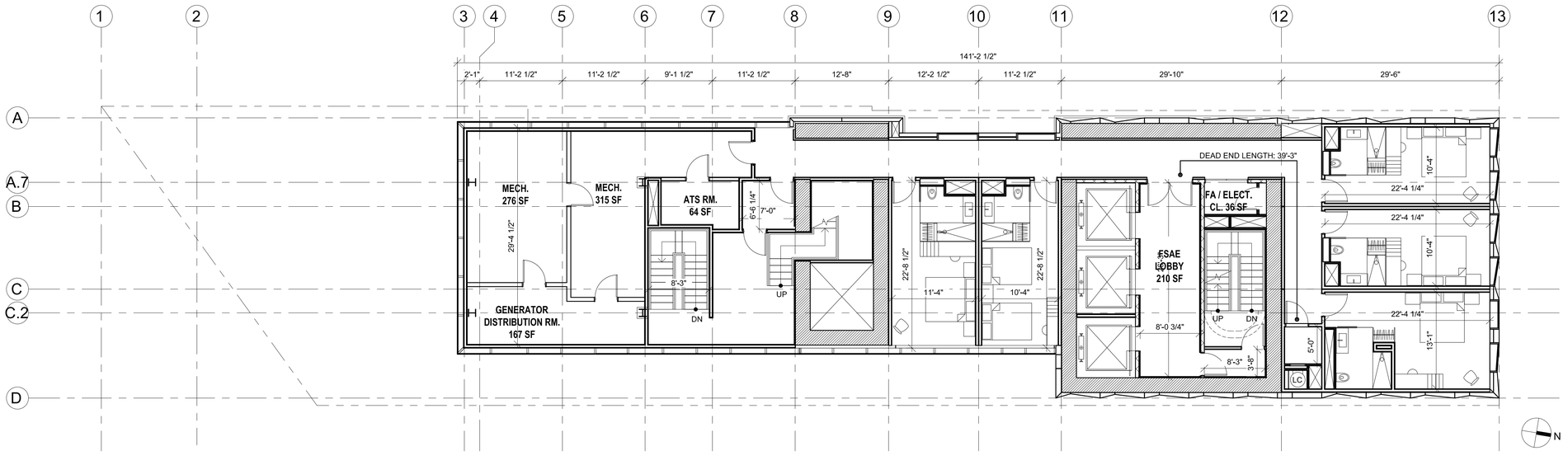
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FLOOR PLAN - LEVEL 18

1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 17

1/8" = 1'-0"

01

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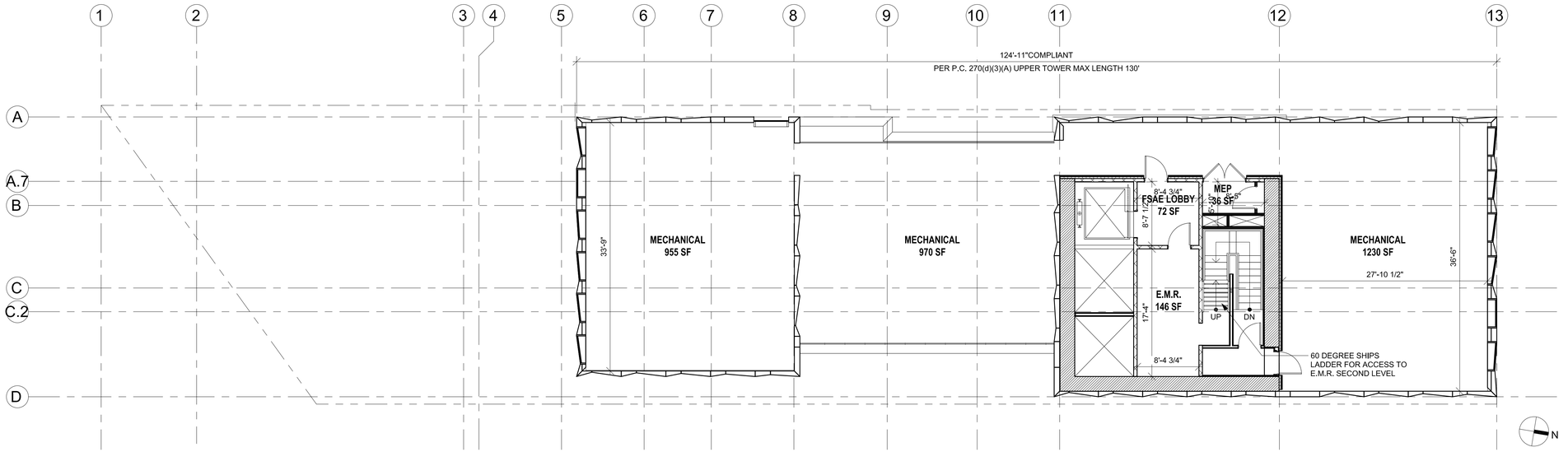


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Project No: 177

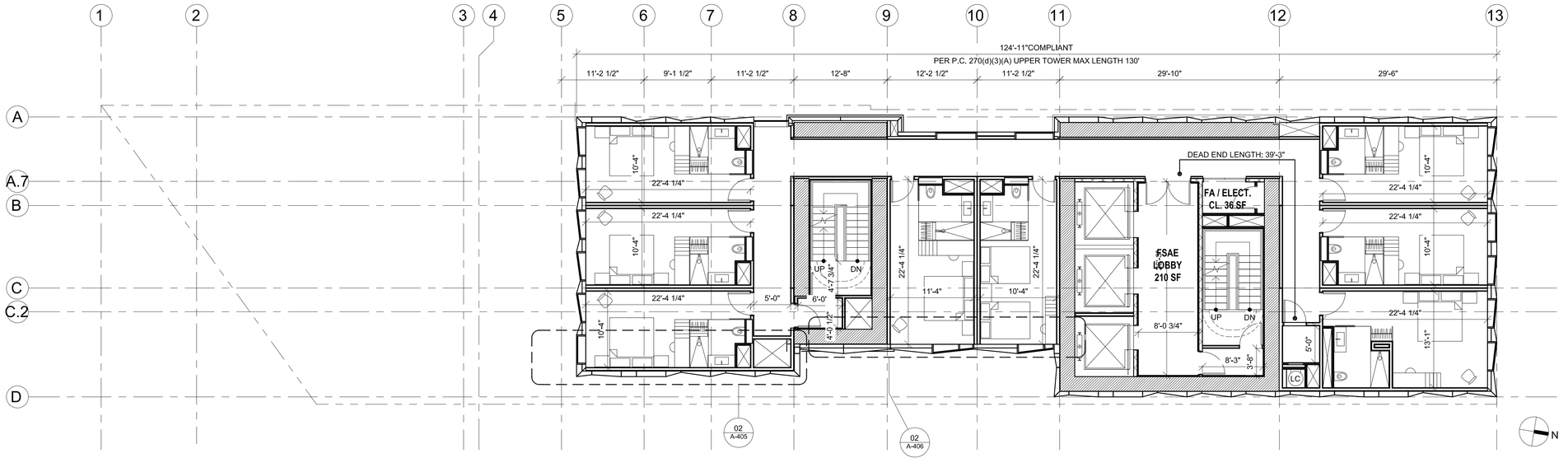
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FLOOR PLAN - LEVEL 17 & LEVEL 18

Sheet Number:
A-104.02

Sheet No: of



FLOOR PLAN - ROOF **02**
1/8" = 1'-0"



FLOOR PLAN - LEVEL 19 THRU 28 **01**
1/8" = 1'-0"

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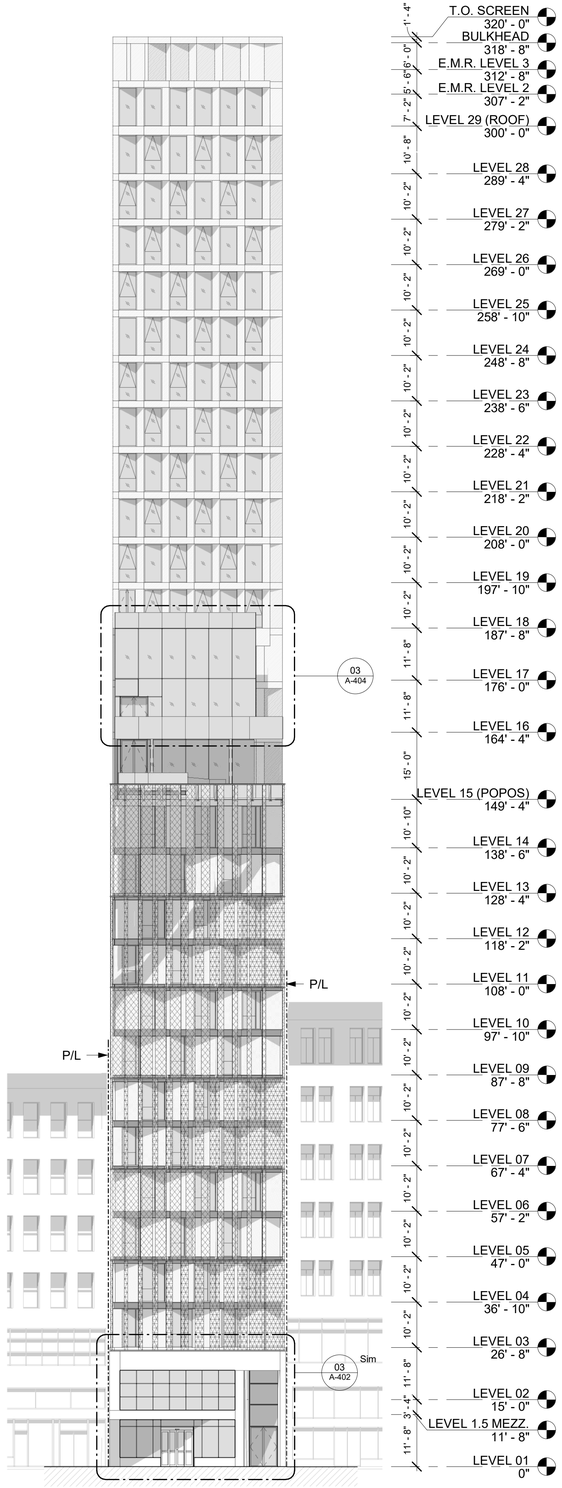


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Project No: 177

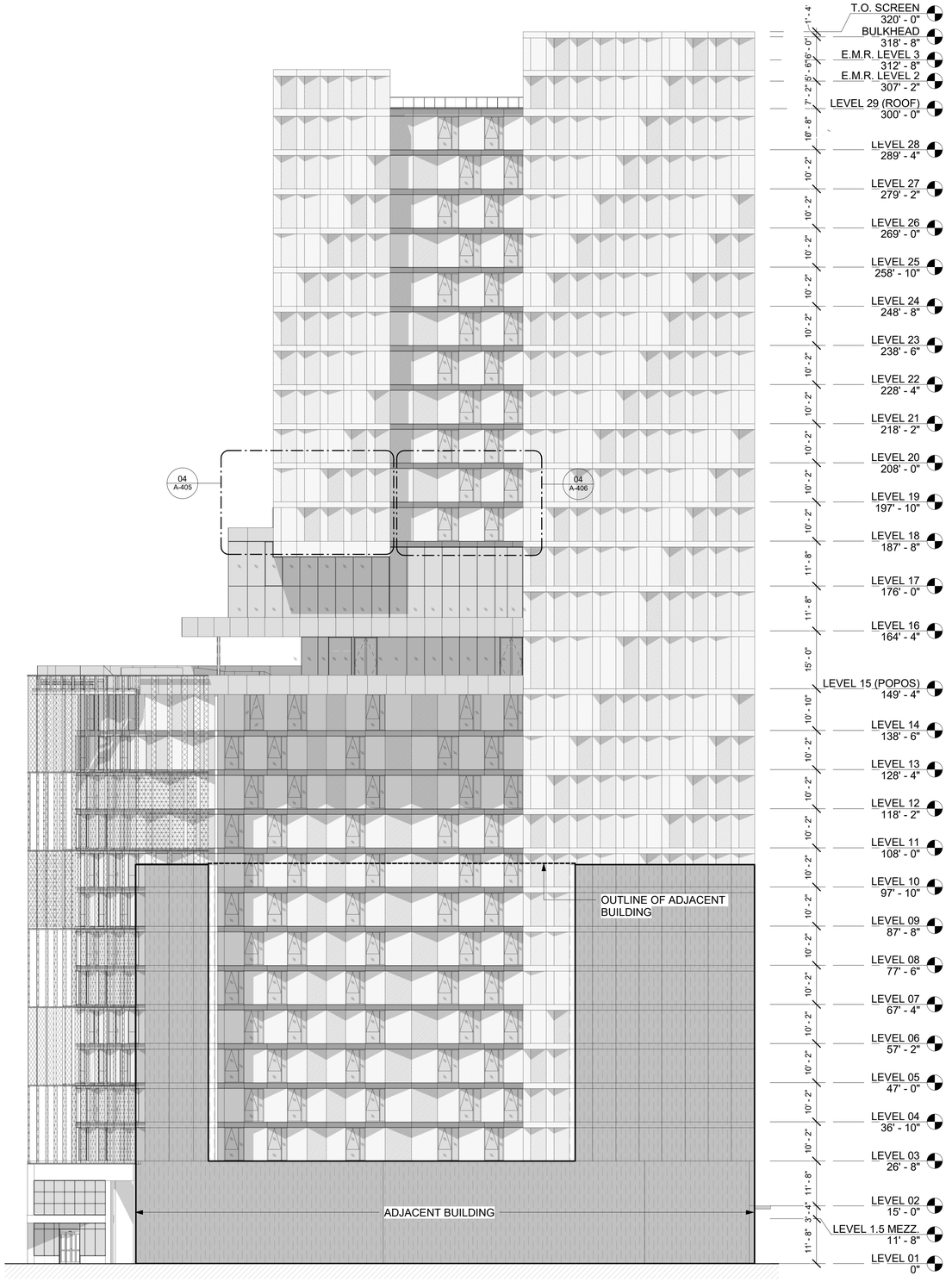
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FLOOR PLAN - LEVEL 19 THRU LEVEL 28 & ROOF

Sheet Number:
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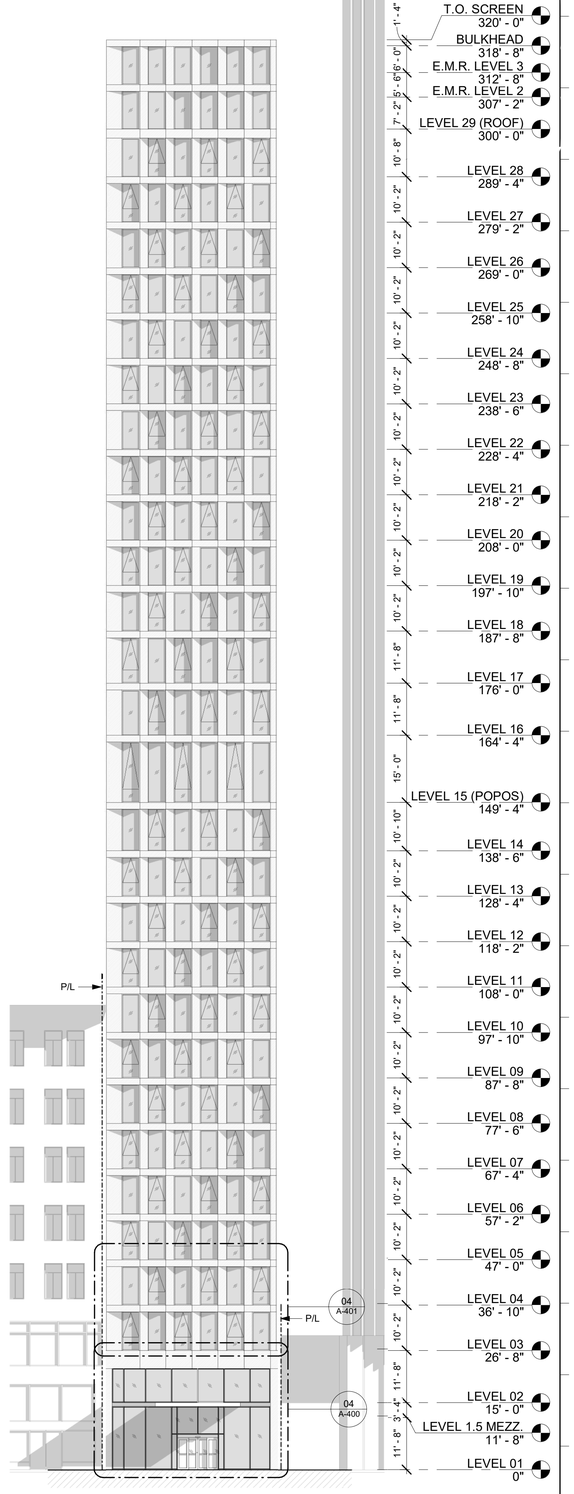
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BUILDING ELEVATION - SOUTH 03
1/16" = 1'-0"



BUILDING ELEVATION - EAST 02
1/16" = 1'-0"



BUILDING ELEVATION - NORTH 01
1/16" = 1'-0"

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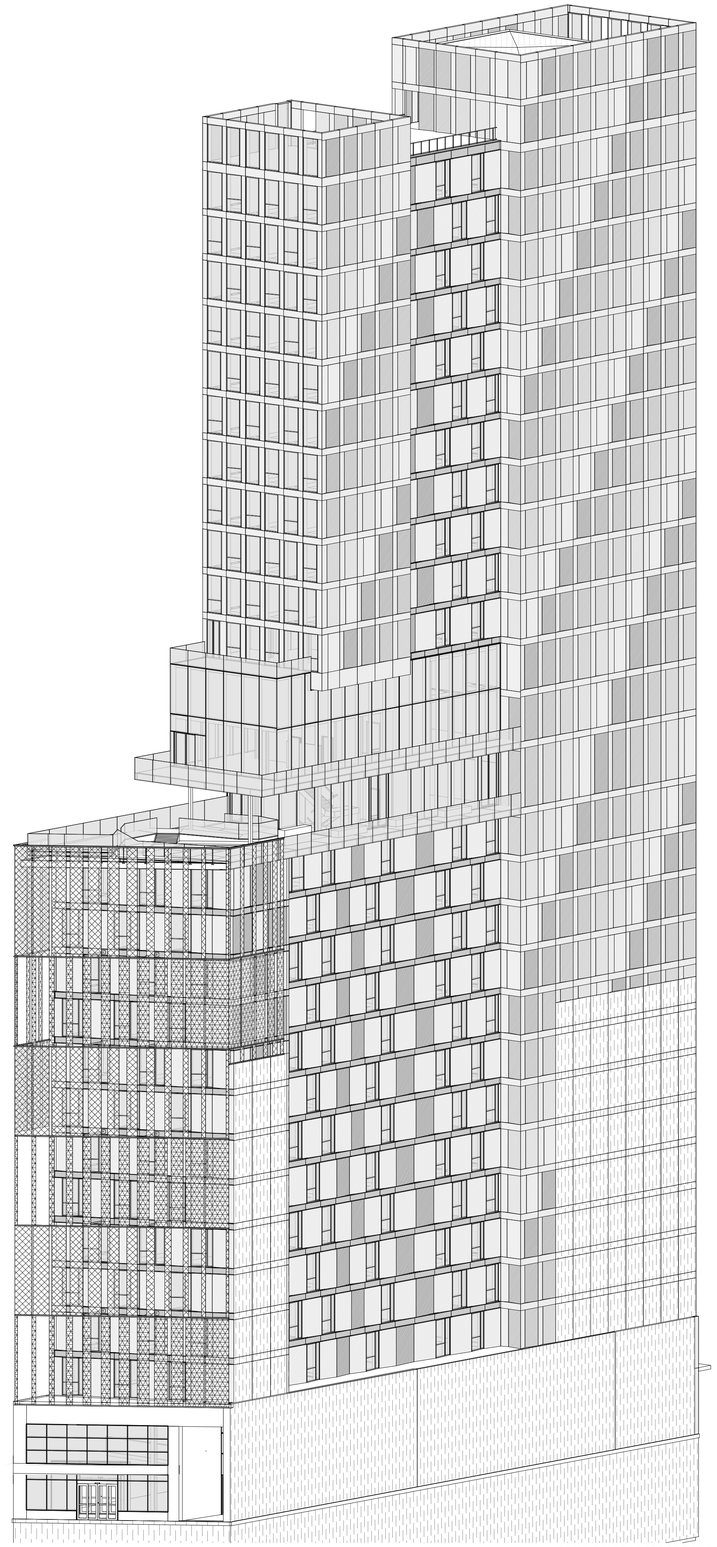


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Project No: 177

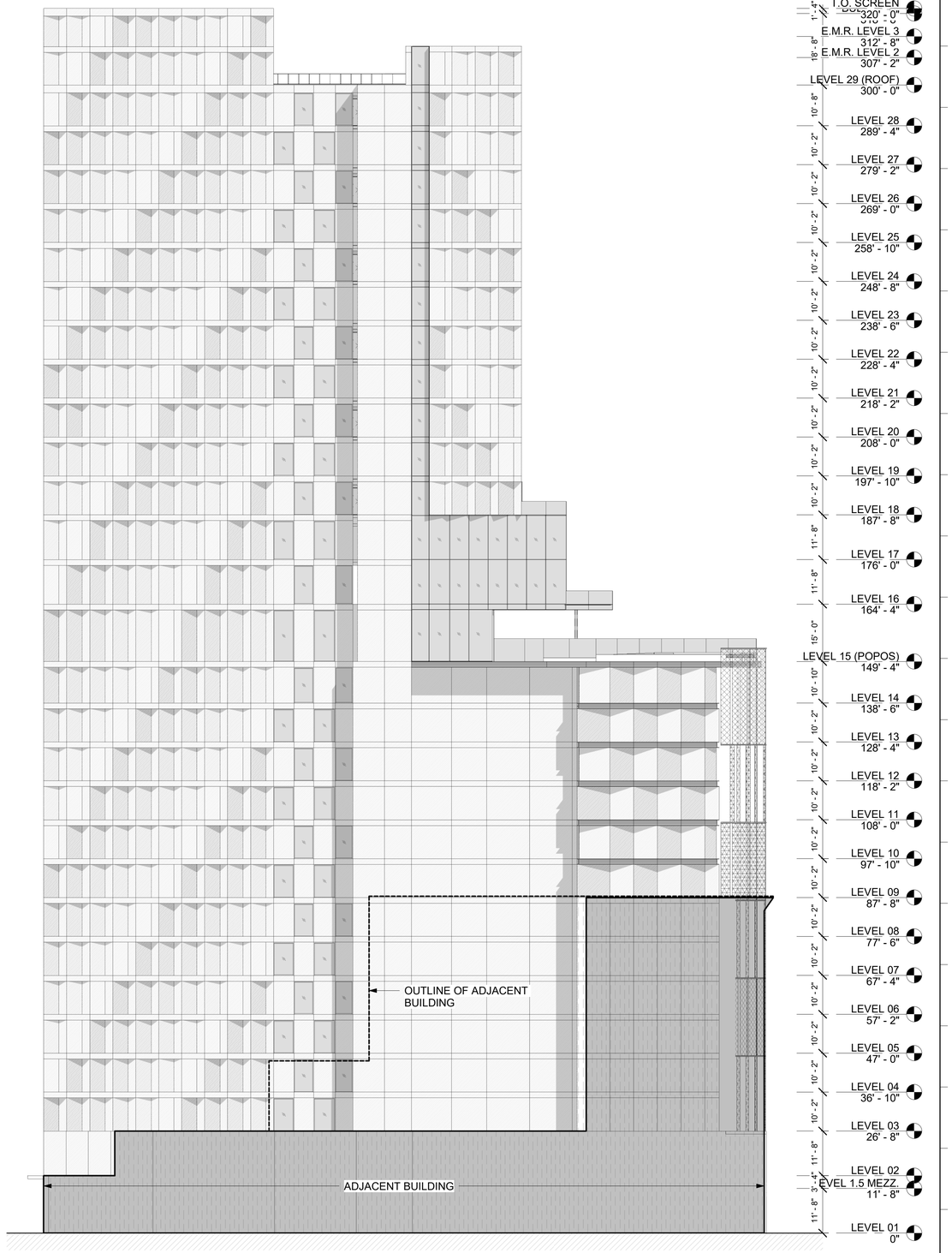
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BUILDING ELEVATIONS

Sheet Number:
A-200.02

Sheet No: of



BUILDING AXONOMETRIC 02



BUILDING ELEVATION - WEST
1/16" = 1'-0" 01

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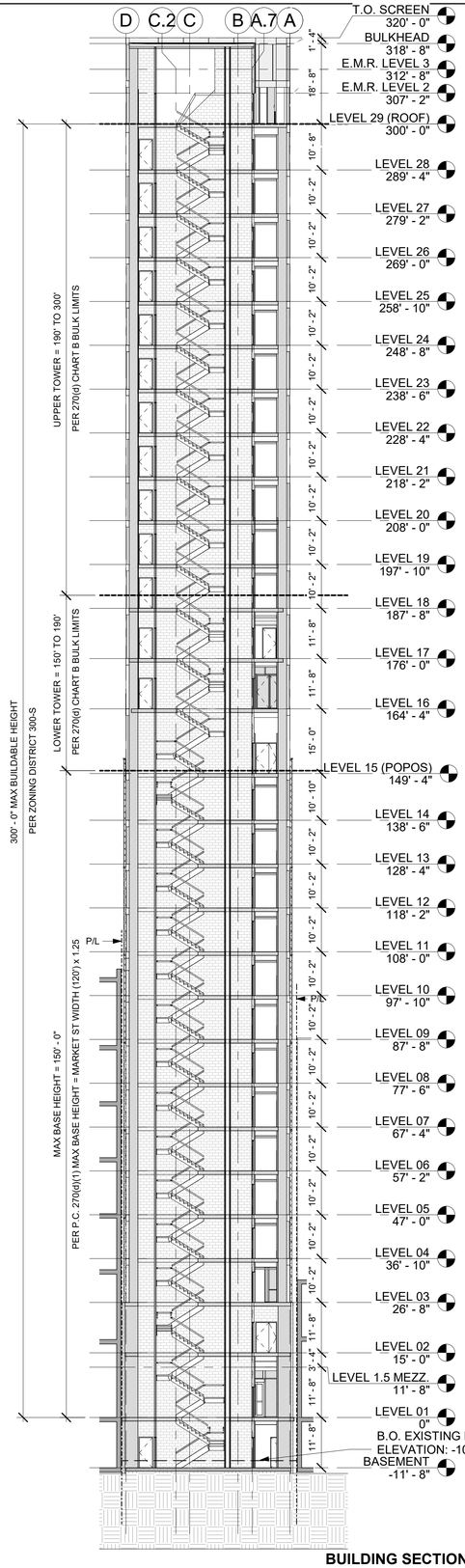


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Project No: 177

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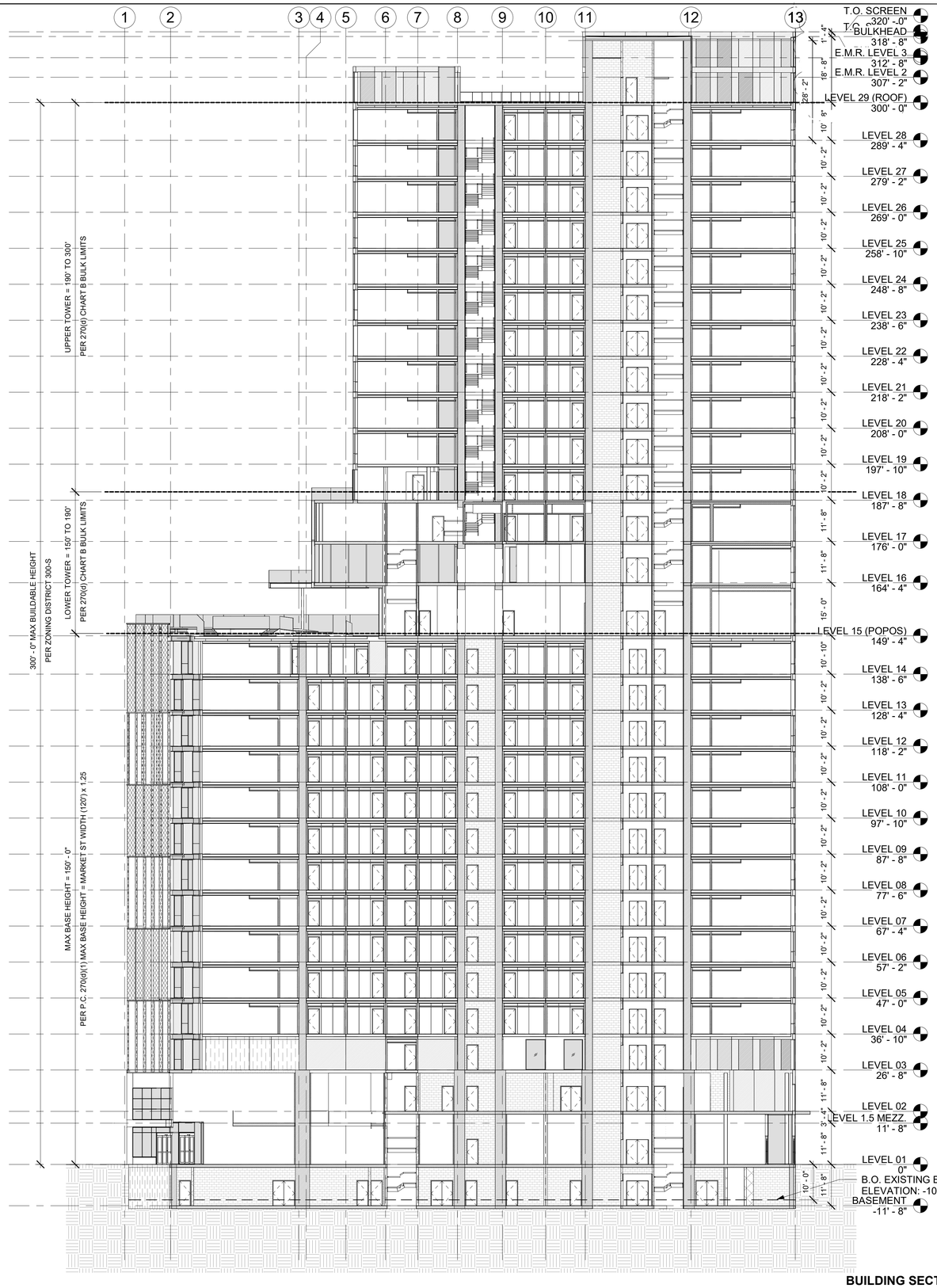
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BUILDING SECTION E/W 01
1/16" = 1'-0"

02



BUILDING SECTION N/S 01
1/16" = 1'-0"

01

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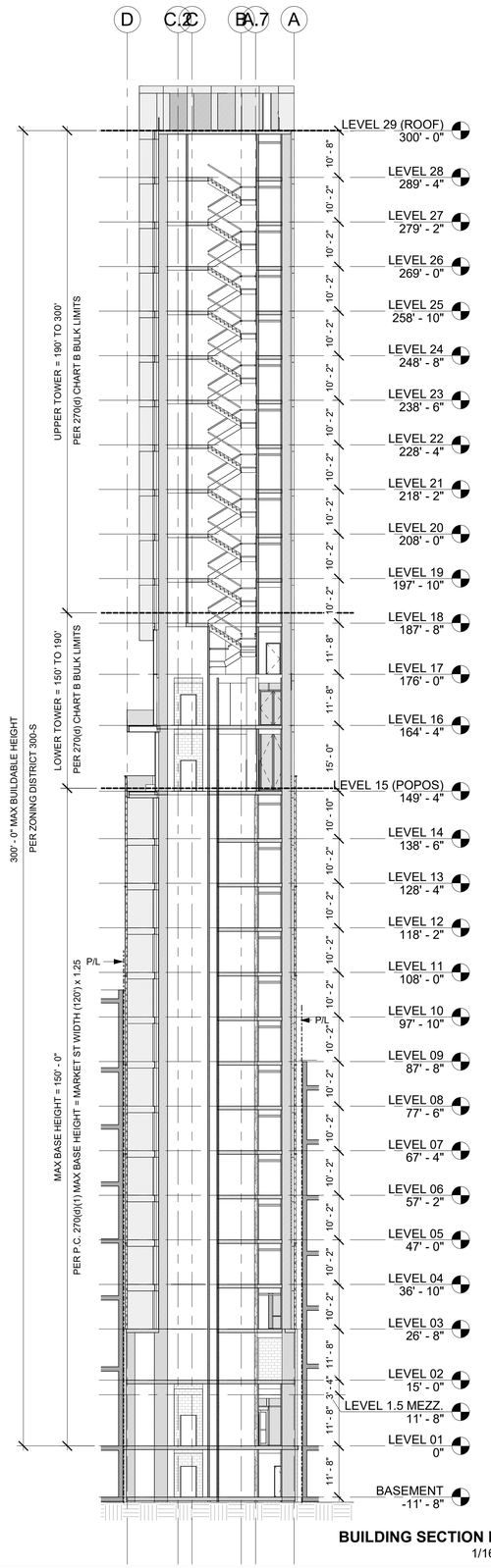


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Checked By: Checker
Project No: 177

Drawing Title:
BUILDING SECTIONS

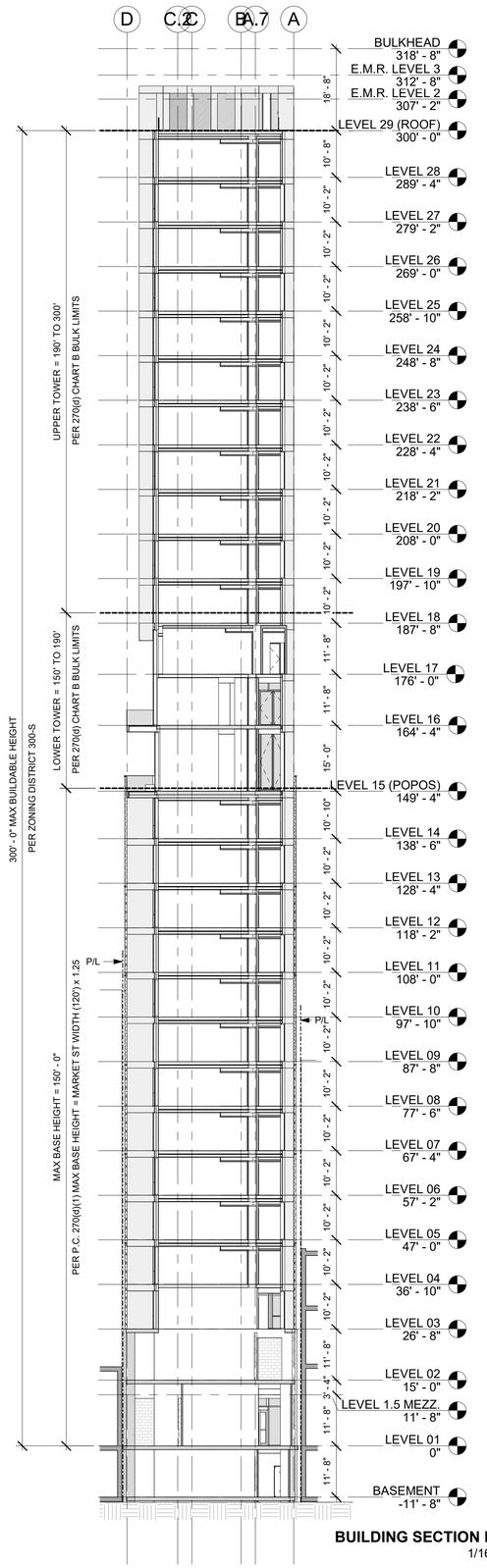
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A-300.01

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BUILDING SECTION E/W 03
1/16" = 1'-0"

02



BUILDING SECTION E/W 02
1/16" = 1'-0"

01

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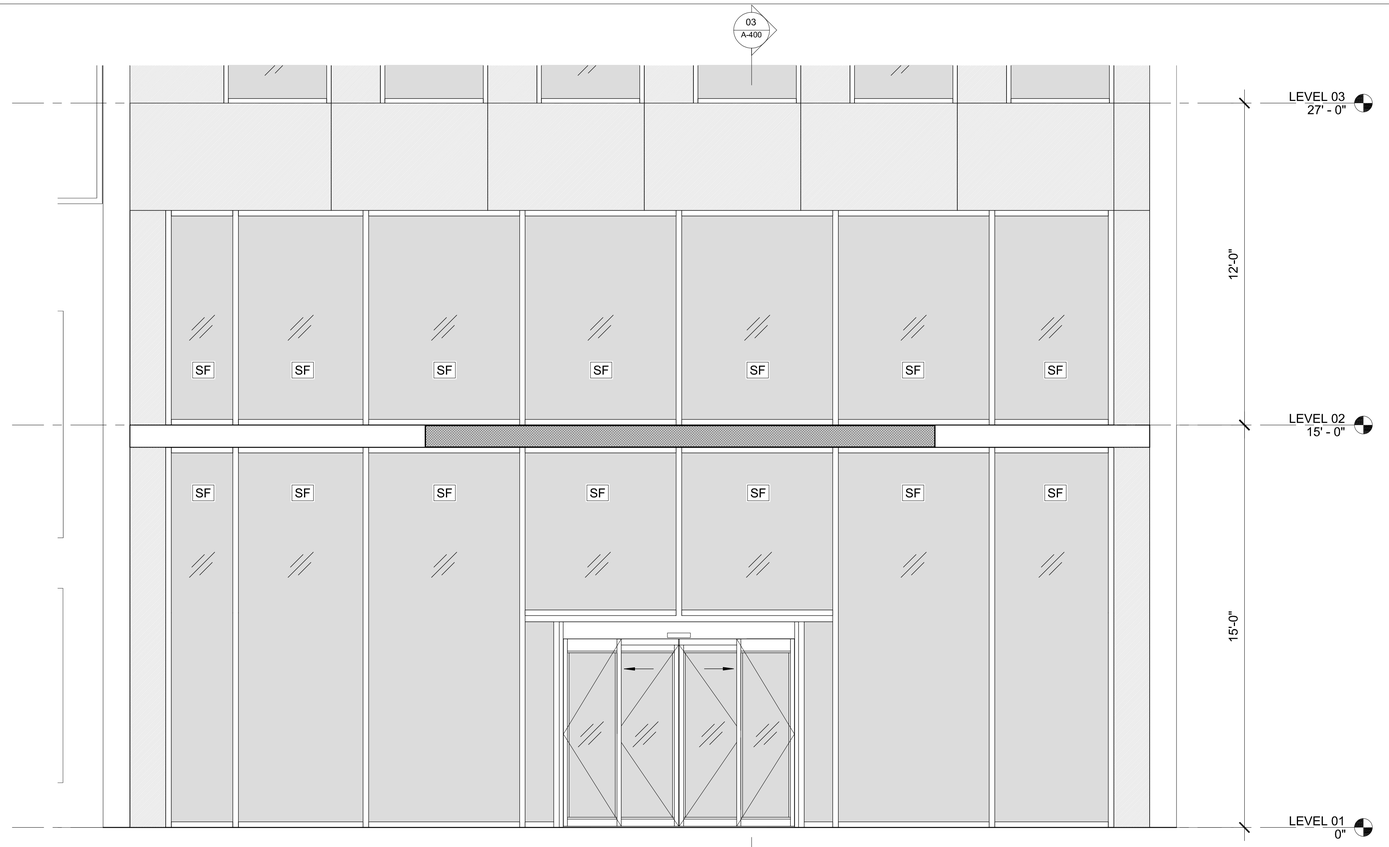


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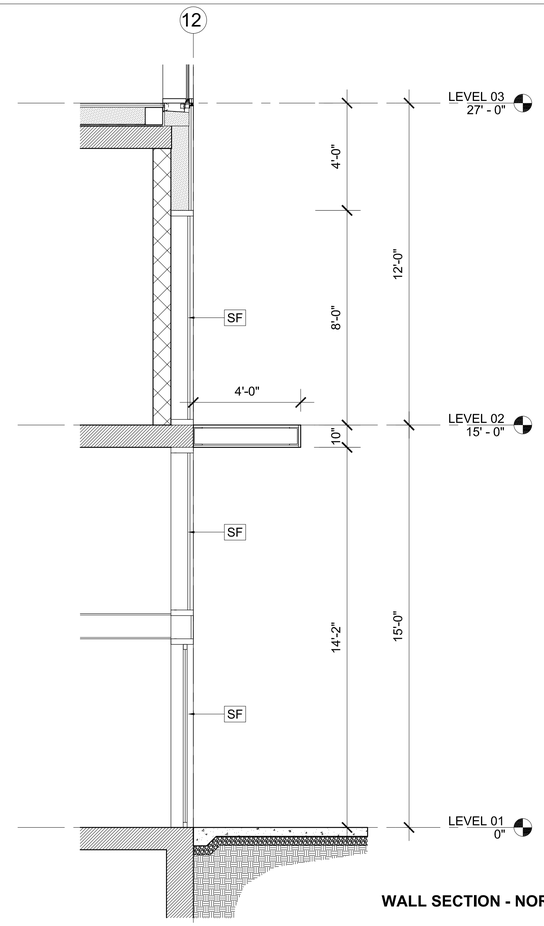
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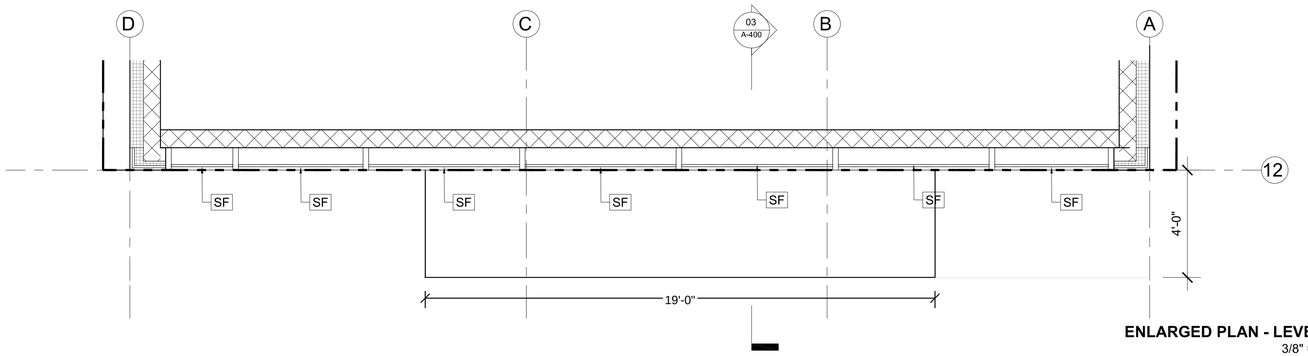
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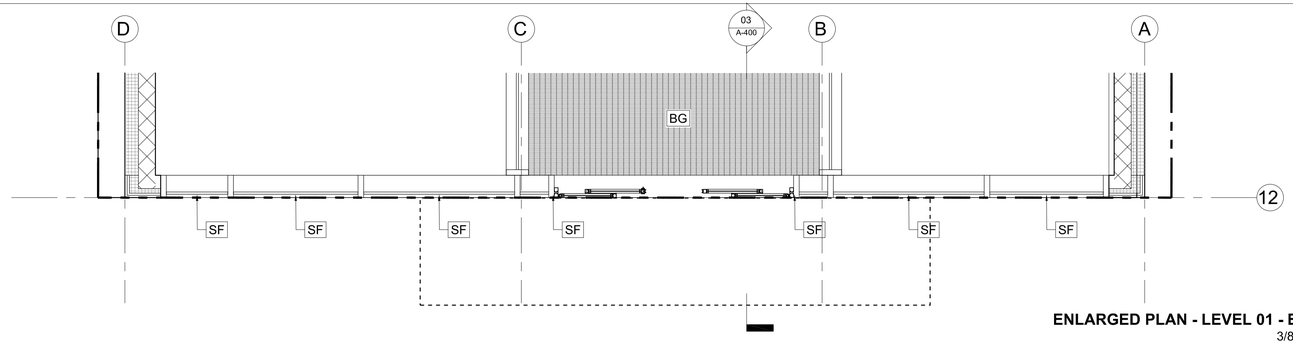
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3/8" = 1'-0"



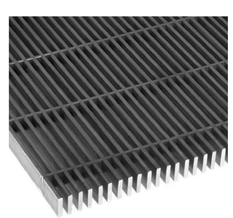
WALL SECTION - NORTH - ENTRY 03
3/8" = 1'-0"



ENLARGED PLAN - LEVEL 02
3/8" = 1'-0"



ENLARGED PLAN - LEVEL 01 - ENTRY
3/8" = 1'-0"



BG
BAR GRATING



SF
STOREFRONT GLASS

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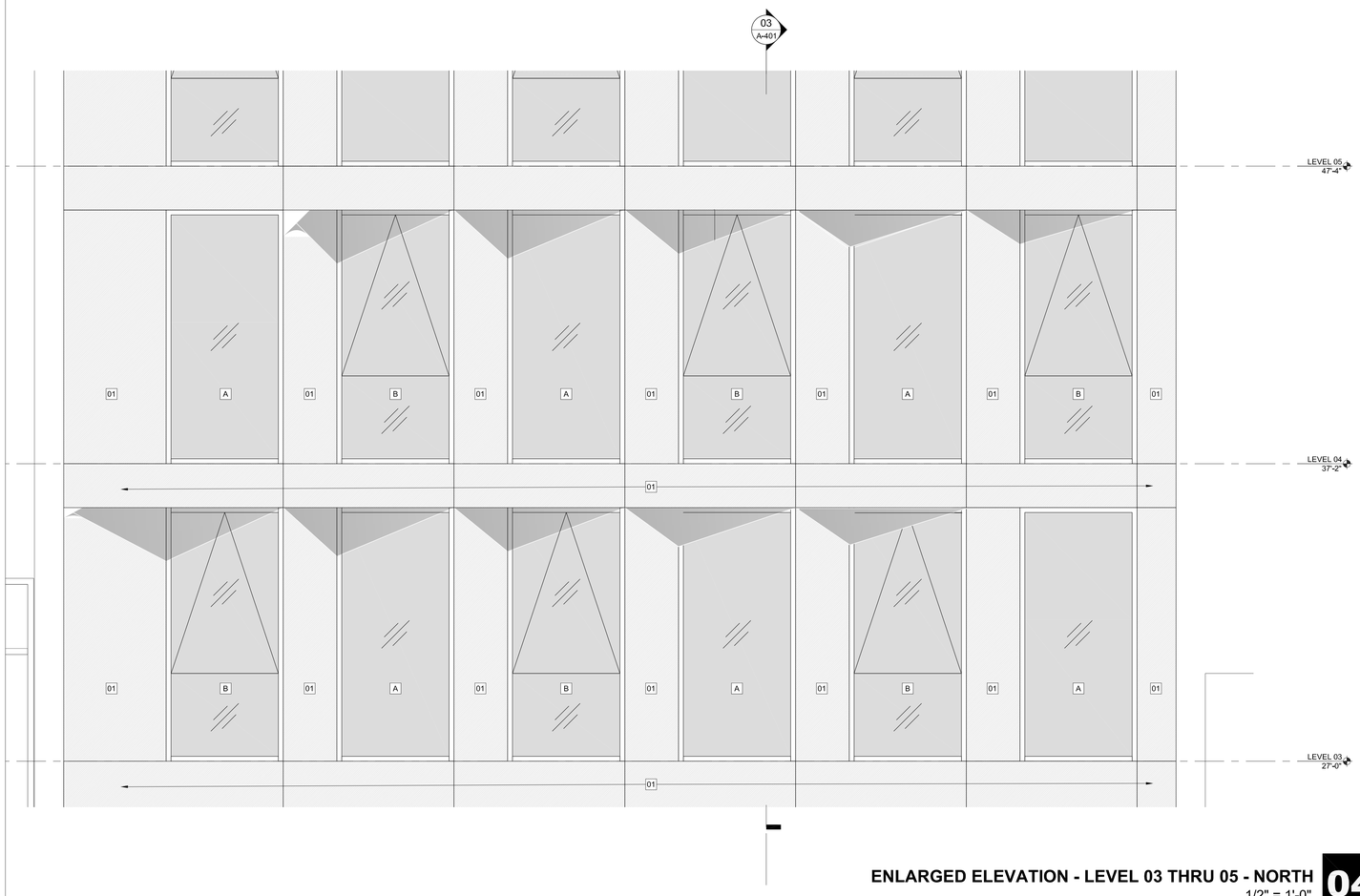


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Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

