

R # 2017-001044 ZAD

Foster, Nicholas (CPC)

From: Jeremy Schaub <jeremy@slasf.com>
Sent: Wednesday, August 02, 2017 8:33 AM
To: Foster, Nicholas (CPC)
Cc: John Yee; Tuija Catalano; My My Ly; Gabriel Ng; Mei Lam
Subject: Re: 838 Grant - LOD Request - Supplemental Info

WITHDRAWN

Nick-

Given the concerns about the existing office uses on the 2nd-4th floor, we would like to withdraw the LOD request. Let us know if there's any formal procedure for doing that. Thanks!

Jeremy Schaub

Schaub | Ly | Architects Inc.

Formerly Gabriel Ng + Architects

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San Francisco, CA 94122

415-682-8060 ext. 103

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On Mon, Jun 26, 2017 at 11:58 AM, Foster, Nicholas (CPC) <nicholas.foster@sfgov.org> wrote:

Shall do.

Thanks,

Nicholas Foster
Planner, Northeast Quadrant, Current Planning

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9167 **Fax:** 415-558-6409

R # 2017-001044 ZAD
CK # 1071 \$664. -
M. LUELLEN (NE)



January 25th, 2017

PROPERTY ADDRESS: 838 Grant Avenue
Block 0209 / Lot 005

CASE NUMBER: #2016-015777

ZONING DISTRICT: Chinatown Visitor Retail

DETERMINATIONS SOUGHT: Modification of Non-Conforming Uses per §811

Dear Mr. Sanchez;

I am writing to request a Letter of Determination regarding the potential modification of existing uses at 838 Grant Avenue, also known as the China Trade Center, or the former Empress of China Building.

Site Description

The project site at 838 Grant Ave is an approximately 8,250-square-foot (sq. ft.), lot in the Chinatown neighborhood. The project site is located on a block bounded by Grant Avenue, Clay Street, Washington Street, & Walter U. Lum Place. It is a through lot, which also fronts onto Portsmouth Square.

The existing 6-story over two basement building (with two mezzanine levels) has restaurant, office, and retail uses, which date back to the original 1968 construction. The basement, first and mezzanine floors are retail spaces, the 2nd, 3rd, and 4th floors are office uses, with a restaurant (Empress of China) on the 5th, mezzanine, and 6th floors (as well as the sub-basement level for storage). The building has one car parking on Walter U. Lum Place, and no bicycle parking.

Per the current CVR zoning, the restaurant and office spaces are existing non-conforming.

Potential Project:

The potential project may seek to modify and rearrange the uses within the building, to bring the building within closer conformity with the CVR district Zoning Control Table. The main feature would be to relocate the 23,345 square foot restaurant and banquet hall use from the upper stories to the permitted lower levels, and then reducing the intensity of the occupancy at the top floors by changing from restaurant to office or hotel use.

Determination Requested:

The exact potential layout has not yet been defined, so we would like input on the permissibility of a few different programs. Our possible proposals are arranged per story, in line with the Zoning Control Table. Each of the proposed schemes should be viewed as a less intense use than the existing layout. Please see attached graphic representation for details.

Proposal 1:

Relocate one story of restaurant use to the 1st floor and Basement levels, and convert the 6th floor into office space per §890.70. Retail would remain on a portion of the 1st floor and mezzanine levels. The conversion to office space would greatly reduce the intensity of use at the topmost story. Moving the restaurant from the non-conforming 6th floor to the permitted lower levels would bring the location into

SCHAUB LY ARCHITECTS INC.

conformity, but we would also like to keep the use size. Would this be considered an intensification per §182? What procedures would be required to complete these changes?

Proposal 2:

Relocate three stories of restaurant use to the 1st floor and Basement levels, and convert the 5th -6th floors into office space §890.70. Retail would remain on a portion of the 1st floor and mezzanine levels. The conversion to office space would greatly reduce the intensity of use at the topmost stories. Moving the restaurant from the non-conforming 5th - 6th floors to the permitted lower levels would bring the location into conformity, but we would also like to keep the use size. Would this be considered an intensification per §182? What procedures would be required to complete these changes?

Proposal 3:

Relocate three stories of restaurant use to the 1st floor and Basement levels, and convert the 5th -6th floors into tourist hotel per §890.46. Retail would remain on a portion of the 1st floor and mezzanine levels. The conversion to a tourist hotel would greatly reduce the intensity of use at the topmost stories, and is conditionally allowed at upper levels. Moving the restaurant from the non-conforming 5th - 6th floors to the permitted lower levels would bring the location into conformity, but we would also like to keep the use size. Would this be considered an intensification per §182? What procedures would be required to complete these changes?

Other Potential Work:

- If we choose to keep some of the existing non-conforming uses in place, we would also like to know if it is possible to do a minor alteration or enlargement per §186.1(d), and what the procedure would be.
- The Floor Area Ratio for the CVR zoning is 2:1, although the existing usage is approximately 8.3:1. Would a minor expansion of the permitted 1st floor retail space be possible?
- The building currently has no code compliant open space. Would it be possible to add a roof deck to the building? It would provide an appropriate amenity for the potential office and/or tourist hotel use at the upper levels.

I would like to request an official determination from you about the potential changes in use, at the proposed locations.

Thank you for your consideration

Sincerely,



Jeremy Schaub
Principal Architect

838 GRANT AVE
LETTER OF DETERMINATION REQUEST
EXHIBIT #1

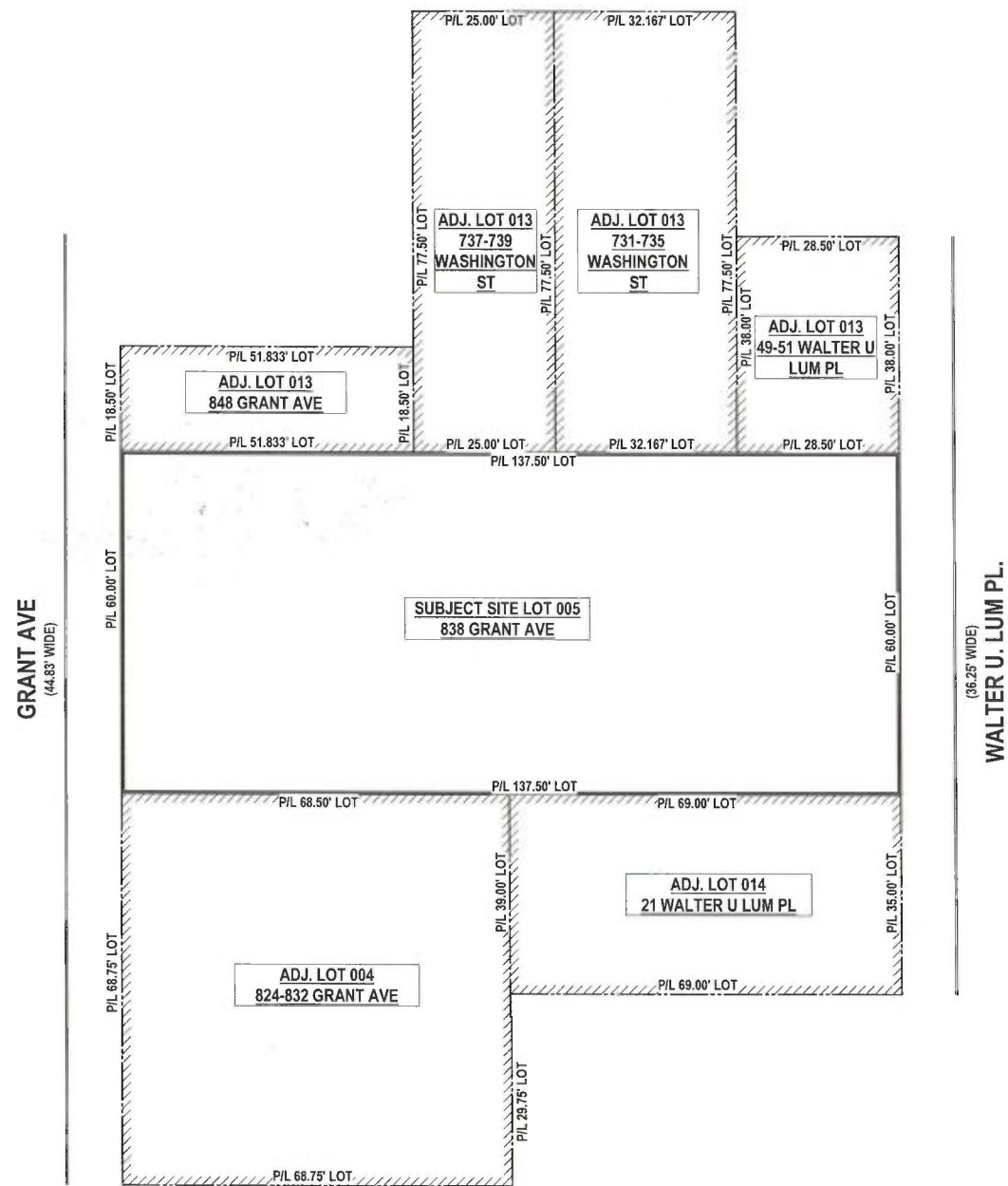
USE PER FLOOR

	ORIGINAL APPROVAL		EXISTING		PROPOSAL #1 (OFFICE)		PROPOSAL #2 (OFFICE)		PROPOSAL #3 (HOTEL)	
6 TH FLOOR	8020 S.F. RESTAURANT		8020 S.F. RESTAURANT*	8020 S.F.* OFFICE†	8020 S.F. OFFICE†	8020 S.F. OFFICE†	8020 S.F. OFFICE†	8020 S.F. HOTEL†	8020 S.F. HOTEL†	
5 TH FLOOR MEZZ.	3800 S.F. RESTAURANT	23345 S.F.	3800 S.F. RESTAURANT*	3800 S.F. RESTAURANT*	3800 S.F. OFFICE†	3800 S.F. OFFICE†	3800 S.F. OFFICE†	3800 S.F. HOTEL†	3800 S.F. HOTEL†	19840 S.F.†
5 TH FLOOR	8020 S.F. RESTAURANT		8020 S.F. RESTAURANT*	8020 S.F. RESTAURANT*	8020 S.F. OFFICE†	8020 S.F. OFFICE†	8020 S.F. OFFICE†	8020 S.F. HOTEL†	8020 S.F. HOTEL†	
4 TH FLOOR	8020 S.F. OFFICE/RETAIL		8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	
3 RD FLOOR	8020 S.F. OFFICE/RETAIL		8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	8020 S.F. OFFICE*	23270 S.F.*
2 ND FLOOR	7230 S.F. OFFICE/RETAIL		7230 S.F. OFFICE*	7230 S.F. OFFICE*	7230 S.F. OFFICE*	7230 S.F. OFFICE*	7230 S.F. OFFICE*	7230 S.F. OFFICE*	7230 S.F. OFFICE*	