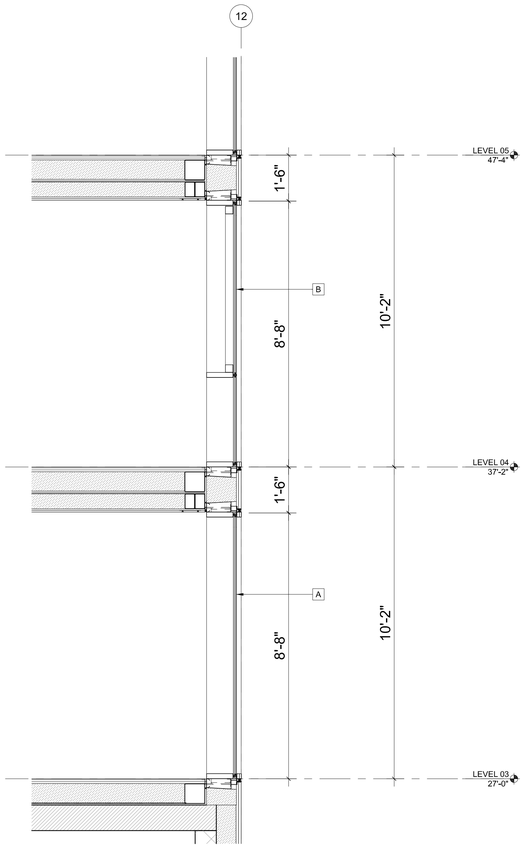
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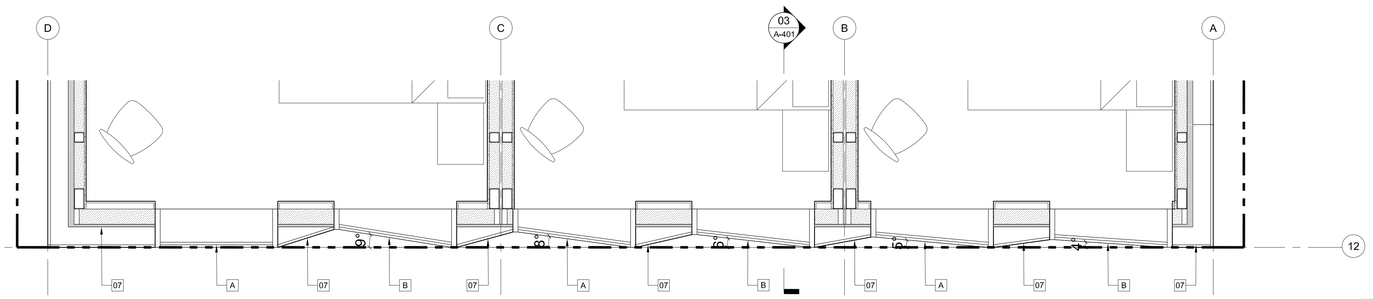
ENLARGED ELEVATION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"

04



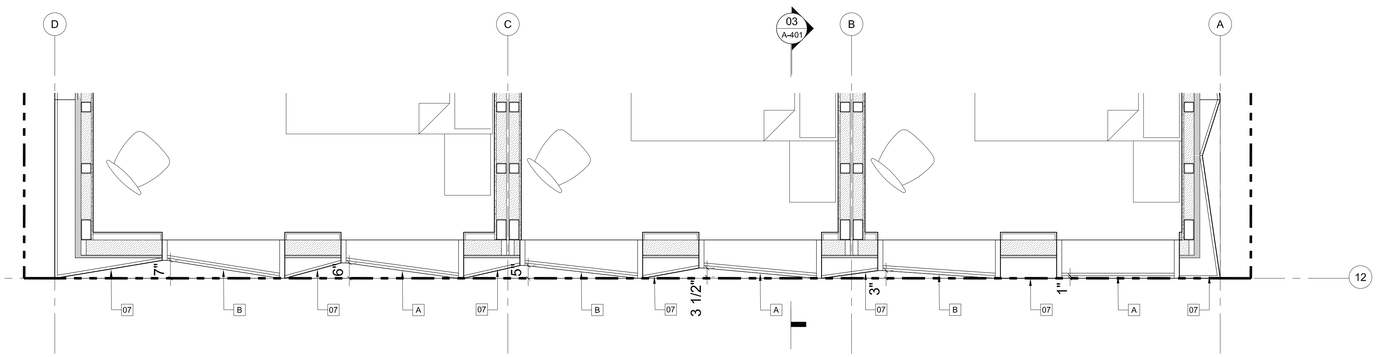
WALL SECTION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"

03



ENLARGED PLAN - LEVEL 04 - NORTH
1/2" = 1'-0"

02



ENLARGED PLAN - LEVEL 03 - NORTH
1/2" = 1'-0"

01



01
EQUITONE
NATURA N164



B
TILT WINDOW WITH FIXED
BOTTOM PANEL



A
FIXED WINDOW

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SAN FRANCISCO, CA

Key Plan:

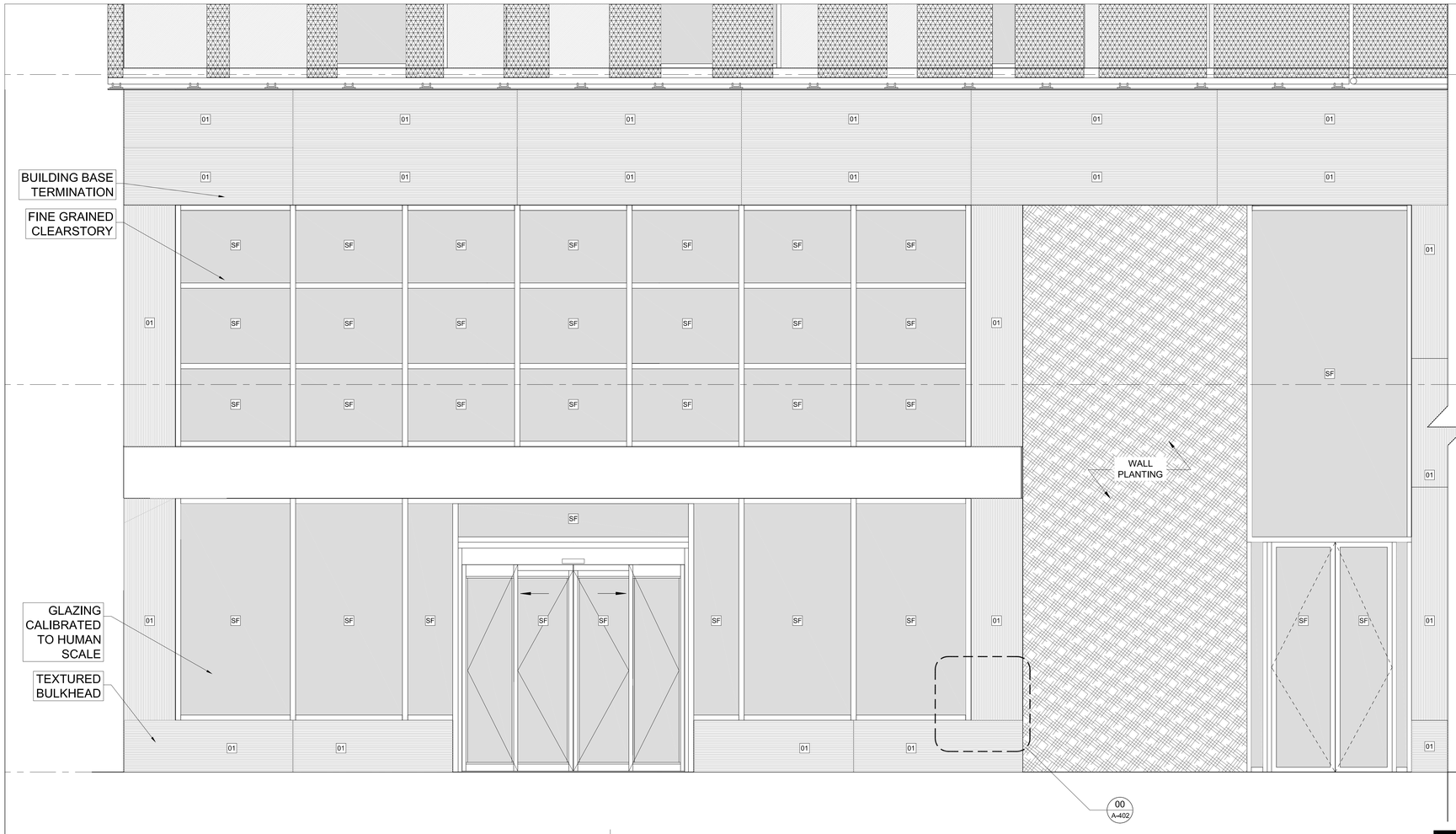


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Drawing By:	Author
Checked By:	Checker
Project No:	177

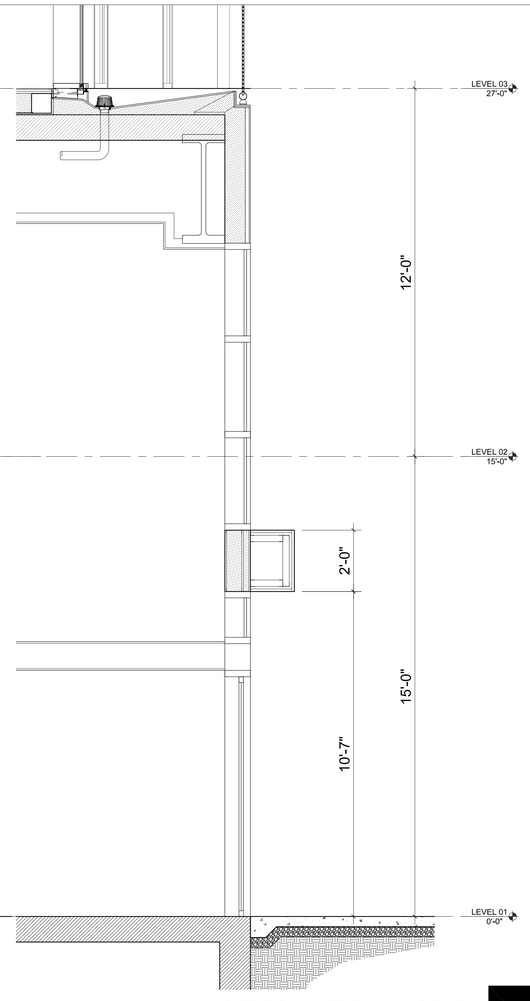
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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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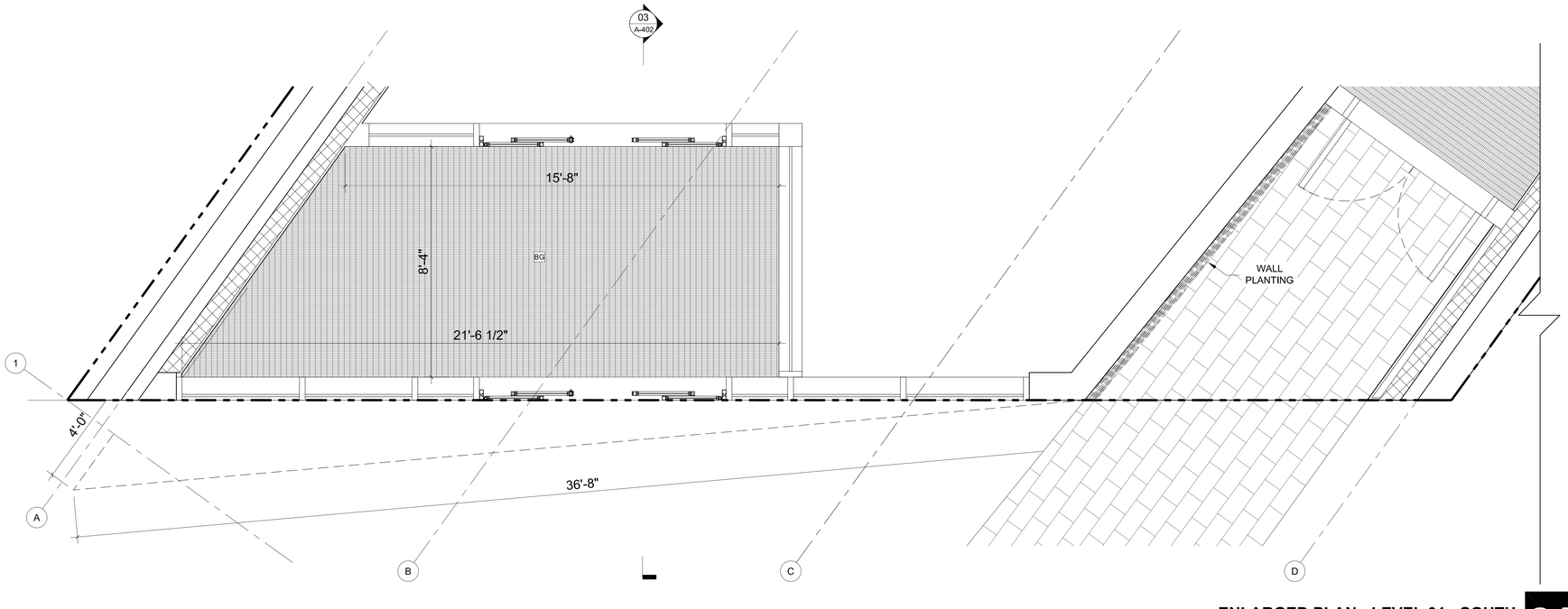
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ENLARGED ELEVATION - LEVEL 01 - SOUTH 03
1/2" = 1'-0"

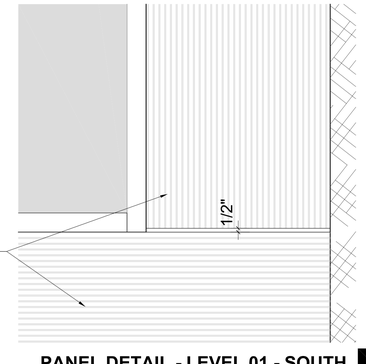


WALL SECTION - LEVEL 01 - SOUTH 02
1/2" = 1'-0"

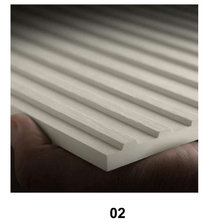


ENLARGED PLAN - LEVEL 01 - SOUTH 01
1/2" = 1'-0"

PANEL TEXTURE ROTATES DEPENDING ON HORIZONTAL OR VERTICAL APPLICATION



PANEL DETAIL - LEVEL 01 - SOUTH 00
1 1/2" = 1'-0"



02
EQUITONE
LINEA LT 90



SF
STOREFRONT
GLASS

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El Segundo, CA 90245
213-622-5880
www.codeconsultants.com

Facade Consultant

NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
2	03-05-21	ADDENDUM TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BLOOMBERG
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

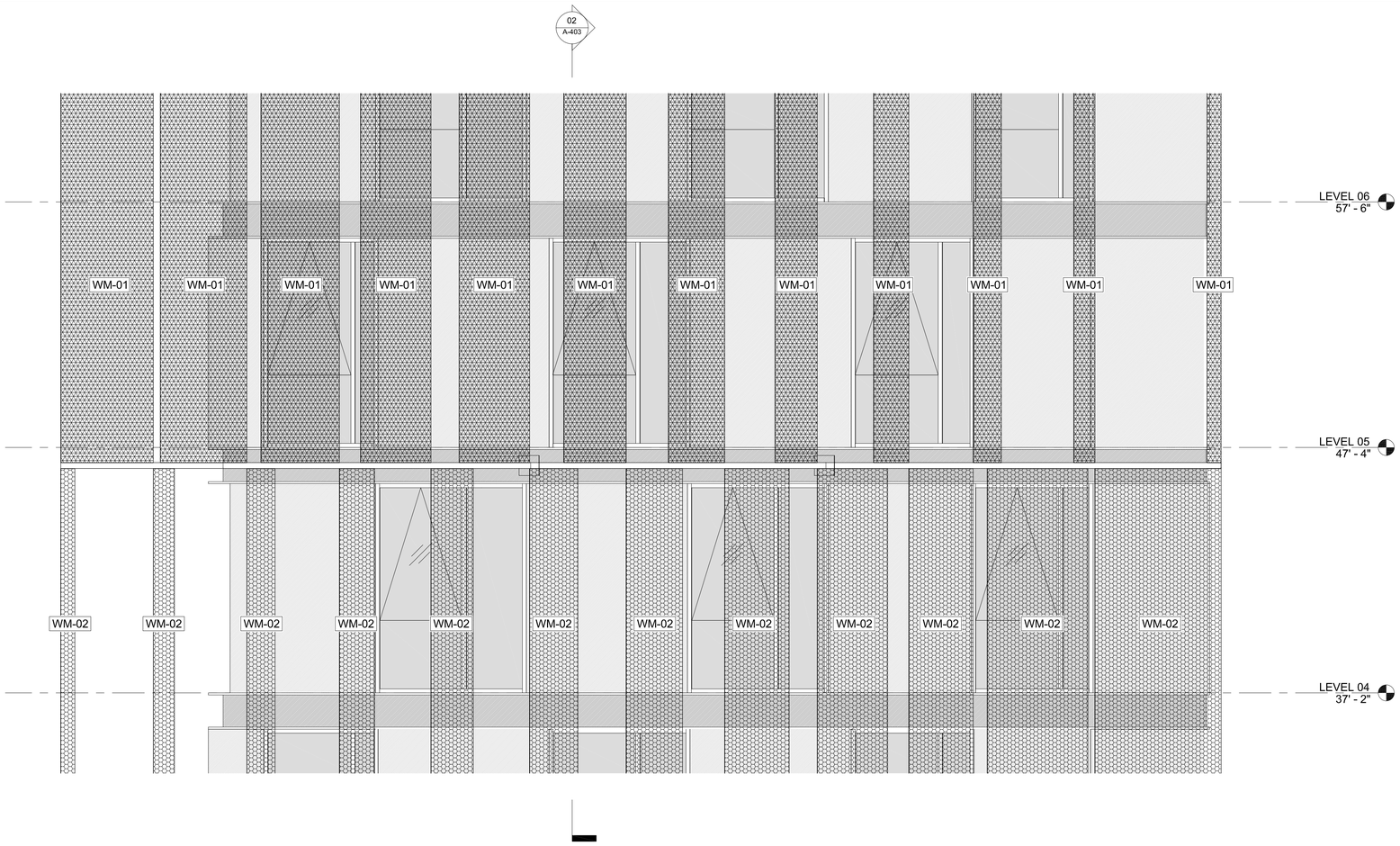


Date: 05/10/2024
Scale: 1/2" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

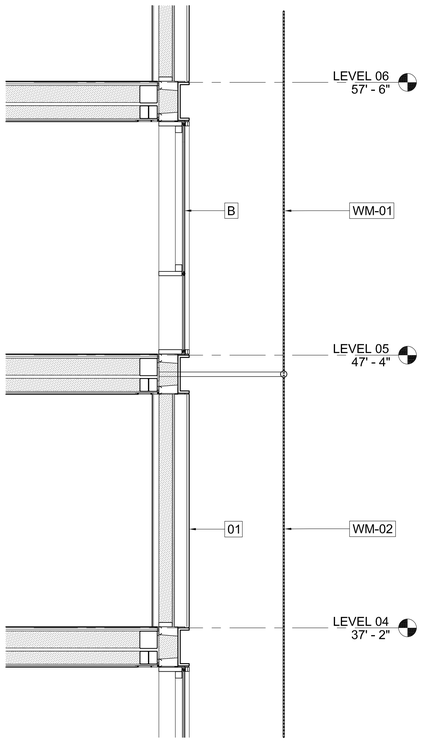
Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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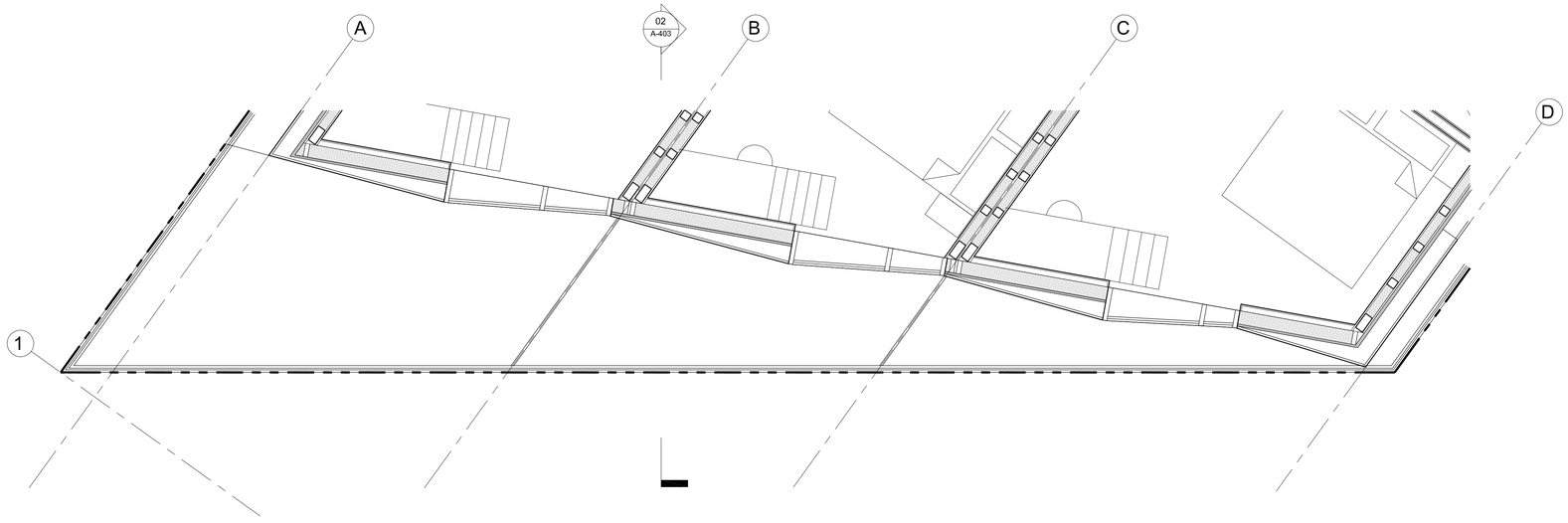
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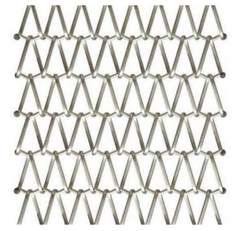
ENLARGED ELEVATION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"
03



WALL SECTION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"
02



ENALRGED PLAN - LEVEL 04 - SOUTH
01



WM-01
WIRE MESH - 59%
TRANSPARENCY



WM-02
WIRE MESH - 80%
TRANSPARENCY

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Project Title:
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SAN FRANCISCO, CA

Key Plan:

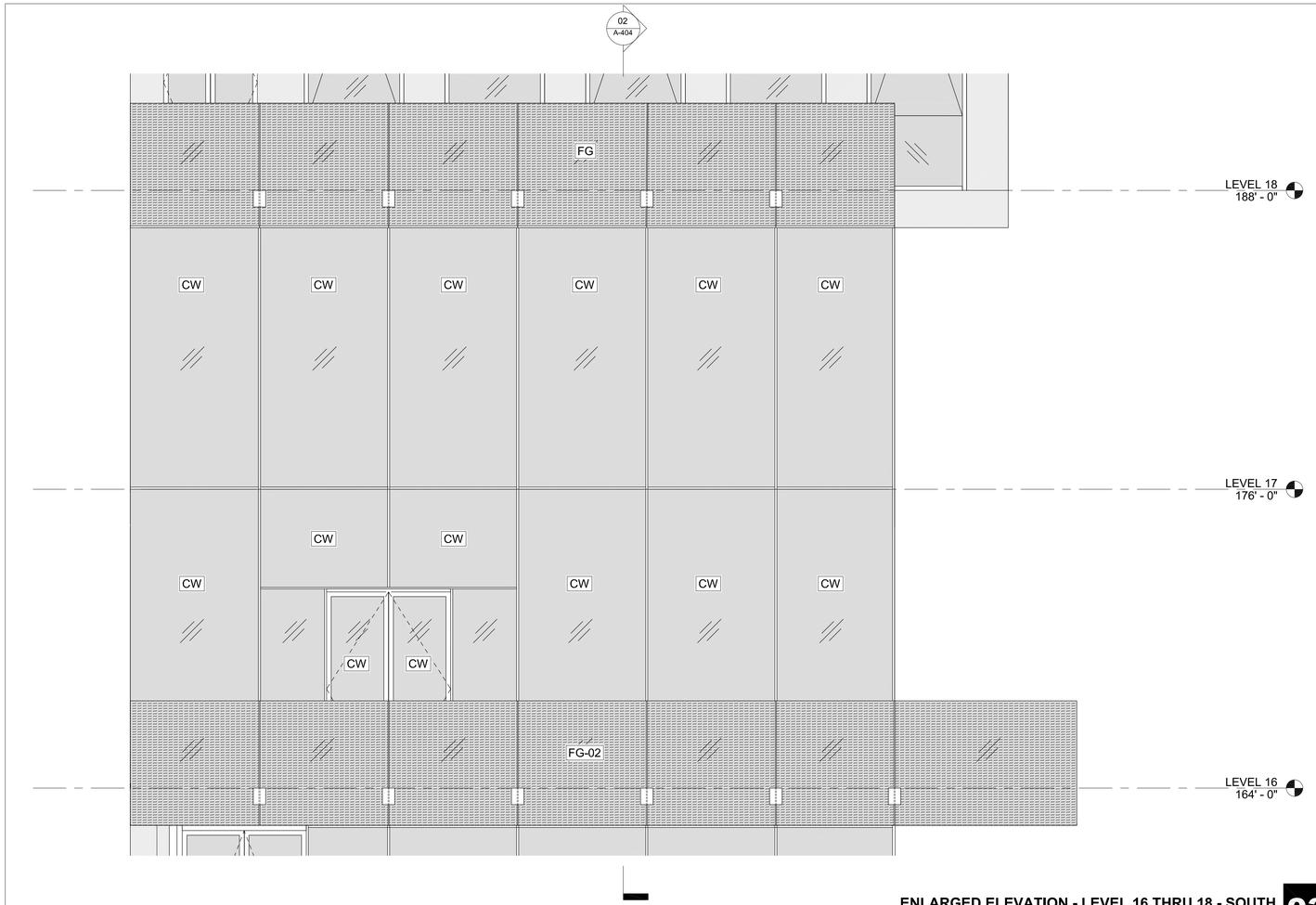


Date: 05/10/2024
Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

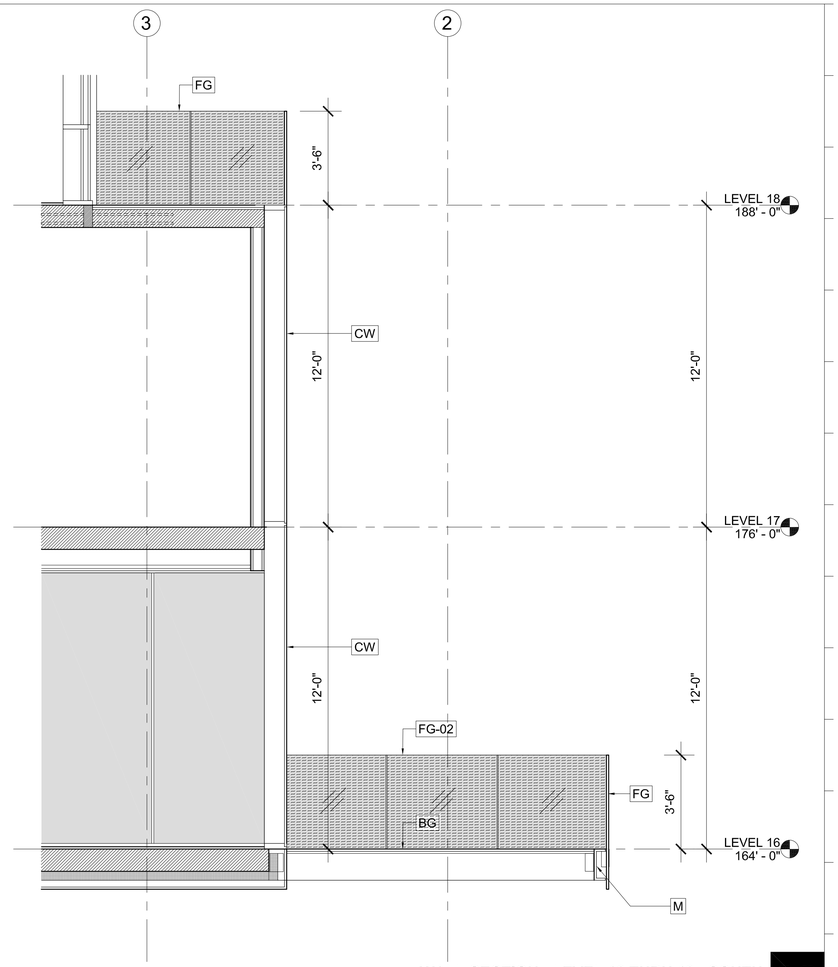
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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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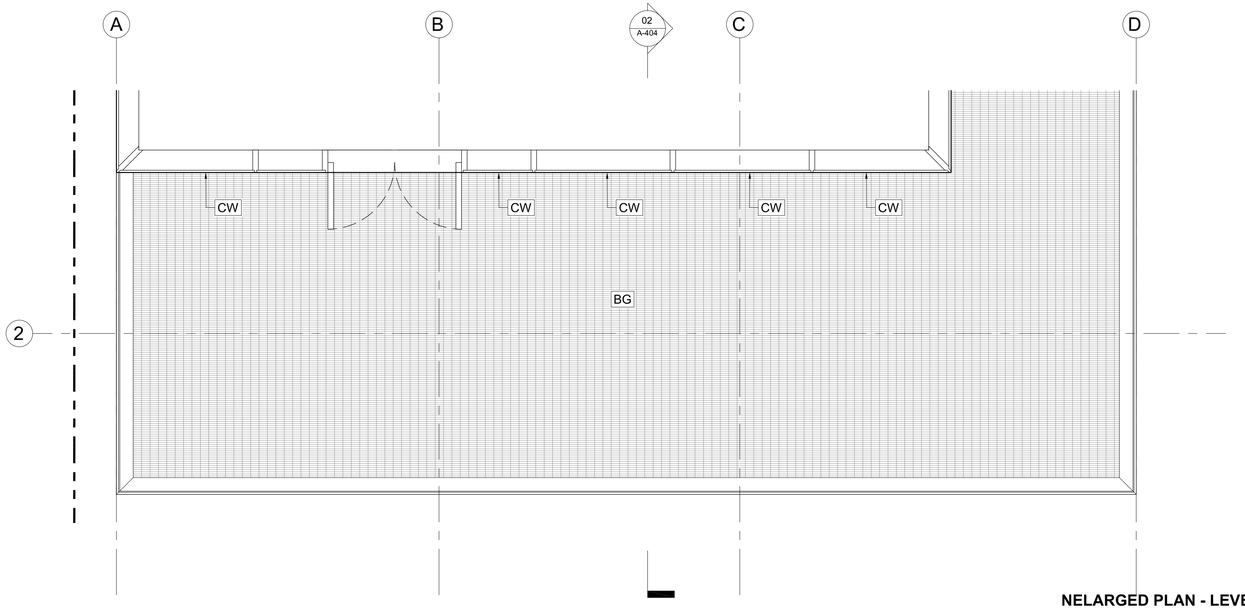
Sheet No: of



ENLARGED ELEVATION - LEVEL 16 THRU 18 - SOUTH **03**
3/8" = 1'-0"



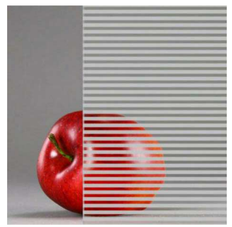
WALL SECTION - LEVEL 16 THRU 18 - SOUTH **02**
3/8" = 1'-0"



NELARGED PLAN - LEVEL 16 - SOUTH **01**
3/8" = 1'-0"



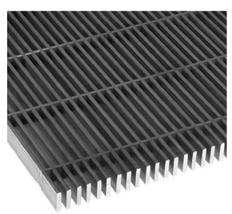
M
SLAB EDGE CAP
GREY STEEL
C-CHANNEL



FG-02
BIRD SAFE
FRITTED GLASS



CW
SSG CURTAIN WALL



BG
BAR GRATING

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Seal & Signature:
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LICENSED ARCHITECT
JASON BUCHHEIT
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

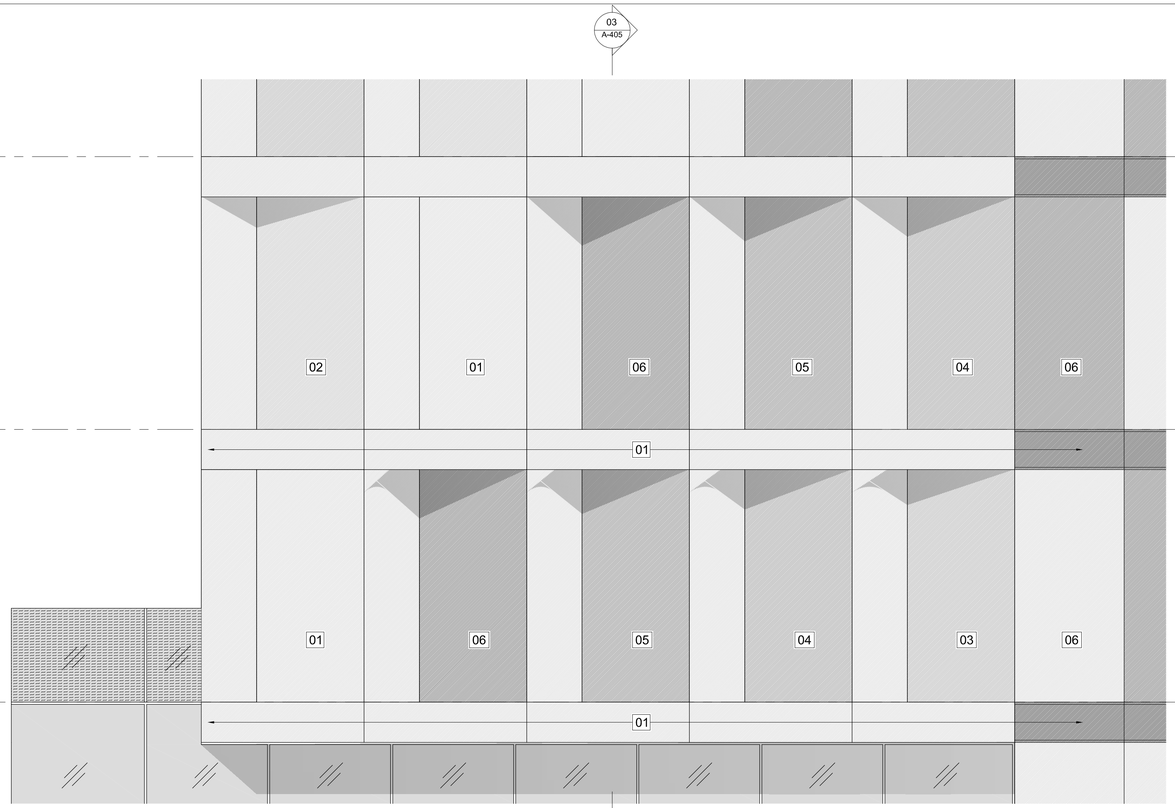


Date: 05/10/2024
Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

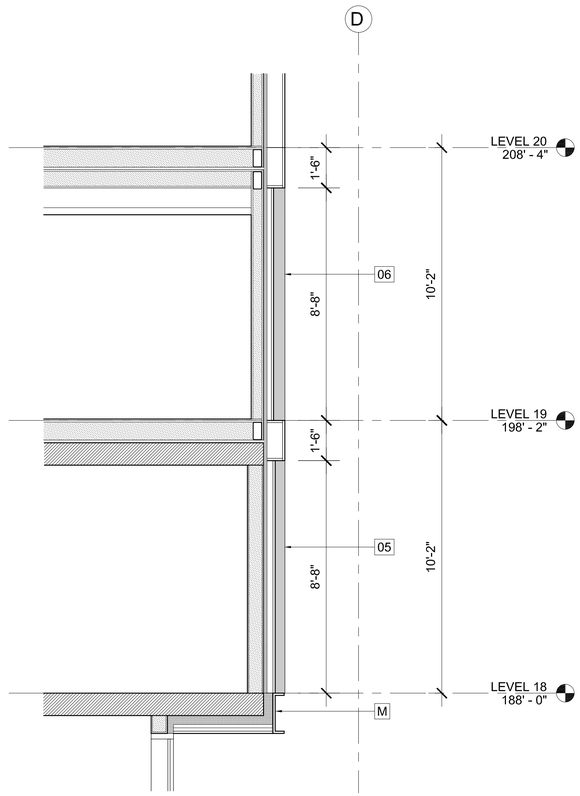
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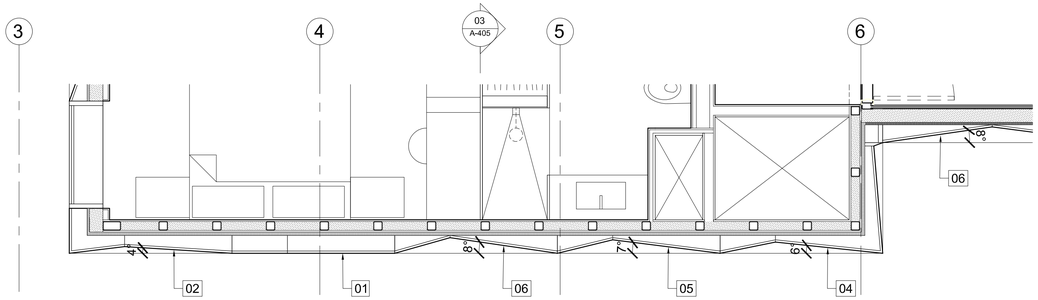


ENLARGED ELEVATION - LEVEL 18 THRU 19 - EAST **04**

3/8" = 1'-0"

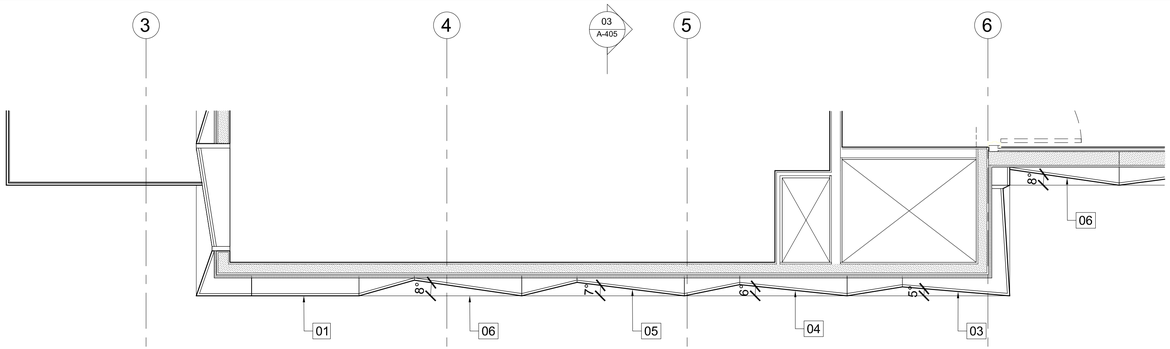


WALL SECTION - LEVEL 18 THRU 19 - EAST **03**



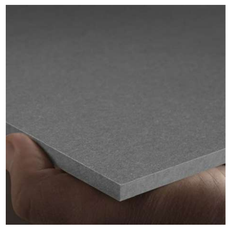
ENLARGED PLAN - LEVEL 19 - EAST **02**

3/8" = 1'-0"

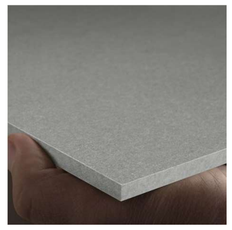


ENLARGED PLAN - LEVEL 18 - EAST **01**

3/8" = 1'-0"



06
EQUITONE
NATURA N281



05
EQUITONE
NATURA N252



04
EQUITONE
NATURA N211



03
EQUITONE
NATURA N163



02
EQUITONE
NATURA N161



01
EQUITONE
NATURA N164

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LICENSED ARCHITECT
JASON BUCHNEY
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

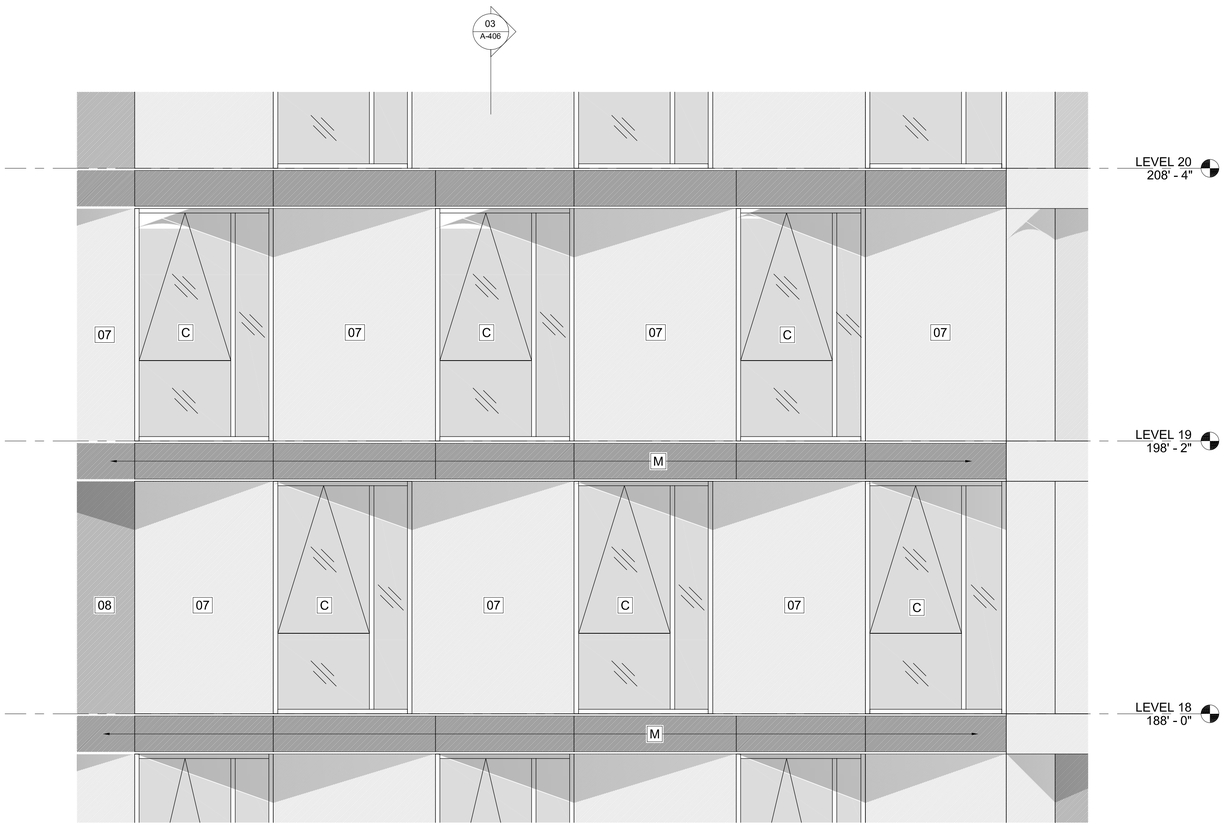


Date: 05/10/2024
Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

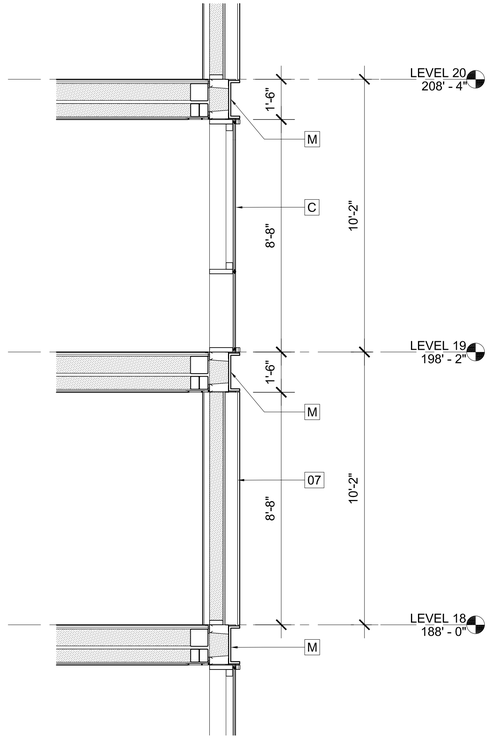
Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
A-405.00

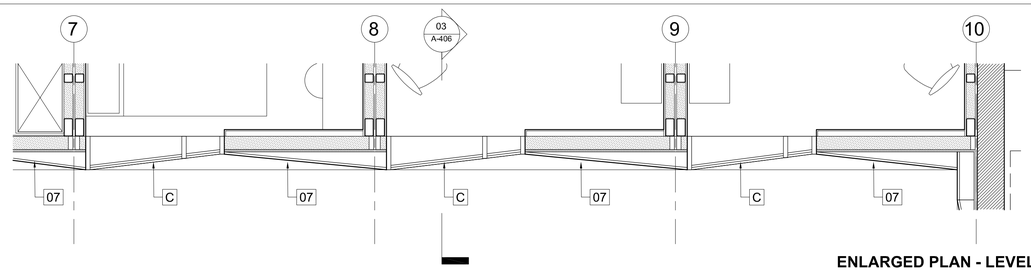
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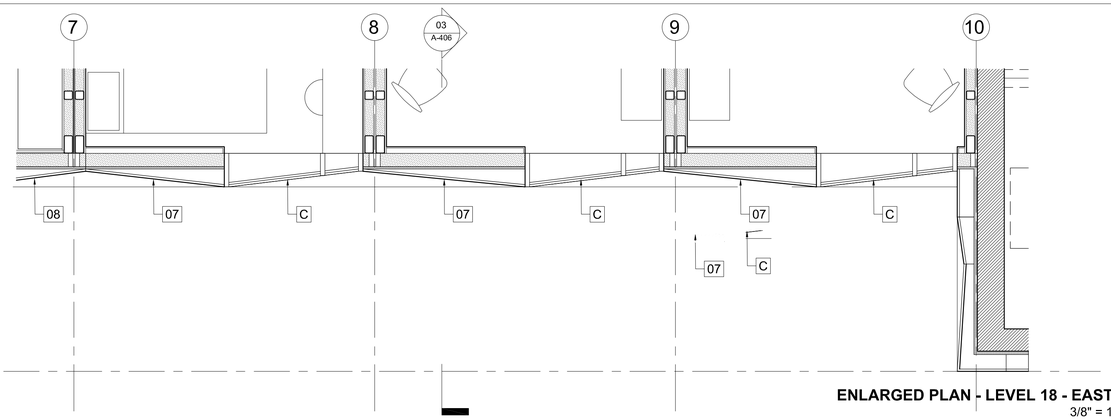
ENLARGED ELEVATION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"
04



WALL SECTION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"
03



ENLARGED PLAN - LEVEL 19 - EAST 02
3/8" = 1'-0"
02



ENLARGED PLAN - LEVEL 18 - EAST 02
3/8" = 1'-0"
01



M
SLAB EDGE CAP
GREY STEEL CHANNEL



C
TILT WINDOW WITH
FIXED SIDE AND
BOTTOM PANEL



08
EQUITONE
NATURA N074



07
EQUITONE
NATURA N251

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DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHANAN
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
A-406.00

Sheet No: of



MARKET STREET VIEW LOOKING WEST - REVISED MASSING

01

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NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
2	03-04-21	ADDENDUM TO PLAN CHECK LETTER
3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONSOLIDATED RESPONSE TO PLAN CHECK LETTER

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BRODNEY
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: 12" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
EXTERIOR RENDERING

Sheet Number:
A-900.02

Sheet No: of



MARKET STREET VIEW LOOKING WEST - REVISED MASSING 01

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3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONSOLIDATED RESPONSE TO PLAN CHECK LETTER

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Seal & Signature:
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LICENSED ARCHITECT
JASON BUCHNER
C-32858
10 - 31 - 2025
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STATE OF CALIFORNIA

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570 MARKET STREET
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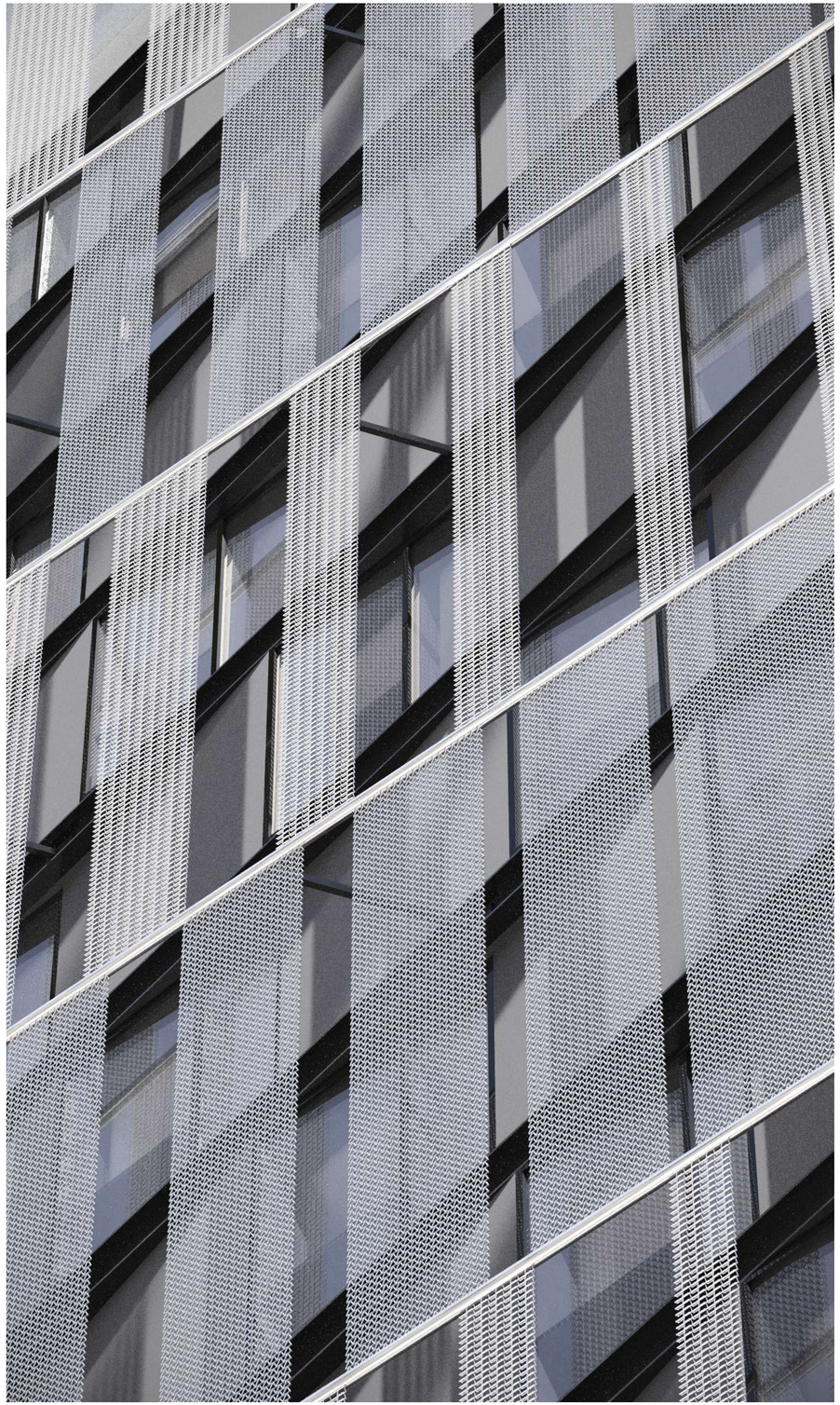


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Scale: 12" = 1'-0"
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Project No: 177

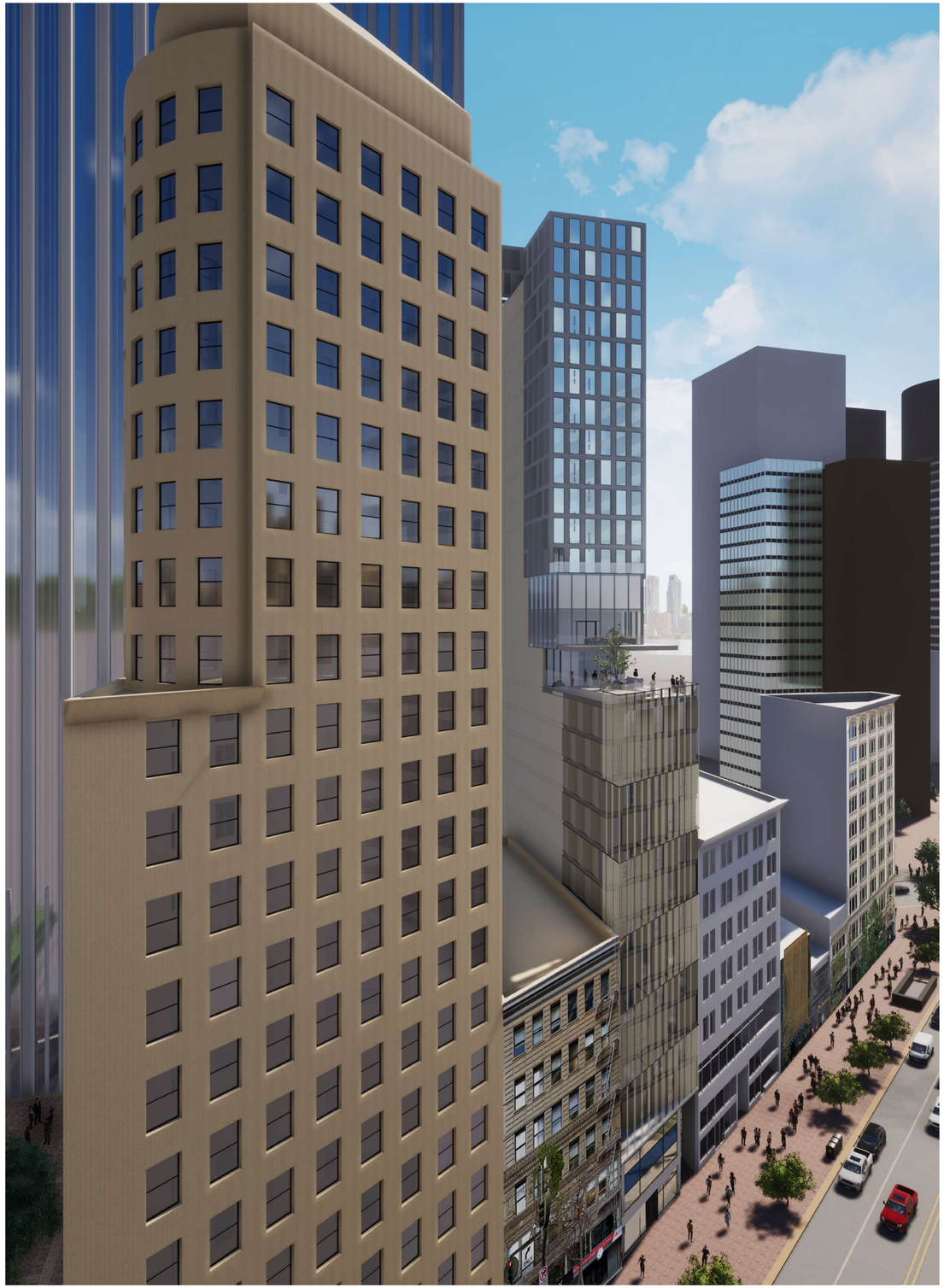
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Sheet Number:
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MARKET STREET SCREEN WALL **02**



MARKET STREET VIEW LOOKING EAST **01**

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JASON BUCHNER
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



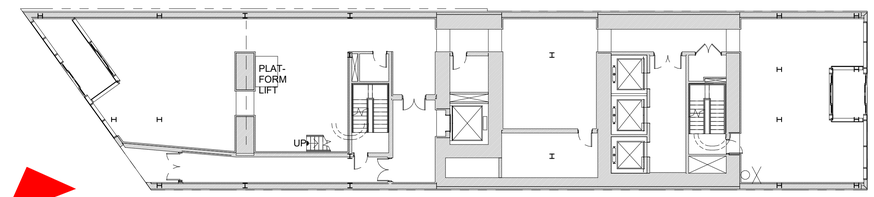
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Drawing Title:
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KEY PLAN - LEVEL 01 **02**

POPOS ENTRY LOOKING WEST **01**

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SAN FRANCISCO, CA

Key Plan:



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Checked By: Checker
Project No: 177

Drawing Title:
POPOS ENTRY RENDERING

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POPOS PLAN 01

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RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
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Key Plan:



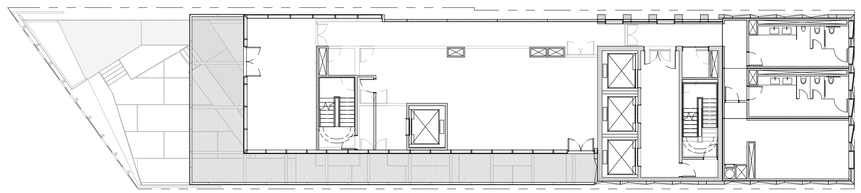
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Drawing Title:
POPOS RENDERING

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A-907.00

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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE
3" = 1'-0"

01

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STATE OF CALIFORNIA

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Key Plan:



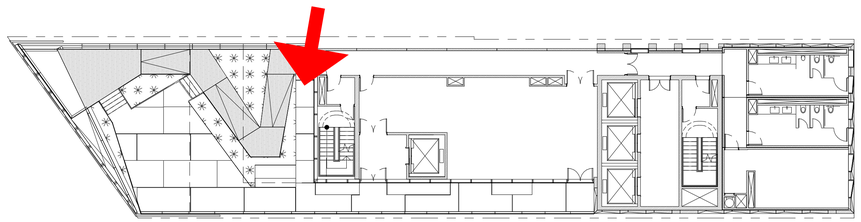
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Project No: 177

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POPOS RENDERING

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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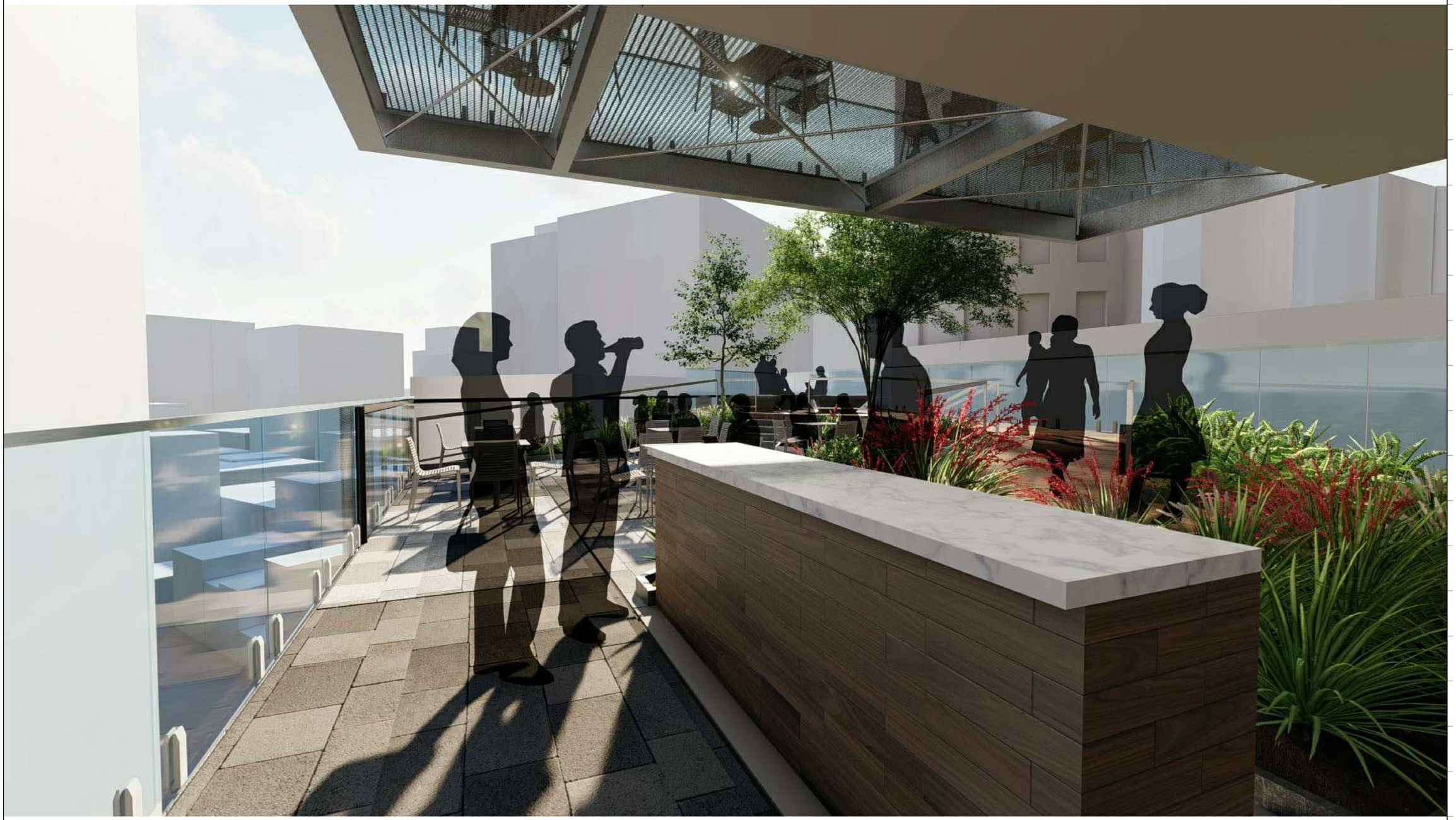


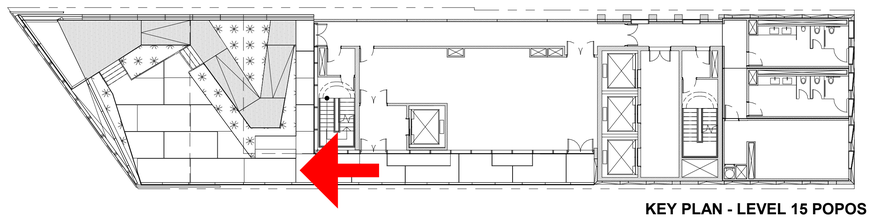
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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STATE OF CALIFORNIA

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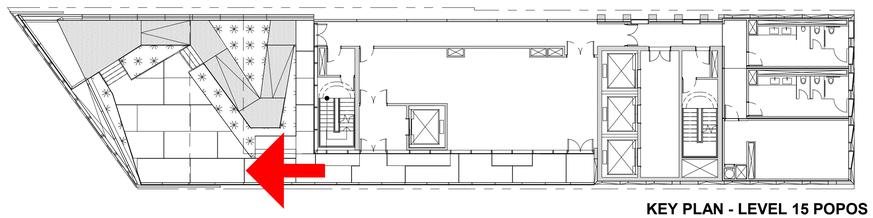
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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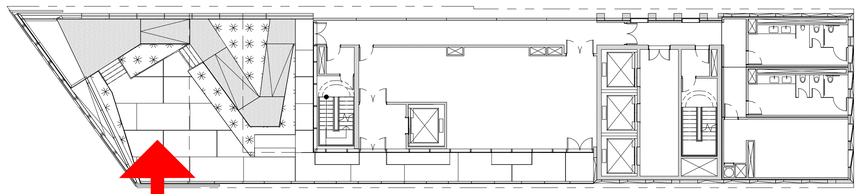
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

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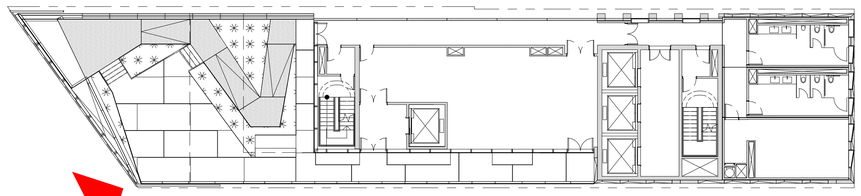
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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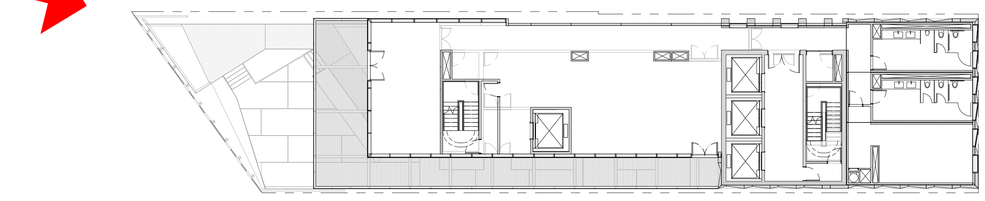
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Project No:	177

Drawing Title:
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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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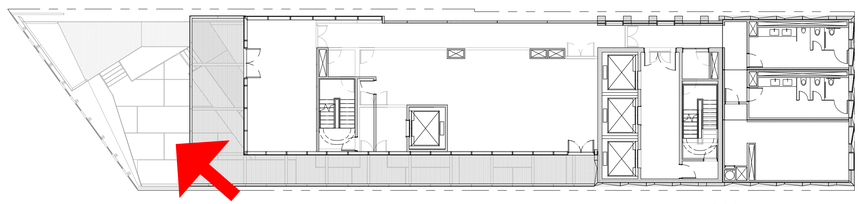
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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

VIEW OF POPOS FROM 16TH FL TERRACE

01

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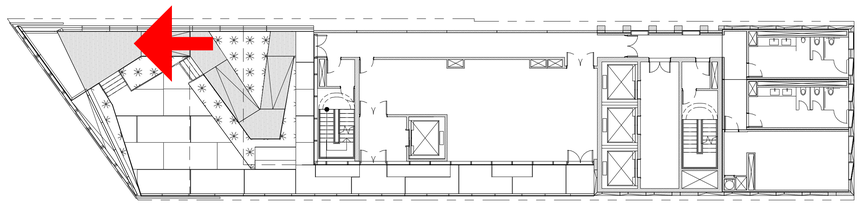
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Project No: 177

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Sheet Number:
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POV OF POPOS OVERLOOK

01

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EXHIBIT B

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION MOTION NO. 21806

HEARING DATE: September 11, 2025
CORRECTED DATE: September 30, 2025

Record No.:	2019-017622DNX
Project Address:	570 Market Street
Zoning:	Downtown Office (C-3-O) Zoning District 300-S Height and Bulk District Priority Equity Geographies Special Use District
Block/Lot:	0291/013
Project Sponsor:	Melinda Sarjapur; Reuben, Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104
Property Owner:	Frontier Group, LLC / c/o 229 Ellis Holdings, LLC (Attn: Frank Chiu) 795 Folsom Street, Floor 1, San Francisco, CA 94107
Staff Contact:	Jonathan Vimr – (628) 652-7319 jonathan.vimr@sfgov.org

ADOPTING FINDINGS TO APPROVE A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 309, TO ALLOW THE DEMOLITION OF AN EXISTING APPROXIMATELY 16,000 SQUARE-FOOT, TWO-STORY COMMERCIAL BUILDING AND CONSTRUCT A NEW 126,333 GROSS-SQUARE-FOOT, TWENTY NINE-STORY OVER BASEMENT HOTEL STRUCTURE THAT INCLUDES 211 HOTEL ROOMS, 3,386 SQUARE FEET OF LOWER LEVEL RETAIL, A 4,211 SQUARE FOOT POPOS AND EIGHT CLASS 1 AND EIGHT CLASS 2 BICYCLE PARKING SPACES FOR THE PROPERTY LOCATED AT 570 MARKET STREET, BLOCK 0291 LOT 013 WITHIN THE C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 300-S HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 1, 2019 Melinda Sarjapur of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application 2019-017622DNX (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Downtown Project Authorization to construct a new 29-story, 300-ft tall, hotel building with 211 rooms, a POPOS, and lower level retail space (hereinafter “Project”) at property generally referred to as 570 Market Street, Block 0291 Lot 013 (hereinafter “Project Site”).

On October 30, 2024, a Preliminary Mitigated Negative Declaration (PMND) for the Project was prepared and published for public review; and

The PMND was available for public comment until November 20, 2024; and

On November 20, 2024, an appeal of the Preliminary Mitigated Negative Declaration was filed with the Department.

On February 27, 2025 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2019-017622DNX and the Appeal of the Mitigated Negative Declaration, 2019-01766APL and continued the items to April 3, 2025.

On April 3, 2025, the Commission held a regularly scheduled meeting and continued the items to May 1, 2025.

On May 1, 2025, the Commission held a regularly scheduled meeting on Downtown Project Authorization Application No. 2019-017622DNX and the Appeal of the Mitigated Negative Declaration, 2019-01766APL.

On May 1 2025, the Commission upheld the MND [as amended, and that the summary of comments and responses contained no significant revisions to the Preliminary MND,] as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines, and San Francisco Administrative Code Chapter 31.

On May 1, 2025, the Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of San Francisco Planning and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the Preliminary MND,] and adopted the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

With mitigation incorporated, the proposed project would not result in a significant effect on the environment and the mitigation measures are provided in the Mitigation Monitoring and Reporting program (MMRP), which was made available to the public and this Commission for review, consideration, and action. On May 1, 2025, the Commission adopted the MMRP (attached as Exhibit C) as conditions of project approval.

On May 1, 2025, following denial of the PMND appeal, the Commission continued the project entitlements to July 10, 2025.

On July 10, 2025, the Commission held a regularly scheduled meeting and continued the project entitlements to September 11, 2025.

The Planning Department Commission Secretary is the Custodian of Records; the Files for Record Nos. 2019-017622DNX and 2019-017622APL are located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Downtown Project Authorization as requested in Application No. 2019-017622DNX 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. **Project Description.** The Project would demolish the existing two-story, approximately 16,000 square foot retail building and construct a new 29-story over basement, 300-foot tall (excluding rooftop penthouses and screening) tourist hotel with 211 guest rooms occupying a total of 126,333 gross square feet with 3,386 square feet of retail at the first and second floors, and a 4,211 square-foot Privately Operated Public Open Space (POPOS) with ground level entry and a 15th floor view terrace. The Project would not include any off-street parking spaces, and would contain 8 Class 1 and 8 Class II bicycle parking spaces. The project requires Downtown Project Authorization with exceptions from Planning Code Section 132.1 (interior lot setbacks), Sections 152.1 and 161 (freight loading), and Section 162 (tour bus loading).

3. **Site Description and Present Use.** The existing site is a narrow (for this part of the city) through-lot with frontage along Market Street and Sutter Street at the rear. It is currently developed with a two-story commercial building. The storefronts along Market appear to be vacant while Jack's Shoe Repair operates out of the Sutter Street storefront.

4. **Surrounding Properties and Neighborhood.** The Project Site is a through lot fronting along Market Street and continuing to Sutter Street at the rear. Cross streets include Montgomery to the west and Sansome to the northeast. It is at or near the heart of the downtown area, surrounded by a variety of commercial and mixed-use structures that vary in height but are generally at least of mid-rise height. While the subject site is non-historic and not located in a historic district, historic structures (both locally designated and not) abound nearby. The area is immensely well served by both above and below ground transit as well as pedestrian and bicycle options. Other zoning districts in the vicinity include: P (Public), C-3-R (Downtown-Retail), and the C-3-O(SD) (Downtown-Office [Special Development]) Zoning Districts.

5. **Public Outreach and Comments.** At the date of publication, the Department has received two letters in opposition to the project, one from representatives of the east neighboring Chancery building (562-566 Market Street) and the other from representatives of 44 Montgomery Street (at the northwesterly corner of the block). Please note that the letter for 44 Montgomery is specific to the CEQA appeal and for that reason is not included in this project approvals/entitlements packet. Three letters in support of the project have been provided from labor groups and downtown organizations.

    - Broadly speaking, opposition to the project is centered around a sizeable development between two historic buildings that would obscure side property line windows and potentially create difficulties for leasing spaces within these neighboring buildings. Opposition also focuses on the site's frontage, satisfaction of exception requirements, and market demand for the proposed use. More detailed summaries are provided within Exhibit H and the Preliminary Mitigated Negative Declaration (PMND) appeal documents. The PMND appeal was denied as detailed above and the CEQA document is therefore the Final MND.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

    A. **Use.** Per Planning Code Section 210.2, Retail Sales & Service is a principally permitted use while a Hotel use requires Conditional Use Authorization.

    The project proposes retail use at the lower levels and otherwise entails a 29-story hotel. Findings associated with the Conditional Use Authorization for said hotel use are limited to those required by Planning Code Section 303 and any applicable subsections. Conformance with these findings is detailed in Motion No. 21807 for Case No. 2019-017622CUA.

    B. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 300-S Height and Bulk District, with a 300-foot height limit.

    The Project would result in structure reaching its maximum height limit, exclusive of exempted items such as rooftop mechanical and associated rooftop screening. The Zoning Administrator will separately consider, after conducting a public hearing, whether to allow the height of the elevator penthouse to exceed 16 feet (for a total of 18 feet and 8 inches) pursuant to Planning Code Section 260(b)(1)(B).

    C. **Bulk.** Planning Code Section 270(d) contains limitations for buildings within the subject Bulk District (S) around the base (lowest portion of the building), Lower Tower and Upper Tower.

    The Project has been designed to and has demonstrated compliance with the subject bulk controls, though exceptions are allowed pursuant to Section 309 (Downtown Project Authorization).

    D. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must

achieve a target of 13 points.

The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must achieve 100% of the point target established in the TDM Program Standards, resulting in a required target of 13 points. As currently proposed, the Project will achieve its required 13 points (a total of 14 points are provided) through the following TDM measures:

- Parking Supply
- Bicycle Parking (Option B)
- Multimodal Wayfinding Signage

7. **Downtown Project Authorization Exceptions.** Planning Code Section 309 allows exceptions for Large Projects in the Downtown Districts:

   A. **Setbacks and Street wall Articulation in C-3 Districts.** Exceptions for Separation of Towers/interior lot line setbacks, pursuant to the requirements of Section 132.1(d)(2). This section of the Planning Code provides potential exceptions to tower separation requirements through a menu of three options, each of which have specific qualifications and findings. In this instance, the applicable exception is (C) as detailed below.

   132.1(d)(2)(C). Exceptions may be allowed on lots with frontage of less than 75 feet provided that overall access to light and air will not be impaired and the granting of the exception will not result in a group of buildings with total street frontage of 125 feet or more without a separation between buildings that is compliant with Section 132(d)(1).

   570 Market Street is an irregularly shaped through lot with a frontage of 50 feet along Market Street and 40 feet along Sutter Street at the rear. Its eastern neighbor (the 7-story Chancery Building) has approximately 72 feet of frontage along Market, with the western neighbor (the Finance Building, a 6-story extension of the Hobart Building) having approximately 47.5 feet of such frontage. Both they and 44 Montgomery (a 43-story tower to the northwest) are unlikely to see any meaningful increase in height or bulk due to a combination of already exceeding the maximum Floor to Area Ratio (FAR) or nearly exceeding it and not being able to substantially expand due to existing size and previous sale of air/transferable development rights (TDR). All neighboring structures have substantial fenestration along their front, rear, and side elevations. Further, above the ground floor 44 Montgomery Street already includes a setback of at least 15 from its shared property line with the subject site. And though 570 Market Street will not necessarily provide a base Code-compliant interior lot line setback with its eastern and western neighbors, the proposed project does include some level of relief throughout and allows for a development that would otherwise be reduced to such a limited extent as to be infeasible. Given this, overall access to light and air would be sufficiently retained pursuant to 132.1(d)(2)(C)(i). Due to its setback from 44 Montgomery above the ground level, the relatively limited heights of the Finance and Chancery Buildings, and the width of Market (as well as Sutter) Street, there would also not be a group of buildings greater than 125 linear feet without at least one instance of compliant separation pursuant to 132.1(d)(2)(C)(ii).

   B. **Freight Loading.** Exceptions for Freight Loading, pursuant to the requirements of Section 152.1

and 161.

Hotel uses between 100,001 gross square feet and 200,000 square feet (like the proposed project) must provide 1 off street freight loading space. The Project is seeking an exception to instead provide one on-street loading space along Sutter due to the constrained site area (50 linear feet at the lot's widest point) and the prohibition against curb cuts to allow off-street loading along Market Street. Providing freight loading and service vehicle spaces is therefore impractical and undesirable, meeting the Planning Code exemption criteria in Section 161(e) as detailed below:

(i). Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety.

Given the property's narrow street frontage and location directly above the Montgomery Street BART and Muni station, freight loading underground cannot be achieved.

(ii). Provision of the number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses.

Given the limited area of the property's lot, provision of off-street freight loading space would utilize an impractical percentage of the ground floor, inhibiting the more desirable use of the ground floor for retail, pedestrian, and circulation spaces.

(iii). A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the building involved, cannot be provided.

Given the property's location above the Montgomery Street BART and Muni station, providing freight loading underground cannot be achieved.

(iv). Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.

An appropriate on-street color curb loading space along Sutter Street will be pursued through the Municipal Transportation Agency. Sutter Street currently possesses three lanes of travel with a single lane of on-street parking on its southern end. As the proposed freight loading space currently serves as on-street parking, its use for loading will not adversely affect pedestrian circulation, transit operation or general traffic circulation.

C. **Off-Street Tour Bus Loading.** Exceptions for Tour Bus Loading, pursuant to the requirements of Section 162.

Hotel uses with between 201-350 rooms (like the proposed project) must provide one off-street

tour bus loading space. The project seeks an exception due to the various site constraints detailed above.

Given the particulars of the project site and its various constraints, a tour bus loading space is not achievable. The site lacks the proper size to accommodate the configuration of spaces needed for such a space, and doing so would also occupy an unreasonable percentage of the ground floor, thereby eliminating a portion of the more desirable retail, pedestrian, and circulation spaces at that level.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 3
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1
Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 8
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1
Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercia, and industrial activities.

DOWNTOWN AREA PLAN

Land Use
Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 4
ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

Policy 4.1
Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development.

OBJECTIVE 6
WITHIN ACCEPTABLE LEVELS OF DENSITY, PROVIDE SPACE FOR FUTURE OFFICE, RETAIL, HOTEL, SERVICE AND RELATED USES IN DOWNTOWN SAN FRANCISCO.

Policy 6.1
Adopt a downtown land use and density plan which establishes subareas of downtown with individualized controls to guide the density and location of permitted land use.

OBJECTIVE 9
PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1
Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2
Provide different kinds of open space downtown.

OBJECTIVE 10
ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 10.3
Keep open space facilities available to the public.

Policy 9.2
Provide open space that is clearly visible and easily reached from the street or pedestrian way.

The Project is a high-density commercial development, providing 211 new hotel rooms with a combination of lower-level retail and clear, accessible access to the POPOS in a mixed-use area. The Project also has some of the best access to transit of anywhere in the city.

At a time when the downtown area continues to struggle, the project represents a substantial investment along the city's historically primary commercial corridor. It would help attract numerous visitors to the area, who would then patronize other businesses within the vicinity. The design complies with height and bulk controls and qualifies for exceptions as offered through Section 309, which in part exists just for these types of developments facing site constraints in an area where structures generally have a footprint occupying most or all of their lot. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 complies with said policies in that:

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

    The Project would retain retail sales and service use at the lower two levels and then otherwise provide a tourist hotel with all the employment opportunities that come with it.

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

    The project site does not possess any existing housing and none is proposed.

    c) That the City's supply of affordable housing be preserved and enhanced,

    The Project does not currently possess any existing affordable housing as it is confined to a commercial (Hotel) use.

    d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project site is located along Market Street in the Downtown area and is immensely well served by transit as numerous bus lines have stops just outside, as well as the underground Montgomery Street station that is served by MUNI underground as well as BART.

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 would have no effect on industrial sectors, and would provide additional employment opportunities in the commercial/service sectors.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

A shadow analysis was completed, and it was found the project would not cast any net new shadows on public parks and open spaces.

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

11. 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 constitute a beneficial development.

12. The Commission hereby finds that approval of the Downtown Project 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 Downtown Project Authorization Application No. 2019-017622DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 10, 2024 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

The Planning Commission has reviewed and considered the MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C as well as the FMND and incorporated herein as part of this Resolution/Motion by this reference thereto. All mitigation measures contained in the MMRP and identified in the FMND are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals~~, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135).~~ For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or 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 September 11, 2025 and corrected on September 30, 2025.



Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NAYS:	None
ABSENT:	None
ADOPTED:	September 11, 2025
CORRECTED:	September 30, 2025

EXHIBIT A

Authorization

This authorization is for a Downtown Project Authorization to allow demolition of an existing two-story commercial building and construction of a new 29-story, 300-foot tall tourist hotel with 211 rooms occupying 126,333 gross square feet with 3,386 square feet of retail, and a 4,211 square foot POPOS for the property located at 570 Market Street, Block 0291, and Lot 013 pursuant to Planning Code Section(s) 210.2 and 309 within the C-3-O (Downtown-Office) Zoning District and a 300-S Height and Bulk District; in general conformance with plans, dated May 10, 2024, and stamped "EXHIBIT B" included in the docket for Record No. 2019-017622DNX and subject to conditions of approval reviewed and approved by the Commission on September 11, 2025 under Motion No 21806. 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 Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with 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 September 11, 2025, under Motion No 21806.

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 Downtown Project 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain Conditional Use Authorization pursuant to Sections 210.2 and 303 to establish a Hotel use. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

   For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

   For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

8. **Transferable Development Rights.** Pursuant to Section 128, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which exceeds the base FAR of 9.0 to 1, up to an FAR of 18.0 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Design – Compliance at Plan Stage

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

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

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof

plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

12. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

13. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

14. **Open Space Provision - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan.

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

15. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks along the property's Sutter and/or Market Street frontage and shall indicate that the open space is accessible to the public via the elevators in the lobby. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319 www.sfplanning.org

16. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once

approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

17. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

18. **Color of Building at East Elevation.** The portion of the proposed structure's eastern elevation as it faces the Chancery Building (its eastern neighbor) will be composed of a material and/or finish with a light, traditional color.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Parking and Traffic

19. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

20. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 8 Class 1 and 8 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

21. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than 2 showers and 12 clothes lockers.

    For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

    For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

23. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

    For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

24. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

25. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

26. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

27. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

28. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

29. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

30. **Art.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Monitoring - After Entitlement

31. **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 628.652.7463, www.sfplanning.org

32. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project

Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 350 and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

33. **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 628.652.7463, www.sfplanning.org

Operation

34. **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, 628.271.2000, www.sfpublicworks.org

35. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, www.sfplanning.org

36. **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 628.652.7463, www.sfplanning.org



570 MARKET ST.

570 Market Street
San Francisco, CA 94104

CONFORMANCE SET
05/10/2024

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M/E/P Engineer
ads Engineers
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Landscape Architect
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Zoning & Code Consultant
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El Segundo, CA 90245
www.codeconsultants.com

Facade Consultant
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912B Congress Ave
Austin, TX 78701
512-320-0668
www.studiodwg.com

VT Consultant

PROJECT INFORMATION

ADDRESS:	570 MARKET STREET SAN FRANCISCO, CA 94104
BLOCK:	0291
LOT:	013
LOT AREA:	7,045 SQ.FT. (GROSS)
ZONING DISTRICT:	C-3-0 - DOWNTOWN-OFFICE
HEIGHT AND BULK DISTRICTS	300-S
PROPOSED BUILDING HEIGHT	300" AT SUTTER AND 150' AT MARKET STREET
ZONING MAP:	ZN1
HEIGHT DISTRICT MAP	HT1
SPECIAL USE DISTRICT:	WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE
HISTORIC RESOURCE STATUS:	C

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL DEMOLISH AN EXISTING 2-STORY, 14,000 SF RETAIL BUILDING AND CONSTRUCT A NEW, 29 STORY HOTEL WITH APPROXIMATELY 222 GUESTROOMS AND 2 BASEMENT LEVELS.

THE SITE IS A LEVEL THROUGH LOT WITH 50'-0" OF FRONTAGE ALONG MARKET STREET AND 40'-0" OF FRONTAGE ALONG SUTTER STREET. THE SITE IS LOCATED WITH CLOSE PROXIMITY TO TRANSIT HUBS

THE PROPOSED HOTEL WILL BE APPROXIMATELY 300'-0" IN HEIGHT AND 126,333 IN F.A.R. AREA.

REQUIRED POPOS WILL BE PROVIDED ON THE 15TH FLOOR WHICH WILL BE OPEN TO THE AIR WITH A DEDICATED ELEVATOR.

THE PROJECT PROPOSES APPROXIMATELY 15 FEET OF EXCAVATION FOR A FULL LOT BASEMENT LEVEL.

CODE NOTES

EXISTING USE:
COMMERCIAL/RETAIL SALES AND SERVICES

PROPOSED USE:
COMMERCIAL/RETAIL SALES AND SERVICES

CONSTRUCTION CLASSIFICATION: (TABLE 601)
TYPE 1A - FIREPROOFED

FIRE RATED SEPARATION AND ENCLOSURES:

PRIMARY STRUCTURAL FRAME - 3 HRS
BEARING WALLS AND PARTITIONS: (TABLE 602)
EXTERIOR - 2 HRS, #1 PC 403.2.1.1
INTERIOR - 2 HRS, #1 PC 403.2.1.1
NON BEARING WALLS AND PARTITIONS:
EXTERIOR LESS THAN 5 FEET - 1 HR
INTERIOR - 0 HRS
FLOOR CONSTRUCTION: 2 HRS
ROOF CONSTRUCTION: 1.5 HRS

ENERGY CODE INFORMATION

THE PROPOSED PROJECT WILL COMPLY WITH THE CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS

CLIMATE ZONE: 3 (APPENDIX JA2)
SUB-TYPE: C

PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS (TABLE 138)

RATIO OF SQUARE FEET OF OPEN SPACE TO GROSS FLOOR AREA IN C-3-O DISTRICTS IS 1:50

PROPOSED FLOOR AREA: 156,044 SF
REQUIRED POPOS AREA (1:50 FEET): 3,120,88 SF
PROVIDED POPOS AREA (INCLUDING SUPPORT SPACES):

POPOS OUTDOOR TERRACE:	2,364 SF
POPOS INDOOR SUPPORT SPACE:	1,702 SF
TOTAL POPOS AREA:	4,066 SF

THE POPOS WILL BE LOCATED ON THE 15TH FLOOR OPEN AIR TERRACE GIVEN THE LIMITED GRADE LEVEL OPPORTUNITIES.

PARKING REQUIREMENTS

REQUIRED PARKING IN C-3-O DISTRICT: 0 SPACES
PROVIDED PARKING: 0 SPACES

BICYCLE PARKING REQUIREMENTS

CLASS I: ONE PARKING SPOT PER 30 GUESTROOMS
REQUIRED PARKING: 8 CLASS I SPOTS
PROPOSED PARKING: 8 CLASS I SPOTS AT LEVEL 03

CLASS II: MINIMUM OF TWO SPACES, ONE PARKING SPOTS PER 30 ROOMS, ONE PARKING SPACE PER EVERY 5,000 SF OF G.S.F. MEETING ROOMS.

REQUIRED PARKING: 8 CLASS II SPOTS
PROPOSED PARKING: 8 CLASS II SPOTS AT GRADE LEVEL

VOLUMETRIC MODULAR BUILDING APPROACH

DF&A, THE NEW ARCHITECT OF RECORD ON 570 MARKET STREET, IS A WORLD EXPERT ON VOLUMETRIC HIGH-RISE MODULAR CONSTRUCTION. WE HAVE LARGE-SCALE MODULAR PROJECTS UNDERWAY IN MANHATTAN (AN AC BY MARRIOTT), BROOKLYN, FLORIDA, AND THE ISLAND OF NEVIS. WE HAVE DEVELOPED PROPRIETARY TECHNOLOGY TO CAPITALIZE ON THE ADVANTAGES OF MODULAR CONSTRUCTION AND MITIGATE THE DIFFICULTIES; DESIGNED MODULAR STANDARDS AND FIRE TESTS THAT WERE OTHERWISE NONEXISTENT; AND CONTINUE TO TRY TO IMPROVE EVERY STEP OF THE MODULAR PROCESS, FROM LENDING TO MANUFACTURING TO BUILDING MANAGEMENT.

SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN

THE FOLLOWING ARE STRATEGIES FOR INTEGRATING SUSTAINABLE PRINCIPLES AND PRACTICE IN BUILDING DESIGN FOR THE PROJECT:

THE PLANTING STRATEGY DEVELOPED IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT DWG EMPLOYS NATIVE FOLIAGE AT THE GROUND FLOOR AND POPOS.

BY EMPLOYING MODULAR CONSTRUCTION RATHER THAN CONVENTIONAL, WE ARE ABLE TO TRACK, QUANTIFY AND LIMIT THE AMOUNT OF MATERIAL WASTE THROUGHOUT THE CONSTRUCTION PROCESS.

BIRD SAFE BUILDING REQUIREMENTS

THE FOLLOWING ARE STRATEGIES FOR COMPLYING WITH BIRD SAFE BUILDING REQUIREMENTS:

THE PROJECT COMPLIES WITH ALL FEATURE RELATED BIRD SAFE BUILDING STANDARDS PER PC SECTION 139. AT ALL GUARDRAILS ON THE 15TH FLOOR POPOS, 16TH FLOOR TERRACE, AND 18TH FLOOR YOGA TERRACE GLASS WITH A HORIZONTAL CERAMIC FRIT 1/8" WIDE SPACED EQUALLY 2" APART.

ZONING CALCULATIONS

PARCEL AREA	7,045
ALLOWABLE FAR	18
BUILDABLE FLOOR AREA	126,810

LEVEL	USE	SQUARE FOOTAGE	DEDUCTIONS				GROSS FLOOR AREA	KEYS
			MECH.	VOID/ CIRC.	POPOS/ SUPPORT	RETAIL		
29	ROOF - MECHANICAL	930	930	-	-	-	-	-
28	GUESTROOMS	4,415	178	-	-	-	4,248	8
27	GUESTROOMS	4,415	178	-	-	-	4,248	8
26	GUESTROOMS	4,415	178	-	-	-	4,248	8
25	GUESTROOMS	4,415	178	-	-	-	4,248	8
24	GUESTROOMS	4,415	178	-	-	-	4,248	8
23	GUESTROOMS	4,415	178	-	-	-	4,248	8
22	GUESTROOMS	4,415	178	-	-	-	4,248	8
21	GUESTROOMS	4,415	178	-	-	-	4,248	8
20	GUESTROOMS	4,415	178	-	-	-	4,248	8
19	GUESTROOMS	4,415	178	-	-	-	4,248	8
18	GUESTROOMS / FITNESS	4,415	178	-	-	-	4,248	5
17	GUESTROOMS / MECH.	4,838	1,030	78	-	-	3,730	5
16	AMENITY	4,838	137	-	-	-	4,701	-
15	POPOS / BAR	6,421	215	-	4,211	-	2,205	-
14	GUESTROOMS	5,763	256	-	-	-	5,507	11
13	GUESTROOMS	5,763	256	-	-	-	5,507	11
12	GUESTROOMS	5,763	256	-	-	-	5,507	11
11	GUESTROOMS	5,763	256	-	-	-	5,507	11
10	GUESTROOMS	5,763	256	-	-	-	5,507	11
9	GUESTROOMS	5,763	256	-	-	-	5,507	11
8	GUESTROOMS	5,763	256	-	-	-	5,507	11
7	GUESTROOMS	5,763	256	-	-	-	5,507	11
6	GUESTROOMS	5,763	256	-	-	-	5,507	11
5	GUESTROOMS	5,763	256	-	-	-	5,507	11
4	GUESTROOMS	5,763	256	-	-	-	5,507	11
3	BOH / OPERATIONS / GYM	5,763	216	-	-	-	5,547	-
2	MECHANICAL	6,815	4,591	2,224	-	-	-	-
1.5	RETAIL MEZZANINE	720	-	-	-	720	-	-
1	RETAIL / LOBBY	6,863	101	920	-	2,666	3,176	-
-1	BASEMENT - MECHNICAL	6,898	6,898	-	-	-	0	-
TOTAL		**156,044**	**18,892**	**3,222**	**4,211**	**3,386**		
						29,711	**126,333**	**211**
						REMAINING BUILDABLE FLOOR AREA	**477**	

DRAWING INDEX

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUANCE 1	ISSUANCE 2	ISSUANCE 3	ISSUANCE 4
01 GENERAL					
T-002	DRAWING INDEX AND PROJECT INFORMATION	●			●
02 ZONING					
Z-001	EXISTING SURVEY	●			●
Z-002	STREETSCAPE PLAN	●			●
Z-100	ZONING PLANS	●			●
Z-101	ZONING PLANS	●			●
03 CODE ANALYSIS					
G-100	EXISTING PHOTOS	●			●
05 ARCHITECTURAL					
A-001	SITE PLAN	●			●
A-050	EXISTING FLOOR PLAN - SUB-CELLAR & CELLAR LEVEL	●			●
A-051	EXISTING FLOOR PLAN - LEVEL 01 & MEZZANINE	●			●
A-052	EXISTING FLOOR PLAN - LEVEL 02 & ROOF	●			●
A-100	FLOOR PLAN - SUB-CELLAR & BASEMENT LEVELS	●		●	●
A-101	FLOOR PLAN - LEVEL 01 & LEVEL 02	●		●	●
A-102	FLOOR PLAN - LEVEL 03 & LEVEL 04	●		●	●
A-103	FLOOR PLAN - LEVEL 15 & LEVEL 16	●		●	●
A-104	FLOOR PLAN - LEVEL 17 & LEVEL 18	●		●	●
A-105	FLOOR PLAN - LEVEL 19 & ROOF	●		●	●
A-200	BUILDING ELEVATIONS	●		●	●
A-201	BUILDING ELEVATIONS	●		●	●
A-300	BUILDING SECTIONS	●			●
A-301	BUILDING SECTIONS	●			●
A-400	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-401	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-402	ENLARGED PLANS, SECTIONS & ELEVATIONS	●	●		●
A-403	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-404	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-405	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-406	ENLARGED PLANS, SECTIONS & ELEVATIONS	●			●
A-900	EXTERIOR RENDERING	●	●	●	●
A-901	EXTERIOR RENDERING	●	●	●	●
A-902	EXTERIOR RENDERING	●			●
A-903	EXTERIOR RENDERING	●			
A-904	DETAIL RENDERINGS	●	●		
A-905	POPOS ENTRY RENDERING	●	●		●
A-906	POPOS ENTRY RENDERING	●			
A-907	POPOS RENDERING	●			●
A-908	POPOS RENDERING	●			●
A-909	POPOS RENDERING	●			●
A-910	POPOS RENDERING	●			●
A-911	POPOS RENDERING	●			●
A-912	POPOS RENDERING	●			●
A-913	POPOS RENDERING	●			●
A-914	POPOS RENDERING	●			●
A-915	POPOS RENDERING	●			●
A-916	POPOS RENDERING	●			●

VICINITY MAP



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NO. DATE REVISION/ISSUANCE
1 10-30-20 RESPONSE TO PLAN CHECK LETTER
4 05-10-24 CONFORMANCE SET

NOT APPROVED FOR CONSTRUCTION

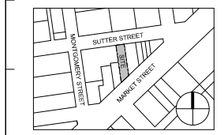
B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT DANIEL KEITH FORSTER C-32858 10-31-2025 RENEWAL DATE STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

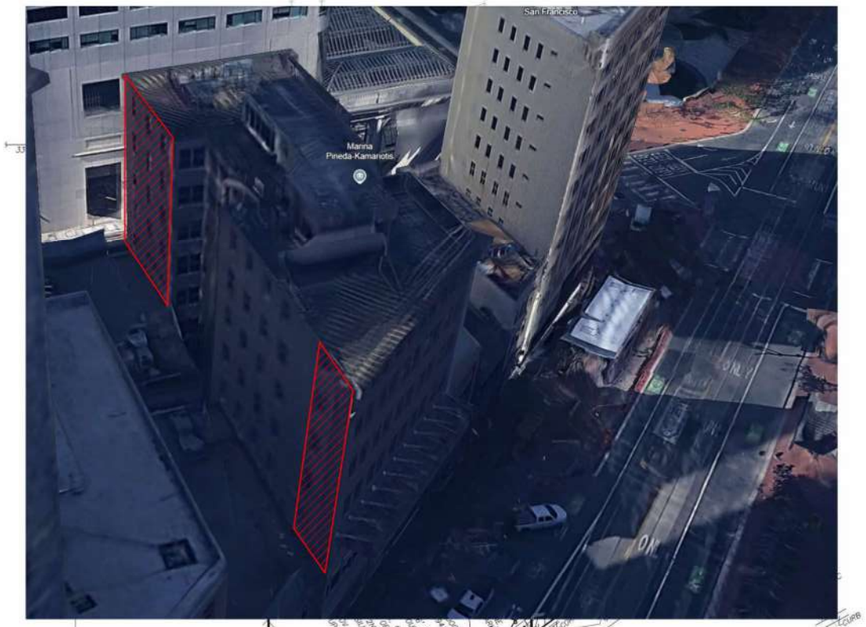


Date: 05/10/2024
Scale: 1" = 200'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
DRAWING INDEX AND PROJECT INFORMATION

Sheet Number:
T-002.01

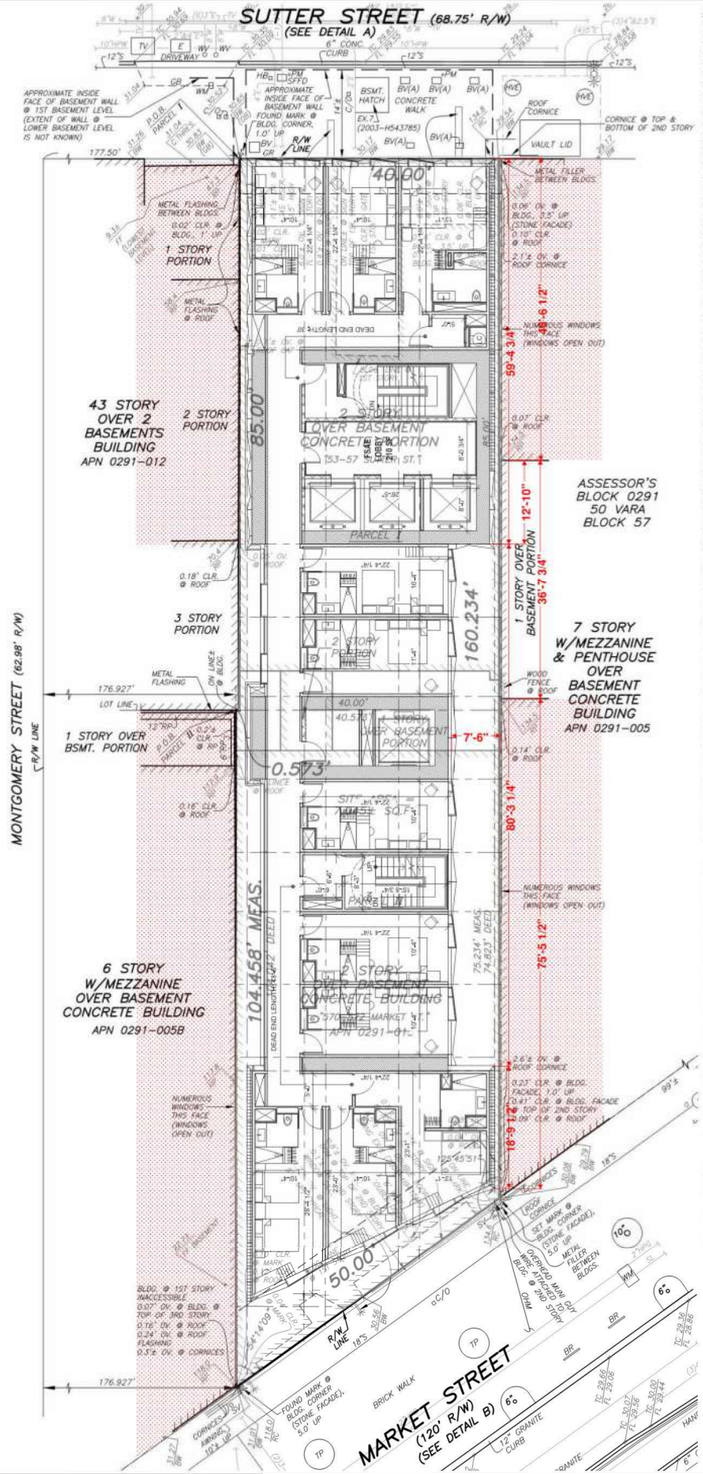
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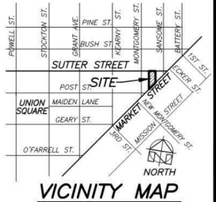
DETAIL B

0 5 10 20
GRAPHIC SCALE



LEGEND

CLR.	CLEAR OF PROPERTY LINE	T	TELEPHONE PULLBOX
OV.	OVER PROPERTY LINE		ELECTROLIER
MAX.	MAXIMUM		ELECTROLIER W/MUNI GUY WIRE
BLDG.	BUILDING	BR	BIKE RACK
BSMT.	BASEMENT	TRASH CAN	TRASH CAN
RP	ROOF PARAPET	6"	TREE PIT W/TREE & DIAMETER
RC	ROOF CORNICE	10"	TREE PIT W/TREE & DIAMETER
CONC.	CONCRETE	TP	TREE PIT (NO TREE)
TC	TOP OF CURB	SFPUC	SAN FRANCISCO PUBLIC UTILITY COMMISSION PULLBOX
FL	FLOW LINE	PM	PARKING METER
BW	BACK OF WALK	HPFS	HIGH PRESSURE WATER COVER
GB	GRADE BREAK		TRAFFIC SIGNAL
C.THRES	CONCRETE THRESHOLD	E	ELECTRIC LINE
FF	FINISHED FLOOR	G	GAS LINE
INV.	INVERT	HPG	HIGH PRESSURE GAS LINE
R/W	RIGHT OF WAY	S	SEWER LINE
MEAS.	MEASURED	SL	STREET LIGHT LINE
APN	ASSESSOR'S PARCEL LINE	STM	STEAM LINE
P.O.B.	POINT OF BEGINNING	T	TELEPHONE LINE
C/O	SEWER CLEANOUT	W	WATER LINE
BV	BASEMENT VENT	HPW	HIGH PRESSURE WATER LINE
BV(A)	ABANDONED BASEMENT VENT	OHM	OVERHEAD MUNI GUY WIRE
HB	HOSEBIB COVER		
SFFD	SFFD VALVE (GAS)		
GR	GAS RISER, 0.5'± HIGH		
BUS	BUS STOP SIGN		
T	TELEPHONE MANHOLE		
HVE	HIGH VOLTAGE ELECTRIC MANHOLE		
	HIGH PRESSURE FIRE HYDRANT		
WV	WATER VALVE		
S	SEWER MANHOLE		
	CATCH BASIN		
WM	WATER METER		
WM	WATER METER		
GV	GAS VALVE		
E	ELECTRIC PULLBOX		
SV	SEWER VENT		
TS	TRAFFIC SIGNAL PULLBOX		
TV	TELEVISION PULLBOX		



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SUTTER STREET DISTANT THEREON 177 FEET, 6 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF SUTTER STREET 40 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET; THENCE AT A RIGHT ANGLE WESTERLY 40 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 85 FEET TO THE SOUTHERLY LINE OF SUTTER STREET AND THE POINT OF BEGINNING.

BEING PART OF 50 VARA BLOCK NO. 57.

PARCEL II:

BEGINNING AT A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO AND ALSO DISTANT 85 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SUTTER STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; RUNNING THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF SUTTER STREET, 40 FEET AND 6-7/8 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 74 FEET AND 9-7/8 INCHES TO THE NORTHWESTERLY LINE OF MARKET STREET; THENCE SOUTHWESTERLY AND ALONG SAID LINE OF MARKET STREET 50 FEET TO A POINT WHICH IS DISTANT 176 FEET AND 11-1/8 INCHES EASTERLY FROM THE EASTERLY LINE OF MONTGOMERY STREET MEASURED ON A LINE DRAWN AT RIGHT ANGLES THERETO; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF MONTGOMERY STREET 104 FEET AND 1/2 OF AN INCH TO THE POINT OF BEGINNING.

BEING PART OF VARA BLOCK NO. 57.

ASSESSOR'S PARCEL NUMBER: LOT 013, BLOCK 0291

SURVEY REFERENCE

COMMONWEALTH LAND TITLE COMPANY UPDATED PRELIMINARY REPORT #1, ORDER NO. 09220395-917-BLB-JMO DATED JUNE 30, 2017.

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

2. A POSSIBLE OVERLAP OF RECORD OF UNDISCLOSED LOCATION AS DISCLOSED BY THAT CERTAIN GRANT DEED RECORDED NOVEMBER 14, 1952, IN BOOK 6040, PAGE 421, OFFICIAL RECORDS AND BY THAT CERTAIN GRANT DEED RECORDED JULY 22, 1953, IN BOOK 6197, PAGE 70, OFFICIAL RECORDS. NOTE: NO OVERLAP OF RECORD WAS FOUND. NOT PLOTTABLE.

6. "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED JUNE 18, 2002, DOCUMENT NO. 2002-H185988, OFFICIAL RECORDS. NOT PLOTTABLE.

7. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT TO REPLACE THE EXISTING BASEMENT HATCH WITH A NEW HATCH, RECORDED SEPTEMBER 19, 2003, DOCUMENT NO. 2003-H543785, OFFICIAL RECORDS. PLOTTED HEREON.

8. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A NEW DOOR SWING ENCROACHING 6 INCHES INTO THE PUBLIC RIGHT-OF-WAY FRONTING THE SUBJECT PROPERTY RECORDED APRIL 21, 2005, DOCUMENT NO. 2005-H941557, OFFICIAL RECORDS. PLOTTED HEREON.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 5 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF 50 VARA BLOCK 57 DATED JUNE 21, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. "RECORD OF SURVEY MAP OF 50 VARA BLOCK 57" FILED JUNE 18, 1947 IN LICENSED SURVEYORS PLATS AT PAGE 40, SAN FRANCISCO COUNTY RECORDER.

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK NO. BM11331, STEEL SCREW IN WASHER STAMPED "CCSF CONTROL" LOCATED AT THE NORTHEASTERLY CORNER OF MONTGOMERY AND SUTTER STREETS, ELEVATION 35.42 FEET, CCSF 2013 NAVD88 VERTICAL DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTE

1. THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

2. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

3. MUNI UNDERGROUND DUCT INFORMATION IS NOT AVAILABLE. THERE IS NO SURFACE EVIDENCE OF UNDERGROUND MUNI LINES FRONTING THE SUBJECT PROPERTY.

4. UNDERGROUND TRAFFIC SIGNAL RECORDS ARE NOT AVAILABLE.

NORTH

SITE SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 0291
FOR
DANNY FOSTER ARCHITECTURE
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: RS
DATE: 11/13/20		DES:
SHEET: 1 OF: 1		DRW: JP
JOB NO. S-9454		CHK: DR
		REV. NO.

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Structural Engineer
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M/E/P Engineer
ads Engineers
45 Broadway, Suite 1220
New York, NY 10006
212.645.6060
www.adsce.com

NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER
4	05-10-24	CONFORMANCE SET

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT JASON BLUDWORTH C 32858 10 - 31 - 2025 RENEWAL DATE STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR RICHARD SCOTT STEVENS PLS 8504 STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



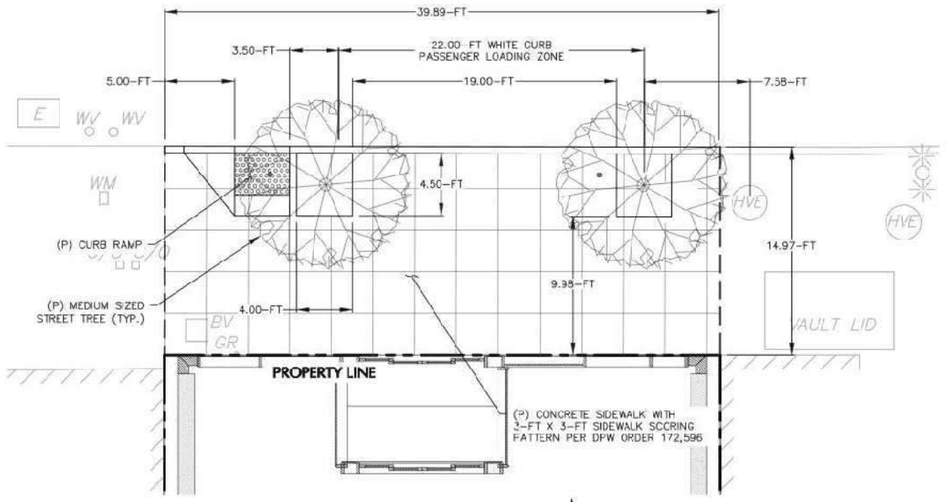
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Checked By: Checker
Project No: 177

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EXISTING SURVEY

Sheet Number:
Z-001.00

Sheet No: of

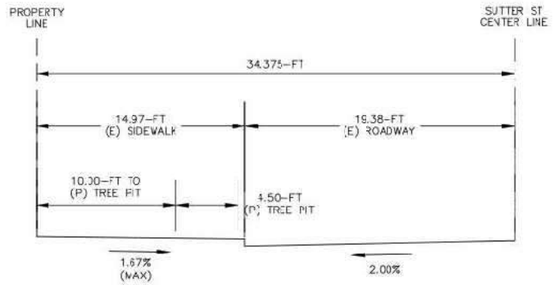
SUTTER STREET
(68.75-FT ROW)



SUTTER STREET FRONTAGE

SCALE: 1" = 5'

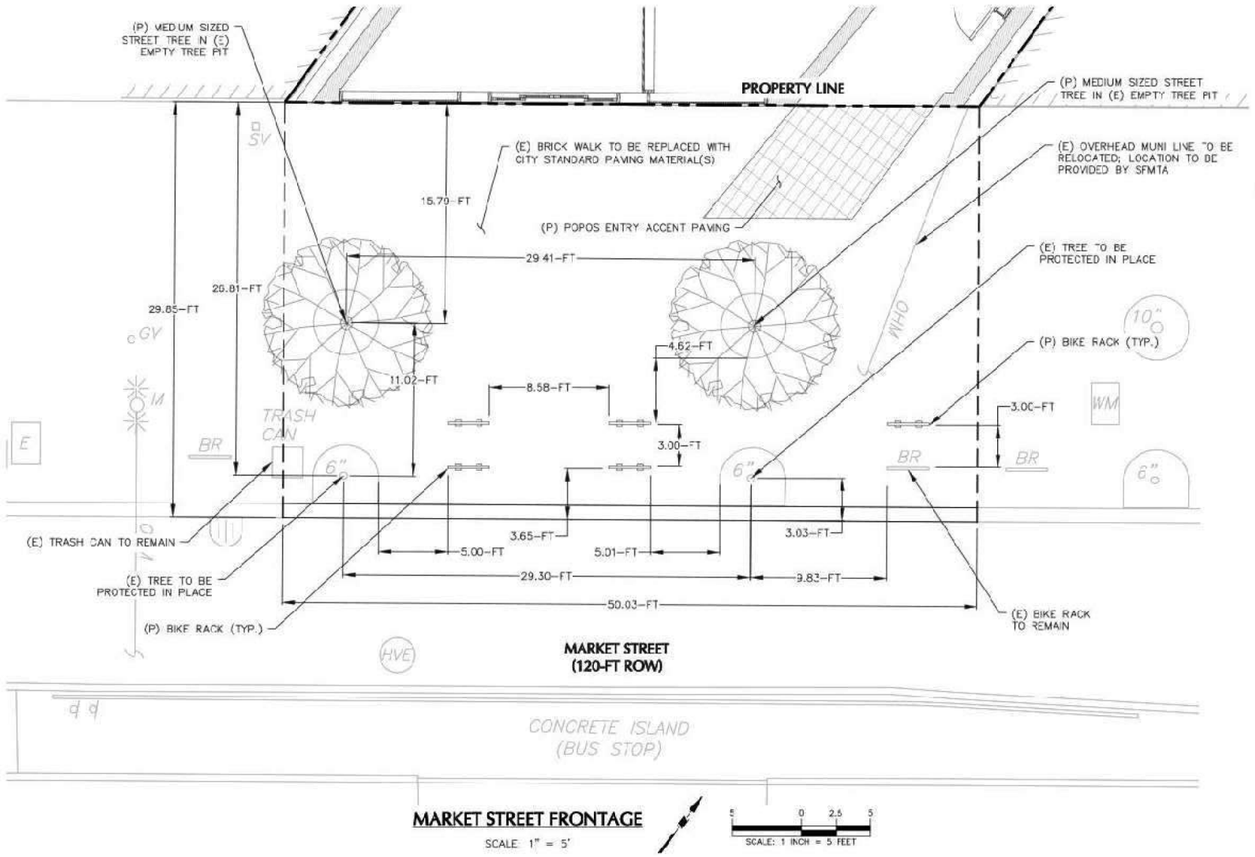
SCALE: 1 INCH = 5 FEET



SUTTER STREET SECTION

SCALE: 1" = 5'

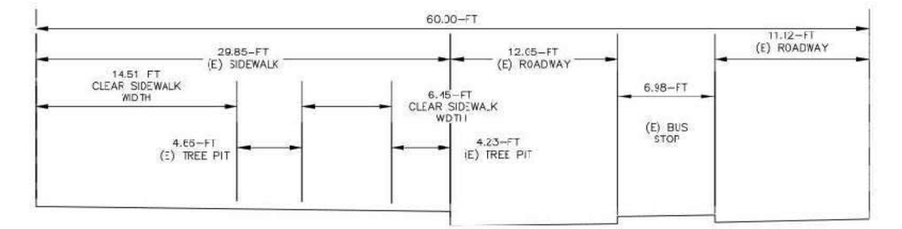
SCALE: 1 INCH = 5 FEET



MARKET STREET FRONTAGE

SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET



MARKET STREET SECTION

SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET

NOTES:

1. PROJECT WILL COORDINATE WITH THE CITY'S BETTER MARKET STREET PROJECT FOR PROPOSED STREETSCAPE IMPROVEMENTS ALONG MARKET STREET

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NO. DATE REVISION/ISSUANCE

1 10-30-20 RESPONSE TO PLAN CHECK LETTER

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B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32858
10-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

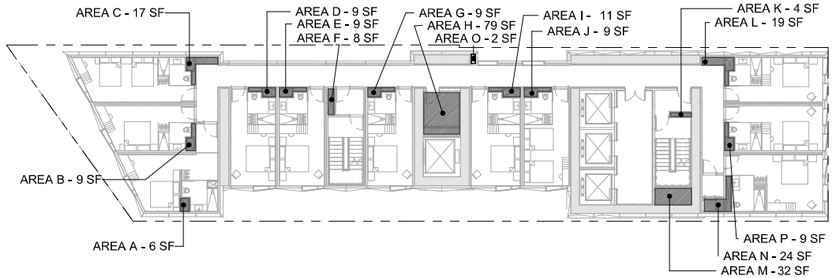


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Checked By: Checker
Project No: 177

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STREETSCAPE PLAN

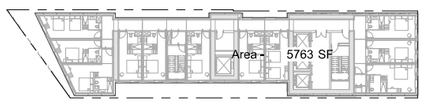
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Sheet No: of

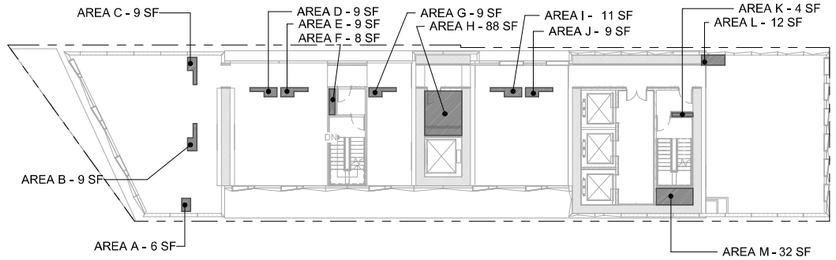


ZONING DEDUCTIONS TABLE - LEVEL 04		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	17 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	79 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	19 SF
AREA M	MEP	32 SF
AREA N	MEP	24 SF
AREA O	MEP	2 SF
AREA P	MEP	9 SF
		256 SF

ZONING CALCULATIONS - LEVEL 04	
GFA	5,763 SF
DEDUCTIONS	256 SF
FAR	5,507 SF



LEVEL 04 - TYPICAL GUESTROOM - DEDUCTIONS 06
1/16" = 1'-0"



DEDUCTIONS PLAN

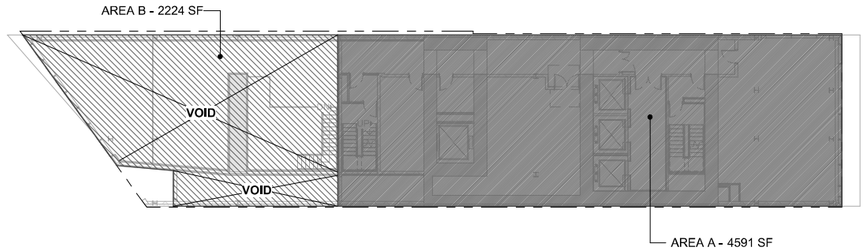
ZONING DEDUCTIONS TABLE - LEVEL 03		
NAME	TYPE	AREA
AREA A	MEP	6 SF
AREA B	MEP	9 SF
AREA C	MEP	9 SF
AREA D	MEP	9 SF
AREA E	MEP	9 SF
AREA F	MEP	8 SF
AREA G	MEP	9 SF
AREA H	MEP	88 SF
AREA I	MEP	11 SF
AREA J	MEP	9 SF
AREA K	MEP	4 SF
AREA L	MEP	12 SF
AREA M	MEP	32 SF
		216 SF

ZONING CALCULATIONS - LEVEL 03	
GFA	5,763 SF
DEDUCTIONS	216 SF
FAR	5,547 SF



GROSS FLOOR AREA PLAN

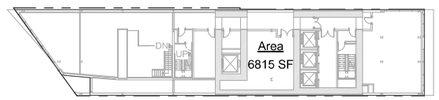
LEVEL 03 - BOH / OPERATIONS / GYM - DEDUCTIONS 05
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 02		
NAME	TYPE	AREA
AREA A	MEP	4591 SF
AREA B	Void	2224 SF
		6815 SF

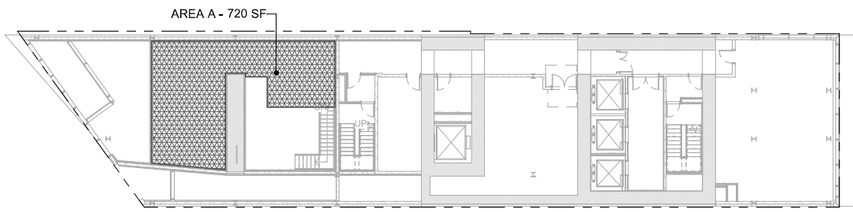
ZONING CALCULATIONS - LEVEL 02	
GFA	6,815 SF
DEDUCTIONS	6,815 SF
FAR	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

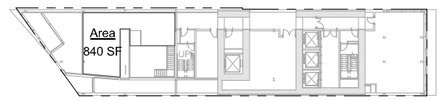
LEVEL 02 - MEZZ & MEP - DEDUCTIONS 04
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 1.5 MEZZ.		
NAME	TYPE	AREA
AREA A	Retail	720 SF
		720 SF

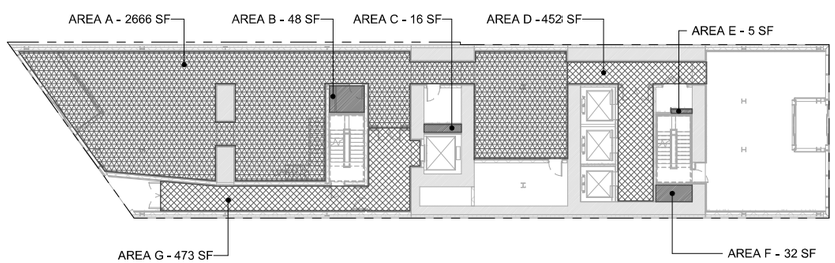
ZONING CALCULATIONS - LEVEL 1.5 MEZZ.	
GFA	720 SF
DEDUCTIONS	720 SF
FAR	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

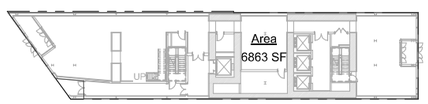
LEVEL 1.5 MEZZANINE - DEDUCTIONS 03
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - LEVEL 01		
NAME	TYPE	AREA
AREA A	Retail	2666 SF
AREA B	MEP	48 SF
AREA C	MEP	16 SF
AREA D	Circulation	447 SF
AREA E	MEP	5 SF
AREA F	MEP	32 SF
AREA G	Circulation	473 SF
		3687 SF

ZONING CALCULATIONS - LEVEL 01	
GFA	6,863 SF
DEDUCTIONS	3,687 SF
FAR	3,176 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

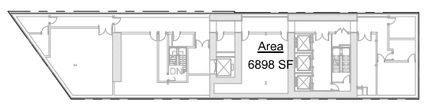
LEVEL 01 - LOBBY - DEDUCTIONS 02
1/16" = 1'-0"



ZONING DEDUCTIONS TABLE - CELLAR		
NAME	TYPE	AREA
AREA A	MEP	6898 SF
		6898 SF

ZONING CALCULATIONS - CELLAR	
GSF	6,898 SF
DEDUCTIONS	6,898 SF
ZFA	0 SF

DEDUCTIONS PLAN



GROSS FLOOR AREA PLAN

BASEMENT - DEDUCTIONS 01
1/16" = 1'-0"

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
DANIEL SHUMWAY FORSTER
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

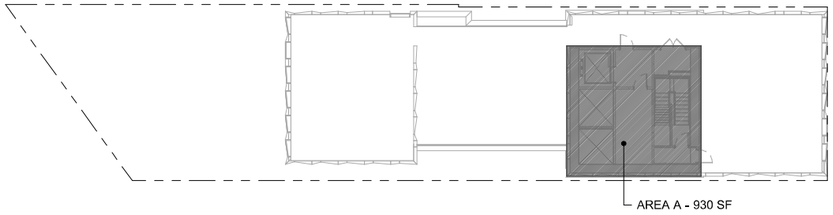


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ZONING PLANS

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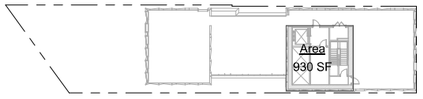
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DEDUCTIONS PLAN

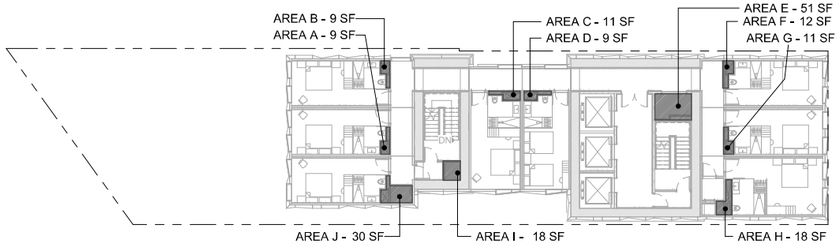
ZONING DEDUCTIONS TABLE - LEVEL 29 ROOF		
NAME	TYPE	AREA
AREA A	MEP	930 SF
		930 SF

ZONING CALCULATIONS - LEVEL 29	
GFA	930 SF
DEDUCTIONS	930 SF
FAR	0 SF



GROSS FLOOR AREA PLAN

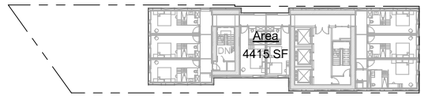
LEVEL 29 - ROOF - DEDUCTIONS 06
1/16" = 1'-0"



DEDUCTIONS PLAN

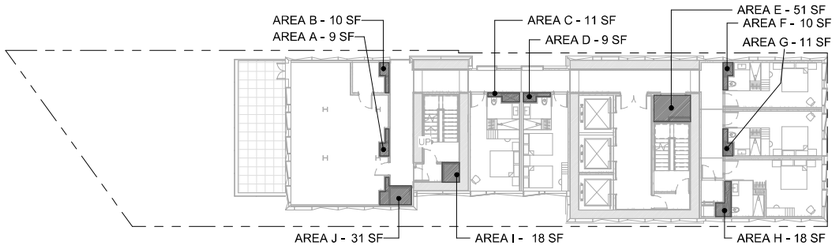
ZONING DEDUCTIONS TABLE - LEVEL 19-28		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	9 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	12 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	30 SF
		178 SF

ZONING CALCULATIONS - LEVEL 19-28	
GFA	4,415 SF
DEDUCTIONS	178 SF
FAR	4,237 SF



GROSS FLOOR AREA PLAN

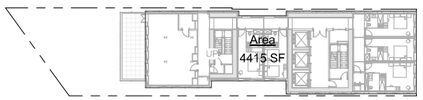
LEVEL 19 - TYP. GUESTROOM - DEDUCTIONS 05
1/16" = 1'-0"



DEDUCTIONS PLAN

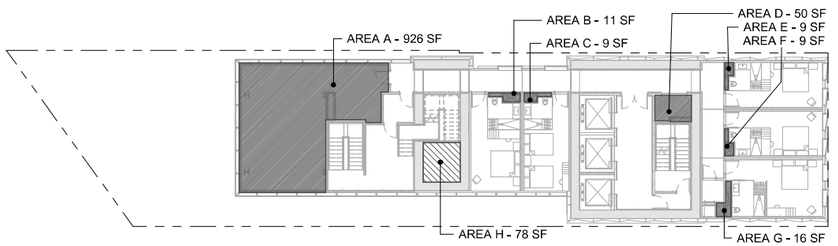
ZONING DEDUCTIONS TABLE - LEVEL 18		
NAME	TYPE	AREA
AREA A	MEP	9 SF
AREA B	MEP	10 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	51 SF
AREA F	MEP	10 SF
AREA G	MEP	11 SF
AREA H	MEP	18 SF
AREA I	MEP	18 SF
AREA J	MEP	31 SF
		178 SF

ZONING CALCULATIONS - LEVEL 18	
GFA	4,415 SF
DEDUCTIONS	178 SF
FAR	4,237 SF



GROSS FLOOR AREA PLAN

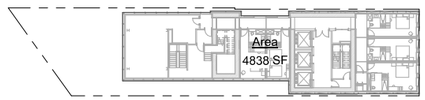
LEVEL 18 - GUESTROOMS / FITNESS - DEDUCTIONS 04
1/16" = 1'-0"



DEDUCTIONS PLAN

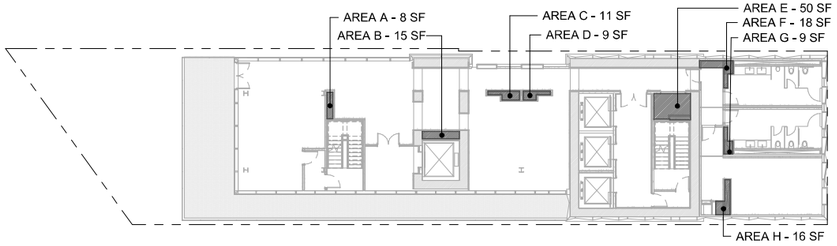
ZONING DEDUCTIONS TABLE - LEVEL 17		
NAME	TYPE	AREA
AREA A	MEP	926 SF
AREA B	MEP	11 SF
AREA C	MEP	9 SF
AREA D	MEP	50 SF
AREA E	MEP	9 SF
AREA F	MEP	9 SF
AREA G	MEP	16 SF
AREA H	Void	78 SF
		1108 SF

ZONING CALCULATIONS - LEVEL 17	
GFA	4,838 SF
DEDUCTIONS	1,108 SF
FAR	3,730 SF



GROSS FLOOR AREA PLAN

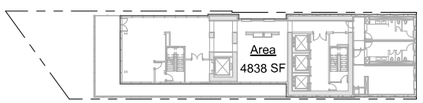
LEVEL 17 - GUESTROOMS / MECH - DEDUCTIONS 03
1/16" = 1'-0"



DEDUCTIONS PLAN

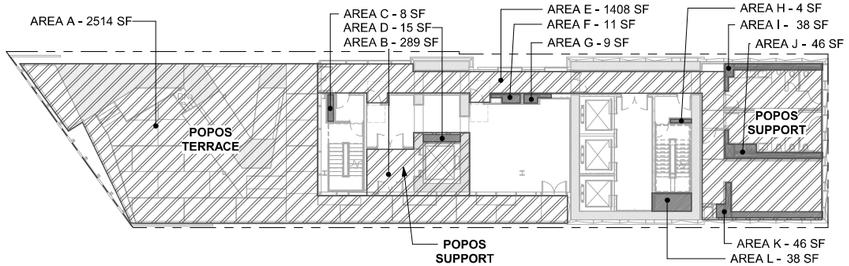
ZONING DEDUCTIONS TABLE - LEVEL 16		
NAME	TYPE	AREA
AREA A	MEP	8 SF
AREA B	MEP	15 SF
AREA C	MEP	11 SF
AREA D	MEP	9 SF
AREA E	MEP	50 SF
AREA F	MEP	18 SF
AREA G	MEP	9 SF
AREA H	MEP	16 SF
		137 SF

ZONING CALCULATIONS - LEVEL 16	
GFA	4,838 SF
DEDUCTIONS	137 SF
FAR	4,701 SF



GROSS FLOOR AREA PLAN

LEVEL 16 - BAR - DEDUCTIONS 02
1/16" = 1'-0"

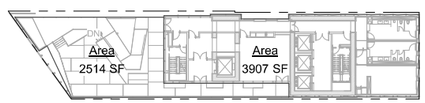


DEDUCTIONS PLAN

ZONING DEDUCTIONS TABLE - LEVEL 15		
NAME	TYPE	AREA
AREA A	POPOS	2514 SF
AREA B	POPOS	289 SF
AREA C	MEP	8 SF
AREA D	MEP	15 SF
AREA E	POPOS	1408 SF
AREA F	MEP	11 SF
AREA G	MEP	9 SF
AREA H	MEP	4 SF
AREA I	MEP	38 SF
AREA J	MEP	46 SF
AREA K	MEP	46 SF
AREA L	MEP	38 SF
		4426 SF

ZONING CALCULATIONS - LEVEL 15	
GFA	6,421 SF
DEDUCTIONS	4,426 SF
FAR	1,995 SF

*GFA INCLUDES OUTDOOR POPOS TERRACE



GROSS FLOOR AREA PLAN

LEVEL 15 - POPOS - DEDUCTIONS 01
1/16" = 1'-0"

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LICENSED ARCHITECT
JASON BUCHANAN
C-32858
10-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ZONING PLANS

Sheet Number:
Z-101.01

Sheet No: of



SUTTER STREET SOUTHWEST **04**



SUTTER STREET SOUTHEAST **03**



MARKET STREET SOUTHWEST **02**



MARKET STREET SOUTHEAST **01**

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DANIEL KEITH FORSTER
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
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570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: 12" = 1'-0"
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Checked By: Checker
Project No: 177

Drawing Title:
EXISTING PHOTOS

Sheet Number:
G-100.00

Sheet No: of

582 MARKET STREET
PODIUM APPROX. 158FT TALL

576-580 MARKET STREET
APPROX. 88FT TALL

44 MONTGOMERY STREET
APPROX. 562FT TALL

3-STORY BLDG.

2-STORY BLDG.

1-STORY BLDG.

189' - 5 1/2"

15' - 0"

ELECTRICAL VAULT BELOW SIDEWALK, FULL WIDTH OF SITE TO BE COORDINATED & ENGINEERED WITH PG&E

MARQUEE

HOTEL ENTRY

40' - 0"

19' - 0"

15' - 0 1/2" SIDEWALK

SUTTER STREET
(68.75 R/W)

48' - 7"

50' - 0"

MIN. 9 CLASS II BIKE SPACES

LEVEL 15 - POPOS TERRACE

LEVEL 16 BALCONY

LEVEL 18 BALCONY

LEVEL 29 MECHANICAL ROOF

LEVEL 29 MECHANICAL ROOF

STAIR BULKHEAD ROOF

LEVEL 29 MECHANICAL ROOF

LEVEL 16 BALCONY

29' - 10 1/4" SIDEWALK

POPOS ENTRY

EXISTING BIKE RACK TO REMAIN

160' - 2 3/4"

LIGHT WELL

MARKET STREET
(120 R/W)

70' - 10"

562 MARKET STREET
APPROX. 102FT TALL

57' - 6"

LIGHT WELL

N

SITE PLAN
1/8" = 1'-0"

01

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LICENSED ARCHITECT
JASON BUCHANAN
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

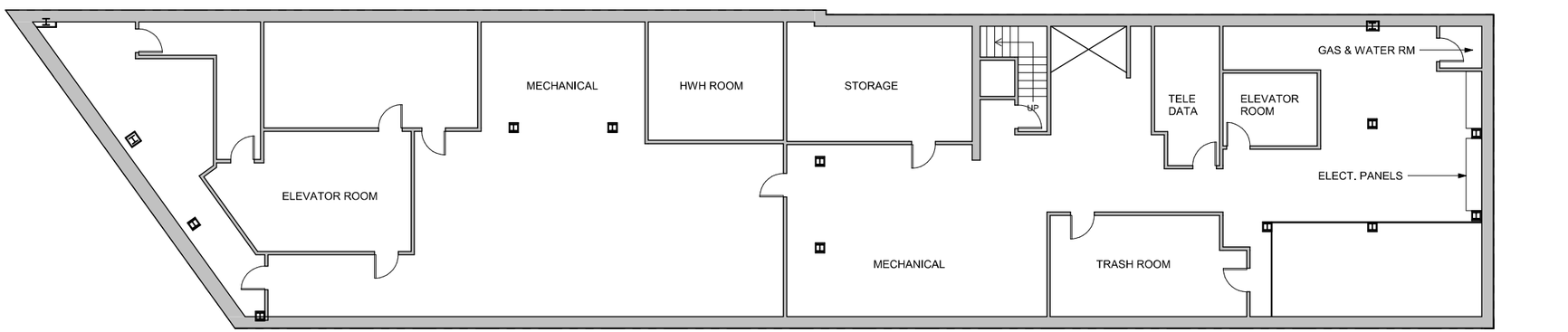


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Scale: 1/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
SITE PLAN

Sheet Number:
A-001.01

Sheet No: of



EXISTING FLOOR PLAN - CELLAR 01
1/8" = 1'-0"

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Project Title:
570 MARKET STREET
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SAN FRANCISCO, CA

Key Plan:

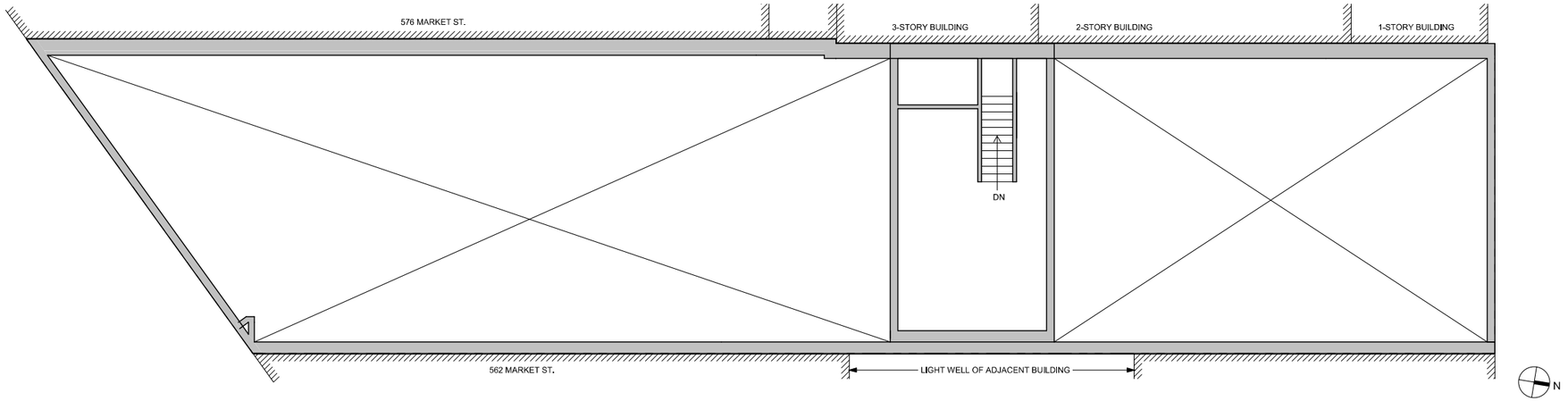


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Project No: 177

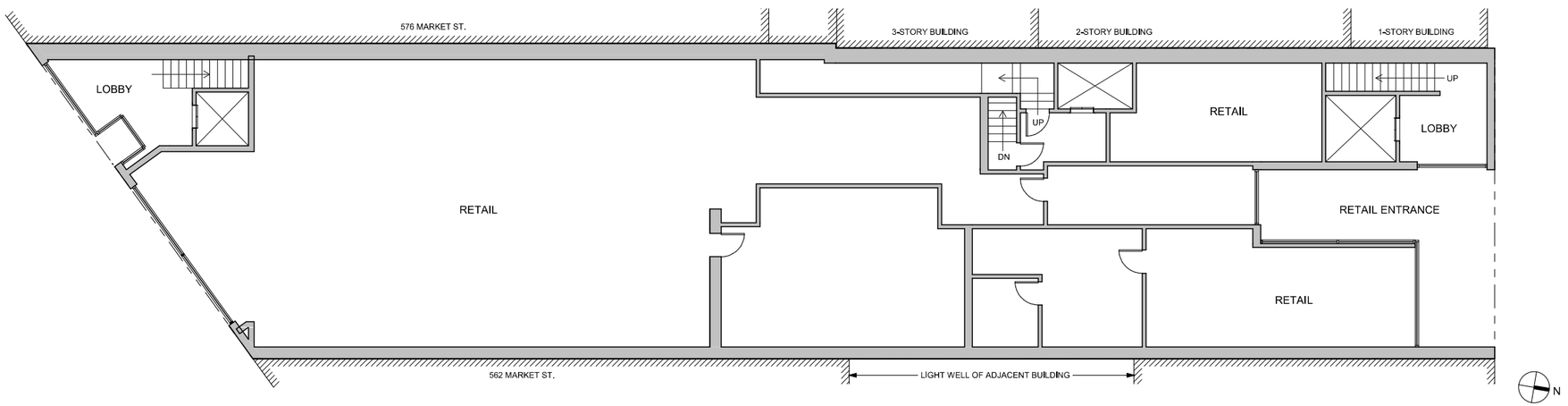
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EXISTING FLOOR PLAN - SUB-CELLAR & CELLAR LEVEL

Sheet Number:
A-050.00

Sheet No: of



EXISTING FLOOR PLAN - MEZZANINE LEVEL **02**
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 01 **01**
1/8" = 1'-0"

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570 MARKET STREET
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Key Plan:

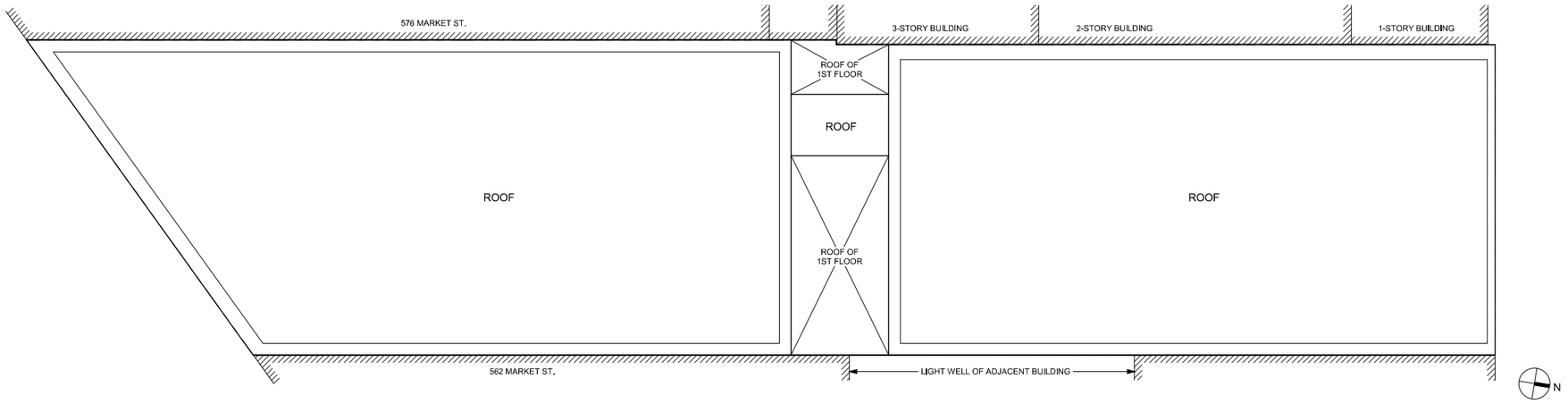


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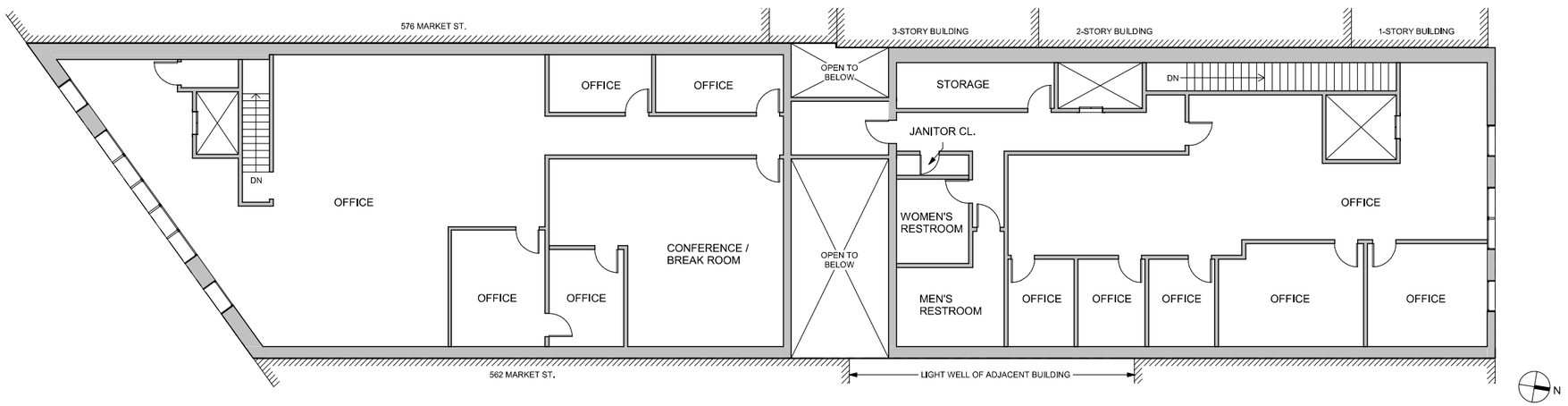
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EXISTING FLOOR PLAN - LEVEL 01 & MEZZANINE

Sheet Number:
A-051.00

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EXISTING FLOOR PLAN - ROOF **02**
1/8" = 1'-0"



EXISTING FLOOR PLAN - LEVEL 02 **01**
1/8" = 1'-0"

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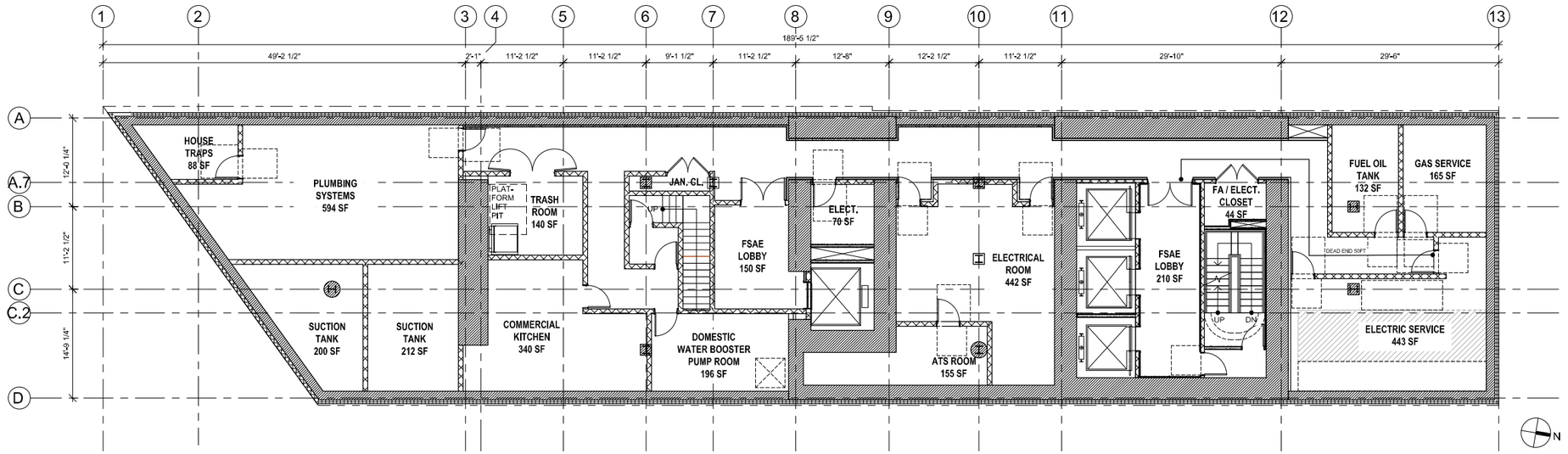


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Project No: 177

Drawing Title:
EXISTING FLOOR PLAN - LEVEL 02 & ROOF

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A-052.00

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FLOOR PLAN - BASEMENT 01
1/8" = 1'-0"

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DANIEL KEITH FORSTER
C-32858
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

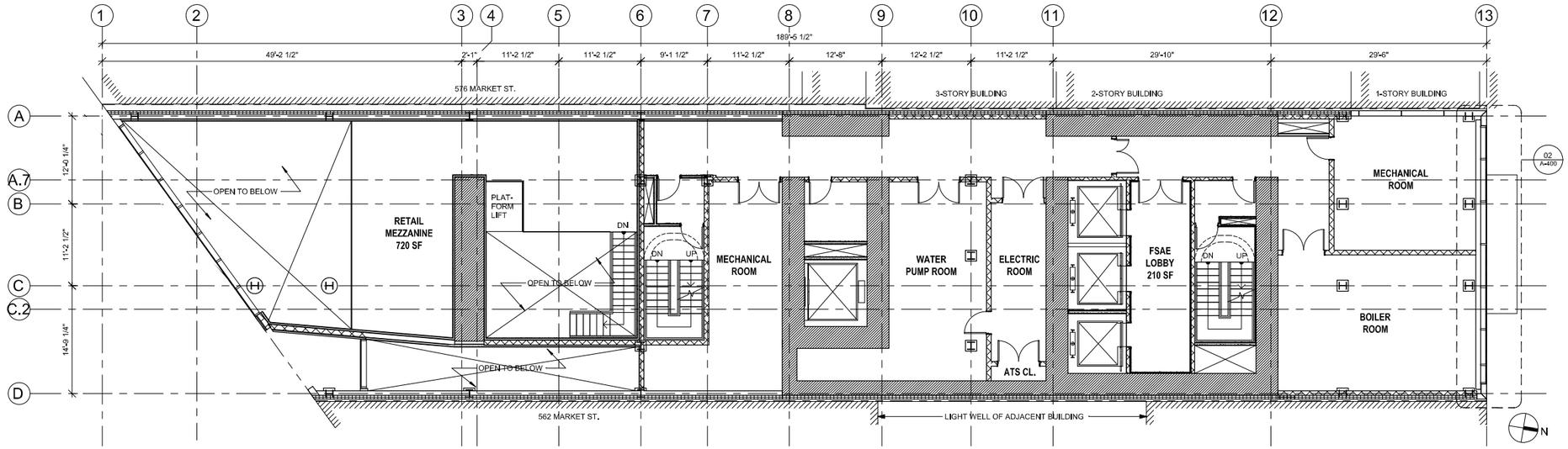


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Drawing By: DFA
Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL

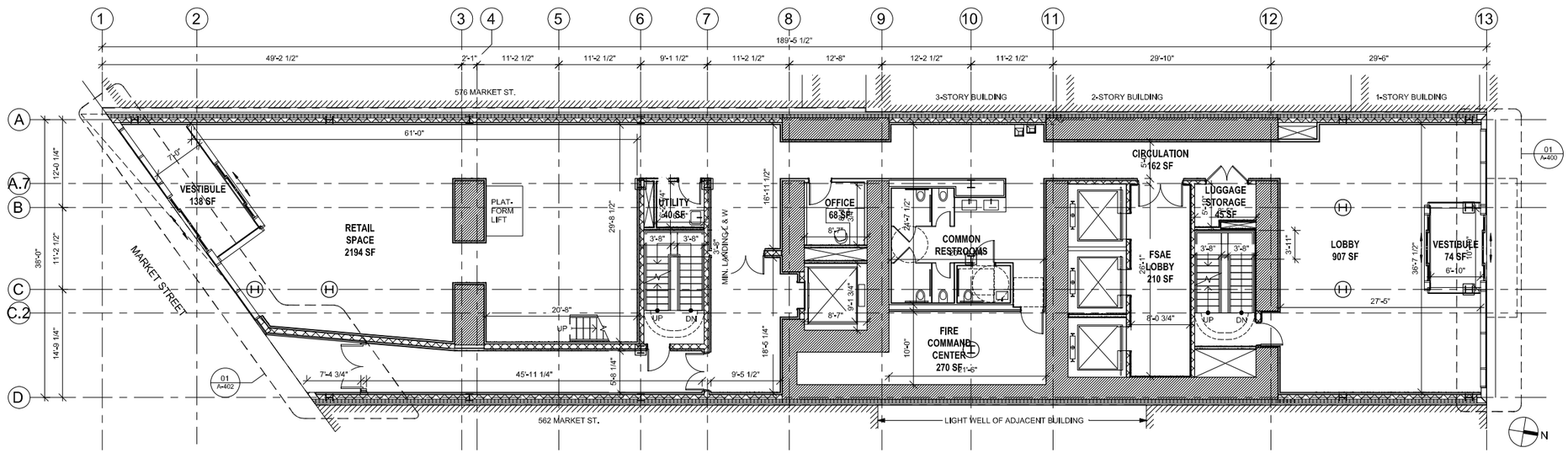
Sheet Number:
A-100.02

Sheet No: of



FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

01

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JASON SUGIMURA
C-32855
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
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570 MARKET STREET
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Key Plan:

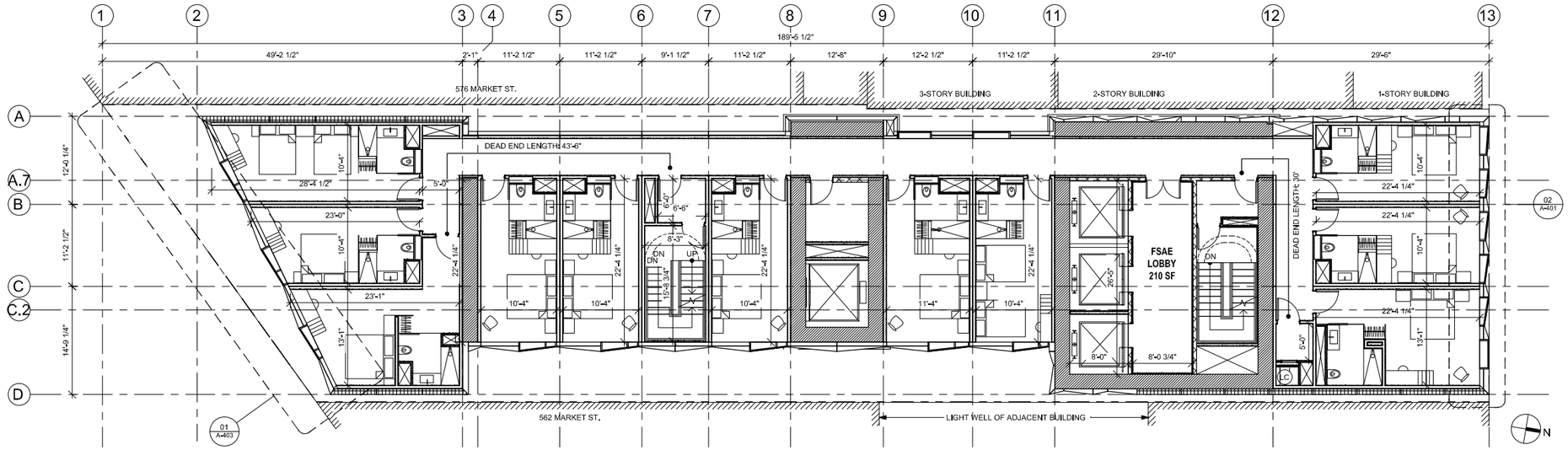


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Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 01 & LEVEL 02

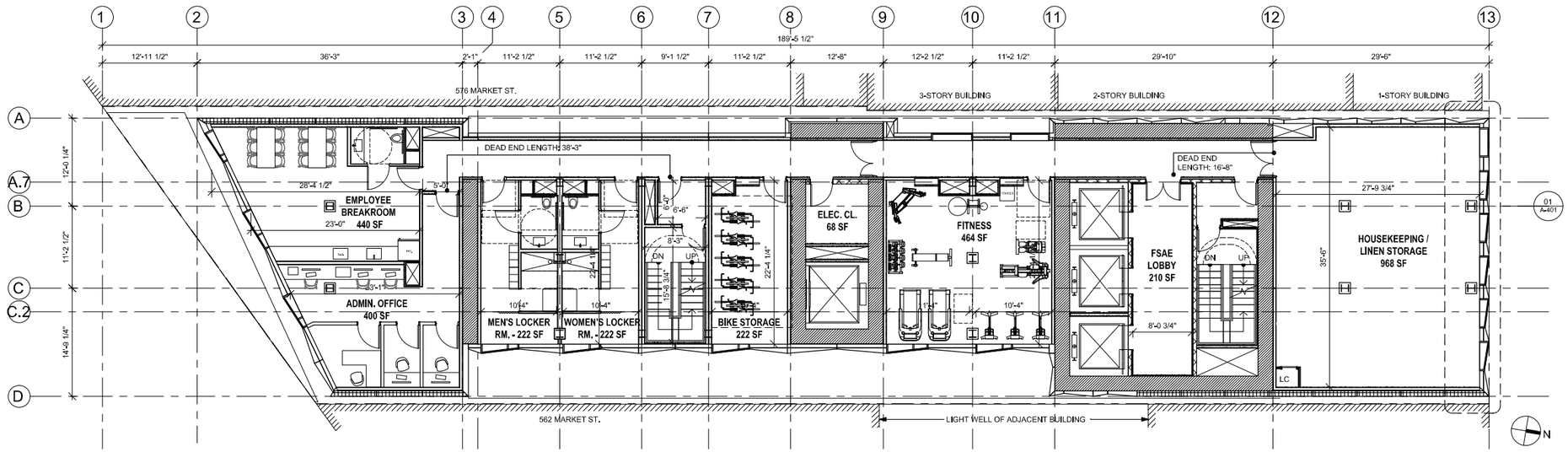
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FLOOR PLAN - LEVEL 04
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

01

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1	10-30-20	RESPONSE TO PLNY CHECK LETTER
3	04-02-21	REV. MASSING ADDENDUM TO PJ03
4	05-10-24	CONFORMANCE SET

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Seal & Signature:
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LICENSED ARCHITECT
JASON BUCKHEIT
C-32858
10 - 31 - 2026
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

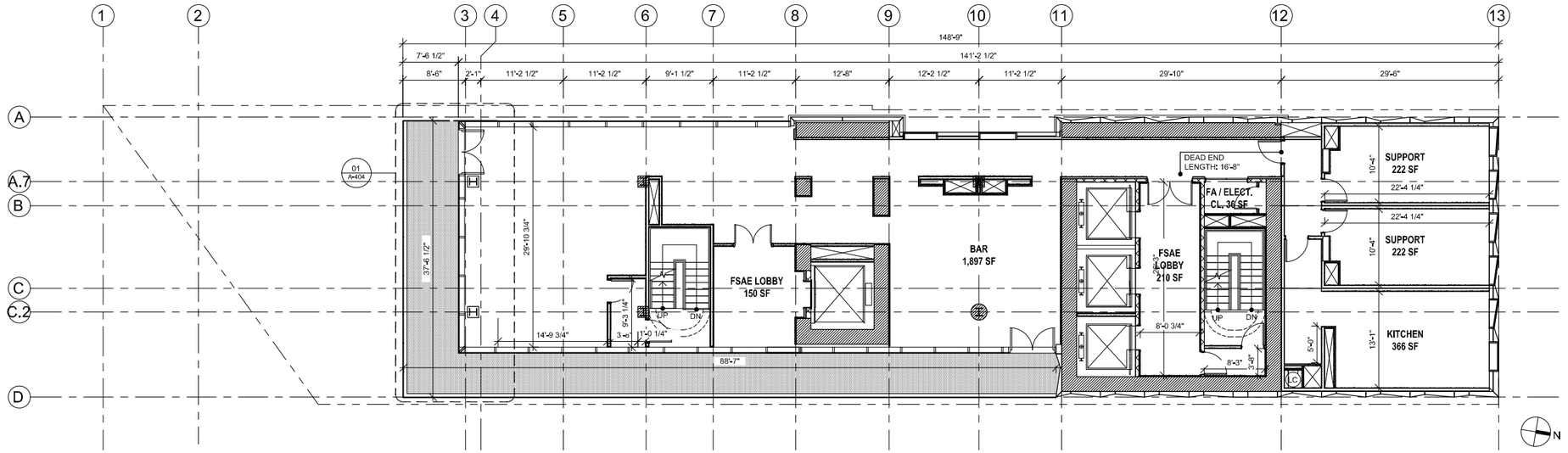


Date: 05/17/2021
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Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 03 & LEVEL 04

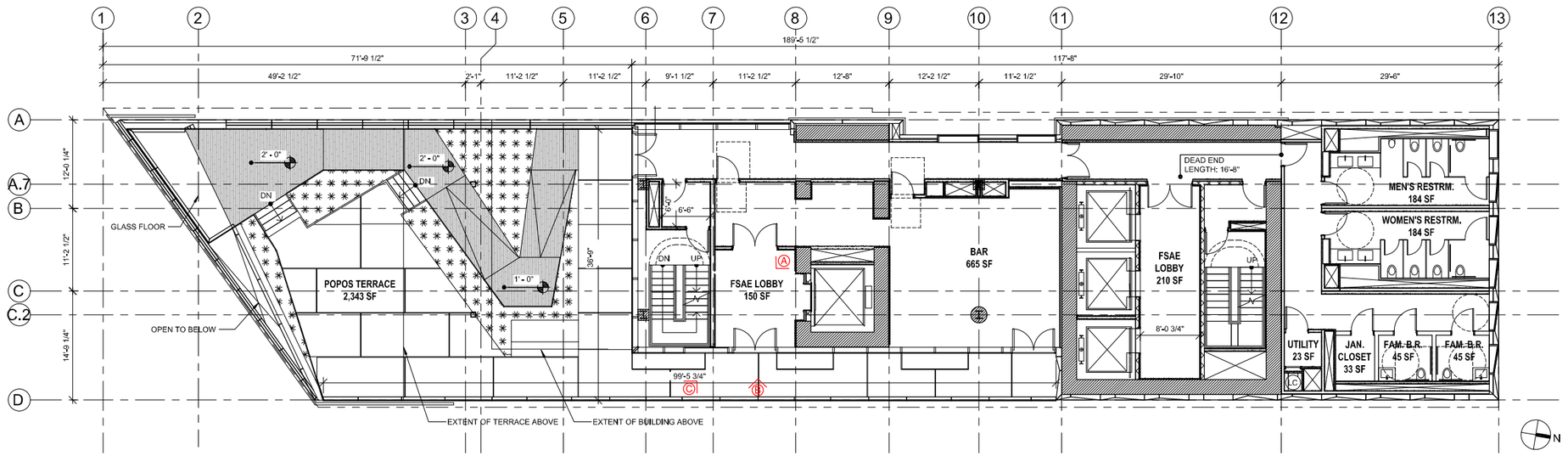
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A-102.02

Sheet No: of



FLOOR PLAN - LEVEL 16
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 15
1/8" = 1'-0"

01

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4	05-10-24	CONFORMANCE SET

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LICENSED ARCHITECT
JASON BUCHERT
C-32858
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

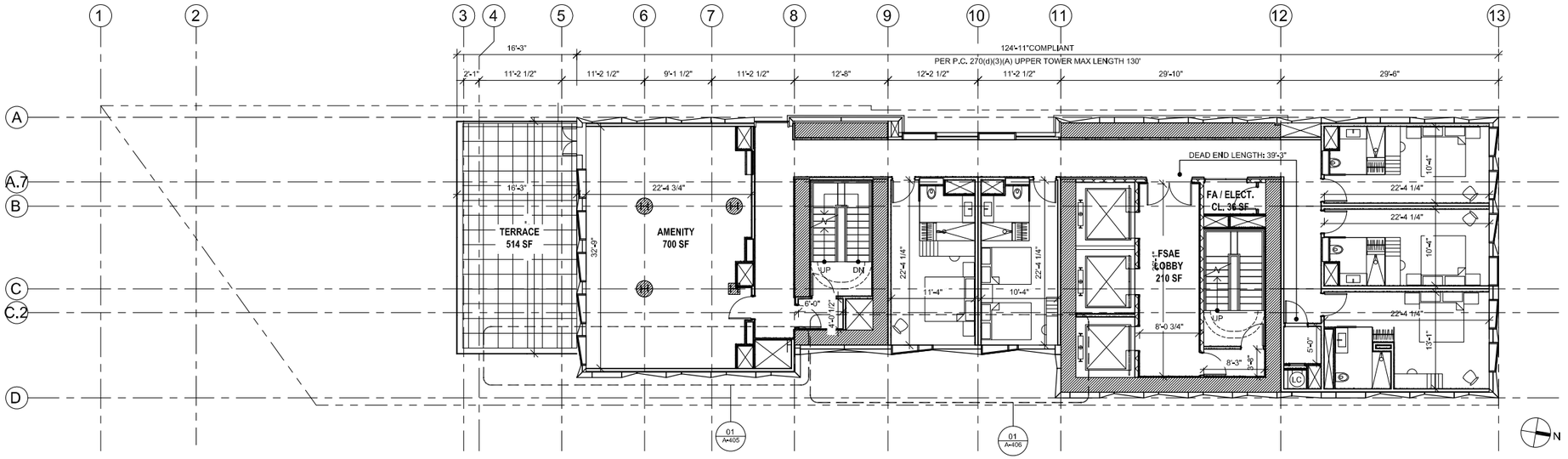


Date: 05/17/2021
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Checked By: DFA
Project No: 177

Drawing Title:
FLOOR PLAN - LEVEL 15 & LEVEL 16

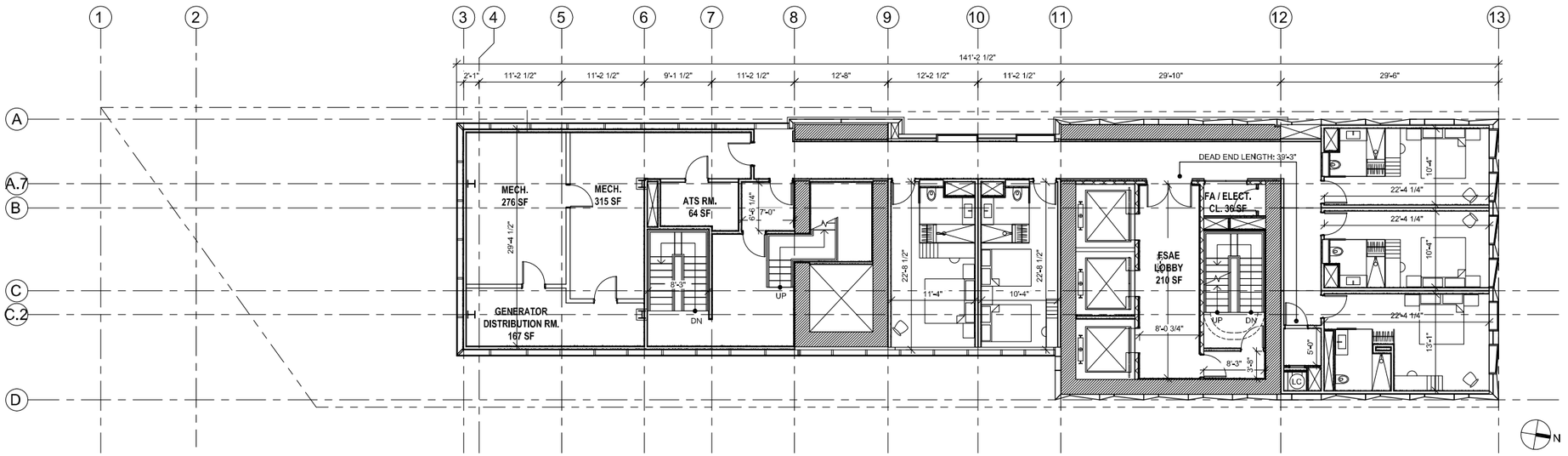
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Sheet No: of



FLOOR PLAN - LEVEL 18
1/8" = 1'-0"

02



FLOOR PLAN - LEVEL 17
1/8" = 1'-0"

01

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LICENSED ARCHITECT
JASON SUCHMAN
C-32658
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

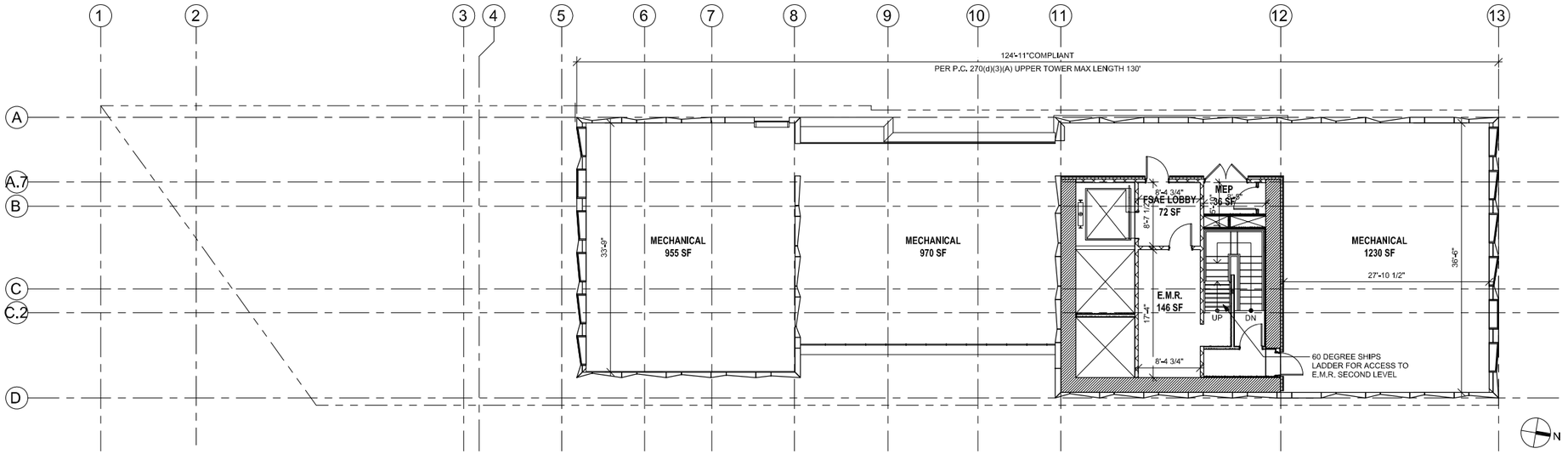


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Project No: 177

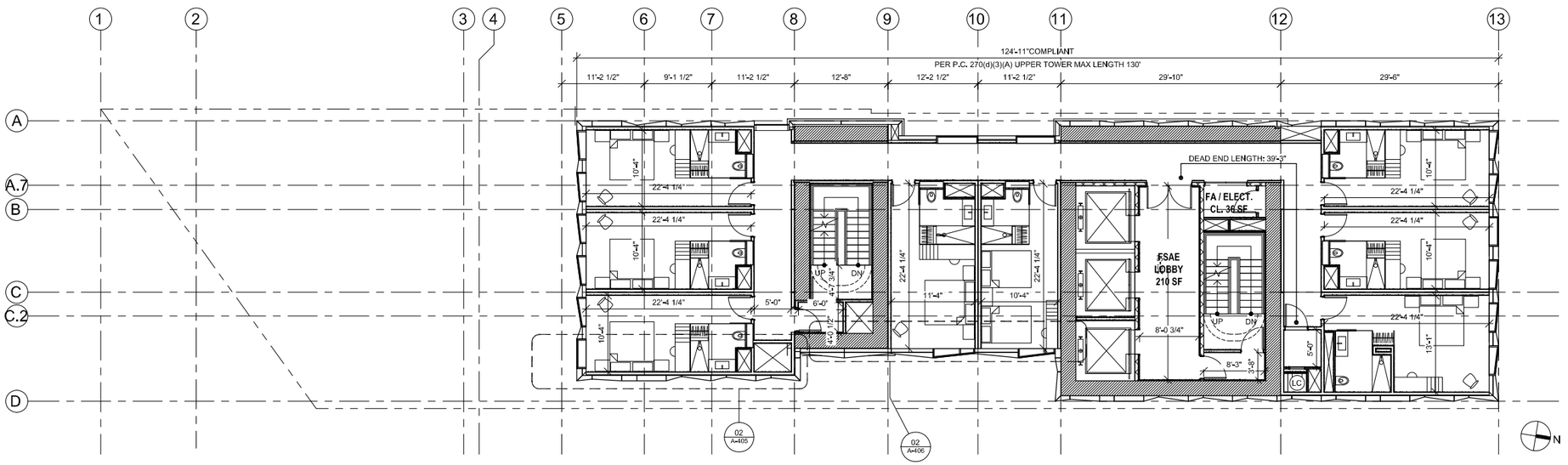
Drawing Title:
FLOOR PLAN - LEVEL 17 & LEVEL 18

Sheet Number:
A-104.02

Sheet No: of



FLOOR PLAN - ROOF 02
1/8" = 1'-0"



FLOOR PLAN - LEVEL 19 THRU 28 01
1/8" = 1'-0"

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3	04-02-21	REV. MASSING ADDENDUM TO P.C.3
4	05-10-24	CONFORMANCE SET

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LICENSED ARCHITECT JASON BUCHHEIT C 32858 10 / 31 / 2025 RENEWAL DATE STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

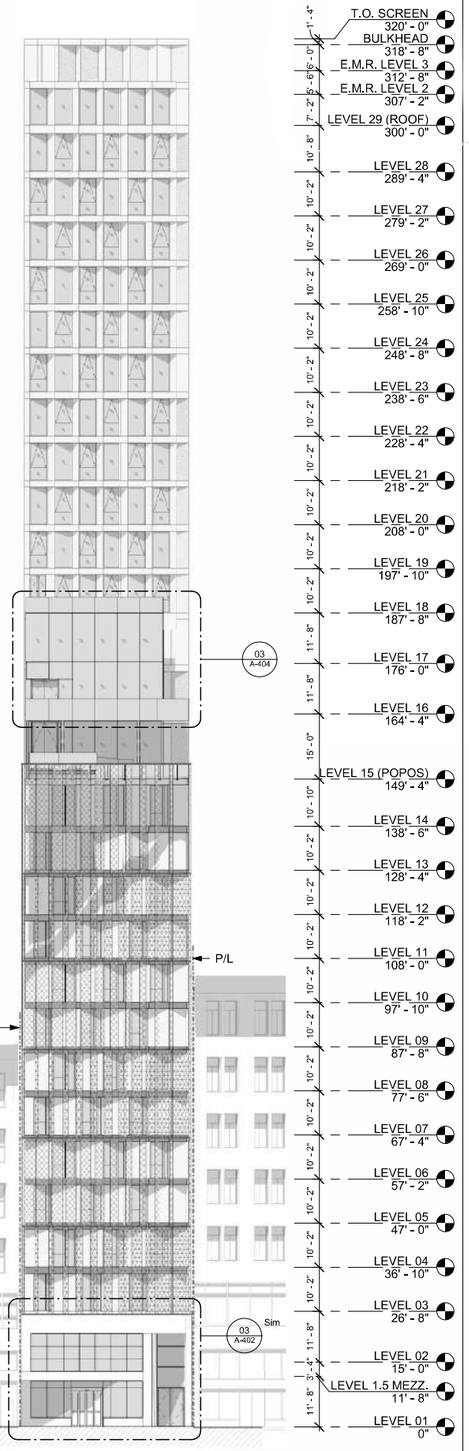


Date: 05/17/2021
Scale: 1/8" = 1'-0"
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Checked By: DFA
Project No: 177

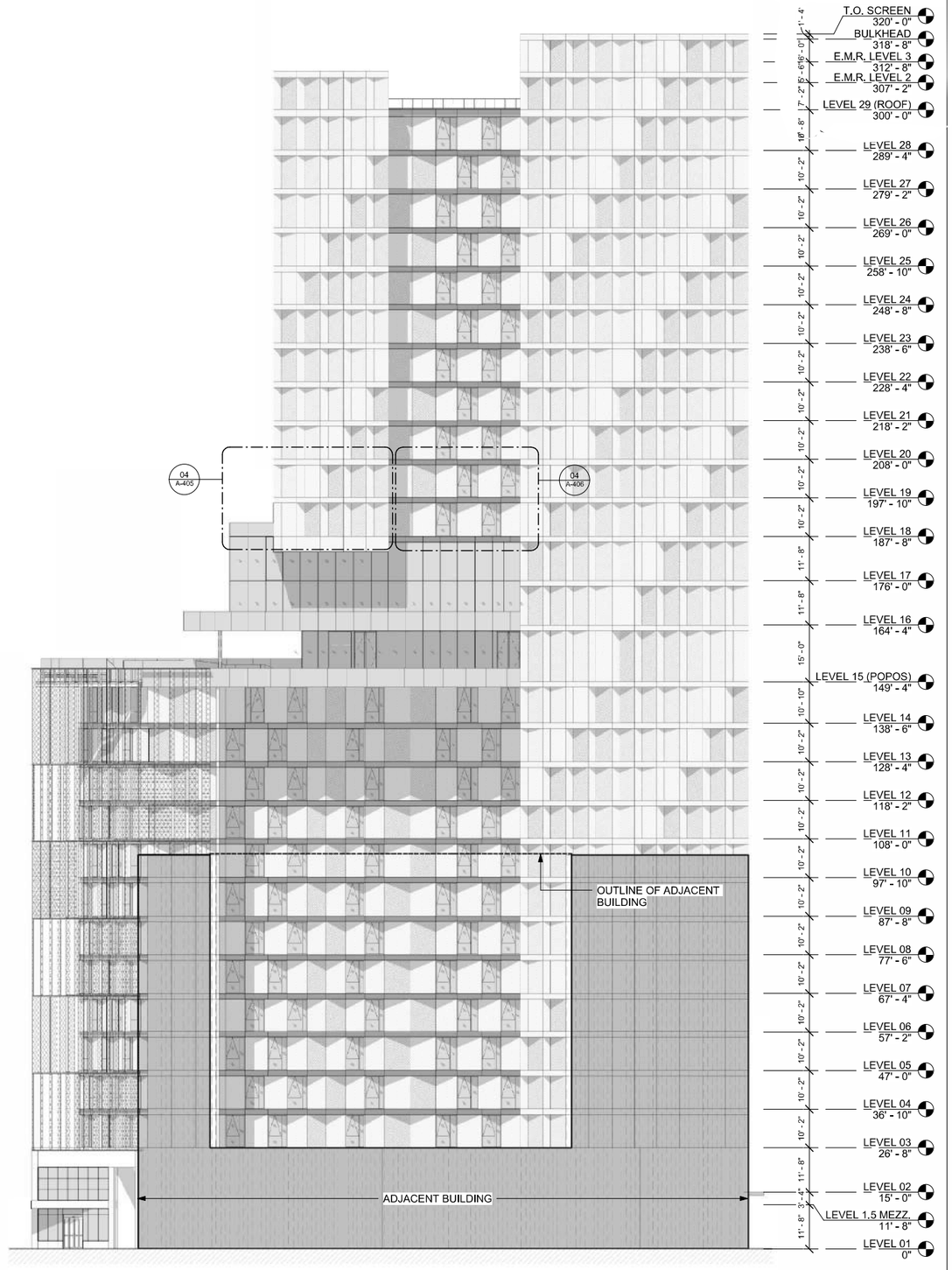
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FLOOR PLAN - LEVEL 19 THRU LEVEL 28 & ROOF

Sheet Number:
A-105.02

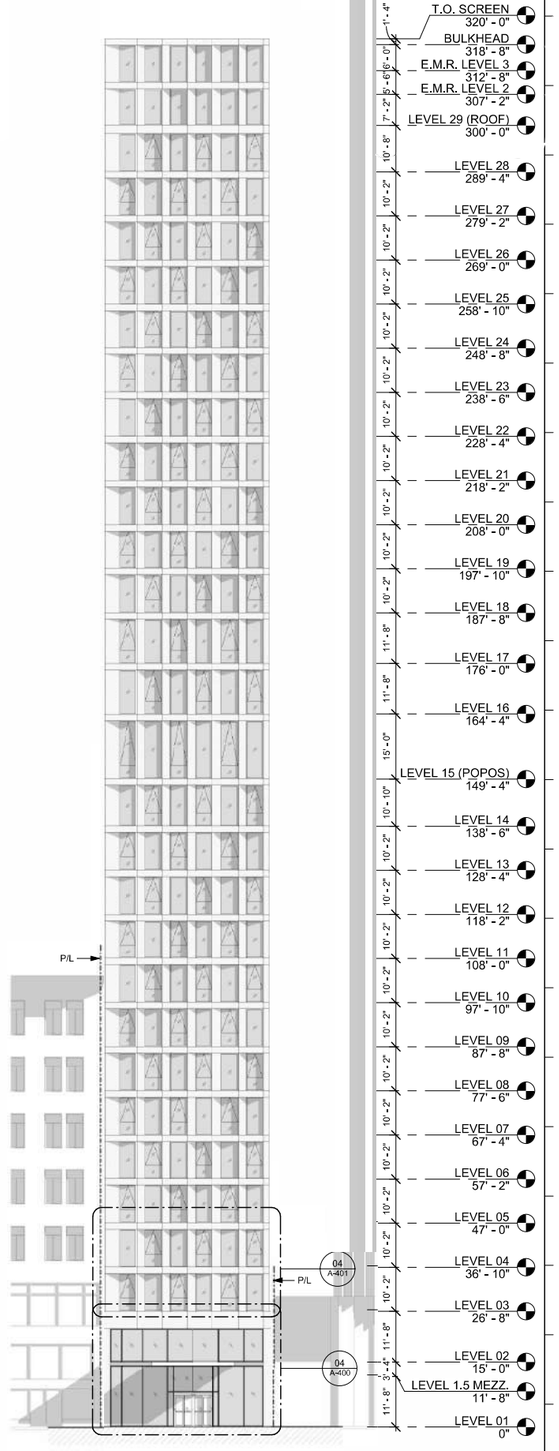
Sheet No: of



BUILDING ELEVATION - SOUTH 03
1/16" = 1'-0"



BUILDING ELEVATION - EAST 02
1/16" = 1'-0"



BUILDING ELEVATION - NORTH 01
1/16" = 1'-0"

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3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONFORMANCE SET

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LICENSED ARCHITECT
JASON ELLINGHOUSE
C-32858
10-31-2025
RENEWAL
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

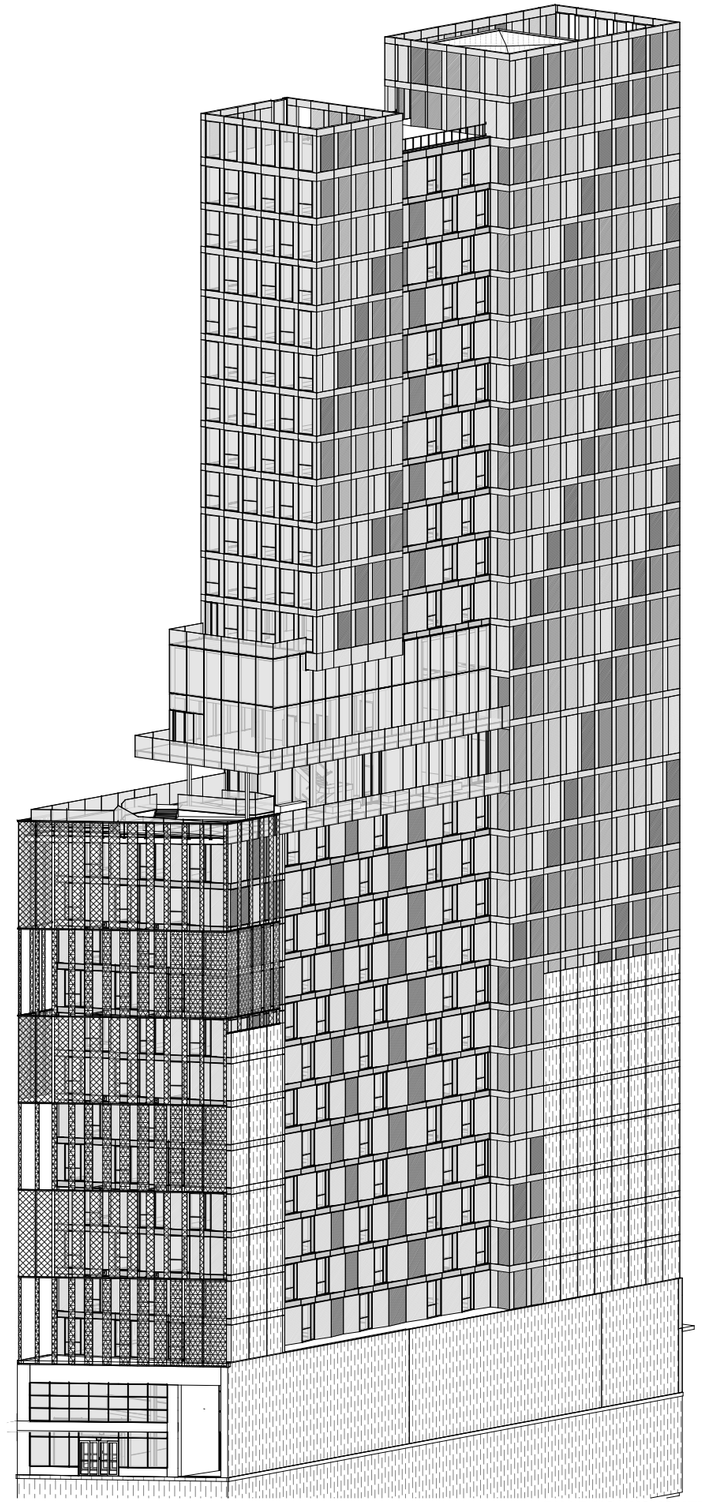


Date:	05/10/2024
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Drawing By:	Author
Checked By:	Checker
Project No:	177

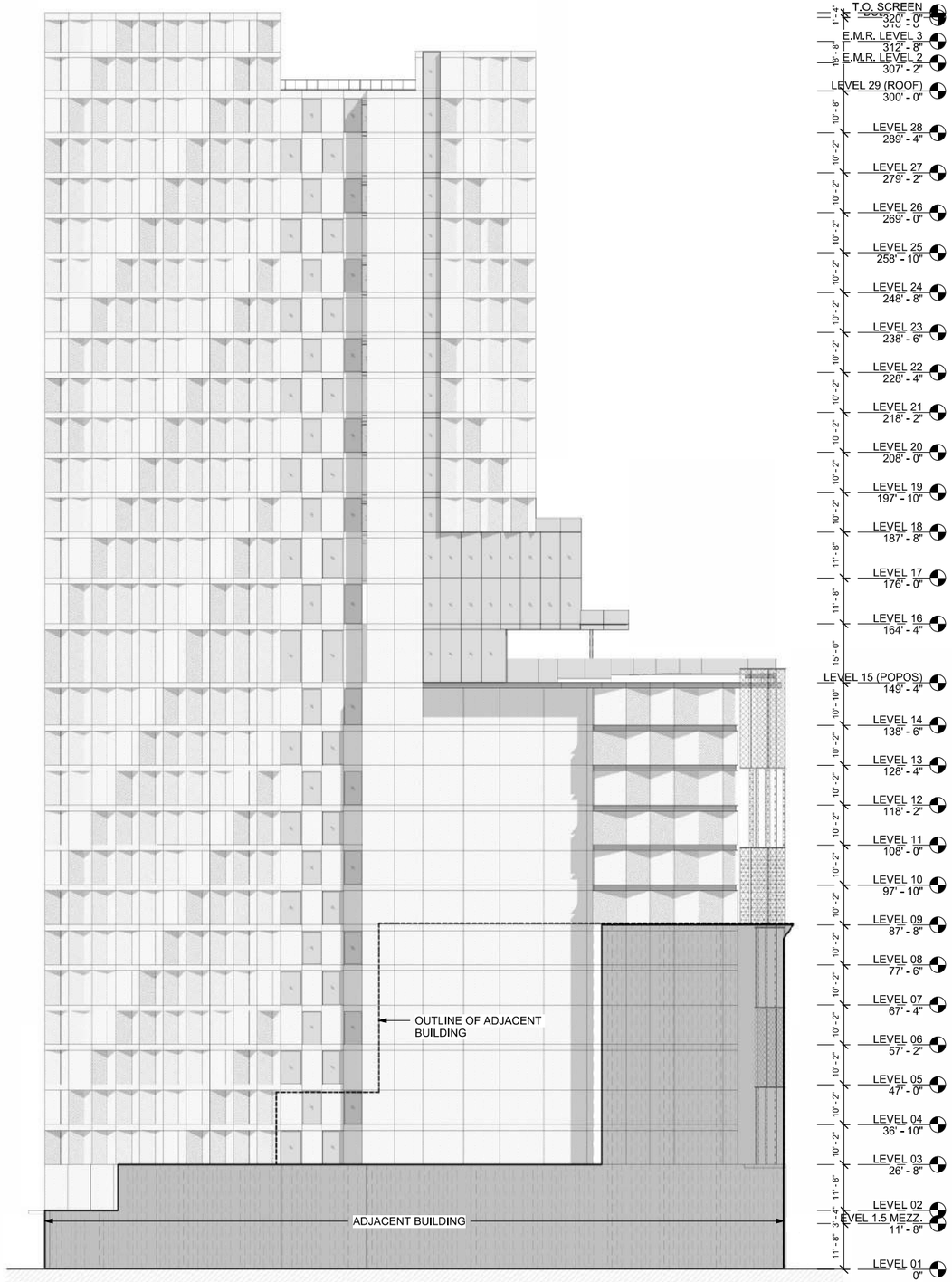
Drawing Title:
BUILDING ELEVATIONS

Sheet Number:
A-200.02

Sheet No: of



BUILDING AXONOMETRIC 02



BUILDING ELEVATION - WEST
1/16" = 1'-0"

01

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JASON BURKHART
C-32555
10-21-2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

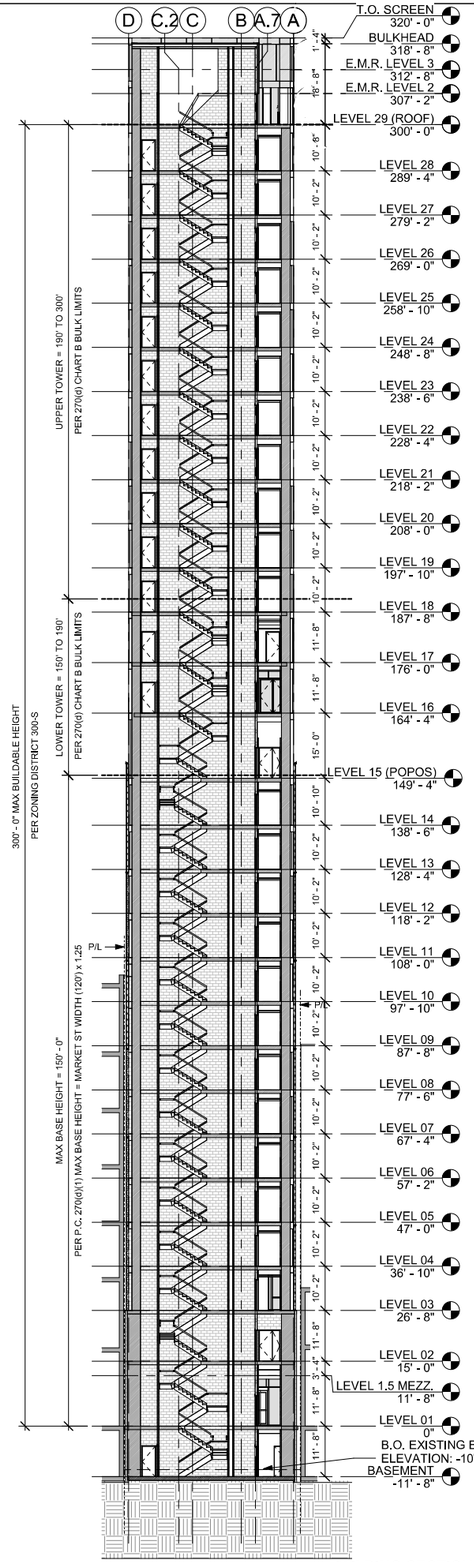


Date: 05/10/2024
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Checked By: Checker
Project No: 177

Drawing Title:
BUILDING ELEVATIONS

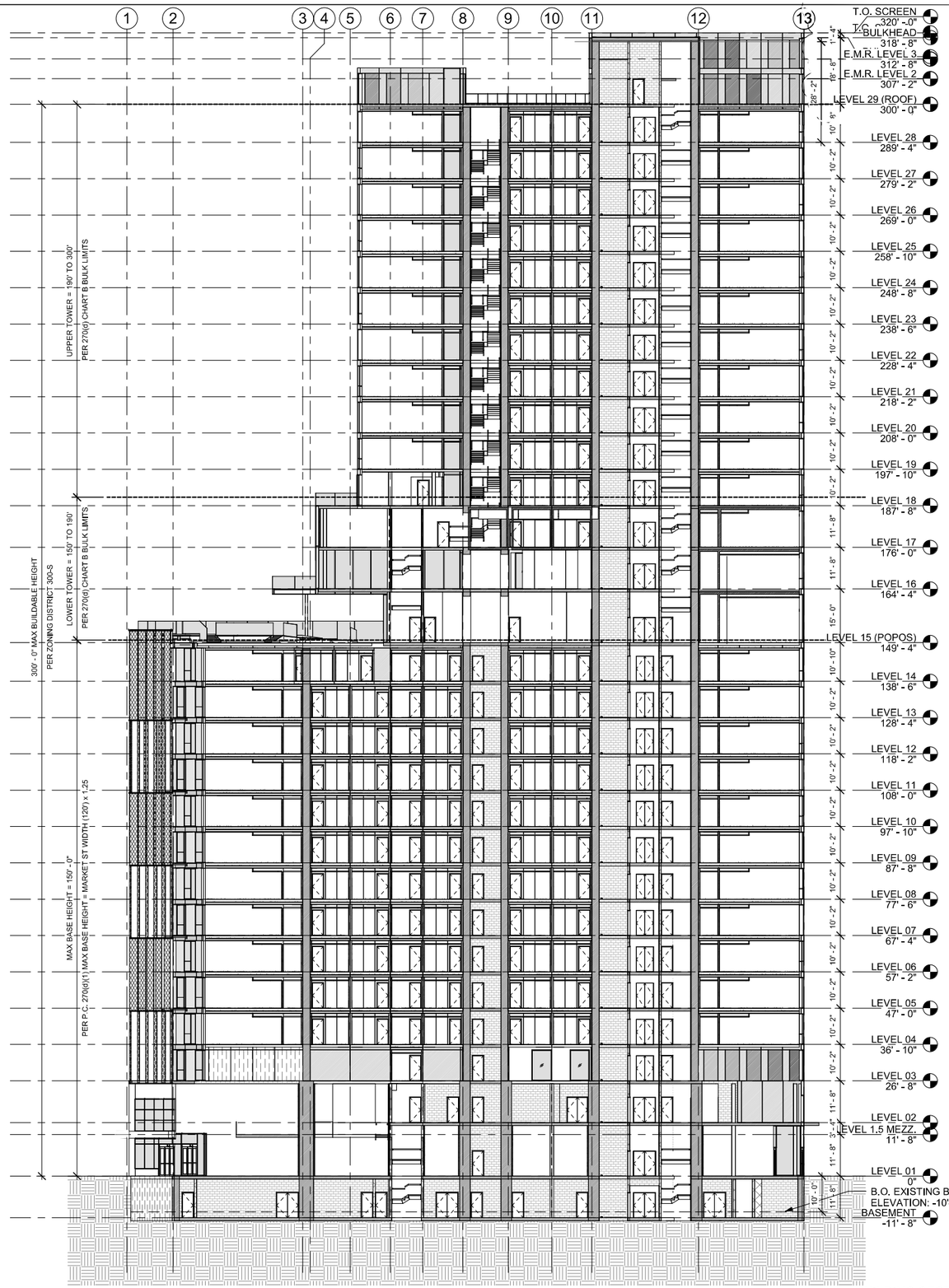
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Sheet No: of



BUILDING SECTION E/W 01
1/16" = 1'-0"

02



BUILDING SECTION N/S 01
1/16" = 1'-0"

01

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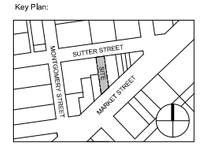
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JASON BUCHHOLZ
C-32558
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

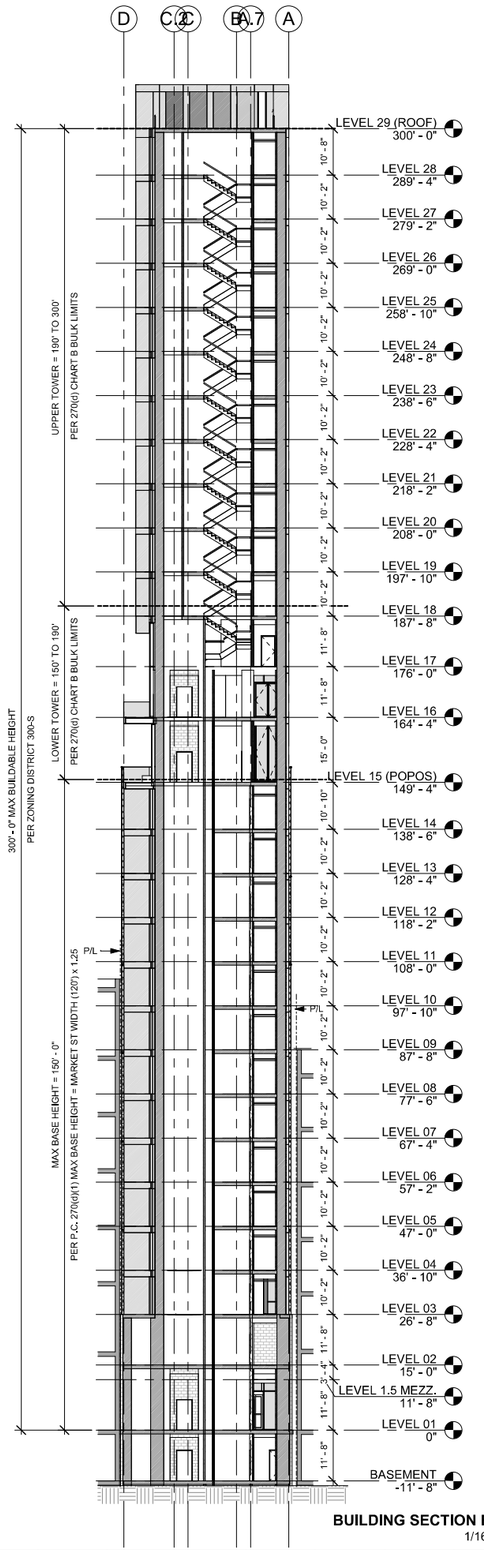


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Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
BUILDING SECTIONS

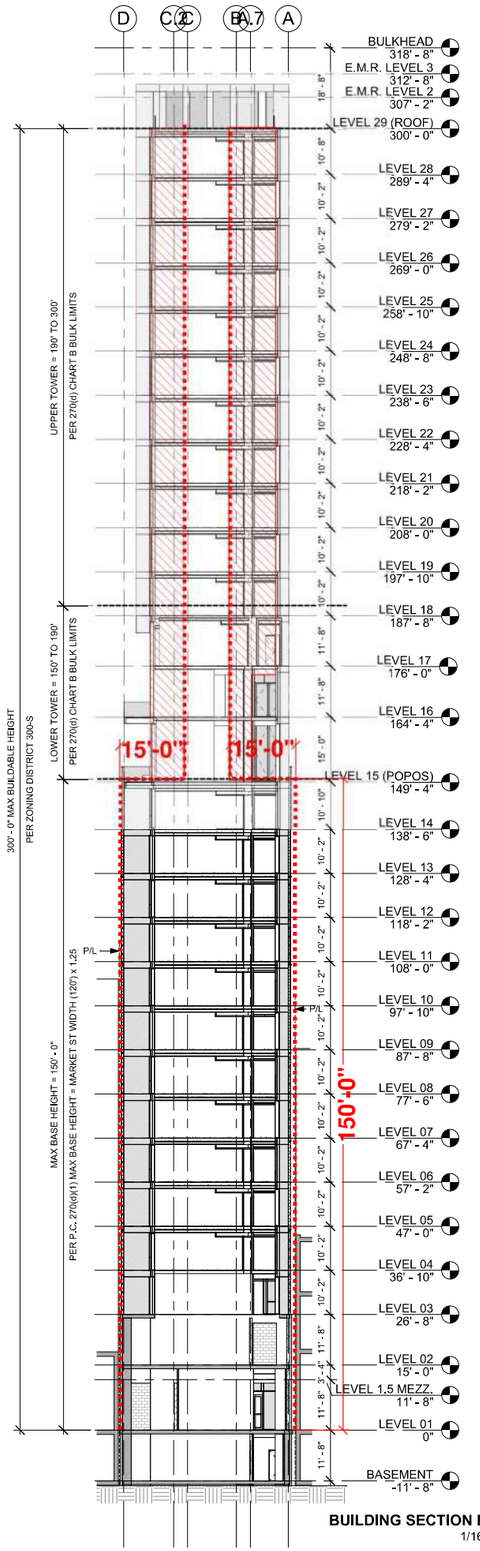
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A-300.01

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BUILDING SECTION E/W 03
1/16" = 1'-0"

02



BUILDING SECTION E/W 02
1/16" = 1'-0"

01

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LICENSED ARCHITECT
JASON BUSHNELL
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

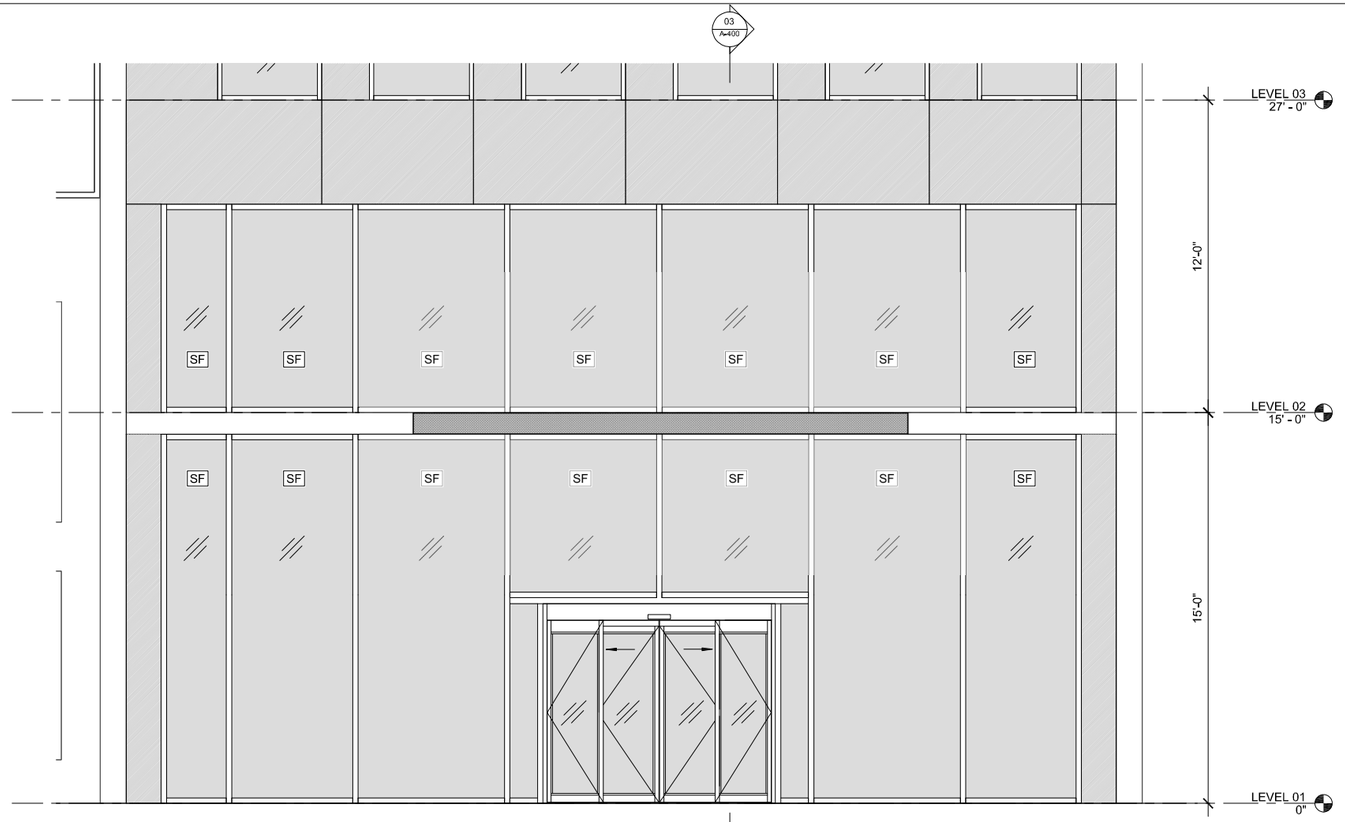


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Scale: 1/16" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

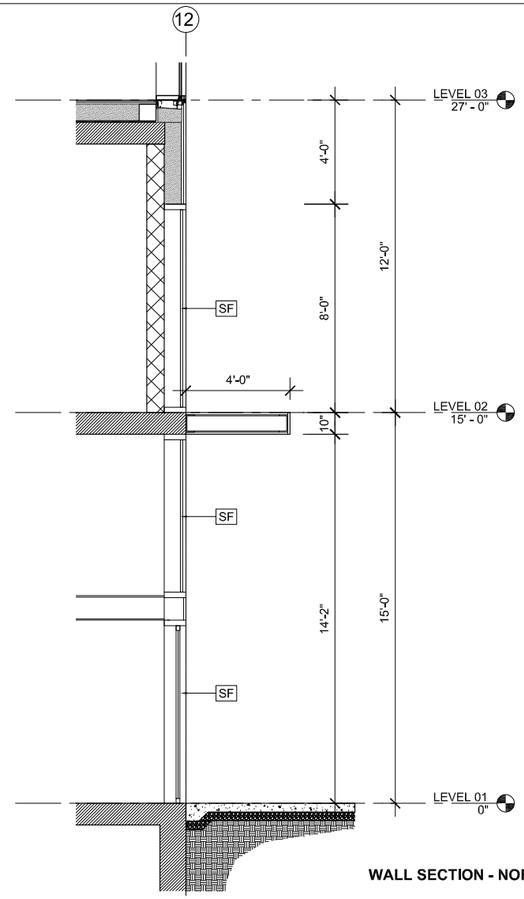
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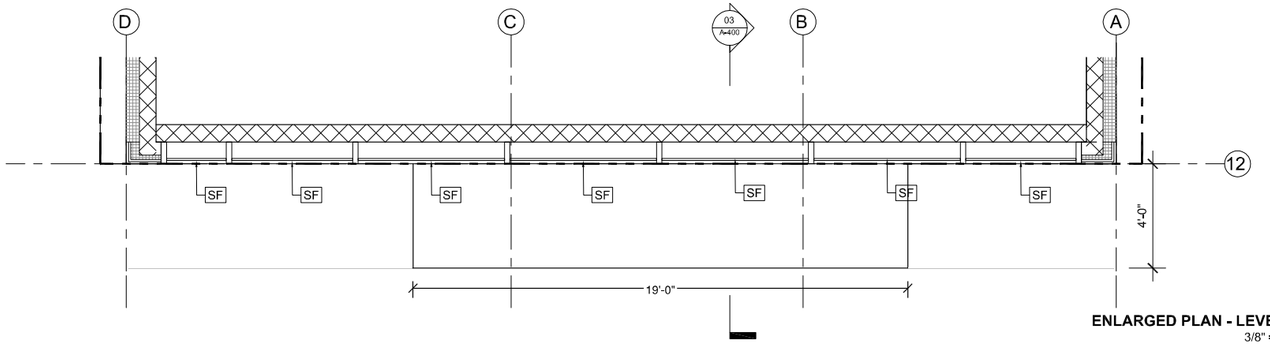
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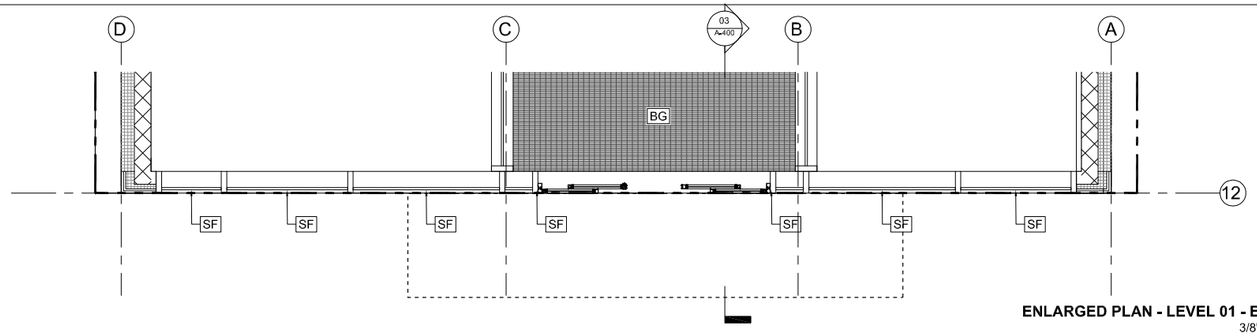
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3/8" = 1'-0"



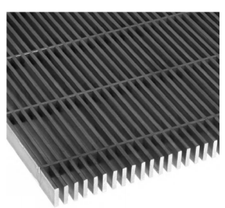
WALL SECTION - NORTH - ENTRY **03**
3/8" = 1'-0"



ENLARGED PLAN - LEVEL 02
3/8" = 1'-0" **02**



ENLARGED PLAN - LEVEL 01 - ENTRY
3/8" = 1'-0" **01**



BG
BAR GRATING



SF
STOREFRONT GLASS

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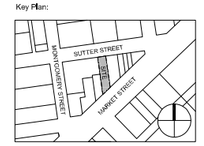
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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32858
16 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

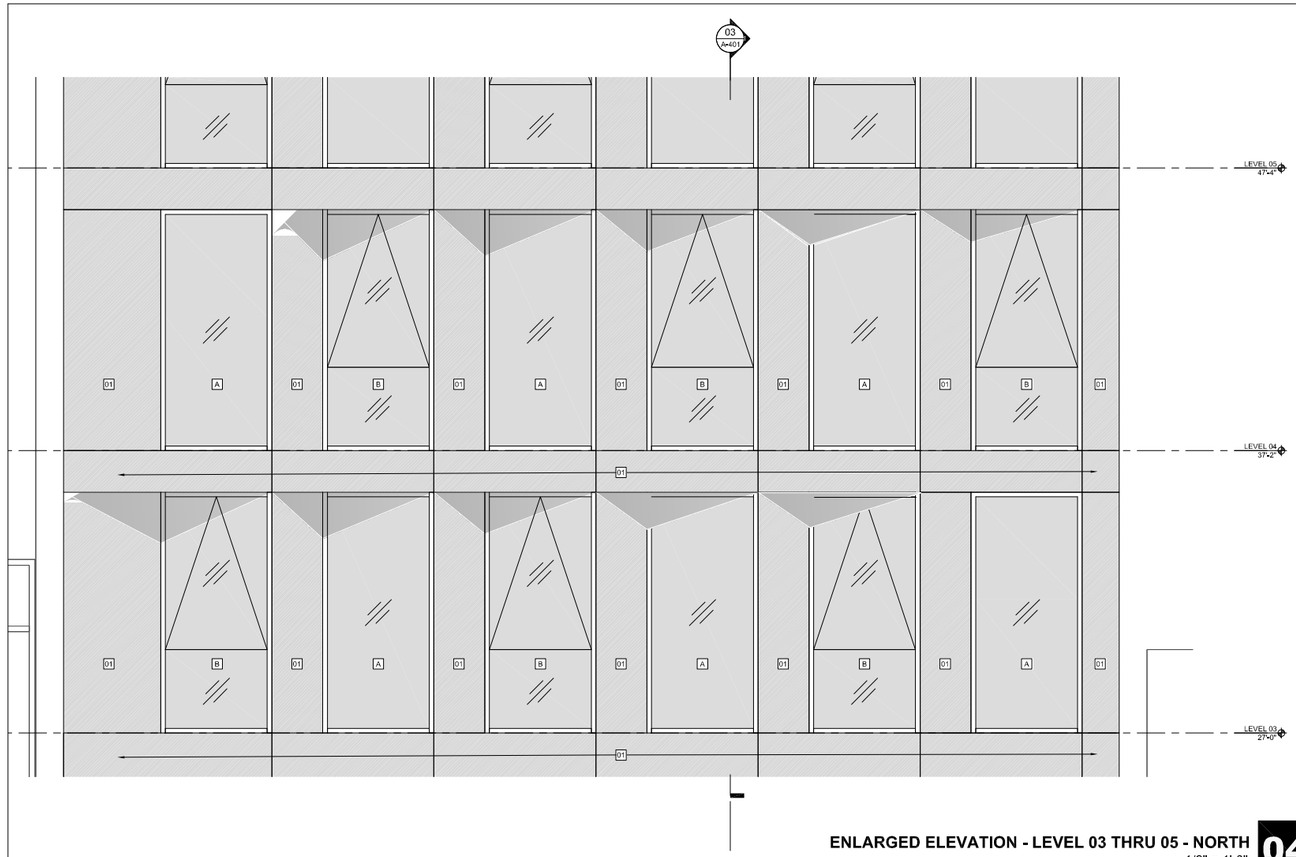


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Drawing By:	Author
Checked By:	Checker
Project No:	177

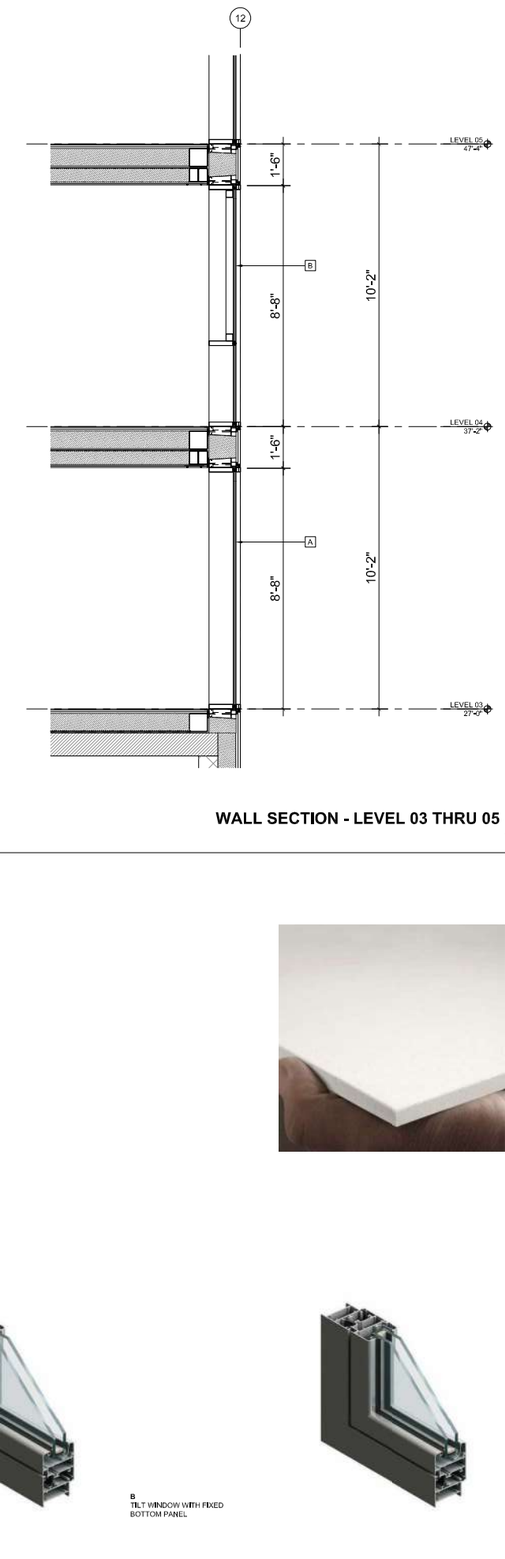
Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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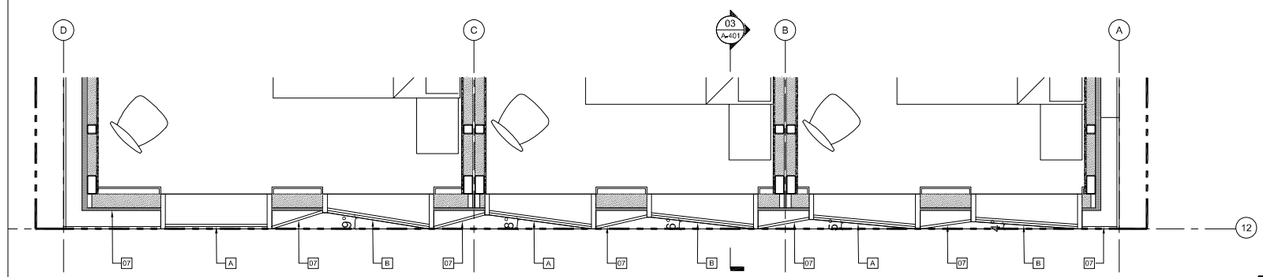
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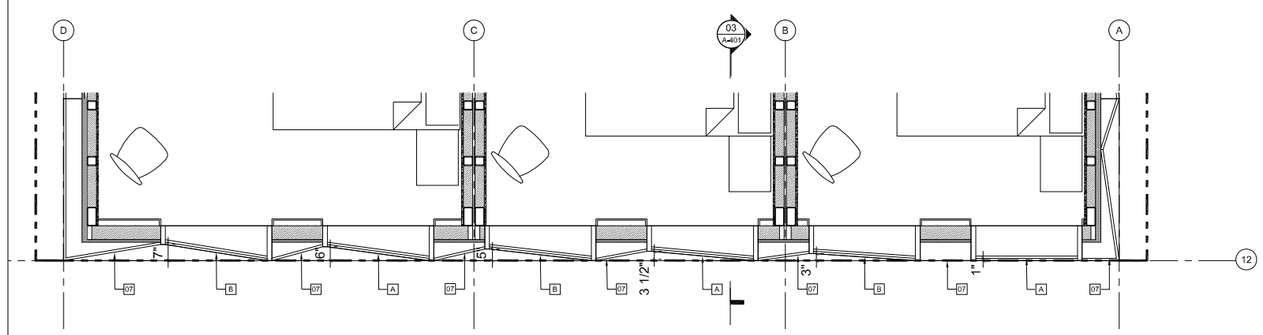
ENLARGED ELEVATION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"
04



WALL SECTION - LEVEL 03 THRU 05 - NORTH
1/2" = 1'-0"
03



ENLARGED PLAN - LEVEL 04 - NORTH
1/2" = 1'-0"
02



ENLARGED PLAN - LEVEL 03 - NORTH
1/2" = 1'-0"
01

01
EQUITONE
NATURA N164



B
TILT WINDOW WITH FIXED
BOTTOM PANEL

A
FIXED WINDOW

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El Segundo, CA 90245
2134224660
www.codeconsultantsinc.com

Facade Consultant

NO.	DATE	REVISION/ISSUANCE
1	12/00/00	RESPONSE TO PLAN CHECK LETTER
2	12/00/00	ADDENDUM TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

B+Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32868
RENEWAL 08/31/2025
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

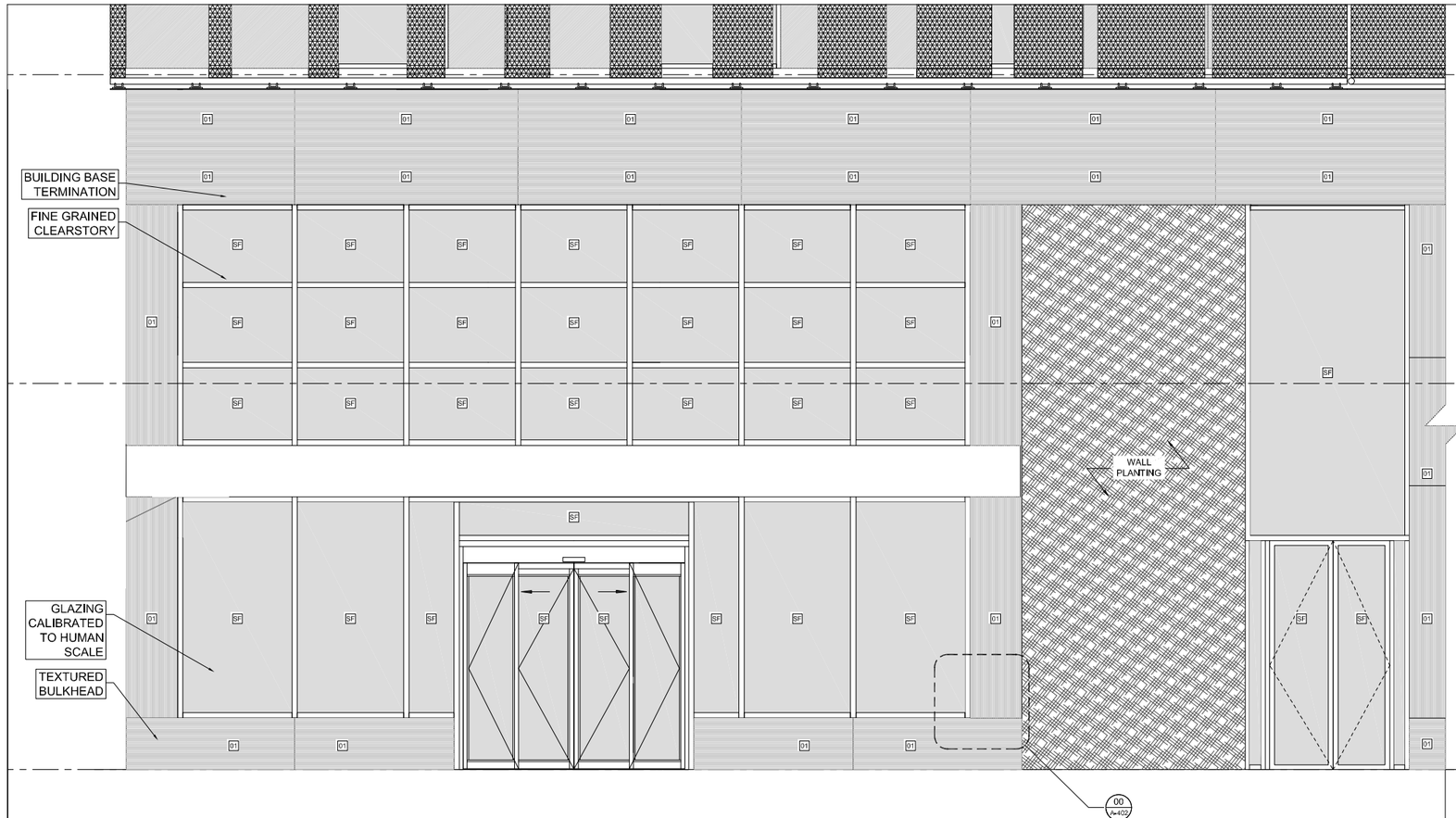


Date:	05/10/2024
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Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

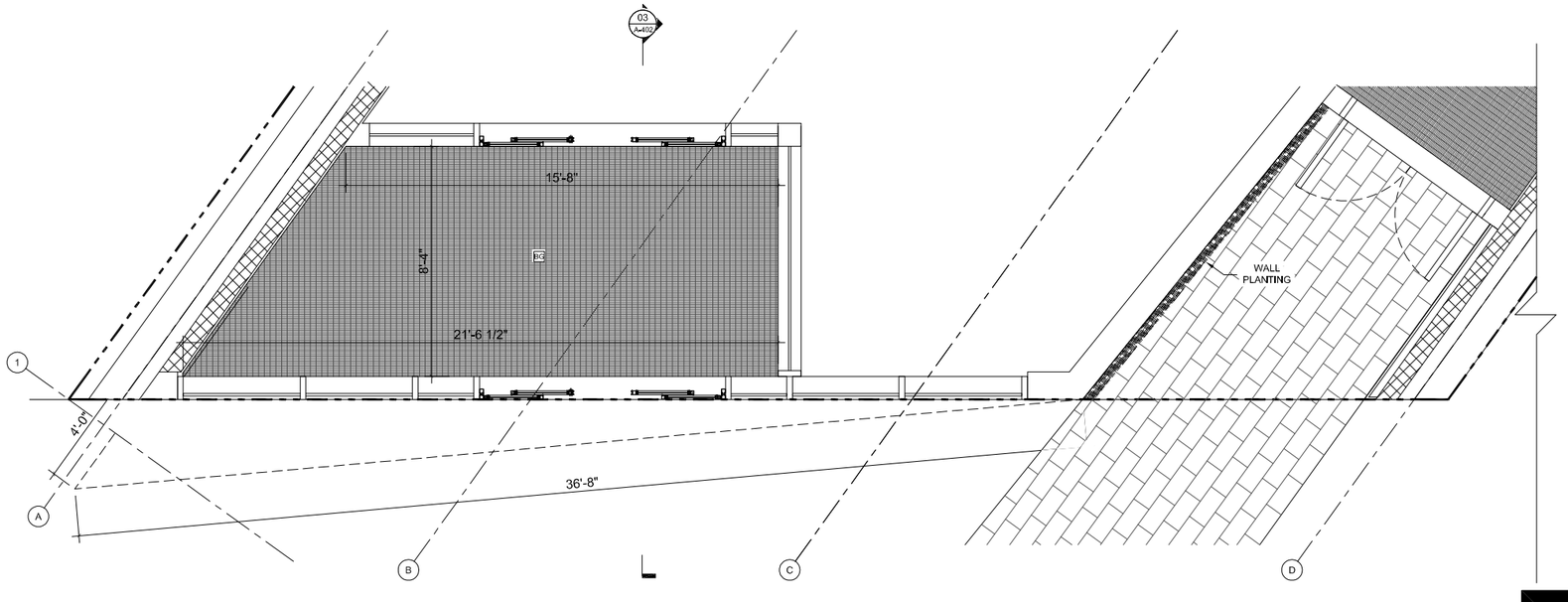
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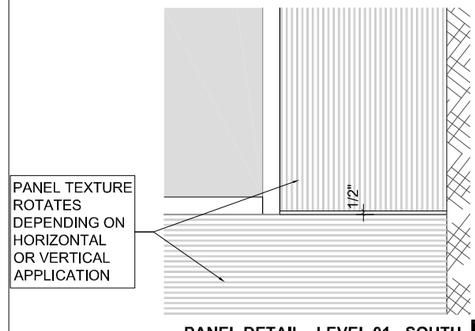


ENLARGED ELEVATION - LEVEL 01 - SOUTH
1/2" = 1'-0" **03**

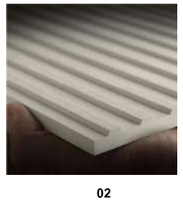
WALL SECTION - LEVEL 01 - SOUTH
1/2" = 1'-0" **02**



ENLARGED PLAN - LEVEL 01 - SOUTH
1/2" = 1'-0" **01**



PANEL DETAIL - LEVEL 01 - SOUTH
1 1/2" = 1'-0" **00**



02
EQUITONE
LINEA LT 90



SF
STOREFRONT
GLASS

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Facade Consultant

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1	12/6/2023	RESPONSE TO PLAN CHECK LETTER
2	03/07/2024	ADDENDUM TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

BxScarc

Seal & Signature:
DANIEL KEITH FORSTER, RA #LY, #040355

LICENSED ARCHITECT
DANIEL KEITH FORSTER
C-32858
12-31-2025
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

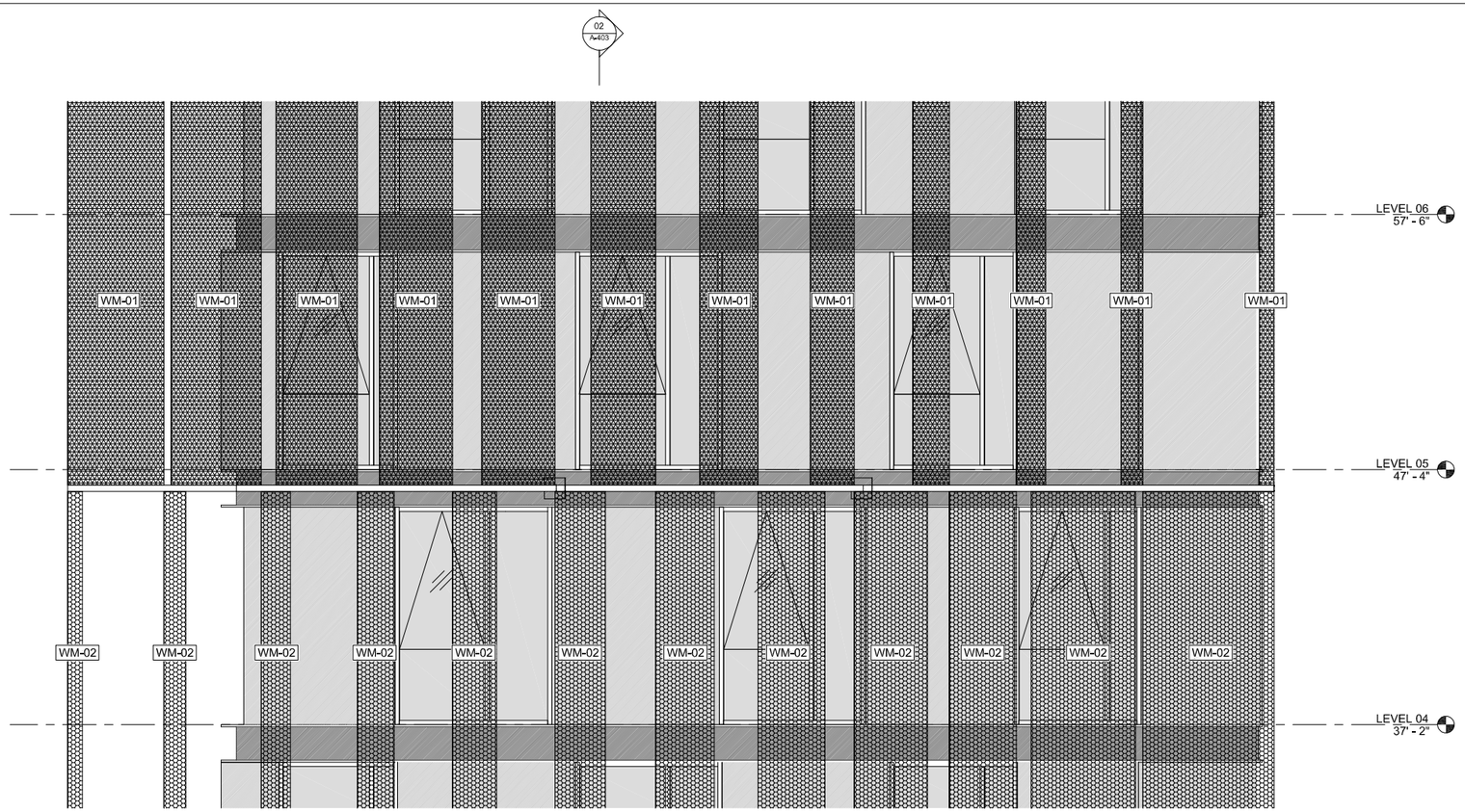


Date: 05/10/2024
Scale: 1/2" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

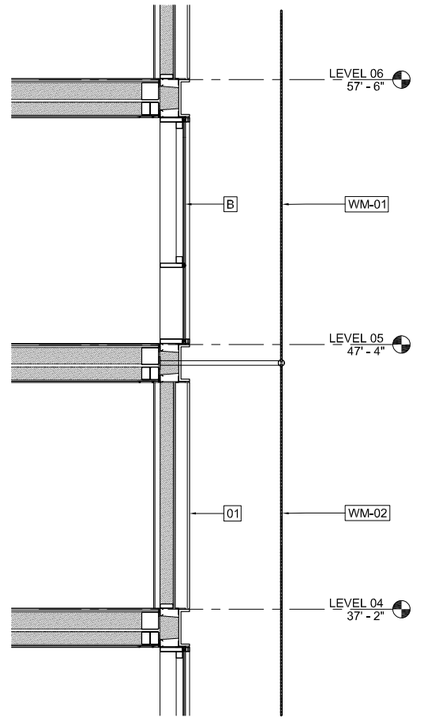
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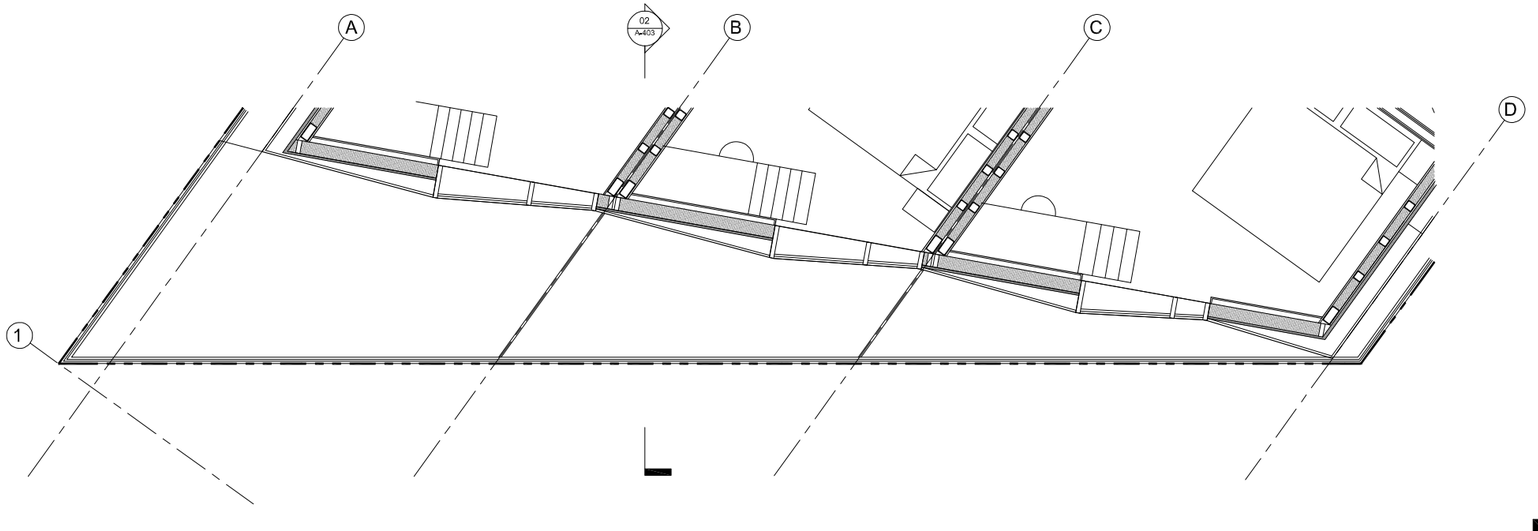
ENLARGED ELEVATION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"

03



WALL SECTION - LEVEL 04 THRU 06 - SOUTH
3/8" = 1'-0"

02



ENALRGED PLAN - LEVEL 04 - SOUTH

01



WM-01
WIRE MESH - 59%
TRANSPARENCY



WM-02
WIRE MESH - 80%
TRANSPARENCY

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NO. DATE REVISION ISSUANCE
1 10-30-20 RESPONSE TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

B-Scan:

Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BURKHART
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

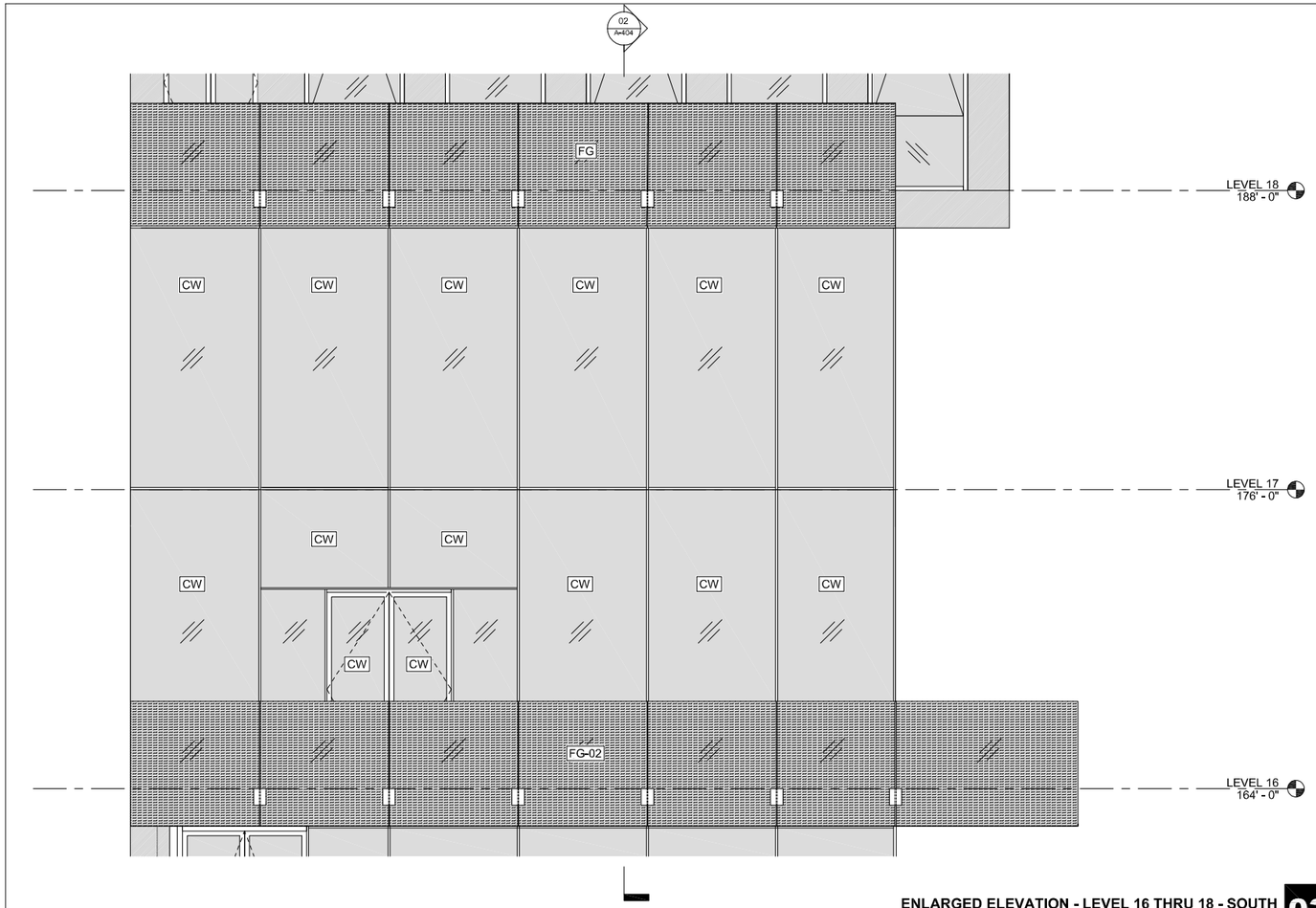


Date: 05/10/2024
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Drawing By: Author
Checked By: Checker
Project No: 177

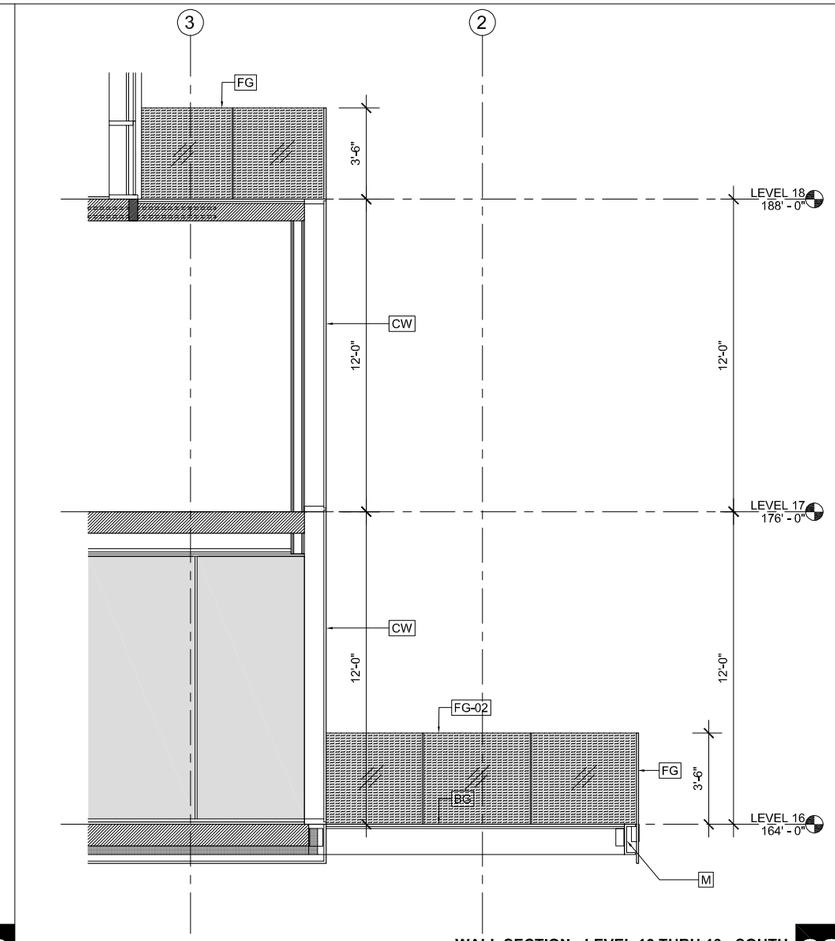
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ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
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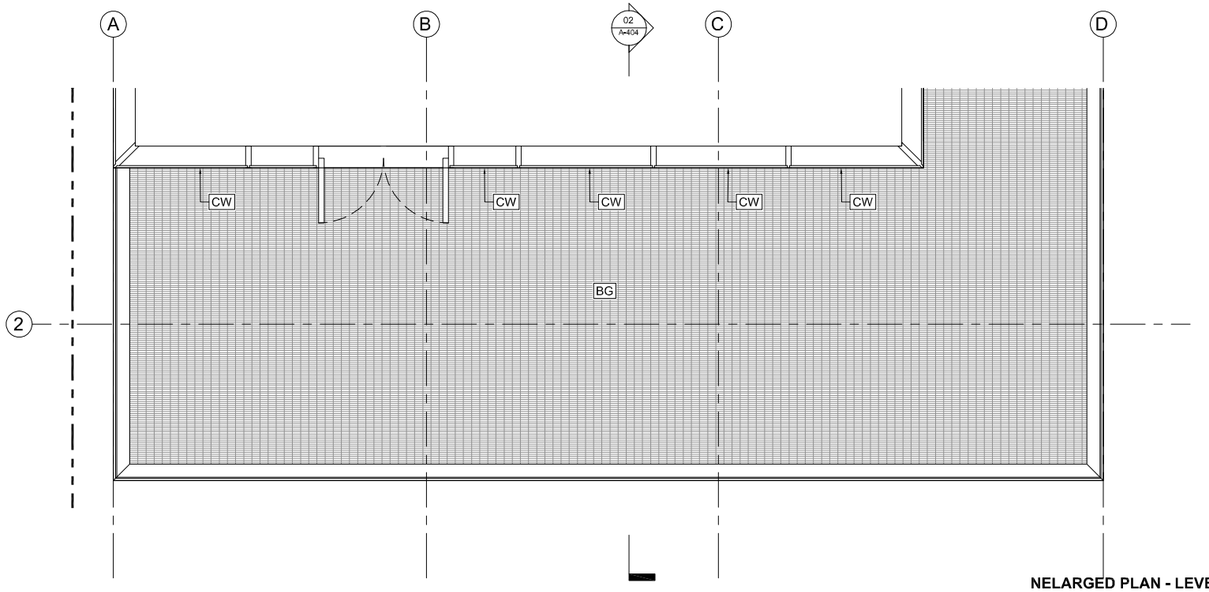
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ENLARGED ELEVATION - LEVEL 16 THRU 18 - SOUTH
3/8" = 1'-0"
03



WALL SECTION - LEVEL 16 THRU 18 - SOUTH
3/8" = 1'-0"
02



NELARGED PLAN - LEVEL 16 - SOUTH
3/8" = 1'-0"
01



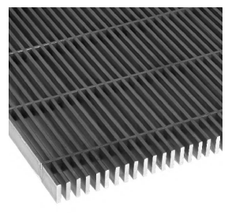
M
SLAB EDGE CAP
GREY STEEL
C-CHANNEL



FG-02
BIRD SAFE
FRITTED GLASS



CW
SSG CURTAIN WALL



BG
BAR GRATING

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

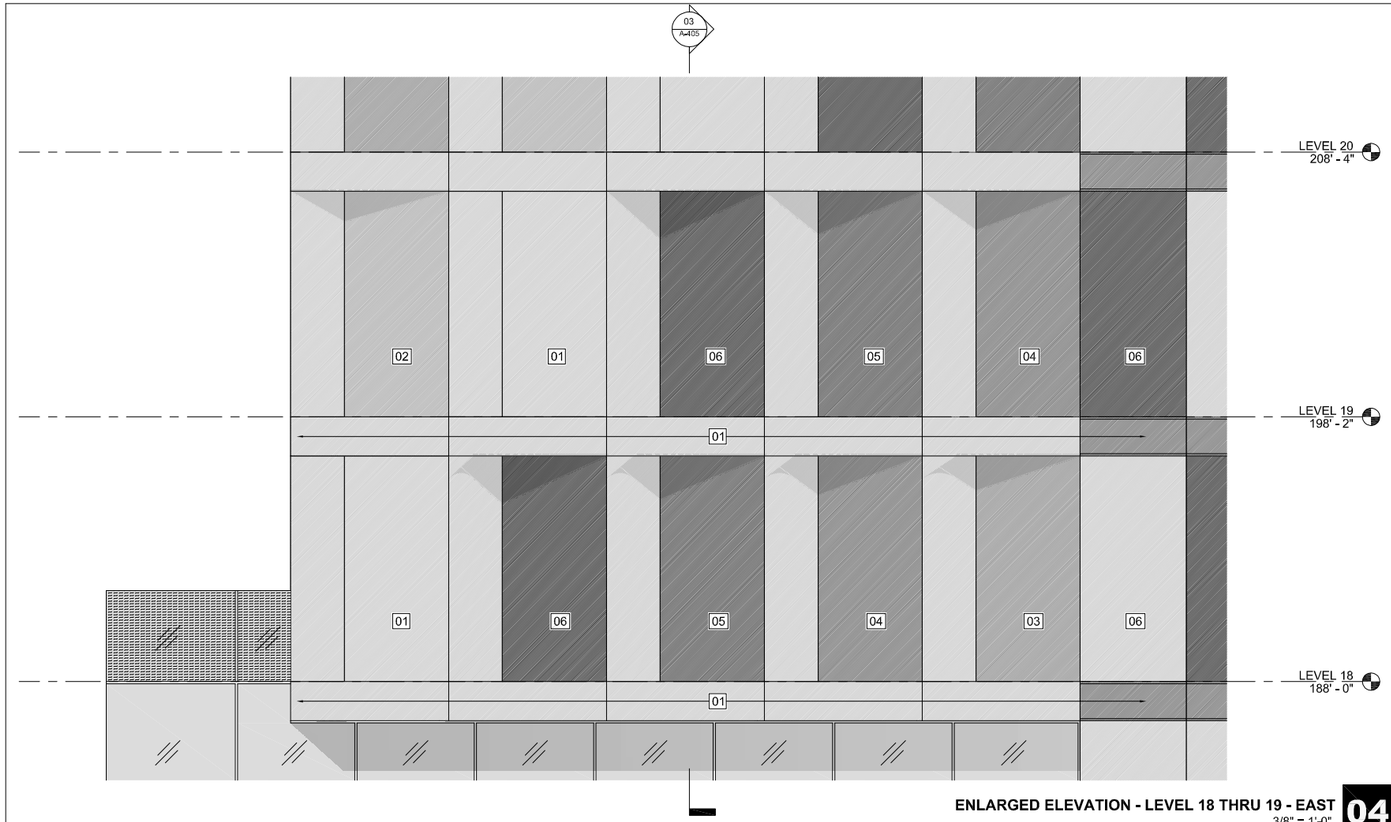


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Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

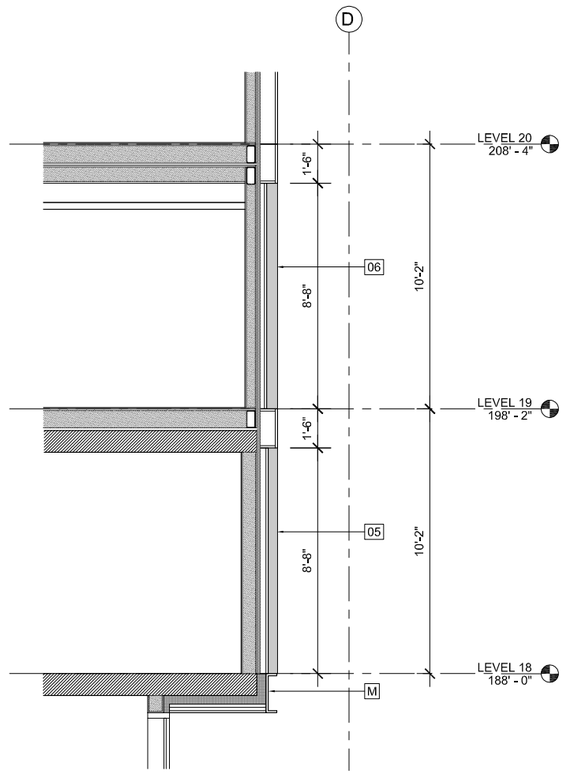
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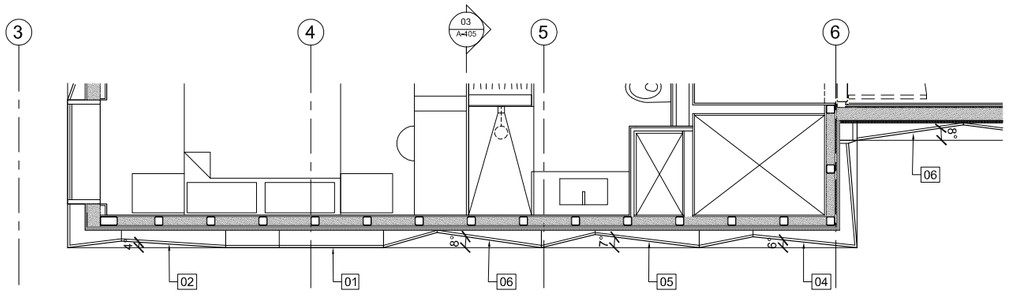
ENLARGED ELEVATION - LEVEL 18 THRU 19 - EAST
3/8" = 1'-0"

04



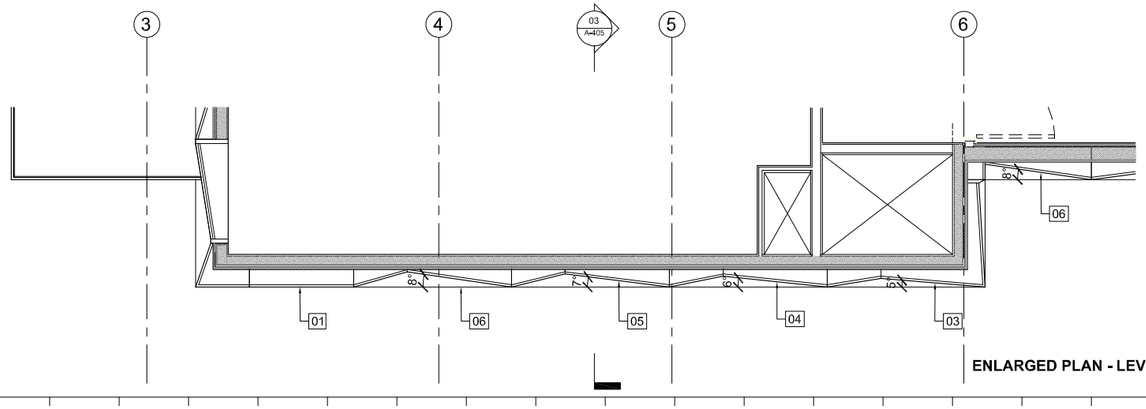
WALL SECTION - LEVEL 18 THRU 19 - EAST

03



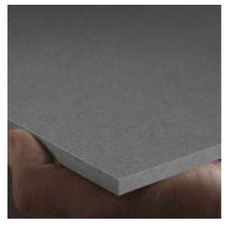
ENLARGED PLAN - LEVEL 19 - EAST
3/8" = 1'-0"

02

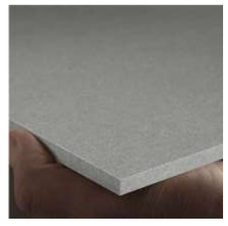


ENLARGED PLAN - LEVEL 18 - EAST
3/8" = 1'-0"

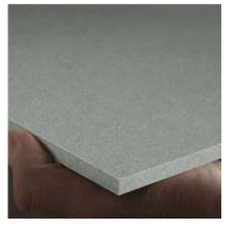
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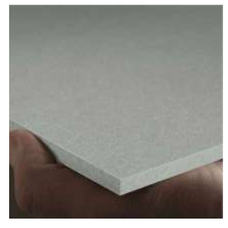
06
EQUITONE
NATURA N281



05
EQUITONE
NATURA N252



04
EQUITONE
NATURA N211



03
EQUITONE
NATURA N163



02
EQUITONE
NATURA N161



01
EQUITONE
NATURA N164

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NO.	DATE	REVISION/ISSUANCE
1	10-30-20	RESPONSE TO PLAN CHECK LETTER

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

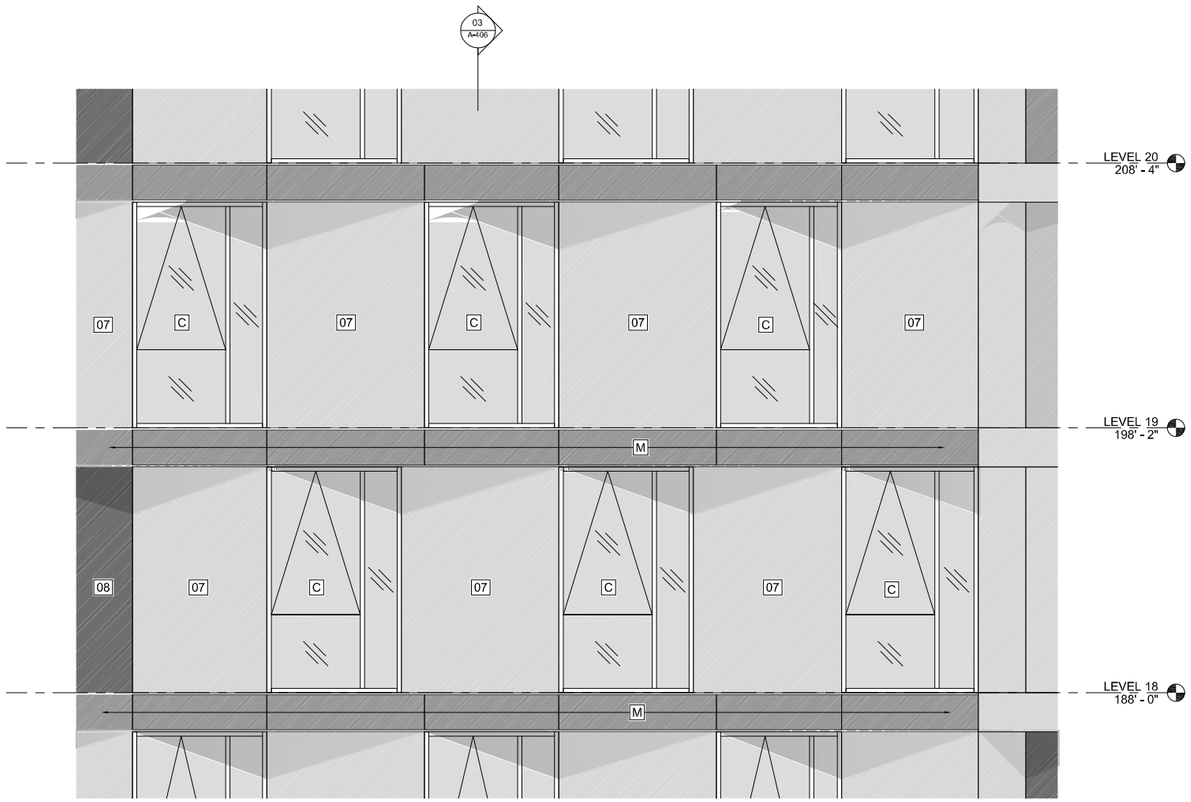


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Scale: 3/8" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

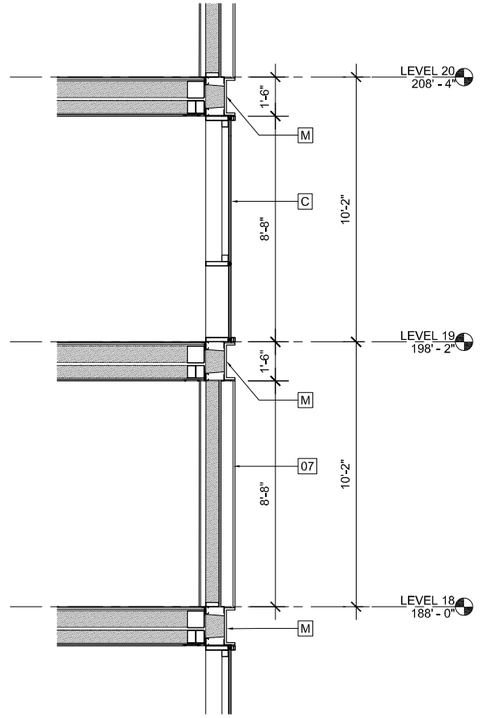
Sheet Number:
A-405.00

Sheet No: of



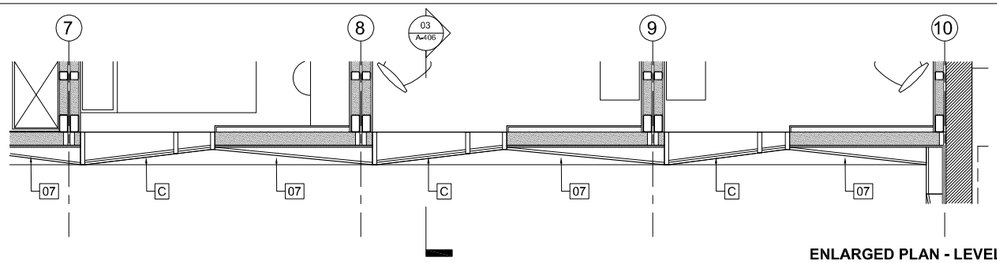
ENLARGED ELEVATION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"

04



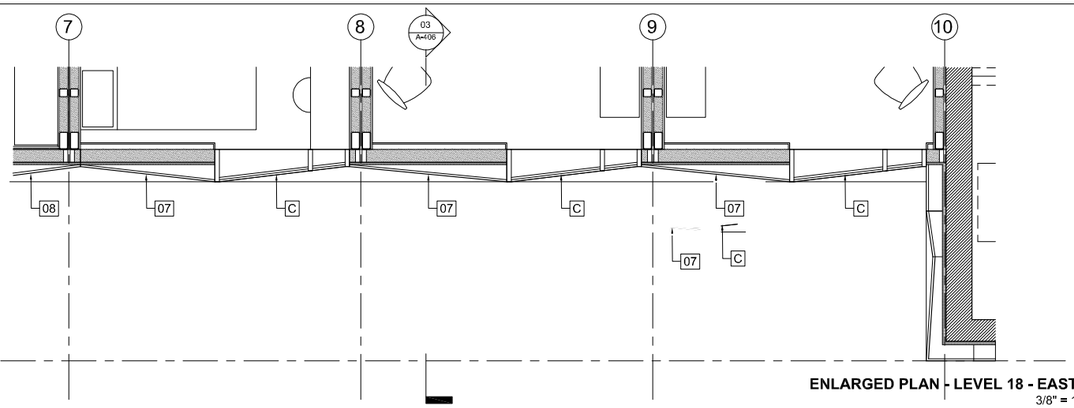
WALL SECTION - LEVEL 18 THRU 20 - EAST 02
3/8" = 1'-0"

03



ENLARGED PLAN - LEVEL 19 - EAST 02
3/8" = 1'-0"

02



ENLARGED PLAN - LEVEL 18 - EAST 02
3/8" = 1'-0"

01



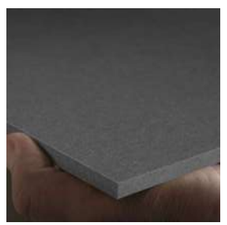
M
SLAB EDGE CAP
GREY STEEL CHANNEL



C
TILT WINDOW WITH
FIXED SIDE AND
BOTTOM PANEL



08
EQUITONE
NATURA N074



07
EQUITONE
NATURA N251

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
SHARON BUCHANAN
C-32858
10-31-2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date:	05/10/2024
Scale:	3/8" = 1'-0"
Drawing By:	Author
Checked By:	Checker
Project No:	177

Drawing Title:
ENLARGED PLANS, SECTIONS & ELEVATIONS

Sheet Number:
A-406.00

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MARKET STREET VIEW LOOKING WEST - REVISED MASSING 01

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1	10-30-20	RESPONSE TO PLAN CHECK LETTER
2	03-04-21	ADDENDUM TO PLAN CHECK LETTER
3	04-12-21	REV. MASSING ADDENDUM TO P.C.L.
4	05-10-24	CONSOLIDATED RESPONSE TO PLAN CHECK LETTER

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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: 12" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:

EXTERIOR RENDERING

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Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

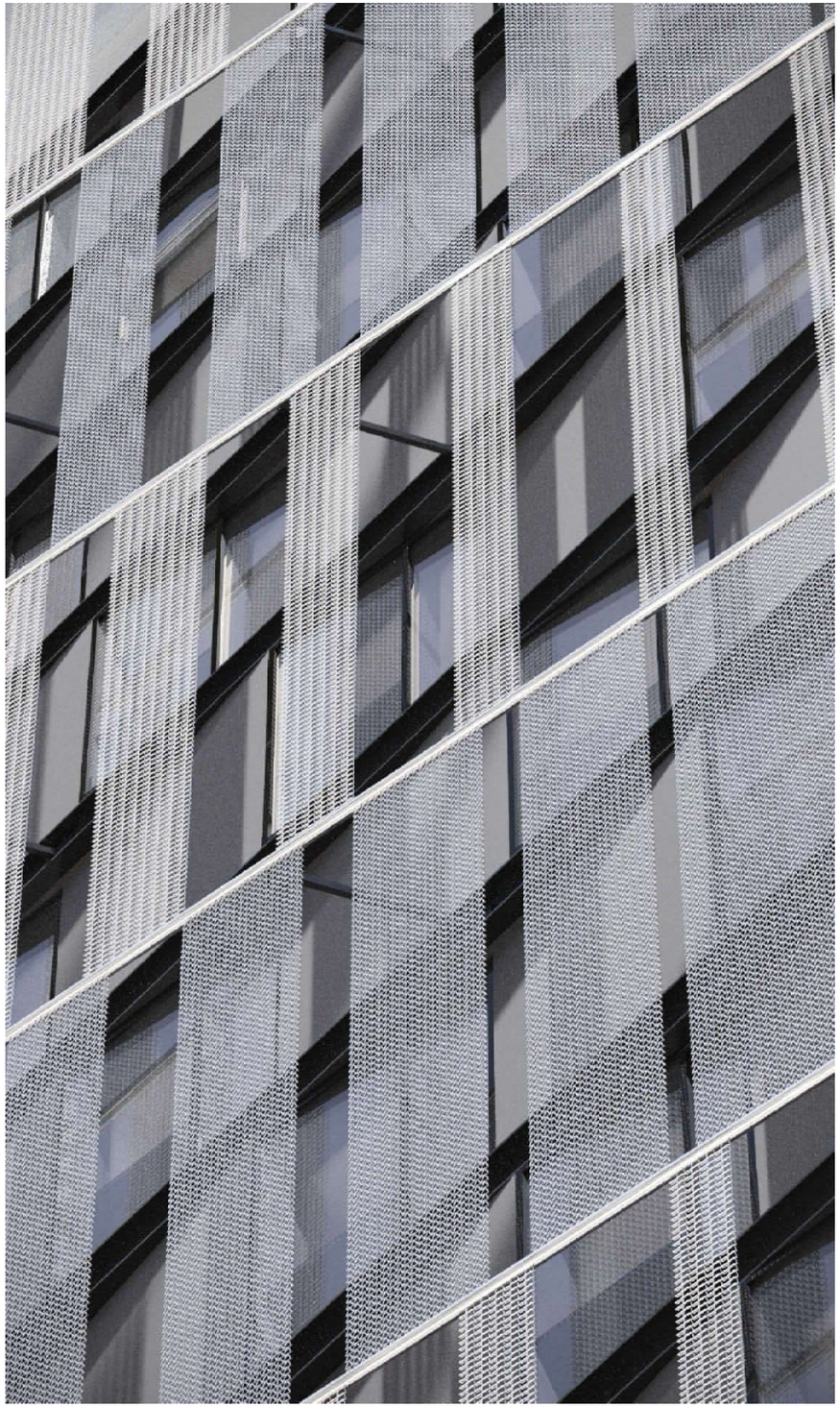


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Project No: 177

Drawing Title:
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A-901.02

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MARKET STREET SCREEN WALL **02**



MARKET STREET VIEW LOOKING EAST **01**

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JASON BUCKHOUT
C-32555
12 - 31 - 2025
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STATE OF CALIFORNIA

Project Title:
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570 MARKET STREET
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Key Plan:



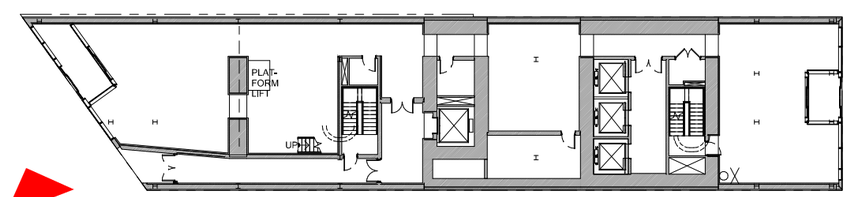
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KEY PLAN - LEVEL 01 **02**

POPOS ENTRY LOOKING WEST **01**

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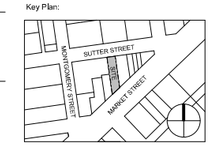
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JASON BUCHHOLZ
C-32555
10 - 31 - 2025
RENEWAL DATE
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POPOS ENTRY RENDERING

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POPOS PLAN 01

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JASON BUCKHOUT
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
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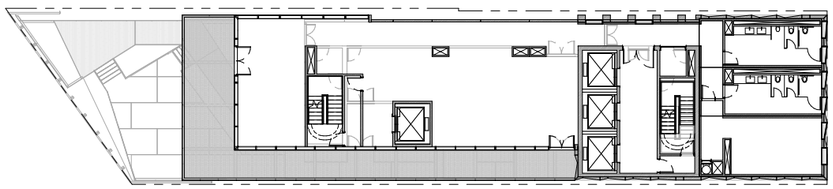
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Project No: 177

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POPOS RENDERING

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A-907.00

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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE
3" = 1'-0"

01

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JASON BUCHHOLZ
C-32555
10 - 31 - 2020
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STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



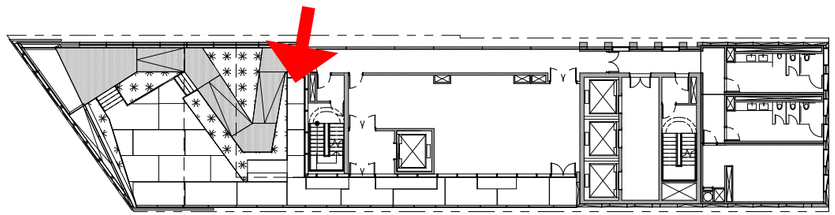
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POPOS RENDERING

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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JASON BUCKHEIT
C-32555
10-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
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Key Plan:

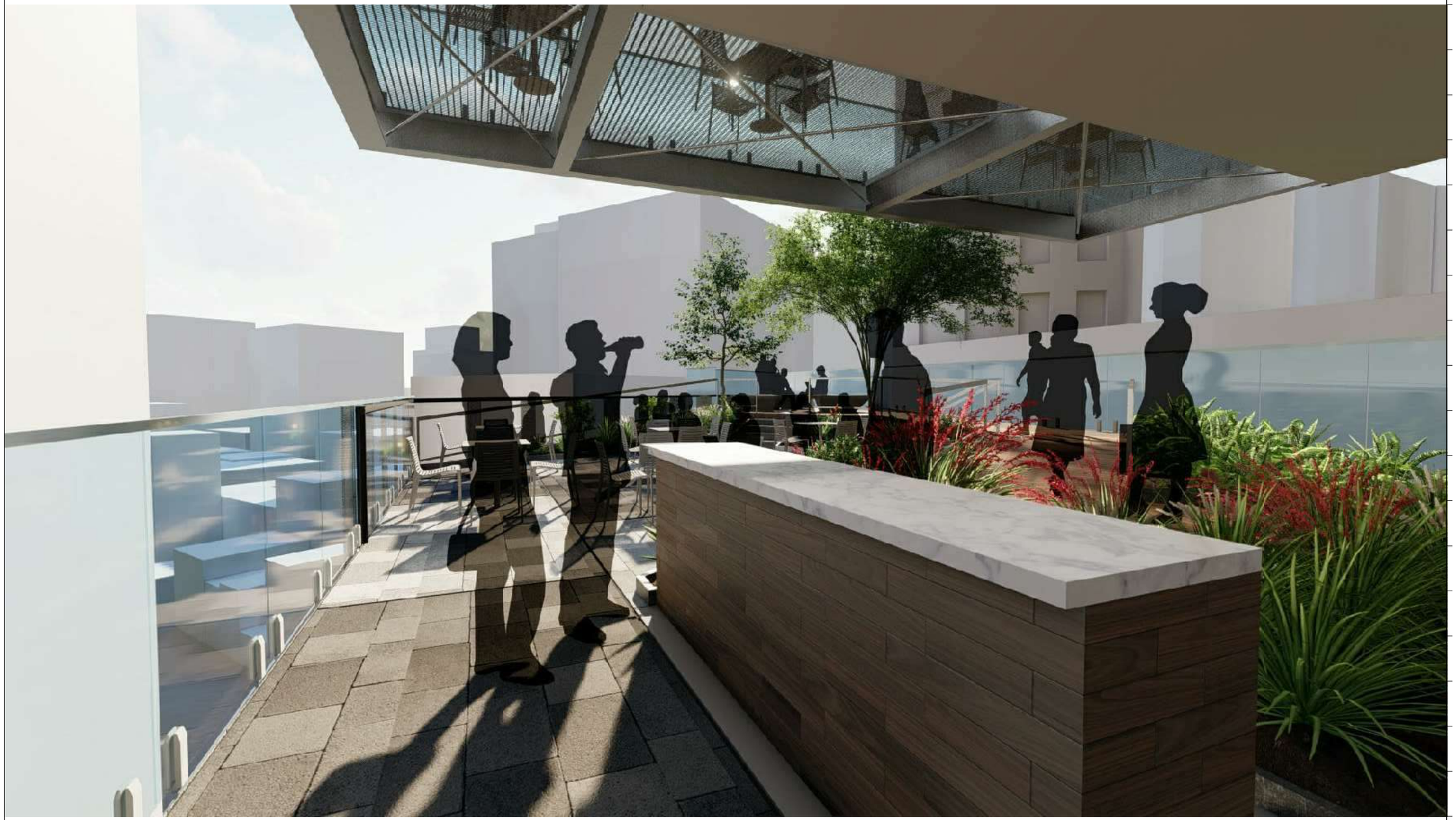


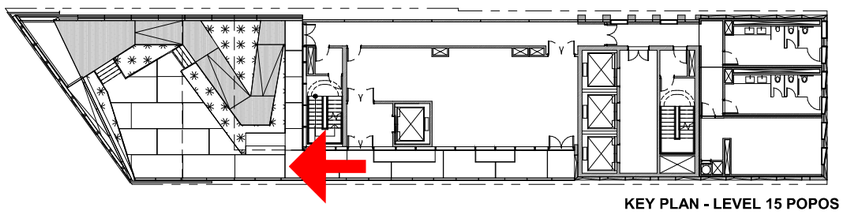
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

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JASON M. ZAPPERT
C-32658
10-31-2020
RENEWAL DATE
STATE OF CALIFORNIA

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SAN FRANCISCO, CA

Key Plan:



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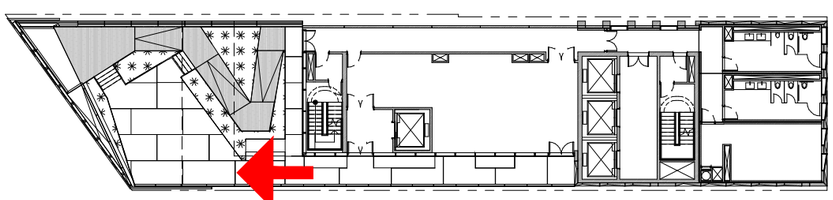
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

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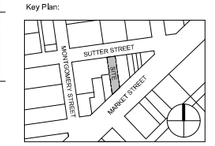
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JASON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
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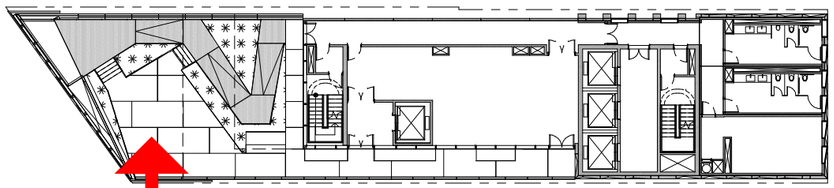
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS POV

01

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JASON BUCHHOLZ
C-32558
10-31-2021
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Key Plan:



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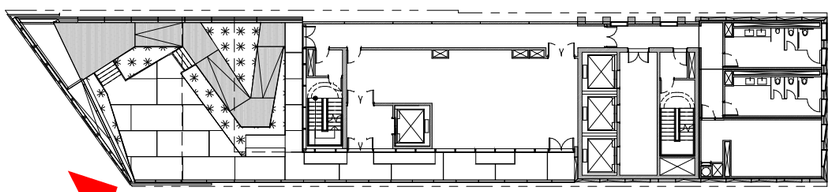
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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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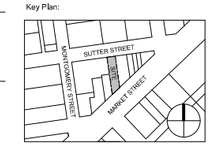
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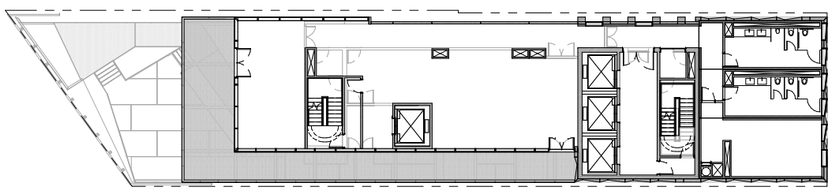
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KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

POPOS PERSPECTIVE

01

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JASON BUDWORTH
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SAN FRANCISCO, CA

Key Plan:



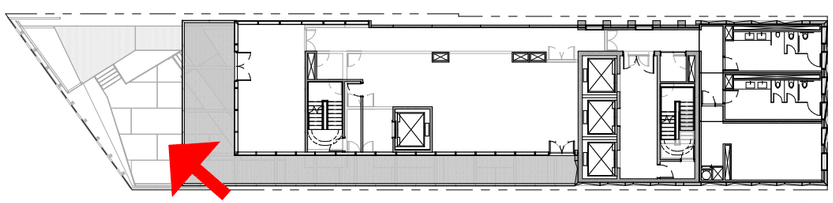
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Project No: 177

Drawing Title:
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Sheet Number:
A-914.00

Sheet No: of





KEY PLAN - LEVEL 16
1/16" = 1'-0"

02

VIEW OF POPOS FROM 16TH FL TERRACE

01

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NEW YORK, NY 10012
646.755.7700
WWW.DANNYFORSTER.COM

Client:
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New York, NY 10006
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www.adsce,com

NO. DATE REVISION/ISSUANCE

1 10-30-20 RESPONSE TO PLAN CHECK LETTER

NOT APPROVED FOR CONSTRUCTION

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Seal & Signature:
DANIEL KEITH FORSTER, RA N.Y. #040355

LICENSED ARCHITECT
JASON BLOOMFIELD
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
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Project No: 177

Drawing Title:

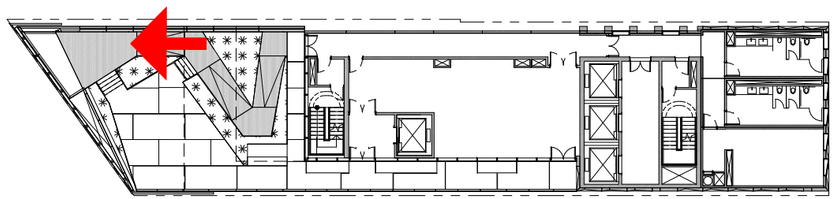
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Sheet No: of





KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POV OF POPOS OVERLOOK

01

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LICENSED ARCHITECT
JASON M. LEPPERT
C-32858
10-31-2020
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



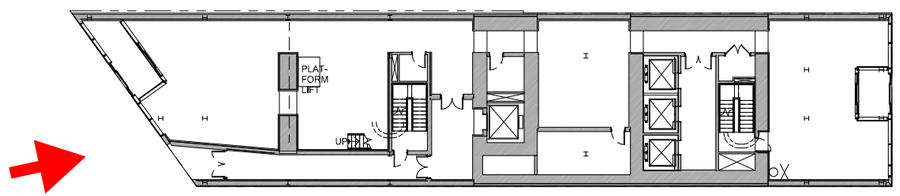
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Project No: 177

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POPOS RENDERING

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KEY PLAN - LEVEL 01 **02**

POPOS ENTRY LOOKING NORTH **01**

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NO.	DATE	REVISION/ISSUANCE
1	08/18/2025	ADDITIONAL INFORMATION

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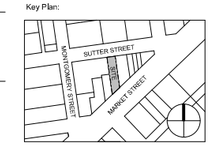
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Seal & Signature:
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LICENSED ARCHITECT
JASON BUCHHOLZ
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



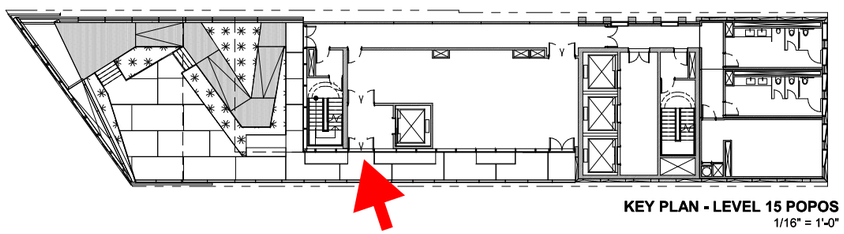
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Project No: 177

Drawing Title:
POPOS RENDERING

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KEY PLAN - LEVEL 15 POPOS
1/16" = 1'-0"

02

POPOS ENTRY LOOKING NORTH

01

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LICENSED ARCHITECT
JASON BLUEMNER
C-32855
16-31-2026
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:

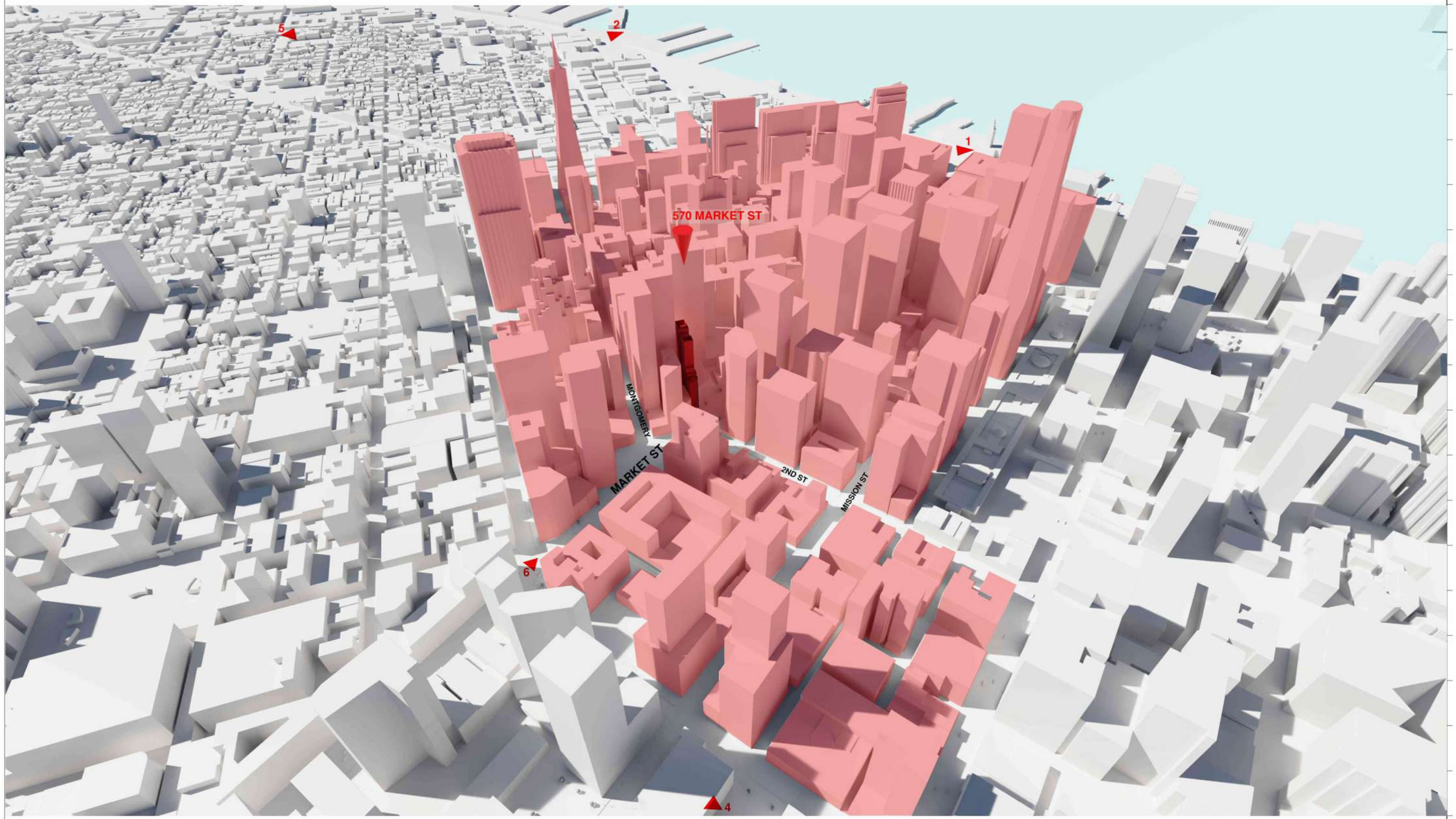


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Project No: 177

Drawing Title:
POPOS RENDERING

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TOWER LOCATION 01

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LICENSED ARCHITECT
JASON BLUTHARDT
C-32858
10 - 31 - 2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
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Project No: 177

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TOWER LOCATION

Sheet Number:
A-920.00

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TOWER FORM - FROM FERRY BUILDING

01

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1 08/18/2025 ADDITIONAL INFORMATION

NOT APPROVED FOR CONSTRUCTION

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LICENSED ARCHITECT JASON BLUDWORTH C-32858 10 - 31 - 2025 RENEWAL DATE STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
TOWER FORM

Sheet Number:
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Sheet No: of



TOWER FORM - FROM PIER 27

01

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LICENSED ARCHITECT
JASON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
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Drawing By: Author
Checked By: Checker
Project No: 177

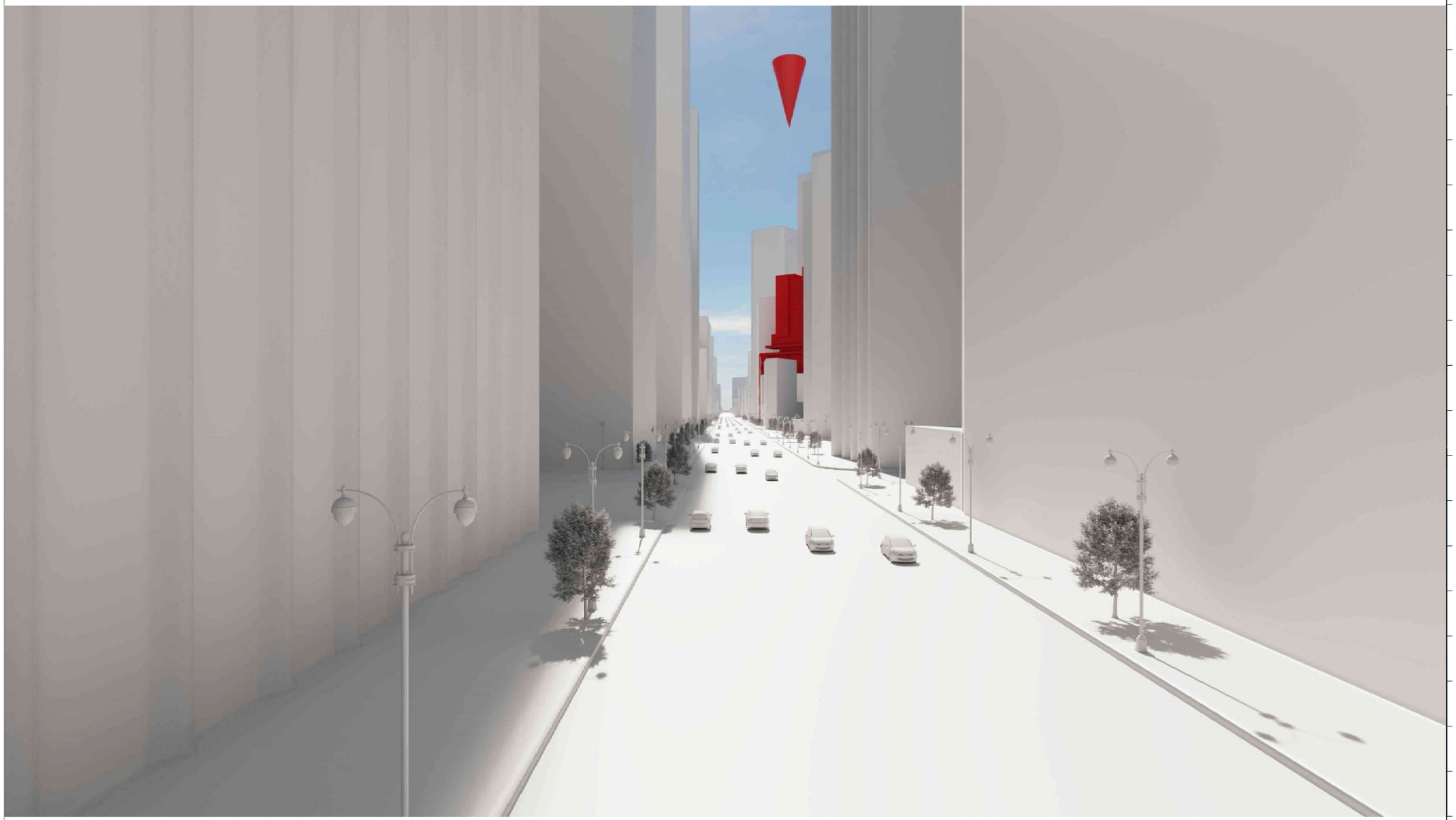
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A-922.00

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TOWER FORM - FROM EMBARCADERO BART STOP ON MARKET ST

01

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1 08/18/2025 ADDITIONAL INFORMATION

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LICENSED ARCHITECT
C-32558
10-31-2026
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:

TOWER FORM

Sheet Number:

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TOWER FORM - FROM DOLORES PARK

01

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NO.	DATE	REVISION/ISSUANCE
1	08/18/2025	ADDITIONAL INFORMATION

NOT APPROVED FOR CONSTRUCTION

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Seal & Signature:
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LICENSED ARCHITECT
SHARON BUCHANAN
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
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Sheet Number:
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TOWER FORM - FROM FISHERMAN'S WHARF

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LICENSED ARCHITECT
SHARON BUCKWALTER
C-32555
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:
570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
Checked By: Checker
Project No: 177

Drawing Title:
TOWER FORM

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TOWER FORM - FROM MARKET/KEARNY STS

01

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LICENSED ARCHITECT
JASON BUCKHOUT
C-32555
12-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Project Title:

570 MARKET STREET
570 MARKET STREET
SAN FRANCISCO, CA

Key Plan:



Date: 05/10/2024
Scale: As indicated
Drawing By: Author
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Project No: 177

Drawing Title:

TOWER FORM

Sheet Number:

A-926.00

Sheet No: of

ATTACHMENT B

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	2019-017622ENV	*Block/Lot:*	0291/013
Project Title:	570 Market Street	*Lot Size:*	7,045 square feet
BPA Nos:	Not applicable	*Project Sponsor:*	229 Ellis Holdings, LLC
Zoning:	C-3-O Downtown-Office Use District 300-S Height and Bulk District	*Lead Agency:* *Staff Contact:*	San Francisco Planning Department Megan Calpin - 628.652.7508

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Please note that the City will not accept the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations	X			
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X		
Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment	X	X		
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations			X	

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources	X	X		

NOTES:

* Prior to any ground disturbing activities at the project site.
** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

X I agree to implement the attached mitigation measure(s) as a condition of project approval.



Property Owner or Legal Agent (Signature)

Daniel Lee

Printed Name

10/24/24

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection. **Note:** A building permit application cannot be submitted for this project until a Pre-Construction Environmental Compliance letter has been received.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Mitigation Measure M-CR-2: Archeological Testing Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational qualified archeological consultants list maintained by the planning department's archeologist who specializes in geoarchaeology and maritime resources. After the first project approval action or as directed by the Environmental Review Officer, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the qualified archeological consultants list. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer for review and comment and shall be considered draft reports subject to revision until final approval by the Environmental Review Officer. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the Environmental Review Officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after Archeological Resources Report is approved.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
only feasible means for reducing potential effects on a significant archeological resource, as defined in CEQA Guidelines sections 15064.5 (a) and (c) to a less-than-significant level. Consultation with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the Environmental Review Officer shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the Environmental Review Officer regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the final archeological resources report shall be provided to the representative of the descendant group. **Archeological Testing Program**. The archeological consultant shall prepare and submit to the Environmental Review Officer for review and approval an archeological testing plan. The archeological testing program shall be conducted in accordance with the approved archeological testing plan. Testing shall include monitoring of basement demolition, trenching from the base of basement to 20 feet for historical resources and coring to Old Bay Clay to test for submerged resources. The archeological testing plan shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the Environmental Review Officer. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the Environmental Review Officer in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include preservation in place, additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Planning Department	Considered complete after approval of Archeological Testing Plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
approval of the Environmental Review Officer or the planning department archeologist. If the Environmental Review Officer determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the Environmental Review Officer, in consultation with the project sponsor shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the Environmental Review Officer determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. **Archeological Monitoring Program.** If the Environmental Review Officer in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall include, at a minimum, the following provisions: • The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological monitoring program reasonably prior to any project-related soils disturbing activities commencing. The Environmental Review Officer in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soil-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the Environmental Review Officer until the Environmental Review Officer has, in consultation with project archeological consultant, determined that project	Project sponsor archeological consultant and ERO	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after approval of the Archeological Monitoring Program.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/eco-factual material as warranted for analysis; • If an intact archeological deposit is encountered, irrespective of whether an archeologist is present, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the Environmental Review Officer of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the Environmental Review Officer. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the Environmental Review Officer. **Archeological Data Recovery Program**. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan. The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological data recovery plan prior to preparation of a draft archeological data recovery plan. The archeological consultant shall submit a draft archeological data recovery plan to the Environmental Review Officer. The archeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the archeological data recovery plan shall include the following elements:	Project sponsor's qualified archeological consultant	Upon ERO's determination that data recovery is required in the event an archaeological resource is discovered	Planning Department /project sponsor	Considered complete after ERO's approval of Archeological Data Recovery Plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
• Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. • Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. • Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies. • Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • Final Report. Description of proposed report format and distribution of results. • Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. **Human Remains Associated or Unassociated Funerary Objects**. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and, in the event of the medical examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a most likely descendant. The most likely descendant will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The Environmental Review Officer also shall be notified immediately upon the discovery of human remains. The project sponsor and Environmental Review Officer shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period	Planning Department / project sponsor	Considered complete after approval of Archeological Results Report and disposition of human remains has occurred as specified in Agreement.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.				
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program				
Preservation in place. In the event of the discovery of an archaeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource (TCR) would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to planning for review and approval.	Project sponsor archeological consultant, and ERO, in consultation with the local Native American representatives	If significant archeological resource of Native American origin is present, during implementation of the project	Planning Department / project sponsor	Considered complete upon completion and approval of the preservation plan and project redesign.
Public Interpretation and Land Acknowledgement. If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall, in consultation with local Native American representative's, design and install public interpretation at the project site that shall address the tribal values represented by the resource and acknowledge that this project is built on traditional Ohlone land. Coordination for interpretive program and land acknowledgement shall take place with local Native American representatives, particularly the Association of Ramaytush Ohlone. The interpretive program may include a combination of artwork, preferably by local Native American artists, educational panels or other informational displays, a plaque, or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and	Project sponsor in consultation with the local Native American representative	After determination that preservation in place is not feasible, and subsequent to archeological data recovery, as relevant	Planning Department / project sponsor	Sponsor or archeological consultant shall submit the interpretive program to the ERO for review and approval. Complete upon sponsor verification to ERO that interpretive program was

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. As feasible, local Native American representatives will coordinate with the project sponsor on the use of and the interpretation of native and traditional plants in proposed landscaping at the project site.				implemented.
Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations Prior to approval of a building permit, the project sponsor shall submit documentation to the Environmental Review Officer (ERO) or the officer's designee, demonstrating with reasonable certainty that the building's fixed mechanical equipment meets the noise limits specified in Section 2909(b) of the noise ordinance (i.e., an 8 dBA increase above the ambient noise level at the property plane). The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would not adversely affect nearby noise-sensitive uses, would not substantially increase ambient noise levels, and would not result in a noise level in excess of any applicable standards, such as those in section 2909 (b) and (d) of the noise ordinance. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. Noise reduction methods required to meet the noise ordinance may include, but are not limited to: • Select exhaust/supply fans on Levels 2 and 17 with a sound power level no more than 77 dBA to meet the code requirement of 59 dBA at the south property plane. If this noise reduction measure level is not feasible, implement noise attenuating features, such as silencers and/or acoustical louvers to achieve the necessary amount of noise reduction to meet the noise ordinance requirements.	Project sponsor and construction contractor	Prior to issuance of building permit	Planning Department	Considered complete upon Planning Department review and acceptance selected mechanical equipment

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
• Select the rooftop cooling towers with a maximum sound power level of 84 dBA to meet the noise ordinance requirement of 53 dBA at the east and west property planes. If this noise reduction measure is not feasible, incorporate additional noise attenuation features (e.g., intake/discharge silencers, low sound fan) OR add a sound-rated barrier on all sides that extends one-foot higher than the equipment to achieve the necessary amount of noise reduction to meet the noise ordinance requirements.				
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO's designee for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary. ***Pre-construction Survey***. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of potentially affected buildings. For the building at 44 Montgomery Street, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected building. For the two buildings at 566 Market Street and 576 Market Street, the pre-construction survey should be prepared by a qualified historic preservation professional and a structural engineer or other professional with similar qualifications. The pre-construction survey for the two buildings at 566 Market Street and 576 Market Street shall include descriptions and photographs of all identified historic buildings including all façades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features (as allowed by property owners). The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The project sponsor shall submit the surveys to the ERO or the officer's designee for review and approval prior to the start of vibration-generating construction activity.	Project sponsor's qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of pre-construction survey.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street, and to ensure that any such damage is documented and repaired. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Plan to the ERO for review and approval. The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable: • Maximum Vibration Level. The plan shall indicate the following maximum vibration levels that could not be exceeded during construction: ○ 0.5 in/sec PPV: For construction activities near the building at 44 Montgomery Street. ○ 0.25 in/sec PPV: For construction activities near the two buildings at 566 Market Street and 576 Market Street. • Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard. • Buffer Distances. The plan shall identify buffer distances that shall be confirmed during site monitoring. The buffer distances shall be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible. • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. ○ Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt	Project sponsor's qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of vibration management and monitoring plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. ○ The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. ○ The structural engineer and historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. ○ If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. ○ If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the ERO and prepare a damage report documenting the features of the building that has been damaged. ○ Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building on adjacent properties are not exceeded. • Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties (as allowed by property owners) during vibration-				

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
generating construction activity on the project site. The plan will specify how often inspections shall occur. • Repair Damage. The plan shall also identify provisions to be followed should damage to any of the three adjacent buildings occur due to construction-related vibration. The building(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site. Should damage occur to any of the two buildings at 566 Market Street and 576 Market Street, the building(s) shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. ***Vibration Monitoring Results Report***. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street). The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.	Project sponsor's qualified historic preservation professional and structural engineer	After construction is complete	Planning Department	Considered complete upon Planning Department approval of final vibration monitoring report.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment The project sponsor or the project sponsor's contractor shall comply with the following: **A. Engine Requirements.** 1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed U.S. Environmental Protection Agency (EPA) Tier 4 Interim or Tier 4 Final off-road emission standards. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. **B. Waivers.** 1. The planning department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). 2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to	Project sponsor and construction contractor	Prior to issuance of demolition or building permits project sponsor to submit: 1. Construction emissions minimization plan for review and approval, and Signed certification statement	Planning Department	Considered complete upon Planning Department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to the following, or another alternative that results in comparable reductions of diesel particulate matter. C. **Construction Emissions Minimization Plan.** Before starting on-site construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A: 1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. As reasonably available, the description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. 3. The project sponsor shall make the plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. **Monitoring.** After start of construction activities, the project sponsor shall submit quarterly reports to the ERO documenting compliance with the plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.				
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations All diesel generators shall have engines that meet EPA (1) Tier 4 Final or Tier 4 Interim emission standards, or (2) Tier 2 or Tier 3 emission standards and are equipped with a California air board level 3 Verified Diesel Emissions Control Strategy. For each new diesel generator submitted for the project, including any associated generator pads, engine and filter specifications shall be submitted to the ERO for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel generators and verified diesel emissions control strategy shall be maintained in good working order in perpetuity and any future replacement of the diesel generator, and level 3 verified diesel emissions control strategy shall be required to be consistent with these emissions specifications. The operator of the facility shall maintain records of the testing schedule for each diesel generator for the life of that diesel generator and provide this information for review to the ERO within three months of requesting such information.	Project sponsor and construction contractor	Prior to issuance of permit for each new diesel generator	Planning Department	Considered complete upon Planning Department review and acceptance of diesel generator.
Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources Before ground disturbance, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, to instruct construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance of fossils that may be unearthed during construction, and proper notification procedures should fossils be encountered. A qualified paleontologist shall monitor construction activities in the areas where construction activities have the potential to disturb previously undisturbed native sediment or sedimentary rocks. Construction shall be halted within 50 feet of any potential fossil find and a qualified paleontologist notified,	Project sponsor's qualified paleontologist	Prior to issuance of construction permits and throughout ground disturbing activities	Environmental review officer/project sponsor	Considered complete upon end of ground disturbing activities, or, if necessary, approval of implemented paleontologist's recommendations regarding treatment and

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
who shall evaluate the significance. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the resource and notify the project sponsor and San Francisco Planning Department. There shall be no construction work in the area to allow for the recovery of the resource in a timely manner. A qualified paleontologist shall evaluate the resource and prepare a recovery plan compliant with the standards of the Society for Vertebrate Paleontology. The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. The City and County of San Francisco shall determine which of the recommendations in the recovery plan are necessary and feasible, and these recommendations shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. The City shall be responsible for ensuring that the qualified paleontologist's recommendations regarding treatment and reporting are implemented.				reporting.

NOTES:

[a] Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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EXHIBIT C

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION MOTION NO. 21730

HEARING DATE: May 1, 2025

Case No.:	2019-017622ENV
Project Title:	**570 Market Street**
Zoning:	C-3-O – Downtown Office 300-S Height and Bulk District
Block/Lot:	0291/013
Lot Size:	7,059 square feet
Project Sponsor:	Melinda Sarjapur, msarjapur@reubenlaw.com, (415) 567-9000
Staff Contact:	Ryan Shum, ryan.shum@sfgov.org, (628) 652-7542

ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2019-017622ENV, FOR THE PROPOSED DEVELOPMENT ("PROJECT") AT 570 MARKET STREET.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a mitigated negative declaration, based on the following findings:

1. On October 1, 2019, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an environmental evaluation application for the project, in order that it might conduct an initial evaluation to determine whether the project might have a significant impact on the environment.

2. On October 30, 2024, the Department determined that the project, as proposed, could not have a significant effect on the environment.

3. On October 30, 2024, a notice of availability that a mitigated negative declaration would be issued for the project was duly published in a newspaper of general circulation in the City, and the preliminary mitigated negative declaration posted in the Department offices and distributed all in accordance with law.

4. On November 20, 2024, two appeals of the decision to issue a mitigated negative declaration were timely filed by Brian Flynn, on behalf of BCal 44 Montgomery Property LLC, and Edward Shaffer, on behalf of Chelsea Pacific Group, LLC (appellants).

5. A staff memorandum, dated April 18, 2025, addresses and responds to all points raised by the appellants in the appeal letter. That memorandum is attached as Exhibit A and staff's findings as to those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the Planning Commission, and a copy of that memorandum is

on file and available for public review at the San Francisco Planning Department, 49 South Van Ness, Suite 1400.

6. On May 1, 2025 the Commission held a duly noticed and advertised public hearing on the appeal of the preliminary mitigated negative declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.

7. All points raised in the appeal of the preliminary mitigated negative declaration at the May 1, 2025 Planning Commission hearing have been responded to either in the memorandum or orally at the public hearing.

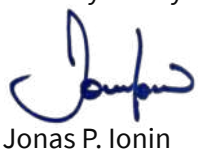
8. After consideration of the points raised by the appellants, both in writing and at the May 1, 2025 hearing, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.

9. In reviewing the preliminary mitigated negative declaration issued for the project, the Planning Commission has had available for its review and consideration all information pertaining to the project in the Planning Department's case file.

10. The Planning Commission finds that the Planning Department determination on the mitigated negative declaration reflects the Department's independent judgement and analysis.

The San Francisco Planning Commission HEREBY DOES FIND that the project could not have a significant effect on the environment, as shown in the analysis of the mitigated negative declaration, and HEREBY DOES AFFIRM the decision to issue a mitigated negative declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on May 1, 2025.



Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, So
NAYS:	Imperial, Moore
ABSENT:	None
ADOPTED:	May 1, 2025

EXHIBIT A

PLANNING DEPARTMENT RESPONSE TO THE PMND APPEALS

San Francisco Planning

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EXHIBIT A TO DRAFT MOTION
PLANNING DEPARTMENT RESPONSE TO APPEAL OF PRELIMINARY MITIGATED NEGATIVE DECLARATION

570 MARKET STREET

Date:	April 18, 2025
To:	San Francisco Planning Commission
From:	Ryan Shum, Senior Planner – ryan.shum@sfgov.org, (628) 652-7542
RE:	Appeal of Preliminary Mitigated Negative Declaration of 570 Market Street Planning Case No. 2019-017622ENV and 2019-017622APL
Hearing Date:	May 1, 2025 (Continued from the December 12, 2024 hearing)
Project Sponsor:	Melinda Sarjapur, msarjapur@reubenlaw.com, (415) 567-9000
Appellants:	Brian Flynn, Lozeau Drury LLP on behalf of BCal 44 Montgomery Property LLC and Edward L. Shaffer, Burke, Williams & Sorensen, LLP on behalf of Chelsea Pacific Group, LLC
Attachments:	Attachment A – Health Risk Assessment Attachment B – Updated Construction Noise Tables

Introduction

This memorandum is in response to two letters of appeal to the board of supervisors (the board) filed on November 20, 2024 regarding the planning department's (the department) issuance of a preliminary mitigated negative declaration (PMND) under the California Environmental Quality Act (CEQA) for the proposed 570 Market Street project. This memorandum also responds to supplemental letters of appeal filed by the same appellants, as further described below. Copies of all the appeal letters are included with this appeal response packet as Exhibit B.

The department, pursuant to section 21064.5 of the CEQA Statute, issued a mitigated negative declaration for the proposed project on October 30, 2024, finding that the project would not result in a significant effect on the environment.

The decision before the board is whether to uphold the department's decision to issue a PMND and deny the appeal, or to overturn the department's decision to issue a PMND and return the project to department staff for additional environmental review.

Site Description and Existing Use

The 7,045-square-foot project site is located on the north side of Market Street within the triangular block bound by Market Street to the southeast, Sutter Street to the north, and Montgomery Street to the west, in the Financial District neighborhood. The project site is currently occupied by two separate two-story commercial buildings over a shared one-story basement level of approximately 16,195-gross-square feet. The project site does not contain any off-street vehicle or bicycle parking. The project site is relatively flat and does not have any curb cuts. There are currently two sidewalk trees on the project's Market Street frontage. The project site is in a C-3-O (Downtown Office) use district and a 300-S height and bulk district.

Project Description

The proposed project would demolish the two existing two-story-over-basement buildings and construct a 29-story, approximately 300-foot-tall building containing hotel uses. The new building, which would extend over the entire parcel, would provide approximately 3,400 gross square feet of retail space on the ground floor and mezzanine levels fronting Market Street and an approximately 123,000-square-foot hotel space that would accommodate about 211 guest rooms. The project would provide approximately 4,200 gross square feet of privately owned public open space (POPOS), which would include a 2,300-square-foot outdoor terrace and 1,900 square feet of indoor support space for the dedicated public entrance and elevator lobby to the POPOS. The project would be supported on a hybrid foundation that would consist of a four-foot mat slab supporting the approximate southern half of the building. The remaining building portion would be supported by a 6- to 10-foot foundation bearing on 6-foot-diameter piles that would be drilled approximately 40 feet into bedrock, for a total length of around 160 feet under the mat slab.

Project construction is anticipated to last approximately 24 months and would require excavation of the total site footprint (7,045 square feet) to approximately 7 to 13 feet below ground surface (bgs). Overall, excavation of the basement levels would require removal of approximately 3,900 cubic yards of soil.

The project would require the following approvals from the Planning Commission:

- A conditional use authorization from the planning commission under Planning Code section 303 to permit hotel uses.
- A Downtown Project Authorization under Planning Code section 309 for projects within a C-3 zoning district greater than 50,000 square feet in area or 75 feet in height and for granting exceptions to the requirements of certain sections of the Planning Code.

Background

The following bullet points provide a chronological summary of the various actions documented in the record related to the proposed project that have occurred since October 2019, when the project sponsor filed for an application for the proposed project:

On October 1, 2019, the project sponsor filed a project application with the department for the project.

On October 30, 2024, the department issued a PMND for the project determining that the proposed project could not have a significant impact on the environment.

On November 20, 2024, Brian Flynn, on behalf of BCal 44 Montgomery Property LLC, and Edward Shaffer, on behalf of Chelsea Pacific Group, LLC, owner of the adjacent 564 Market Street (also known as the Chancery Building) (appellants), filed separate appeals of the PMND.

On November 20, 2024, the 20-day appeal period ended. However, at the time of PMND publication, two technical appendices were inadvertently not available for public review on the department website. As a result, the comment period was extended by an additional 20 days to December 12, 2024, once the appendices became available.

On December 11, 2024, Mr. Shaffer filed a supplemental appeal letter.

On December 12, 2024, the appeal hearing was continued to February 27, 2025.

On February 27, 2025, the appeal hearing was continued to April 3, 2025.

On March 19, 2025, Mr. Flynn filed another supplemental appeal letter and Mr. Shaffer filed two additional supplemental letters. The subject of one of the Shaffer letters, “Re: Objections to Approval,” contains concerns regarding the project’s code compliance, with none of the stated concerns being related to environmental effects. Therefore, this appeal response does not address any of the concerns brought up in this particular letter as they are not related to CEQA. This appeal response addresses concerns noted in all other appeal letters filed.

On April 3, 2025, the appeal hearing was continued to May 1, 2025.

Planning Department Responses

The Planning Department's responses to concerns raised in the appeal letters are provided below, organized by topic. The appellants have not met the legal burden of proof of providing substantial evidence supporting a fair argument that the project may have a significant environmental impact in order to support their argument that an environmental impact report is required for the project.

Response 1 (Geology and Soils): The PMND appropriately analyzes the potential environmental effects of the proposed project related to geology and soils, providing substantial evidence that the project would not have a significant impact on surrounding structures.

The appellants contend that the PMND fails to evaluate the geotechnical impacts of project construction on surrounding buildings, including impacts related to soil settlement, dewatering, and liquefaction. This contention is incorrect. The PMND analysis correctly accounts for the city's entire review process, with environmental review being one of the initial steps of that process. During the environmental review process, the department considers whether the construction of a proposed project could have substantial adverse effects on soils or geologic features on the project site, and whether a project could be feasibly constructed and supported by the underlying site conditions. This information is typically summarized in a preliminary geotechnical report. The function of a geotechnical report is to provide recommendations by a licensed geotechnical professional to a project's engineer of record, who must then incorporate those recommendations into building permit-level drawings and construction documents, to ensure that the proposed structure can be supported on the proposed foundation system.

Subsequent to the environmental review process, the building department undertakes structural review to ensure that a building can be safely constructed in accordance with all applicable state and local codes. At this stage, the building department reviews more detailed structural plans, which are typically not available, nor required, during the environmental review phase. Instead, environmental review for a project is generally based on a project's architectural plans.

In compliance with these building requirements, the project sponsor submitted a geotechnical report prepared by a licensed geotechnical engineer to the planning and building departments. This report investigated site, soil, geologic, and groundwater conditions of the subject property, and made geotechnical recommendations pertaining to the project's construction.[1] These recommendations address site preparation and grading, seismic design, foundation types, shoring and protection of adjacent buildings, and more. The California Building Code also includes specific provisions, including Protection of Adjoining Properties (section 3307), which must be addressed in the project's structural plans.[2]

The preliminary geotechnical report concluded that the proposed development is feasible from a geotechnical standpoint, but also acknowledged the need for a design-level geotechnical investigation once more detailed permit-level project drawings are available. As such, the department addressed the limited

[1] Langan. *Preliminary Geotechnical Evaluation: 570 Market St.* August 27, 2019.
[2] *Ibid*.

question before it, and correctly concluded that the project could feasibly be constructed on the project site and would not result in any significant impacts related to geology or soils.

Administrative Bulletin 082 and Impacts to Adjacent Structures

Additionally, building department Administrative Bulletin 082 (AB 082), Guidelines and Procedures for Structural Design Review, applies to the proposed project under the San Francisco Building Code and specifies the guidelines and procedures for independent structural and geotechnical design review during the application review process for a building permit. The scope of services for geotechnical engineering review required under AB 082 includes assessment of the project's proposed foundation system and its appropriateness for the structure and ground conditions on the site, the potential effects of construction activities, the predicted foundation settlement, and the project's potential long-term interaction with foundations of existing adjacent and nearby structures.

AB 082 also outlines how the director of the building department would resolve any disputes between the structural design reviewer and the project's structural and geotechnical engineers of record. The building department would review the final building plans (construction plans) for conformance with recommendations of the site-specific, design-level geotechnical evaluation to ensure compliance with state and local building codes, including AB 082. This building permit application review process would occur prior to the issuance of construction permits and would ensure that the proposed project would not result in significant geology and soils impacts, including significant adverse impacts to existing nearby structures.

In summary, the project is required to comply with the city's project review process, which would entail detailed, design-level geotechnical and structural review by the building department. Compliance with all mandatory provisions of the California Building Code and San Francisco Building code would ensure that the project would not result in significant geology or soils impacts. Therefore, no mitigation measures are required. During the environmental review stage, the department addresses the limited question of whether a project can feasibly be constructed on the project site based on the site's underlying soil conditions and site context. Based on the project's preliminary geotechnical report, the department has correctly determined that the project is feasible and would not result in any significant impacts to geology or soils. The appellants have not provided evidence to support a fair argument that the project would result in significant geology and soils impacts.

Response 2 (Air Quality): Substantial evidence provided in the PMND and additional health risk analysis conducted since then, establishes that the proposed project would not result in any significant impacts related to air quality.

The appellants contend that demolition and construction activities will expose the public to significant adverse levels of air pollution, including from asbestos and lead-based paints and construction dust. Additionally, the appellants contend that construction activities could increase cancer risks for people living and working in the area, and that nearby office workers should be treated as sensitive receptors.

Construction Dust

With regards to construction dust impacts, studies have shown that the application of best management practices at construction sites significantly control fugitive dust and reduce fugitive dust by up to 98 percent, as described on page 50 of the PMND.[3,4] As such, they are an effective strategy for controlling construction-related fugitive dust. As described on pages 54 and 55 of the PMND, the project would be required to comply with the city's Construction Dust Control Ordinance and implement best management practices to reduce control construction dust. Such measures include wetting down areas around soil improvement operations, placement of upwind and downwind particulate dust monitors, limiting areas subject to excavation, grading, and other demolition or construction activities at any given time, and the like. These measures would be required as a matter of law already applicable to the proposed project. Accordingly, this impact was determined to be less than significant and no mitigation measure is required.

Construction and Operational Air Quality Impacts

The project's construction and operational air pollution impacts are discussed under Impact AQ-4, starting on page 57 of the PMND. The PMND evaluated the air quality health risk impact of the project to sensitive receptors near the project site, with the closest analyzed receptor located approximately 395 feet away from the project site. Following the publication of the PMND, a more detailed health risk assessment was prepared to evaluate construction and operational health risk impacts to receptors in the immediate vicinity of the project site, including worker receptors directly adjacent to the project site (see PMND text revisions – Exhibit C).[5] Thus, the revised PMND addresses worker receptors as sensitive receptors and presents results of toxic air pollutants on workers located in office buildings located adjacent to the project site. The health risk assessment modeled project-specific emissions based on the proposed land uses, construction schedule, construction equipment list and construction trip information, as provided by project sponsor.

The health risk assessment determined that, with the implementation of mitigation measure M-AQ-4a: Clean Off-Road Construction Equipment, which would be required as condition of project approval, the construction of the proposed project would not exceed the air district's or city's health risk thresholds for chronic hazard index, cancer risk, or $PM_{2.5}$. As described in the PMND, the use of clean construction equipment can reduce construction emissions by 93 to 96 percent as compared to fleet average. Therefore, as concluded in the PMND and substantiated through additional health risk emissions modeling, the proposed project would result in a less-than-significant impact to nearby sensitive receptors related to construction toxic air contaminants, including the adjacent office building abutting the project site.

The project-specific health risk assessment also determined that operation of the project would result in a less-than-significant impact to residential or worker receptors with the implementation of mitigation

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[3] Western Regional Air Partnership. *2006. WRAP Fugitive Dust Handbook.* September 7, 2006. This document is available online at https://www.env.nm.gov/wp-content/uploads/sites/2/2017/02/WRAP_FDHandbook_Rev_06.pdf, accessed January 15, 2025.

[4] San Francisco Planning Department. *Air Quality and Greenhouse Gas Analysis Guidelines.* February 2025.

[5] Ramboll. *Air Quality Health Risk Assessment Methodology and Results Memo: 570 Market Street, San Francisco, CA.* January 2025.

measure M-AQ-4b: Clean Diesel Generators for Building Operations, including to receptors adjacent to the project site.

The internal air circulation system of nearby buildings, which one of the appellants brings up in their letter, is not within the purview of the proposed project. The project site is located in the existing air pollutant exposure zone and sensitive receptors within the zone already experience elevated levels of air emissions. However, as described in the PMND and reiterated above, implementation of air quality mitigation measures and best management practices to reduce construction dust would ensure that the proposed project would not make a considerable contribution to existing significant cumulative health risk impacts in the area.

Lead and Asbestos

With respect to lead and asbestos, these impacts are described in the hazards and hazardous materials section of the PMND on pages 96 through 98. Lead and asbestos handling and removal are regulated in accordance with local and state regulations, as well as air district, California Department of Toxic Substances Control, Cal/OSHA, and California Department of Health Services requirements. Specifically, California Health and Safety Code section 19827.5, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until a project sponsor has demonstrated compliance with the notification requirements under applicable federal regulations regarding hazardous air pollutants, including lead and asbestos.

The California Legislature vests the local air district, in this case the Bay Area Air District, with the authority to regulate airborne pollutants, including asbestos-containing material, through both inspection and law enforcement. The air district is to be notified 10 days in advance of any proposed demolition or abatement work. Any disturbance of asbestos-containing material at the project site would be subject to the requirements of air district Regulation 11, Rule 2, Hazardous Materials—Asbestos Demolition, Renovation, and Manufacturing. The local office of Cal/OSHA must also be notified of asbestos abatement. Asbestos abatement contractors must follow state regulations contained in California Code of Regulations title 8, section 1529 and sections 341.6 through 341.14, when their work involves 100 gross square feet or more of asbestos-containing material. Pursuant to California law, the building department would not issue the required permit until the project sponsors have complied with the requirements described above.

Work that could result in any disturbance of lead-based paint must comply with San Francisco Building Code section 3423, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Section 3423 identifies prohibited practices that may not be used when removing lead-based paint, as well as notification requirements. Where work would disturb or remove lead-based paint on the exterior of a building, or the interior of occupied buildings built prior to or on December 31, 1978 – such as the existing structure at 570 Market Street – section 3407 requires specific notification and work standards and identifies prohibited work methods and penalties. The demolition would also be subject to the Cal/OSHA lead in construction standard (California Code of Regulations title 8, section 1532.1). This standard requires development and implementation of a lead compliance plan when materials containing lead are disturbed during construction. The plan must describe activities that could emit lead, methods that would be used to comply with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction.

Cal/OSHA would require 24-hour notification if more than 100 square feet of lead-containing material would be disturbed.

Based on mandatory compliance with existing regulatory requirements, as concluded on page 98 of the PMND, the proposed project would not result in a significant hazard to the public or environment from hazardous materials such asbestos and lead-based paint and the proposed project would result in a less-than-significant impact related to these substances.

In summary, the appellants have not provided a fair argument supported by substantial evidence that the proposed project would result in significant air quality impacts. The PMND's analysis of air quality impacts, as supplemented by the additional health risk assessment conducted to support the department's appeal response, are accurate and sufficient. No further analysis is required.

Response 3 (Noise and Vibration): Based on substantial evidence provided in the PMND and additional analysis conducted for informational purposes, the proposed project would not result in significant impacts related to noise and vibration.

The appellants contend that project construction would have significant noise impacts on nearby office workers and would result in significant vibration impacts on nearby historic structures. Their arguments, however, do not meet the legal standard of providing substantial evidence in support of a fair argument that such a significant impact would occur, for the reasons described below.

Construction Noise

The project's noise impacts during construction are discussed in the PMND beginning on page 37. Consistent with the *Governor's Office of Planning and Research's General Plan Guidelines 2017*, noise sensitive receptors are defined as: residences, hospitals, convalescent homes, schools, churches and sensitive wildlife habitat (e.g., nesting birds, marine mammals, protected fish species). The planning department also considers hotels and motels as noise sensitive receptors, and commercial and industrial uses are considered noise sensitive uses if they are exposed to noise levels of 100 dBA or higher.

Construction noise is regulated by the San Francisco Police Code, article 29, section 2907. Police Code section 2907 requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at 100 feet from the source. Impact tools are not subject to the equipment noise limit provided that impact tools and equipment would have intake and exhaust mufflers recommended by the manufacturers and are approved by the Director of Public Works or the Director of Building Inspection as best accomplishing maximum noise attenuation. Table 7 on page 38 of the PMND describes the typical noise levels of construction equipment anticipated to be used at the site. As dictated by the city's noise ordinance, a default reference distance of 100 feet between the construction equipment and noise receptor was used.
The planning department also analyzes the construction noise using guidance provided in the Construction Noise Assessment of the Federal Transit Administration Transit Noise and Vibration Assessment Manual (FTA manual). Specifically, the planning department uses the general assessment daytime residential noise limit of 90 dBA at residential receptors or 100 dBA at commercial or industrial receptors as developed by the Federal Transit Administration. This assessment results in a reasonable worst-case scenario because it is based on the

assumption that the two noisiest pieces of equipment would operate simultaneously. If any of the above criteria are exceeded (10 dB increase in ambient noise levels, 90 dBA at noise-sensitive receptors or 100 dBA at commercial and industrial receptors), the planning department would evaluate the temporal frequency, duration, and intensity of the exceedance when determining whether construction noise could result in a substantial temporary increase in ambient noise levels.

For informational purposes and to ascertain potential noise levels on the adjacent office uses (as raised in one of the appeal letters), Table 7 was updated since the publication of the PMND to include typical noise levels of construction equipment at a shorter distance of 20 feet between the equipment and the noise receptor to better simulate the distance between project construction equipment and nearby receptors in adjacent structures (see PMND text revisions – Exhibit C).[6]

At a reference distance of 20 feet, no construction equipment would exceed 100 dbA (see Attachment B to this appeal response, Updated Construction Noise Tables). This calculation takes into account the simultaneous operation of the two noisiest pieces of equipment during a given phase consistent with the FTA manual. As a result, construction noise impacts to commercial uses in the area would be considered less than significant, which is consistent with the findings in the PMND.

Additionally, as discussed in the PMND on page 42, construction noise is generally the most substantial during the initial phases of the project, which include demolition, site preparation, and grading, and generally decreases in the latter phases. Construction equipment noise is also intermittent and would occur in limited intervals at a time. Furthermore, the analysis provided in the PMND and above is conservative because it assumes that no acoustic shielding or attenuation from building walls, windows, or other measures would occur.

In the supplemental appeal letter submitted by Mr. Flynn dated March 19, 2025, the appellant contends that the construction noise analysis is inaccurate because it improperly applied the general assessment methodology provided by the FTA Manual. The appellant contends that the analysis should have employed an equipment usage factor[7] of 1 (i.e., 100 percent), instead of a range between 16 to 50 percent as the PMND did, and a noise attenuation factor of 3 dB per doubling of distance, instead of 6 dB per doubling of distance. The appellant contends that by calculating construction noise levels with those assumptions, there could be potentially significant construction noise impacts at the nearest residential and commercial receptors.

However, the appellant's analysis is inaccurate and misleading because it conflates two different methodologies. While the FTA Manual general assessment methodology does recommend a usage factor of 1, the general assessment guidelines state that a noise attenuation factor equating to a 6 dB reduction per doubling of distance should be used, not 3 dB as the appellant claims. Thus, the appellant's construction noise calculations are misleading.

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6 Salter, Alex. "Re: 570 Market Tables." Received by Ryan Shum. 24 January 2025.

7 The usage factor is the percent of time a piece of construction equipment is used throughout the day.

Typically, construction noise analysis is a multi-step process that first entails a more conservative analysis with broad assumptions and subsequently a more refined methodology if the initial analysis finds that a project could result in significant impacts. The FTA Manual general assessment methodology also allows for an adjustment of the usage factor based on the amount of time that construction equipment would be used during the day, and based on more refined analysis and project. The usage factor is based on Federal Transit Administration methodology and reflects the fact that most construction equipment is generally used intermittently and is not used throughout the day, thereby reducing its noise levels over the course of a workday.[8] Consequently, the PMND noise analysis used a more refined usage factor of 16 to 50 percent per guidance by the Federal Highway Administration (FHA) to better reflect the frequency of use of the construction equipment.[9] This more refined methodology determined that project construction would not result in significant noise impacts to nearby residential and commercial receptors, as described above.

For informational purposes, supplemental noise analysis was conducted in accordance with the FTA Manual general assessment methodology (i.e., with an equipment usage factor of 1 and a noise attenuation factor equating to a 6 dB reduction per doubling of distance).[10] This supplemental analysis conservatively evaluated if construction equipment would be operating with 100 percent usage factor. As shown in Table 1 below, construction noise levels still would not exceed construction noise thresholds at the nearest residential and commercial receivers when using recommended assumptions of the FTA general assessment methodology.

Table 1: Calculated Noise Levels at Nearest Off-Site Sensitive Use from Daytime Construction

Phase	Loudest Two Noise Sources	Estimated Construction Noise Level (dBA) at Nearest Residential Receiver (450 feet)	Exceeds 90 dBA Residential Standard?	Estimated Construction Noise Level (dBA) at Nearest Commercial Receiver (20 feet)	Exceeds 100 dBA Commercial Standard?
1	CSM Rig, Jackhammer	68	No	95	No
2	Concrete Saws, Jackhammer	72	No	99	No
3	Concrete Pump, Excavator	65	No	92	No
4	Drill Rig, Cranes	67	No	94	No
5	Pressure Washer, Cranes	67	No	94	No

8 Ibid., p. 12-3.

9 Based on the US EPA document, "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances" 1971, noise data from Federal Highway Administration (FHWA) Roadway Construction Noise Model User's Guide, 2006, and data from other Salter Projects.

10 Salter, Inc. *570 Market Street Acoustical Response to Appeal of Preliminary MND.* April 4, 2025.

In summary, the PMND noise analysis employed a multi-step process and properly calculated the project's construction noise impacts to the nearest sensitive receptor (i.e., residences at 333 Bush Street approximately 450 feet away) and properly evaluated ambient noise levels at nearby commercial receptors. The supplemental analysis evaluated construction noise levels against the FTA criteria of 100 dBA for commercial and industrial receptors and confirmed that projects construction noise would not exceed those levels. The appellant's contention that the PMND noise analysis is inaccurate because it should have used the more generalized FTA guidance is misleading, and the appellant's noise calculation is also misleading because it does not use a 6 dB per doubling of distance noise attenuation factor as provided by the FTA general assessment methodology. Supplemental noise analysis using the more conservative FTA general assessment methodology, shown in Table 1 above, further supports the PMND conclusion that the project would not result in significant construction noise impacts.

Construction Vibration

The project's vibration impacts during construction are discussed in the PMND beginning on page 44. With regards to construction vibration impacts, the PMND identified that the 566 Market Street, 576 Market Street, and 44 Montgomery Street buildings could be susceptible to ground-borne vibration from demolition and construction activities of the proposed project. Therefore, the PMND determined that Mitigation Measure M-NO-2 will be required before and during construction. The project sponsors have agreed to implement this measure.

The primary purpose of the mitigation measure is to prevent damage to nearby structures and requires that all feasible means to avoid damage to potentially affected buildings be identified in the project's Vibration Management and Monitoring Plan (Monitoring Plan) and employed. Examples of avoidance measures that could be employed include using alternative pieces of construction equipment or techniques and adjusting the buffer zones of equipment. The Monitoring Plan would also include procedures to actively monitor vibration levels at the construction site to ensure that they do not exceed the established standards identified in the plan. As described in the mitigation measure, the project would be required to retain a qualified structural engineer and historic preservation professional to conduct periodic inspections of adjacent buildings for signs of vibration-induced damage during vibration-generating construction activities, and to immediately notify the planning department if any damage is visible and incorporate alternative construction techniques to reduce further effects. At the time that the Monitoring Plan is prepared, the structural engineer and planning department would also have the discretion to reclassify nearby buildings to meet stricter vibration standards based on additional information on structural conditions of the building, as appropriate; for example, 44 Montgomery Street may be reclassified from "modern industrial/commercial buildings" to "historic and some older buildings," as appropriate.[11]

It is important to note that the Caltrans vibration standards are guidelines for assessing potential vibration damage and not brightline thresholds as the appellant contends. The Caltrans standards are guidelines because all buildings are constructed in slightly different ways using different construction techniques and materials, and with different underlying soil conditions and surroundings. As a result, construction-induced

[11] This classification is for the purposes of construction vibration monitoring only, and how a building is classified is independent of a building's actual historic status.

vibration interacts with buildings in varying degrees and there is no brightline threshold upon which vibration impacts are certain to occur. The Caltrans standards are a reflection of this and offer guidance of when vibration impacts *may* start to occur, and an exceedance does not guarantee that an adverse impact would occur, nor does it automatically constitute a significant impact. Therefore, the appellant's contention is incorrect.

As a final protective measure, in the event that all feasible avoidance measures are employed and damage does occur, the damage would be detected early due to active monitoring requirements per the Monitoring Plan. Furthermore, the project sponsor would be required to implement additional measures to minimize vibration impacts and repair any damage to its preconstruction state. Any damage to a historic building would require the remediation to be overseen by a qualified preservation professional and planning department preservation staff.

Mitigation measure M-NO-2 outlines clear steps and performance measures for the monitoring and potential repair of any vibration-induced damage. Construction-level details are often not determined yet at the time of environmental and architectural review, and minor changes often occur at the time of structural building permit review and once construction starts; the vibration monitoring plan and mitigation measures are adaptable to the conditions of the project site at the time of construction. The project would be required to implement the measures described in mitigation measure M-NO-2. The PMND, therefore, is not deferring any mitigation or analysis of vibration impacts. With implementation of this mitigation measure, the PMND determined that the impacts from construction vibration would reduce any potential damage to adjacent structures from construction to a less-than-significant level.

The appellants have not offered any evidence to support their contention that construction vibration could result in significant adverse impacts to historic buildings.

Response 4 (Historic Resources): Based on substantial evidence provided in the PMND, the proposed project would not result in a significant impact to historic resources.

The appellants contend that the project could have potentially significant impacts on nearby historic buildings due to the mass and scale of the proposed building, vibration from demolition and construction, ground settlement from dewatering and increased soil stresses, and increased lateral loads. The appellants also contend that the project block should be evaluated as a historic district. The appellants have not offered any evidence to support these assertions. By contrast, the PMND provides substantial evidence to support the conclusion that significant impacts of this nature would not occur. As discussed on pages 15 through 17 of the PMND, the project site is not within a designated historic district and construction of the proposed project would not affect the historic significance of nearby historic buildings:(44 Montgomery Street, Chancery Building located at 562-566 Market Street, Finance Building at 576-580 Market Street, Hobart Building at 582-590 Market Street, Flatiron Building at 540-548 Market Street, Crocker Bank Building; three commercial buildings at 550, 554 and 560 Market Street which are located on the subject block (Block 0291); and Crocker Bank Building located at 1 Sansome Street located at the north confronting block (Block 0289). As described in the department-prepared Historic Resources Evaluation Report (HRER) for the project, "the subject property does not appear to be part of a significant concentration of historically or architecturally unified buildings such

that it would rise to the level of an eligible historic district." As such, the potential of the project block to be designated as a historic district and the subject property to be included in said district was already evaluated in the project HRER. The architectural cohesion of Market Street is not relevant in the context of the project's historic resource evaluation because the subject property is not part of a historic district. Likewise, new shadows caused by the project would not affect historic character defining features of nearby properties.

Additionally, the appellant is incorrect in their assertion that 44 Montgomery Street was not classified as a historic resource and evaluated accordingly in the PMND. Contrary to the appellant's contentions, 44 Montgomery Street was evaluated as a historic resource in the project's cultural resource analysis as evidenced by its inclusion in the list of adjacent historic resources in the HRER. The proposed project would not affect the physical features that convey the historical significance of nearby historic resources, including 44 Montgomery Street.

The project's geology and soils and vibration impacts are discussed thoroughly in the PMND and are summarized in the responses 1 and 3 above. Furthermore, the project sponsor has committed to implementing mitigation measure M-NO-2, Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction, which aims to avoid potential vibration impacts, and would be required to implement the recommendations from the design-level geotechnical investigation process as outlined above, which would ensure that there are no impacts to nearby properties related to ground settlement, dewatering, or lateral loads.

Response 5 (Freight Loading): As discussed in the PMND, the proposed project would not result in any significant impacts related to transportation, including secondary impacts resulting from insufficient loading facilities.

The appellants contend that the project's freight loading impacts were not properly evaluated and that the project may have adverse secondary impacts resulting from insufficient loading facilities. The PMND mistakenly included a description of an off-site loading space on page 3 of the PMND based on an earlier iteration of the proposed project (see PMND text revisions – Exhibit C). However, the loading analysis did not assume the project would include an off-street loading space, and is therefore accurate.

As discussed on page 30 of the PMND, the project relies entirely on on-street loading facilities and the loading analysis does not reference any off-street loading spaces. The project is anticipated to average 12 daily freight loading occurrences spread throughout the day, and average approximately two loading occurrences during the peak hour of loading activity. Freight deliveries would primarily be comprised of smaller vehicles such as light trucks and panel vans. Given the length of the existing on-street loading zones, there would be sufficient loading space to accommodate the project's peak hour loading demand of two trucks. Therefore, no secondary transportation impacts resulting from inadequate loading supply are expected. The appellants have not offered any evidence to support their contention that the project could result in significant transportation impacts resulting from inadequate freight loading supply and, no additional analysis is required.

Response 6 (Shadow): As discussed in the PMND, the proposed project would not result in any significant impacts related to shadow.

The appellants contend that the project would have adverse shadow impacts on privately owned public open space (POPOS) in the area, but do not offer any substantial evidence supporting a fair argument of how the project would result in significant shadow impacts. As discussed on page 67 of the PMND, the project would cast some new shadow on POPOS in the area, including the One Sansome Street courtyard, One Bush Plaza, the plaza at 333 Market Street, and the plazas at 425 and 525 Market Street. However, these shadows would be intermittent, and the net new shadow would not substantially affect the use and enjoyment of these POPOS . Furthermore, POPOS are not protected open spaces under Planning Code section 295, and the appellants have provided no evidence that the proposed project would increase shadow to any open space protected under Planning Code section 295. The shadow impact analysis on nearby POPOS provided in the PMND is provided for informational purposes only, and is not a requirement to be analyzed under CEQA or the Planning Code. Therefore, no additional analysis is required.

Response 7 (Wind): As discussed in the PMND, the proposed project would not result in any significant impacts related to wind.

The appellants contend that the project would have adverse wind impacts. However, the appellants do not specify what wind impacts would occur that were not already disclosed and analyzed in the PMND, and offer no substantial evidence to support their assertion. As discussed on page 66 of the PMND, the project would generally improve wind conditions compared to existing conditions with respect to the applicable wind hazard criterion. The PMND provided adequate and accurate analysis of wind impacts, and no additional analysis is required.

Response 8 (Feasible Mitigation Measures): The PMND identifies feasible mitigation measures with performance standards that satisfy CEQA requirements.

The appellant claims that the PMND inappropriately defers mitigation of potential impacts to historic resources, geology and soils, and hazardous materials by relying on future reports and recommendations from those reports without specifying performance standards. However, the appellants' statements are not consistent with the analysis or mitigation measures contained in the PMND, or CEQA's requirements.

CEQA Guidelines section 15126.4(a)(1)(B) permits the department to further refine the details of mitigation measures after the project's approval if the environmental document (1) commits the project sponsor to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. The mitigation measures cited by the appellant meet all of these requirements and are, therefore, legally adequate in the context of CEQA review.

The PMND does not, as appellant claims, defer "formulation of mitigation measures." All of the mitigation measures contained in the PMND contain detailed performance standards that ensure their effectiveness and specify the timing of any required actions. For example, mitigation measure M-NO-2 requires the project sponsor to avoid or reduce project-related construction vibration damage to adjacent buildings and/or

structures and to ensure that any damage is documented and repaired. The mitigation measure also establishes quantified maximum vibration levels that may not be exceeded and for which the project site will be monitored. Thus, the mitigation measure specifies the components for a monitoring plan, timing, guidelines, approval process, and responsible professionals who may determine corrective measures based on construction activity and the character of adjacent buildings.

Similarly, mitigation measure M-AQ-4a requires the project to use clean off-road construction equipment and provides specific details related to engine eligibility requirements, the use of waivers, and detailed requirements for the preparation of a construction emission minimization plan. Specifically, this mitigation measure states that "[A]ll off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed U.S. Environmental Protection Agency (EPA) Tier 4 Interim or Tier 4 Final off-road emission standards." Similarly, requirements regarding the construction emission minimization plan state that "[the]plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. As reasonably available, the description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used." These specific requirements ensure that this mitigation measure would be implementable, measurable, and would reduce impacts to a less-than-significant level as concluded in the PMND on page 58.

The project sponsor has committed to implementing the mitigation measures outlined in the project's Mitigation Monitoring and Reporting Program (MMRP), and the MMRP would be made a condition of approval of the project by the Planning Commission.

With regards to the PMND analysis of geology and soils and hazardous materials, as discussed in Response 1, above, the department relies on compliance with state and local regulations that are uniformly applied to all projects and with which the project sponsor would be required to comply. Compliance with state and local regulations would require the project to meet standards that would ensure that the project would not result in a significant impact. For these types of impacts – where existing regulations ensure that no significant impacts would result - no additional mitigation measures are required.

The appellants have not provided any substantial evidence to support their assertion that the mitigation measures inappropriately defer mitigation or do not specify performance standards or implementation timing requirements.

Response 9 (Cumulative Projects): The cumulative project list is accurate, and the cumulative analysis was properly conducted.

The appellants contend that the cumulative project list is outdated and that, as a result, the cumulative analysis is flawed. A project's cumulative project list is typically developed at the beginning of the analysis period, which in this case was 2019. For longer periods of environmental review, the cumulative project list may be reviewed again to ensure that it is still accurate. The original cumulative project list was reviewed

when analysis resumed following the COVID-19 pandemic, but no new cumulative projects were identified at that time. For informational purposes, the department reviewed the list again in January 2025 and identified only minor projects and permits in the vicinity of the project site that would generally not be added onto cumulative project lists due to their minor nature and likelihood that they would not interact with the proposed project to generate cumulative impacts. Examples of such minor projects include antennae and sign installations, minor building modifications and repairs, and repainting, as well as minor utility projects such as sewer replacements or utility pole replacements due to the limited construction duration and scope. For these reasons, the cumulative project list remains the same as the list that was originally prepared and is considered to be accurate and adequate for purposes of CEQA review. The appellants do not offer any evidence to support their contention that the cumulative analysis is flawed, and thus there is no fair argument presented that the department has failed to identify a significant cumulative impact to which the proposed project would have a cumulatively considerable contribution. No further analysis is required.

Response 10 (Public Notice): The department complied with state and local notice requirements for publication of the PMND and appropriately remedied administrative errors.

The appellants contend that the department did not provide adequate notice of the publication of the PMND because, although the notice was properly sent to the owner of 564 Market Street, their legal representative claims to not have received notice of the PMND publication. The appellants also note that at least two technical studies were not made publicly available at the time of the publication of the PMND.

The department issued the PMND for the project on October 30, 2024, and sent a Notice of Availability of Intent to Adopt a Mitigated Negative Declaration (Notice of Availability) to interested parties and property owners and tenants within a 300-foot radius of the project site, including to the property owners of 564 Market Street (The Chancery Building) and 44 Montgomery Street. The department provided a 20-day appeal period that ended on November 20, 2024. During the public review period, the department determined that some of the technical background documents were inadvertently not made publicly available for review on the department website at the start of the initial 20-day appeal period. At the request of an individual who had not received the Notice of Availability, and to afford adequate time for the public to review all technical documents, the department extended the PMND comment period by 20 days to December 12, 2024.

In accordance with state and local laws, physical posters of the Notice of Availability were also publicly posted at the project site between October 30, 2024 and November 20, 2024, in accordance with Administrative Code section 31.11(4). The department verified that multiple weather-protected 11-by-17-inch notices were posted in prominent locations at the project site for the duration of the appeal noticing period. Photographs of the posted notices were taken on November 21, 2024, and are on file with the department.

Additionally, a newspaper notice was published in the San Francisco Examiner on October 30, 2024, and the Notice of Availability was also posted at the San Francisco Office of the County Clerk for the 20-day review period on the day of PMND publication.

In conclusion, the department provided sufficient notice and opportunity for review of the PMND in accordance with state and local laws.

Conclusion

For the reasons provided in this appeal response, the department has determined, based on substantial evidence in the record, that the proposed project would not have significant impacts with implementation of the feasible mitigation measure identified in the PMND; an environmental impact report is not required. The department also complied with state and local noticing requirements for the PMND and extended the initial notice period by 20 days in order to ensure that all members of the public received adequate time to submit their comments. The appellants have not provided substantial evidence supporting a fair argument that the proposed project would have significant impacts on the environment, nor have they demonstrated that the department failed to provide adequate notice of the PMND or access to records. The department therefore respectfully recommends that the Commission uphold the PMND and deny the appeals.

BRIEF(S) SUBMITTED BY RESPONDENT DEPARTMENT(S)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

BOARD OF APPEALS BRIEF

HEARING DATE: November 19, 2025

November 13, 2025

Appeal Nos.:	25-041; 25-042
Project Address:	570 Market Street
Block/Lot:	0291/013
Zoning District:	C-3-O (Downtown – Office) Priority Equity Geographies Special Use District
Height District:	300-S
Staff Contact:	Corey Teague, Zoning Administrator – (628) 652-7328 Corey.Teague@sfgov.org

Introduction

The scope of the Downtown Project Authorization (DNX) for the project proposed at 570 Market Street includes demolition of the existing two-story, approximately 16,000 square foot retail building, and new construction of a 29-story over basement, 300-foot tall building (excluding rooftop penthouses and screening) containing approximately 126,333 gross square feet. The building would be used primarily as a tourist Hotel with 211 guest rooms, but would also contain approximately 3,386 square feet of Retail Sales and Service uses at the first and second floors, and approximately 4,211 square feet of Privately Owned Public Open Space (POPOS). The project would not include any off-street parking or loading, but would provide 8 Class 1 and 8 Class 2 bicycle parking spaces. As part of the Commission's approval of the DNX, the project received exceptions from Planning Code Sections 132.1 (interior lot setbacks), 152.1, 161 (freight loading), and 162 (tour bus loading).

The appellant in Appeal No. 25-041 is the property owner of the Chancery Building at 564 Market Street (CPH 564, LP), designated as a Significant Building under Article 11, and located immediately adjacent to the east of 570 Market Street. In this appeal, the appellant does not support the Planning Commission's findings that were used to grant the exceptions for freight and tour bus loading, nor the Commission's findings generally that the project is consistent with the Planning Code and with the Objectives and Policies of the General Plan, that historic buildings will be preserved, that commuter traffic will not impede MUNI transit service or overburden streets or neighborhood parking, and that the project authorization would promote the health, safety, and welfare of the City. More specifically, the appellant raises concerns that:

- Project construction could cause long-term physical damage to the adjacent Chancery Building;
- Project construction noise, dust, vibration and emissions may physically harm, disturb and disrupt Chancery Building office tenants and lead to costly office vacancies;
- The ability of the Chancery Building to rely on operable windows for ventilation, since the building has no HVAC system, would be dramatically impaired during construction;
- The project would substantially block light and air to the Chancery Building's west side, given that some of the proposed walls of the project would be located only 1 foot from existing Chancery Building windows;
- One-third of the Chancery Building's lightwell would be blocked by a proposed wall of the project, in conflict with Urban Design Guideline S2 to match lightwells; and
- Sutter Street is exceptionally constrained and cannot support a new hotel that would generate heavy traffic, with the Planning Commission failing to recognize the combined effects of parking, deliveries and tour bus loading, which would lead to frequent double parking, interfering with

traffic movement and overburdening neighbors.

The appellant in Appeal No. 25-042 is the property owner of 44 Montgomery Street (BCal 44 Montgomery Property LLC), located immediately adjacent to the west of 570 Market Street, along the northern portion of the property closest to Sutter Street. In this appeal, the appellant argues that the Planning Commission abused its discretion by approving the DNX before completing adequate review under the California Environmental Quality Act (CEQA). In this appellant's brief, however, the focus is instead on their claim that the Planning Commission failed to:

- Consider how the project will exacerbate congestion on Sutter Street;
- Designate Sutter Street as the "principal street," instead of Market Street; and
- Consider that the project will have significant adverse environmental consequences.

Analysis

Planning Code Section 309 establishes a variety of Code exceptions the Planning Commission may grant as part of a DNX properties generally within the downtown area, understanding the limitations full compliance would create for an area that is generally built out and at larger scale and intensity. The approval motion provides detailed findings related to each exception that provide the rationale and justification for each granted exception, and so they will not be repeated in this brief. However, this brief will respond to several specific issues raised by the appellants. Additionally, Section 309(d)(3) requires that the Board find that there was an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Planning Commission in order to grant the appeal of a DNX

Responding to the first Appeal No. 25-041, several of the concerns raised pertain to potential impacts to the adjacent Chancery Building due to construction activities – vibration, excavation, noise, dust, and emissions. These are areas of concern that are addressed under CEQA analysis. The project's Final Mitigated Negative Declaration (FMND) under CEQA addresses that the project could potentially

result in adverse physical effects on various environmental resources, specifically Cultural Resources, Tribal Cultural Resources, Noise, Air Quality, and Geology and Soils, however, with the incorporation of project mitigation measures, the FMND concluded that the project could not have a significant effect on the environment, including in the above listed resource areas. Additionally, construction activities, including excavation work and impacts to adjacent building foundations, will be reviewed by the Department of Building Inspection and other relevant City agencies during the building permit review and approval process, prior to the associated construction activity taking place. At the time of drafting this brief, the FMND is under appeal and is scheduled to be heard on November 18, 2025.

With regard to light and air impacts to the Chancery Building, the appellant notes that some office windows along its west side would be located one foot from the walls of the proposed project. The windows in question here are property line windows, for which there are no explicit protections against future adjacent development. However, the Planning Commission did review this issue in detail, and the applicant provided specific design responses that were considered adequate (e.g., angled fenestration to prevent direct sight lines, light paint color within the lightwell to maximize light reflection/retention, etc.).

The appellant also raises concerns that the proposed project does not provide a matching lightwell to what exists along the west side of the Chancery Building, in conflict with the Urban Design Guidelines. However, as the appellant notes, only one-third of the existing Chancery Building lightwell would be blocked by the proposed project, with the remainder facing onto a portion of the project, which has been set back accordingly by approximately 8 feet. This setback provided by the project at floors 3-14 is effectively a corresponding lightwell fulfilling the intent of the Urban Design Guidelines. A matching lightwell does not need to be a full or exact mirror image of the adjacent lightwell, and can be off-set by up to one-third while still meeting the intent of this guideline. The project's setback along this shared side property line then continues for more than 55 additional feet beyond the Chancery Building's lightwell

toward Market Street, which further reduces the impact to property line windows in that area, discussed above.

While the potential impacts discussed above, whether in the shorter-term from construction activities or longer-term due to an overall reduction of light and air to the adjacent property, may affect existing Chancery office tenants, building office rents and occupancy rates, these considerations alone are not sufficient for the Commission to disapprove a project. The Commission reviewed the project against the Objectives and Policies of the City's General Plan and eight Priority Policies and found that, on balance, the project complies with those policies.

Both appellants raise concerns that the Planning Commission failed to adequately consider the project's effects on parking, traffic and congestion along Sutter Street. In part, this is an issue under CEQA, but as noted in the project's FMND, "In accordance with CEQA Section 21099: Modernization of Transportation Analysis for Transit-Oriented Projects, aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project… is in a transit priority area, is on an infill site, and is residential, mixed-use residential, or an employment center," and the project was determined to meet all three criteria.

Finally, a concern is raised that Market Street was determined to be the lot frontage instead of Sutter Street. It's important to note that the Planning Code gives the Zoning Administrator to determine the primary street frontage for a lot that fronts more than one street. The project that was considered by the Planning Commission in this appealed DNX relied on such a determination that Market Street is the primary street frontage for the subject lot, and that determination was not made by the Planning Commission as part of this DNX. The Zoning Administrator determined Market Street to be the primary frontage because it is a wider and far more prominent corridor than Sutter Street, and the subject lot has more frontage along Market Street than it does on Sutter Street.

Conclusion

The subject project is proposed in an extremely dense part of the City where it's understood that development conditions may be challenging, require close proximity, and will always affect adjacent properties to some degree. However, the project underwent significant review and analysis, including multiple Planning Commission hearings, and was determined to be consistent with the Planning Code, applicable guidelines, and the General Plan. The Planning Department believes the Planning Commission's action to approve the DNX with specific exceptions was the correct action, that the findings required for an appeal have not been met, and that both appeals should be denied.

cc: Edward Shaffer (Attorney for Appellant)
Brian B. Flynn (Attorney for Appellant)
Melinda Sarjapur (Agent for Permit Holder)
Joe Ospital (Department of Building Inspection)

PUBLIC COMMENT

UNITE HERE!

April 25, 2025

San Francisco Planning Commission
Secretary of Commission Affairs
San Francisco Planning Department
Attn: Jonas Ionin

RE: 570 Market Street Hotel Project

Dear Members of the Planning Commission,

This letter is in support of the proposed hotel project at 570 Market Street. As a union representing hospitality employees, we are always concerned with whether new jobs created in this industry will serve to lift up the community by providing leading wages and working conditions for the hardworking people who work in our city's hotels.

Hotel developers have historically supported the creation of good quality jobs by agreeing to remain neutral and present no encumbrances to efforts by their employees to form a union. These agreements ensure that jobs created are good quality jobs, and as such they set a standard that we believe should be followed by all hotel developers. The developer of this project has also signed an agreement which covers the building trades as well.

We support this project for its guarantees of good quality jobs in this critical industry for San Francisco, and we urge you to grant all necessary approvals.

Sincerely,

Lizzy Tapia
President

opeiu-29-afl-cio(51)mds

Elizabeth Tapia, President
Tina Chen, Secretary-Treasurer
Yulisa Elenes, Vice-President
Chito Cuellar, Vice-President

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United Brotherhood of Carpenters and Joiners of America

LOCAL UNION NO. 22

November 17, 2025

President John Trasvina
Vice President Jose Lopez
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

Sent via email to boardofappeals@sfgov.org

RE: Opposition to Appeal and Support for the proposed 570 Market Street Hotel Development

Dear President John Trasvina and members of the San Francisco Board of Appeals:

The members of Nor Cal Carpenters Union Local 22 in San Francisco and surrounding Bay Area strongly support Frontier Group's proposed hotel development located at 570 Market Street. Carpenters Local Union 22 was initially chartered in 1882 and has been an integral part of San Francisco culture, community, and the construction of this beautiful city for over a century. The proposed development at 570 Market Street has the potential to create severely needed Union construction jobs that pay area standard wages and benefits and provide opportunity for local apprentices, including women and minorities, to begin or continue their career in the construction industry. Approval of the proposed development at 570 Market Street has the potential to be a win for the community, the city and labor.

San Francisco has long been an international destination for business and leisure. This project has been in the pipeline since 2019 and underwent a multi-year design and environmental review process. As hotel occupancy continues to grow year over year because of increased travel and convention activity, 570 Market Street is positioned to take advantage of this potential growth. Situated directly above Montgomery BART Station, the building location has convenient access to public transportation, nearby offices, conventions and tourist destinations.

Right now, we are emerging from a global pandemic and a significant downturn in the economy. Construction is the second largest industry in the world, behind healthcare. It is important that we support projects like 570 Market Street because they exist as examples of how development can support labor during construction and operation. Nor Cal Carpenters Union Local 22 is excited and honored to participate in San Francisco's economic recovery. Support for the proposed development at 570 Market Street is a vote of confidence in San Francisco's recovery and we ask that the Board deny this appeal.

Thank you for your time and service in moving this project forward.

Sincerely,

Daniel Gregg
Senior Field Representative

sko/opeiu29/afl-cio

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