1 ST FLOOR MEZZ.	5830 S.F. OFFICE/RETAIL	45475 S.F.	5830 S.F. RETAIL	5830 S.F. RETAIL	5830 S.F. RETAIL	5830 S.F. RETAIL	5830 S.F. RETAIL	5830 S.F. RETAIL	5830 S.F. RETAIL	8692 S.F.
1 ST FLOOR	8020 S.F. OFFICE/RETAIL		8020 S.F. RETAIL	2,862 RETAIL	2,862 RETAIL	2,862 RETAIL	2,862 RETAIL	2,862 RETAIL	2,862 RETAIL	5,158 REST.
BASEMENT	8113 S.F. OFFICE/RETAIL		8113 S.F. RETAIL	8113 S.F. RESTAURANT	8113 S.F. RESTAURANT	8113 S.F. RESTAURANT	8113 S.F. RESTAURANT	8113 S.F. RESTAURANT	8113 S.F. RESTAURANT	16776 S.F.†
SUB-BASEMENT	3505 S.F. REST. STORAGE	INCLUDED ABOVE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	3505 S.F. REST. STORAGE	
TOTAL	68820 S.F.		68820 S.F.	68820 S.F.	68820 S.F.	68820 S.F.	68820 S.F.	68820 S.F.	68820 S.F.	

GRANT AVE

WALTER U.
LUM PLACE

* USE IS NON CONFORMING † REDUCTION IN INTENSITY ‡ RELOCATED USE SIZE



EXISTING SITE PLAN

EXISTING PROPERTY INFORMATION

ADDRESS	838 GRANT AVE
BLOCK / LOT	0209 / 005
LOT WIDTH x DEPTH	60.0' x 137.5'
LOT AREA	8,250 S.F.
# OF RESIDENTIAL UNITS	0
(E) OFFICE SPACE S.F.	13,192
(E) RETAIL SPACE S.F.	23,620
(E) RESTAURANT SPACE S.F.	19,142

ZONING INFORMATION

ZONING	CVR (CHINATOWN- VISITOR RETAIL HISTORIC DISTRICT)
HEIGHT LIMIT	50-N
OFF-STREET PARKING	NONE REQUIRED §161 (c)

AREA CALCULATION (IN SQUARE FEET)

	RETAIL	OFFICE	RESTAURANT	COMMON AREA**	GARAGE	TOTAL
SIXTH FLOOR			6,827	1,193		8,020
FIFTH FLOOR MEZZANINE			2,579	1,221		3,800
FIFTH FLOOR			6,764	1,256		8,020
FOURTH FLOOR		6,596		1,424		8,020
THIRD FLOOR		6,596		1,424		8,020
SECOND FLOOR	5,936			1,294		7,230
GROUND FLOOR MEZZANINE	4,858			972		5,830
GROUND FLOOR	6,062			1,958		8,020
BASEMENT	6,764			1,349	242	8,355
SUB-BASEMENT			2,972	533		3,505
TOTAL	23,620	13,192	19,142	12,624	242	68,820

TOTAL NET AREA FOR ALL USES = 55,954 S.F.
 TOTAL GARAGE & COMMON AREA = 12,866 S.F.
 TOTAL GROSS AREA = 68,820 S.F.

NOTE: AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY

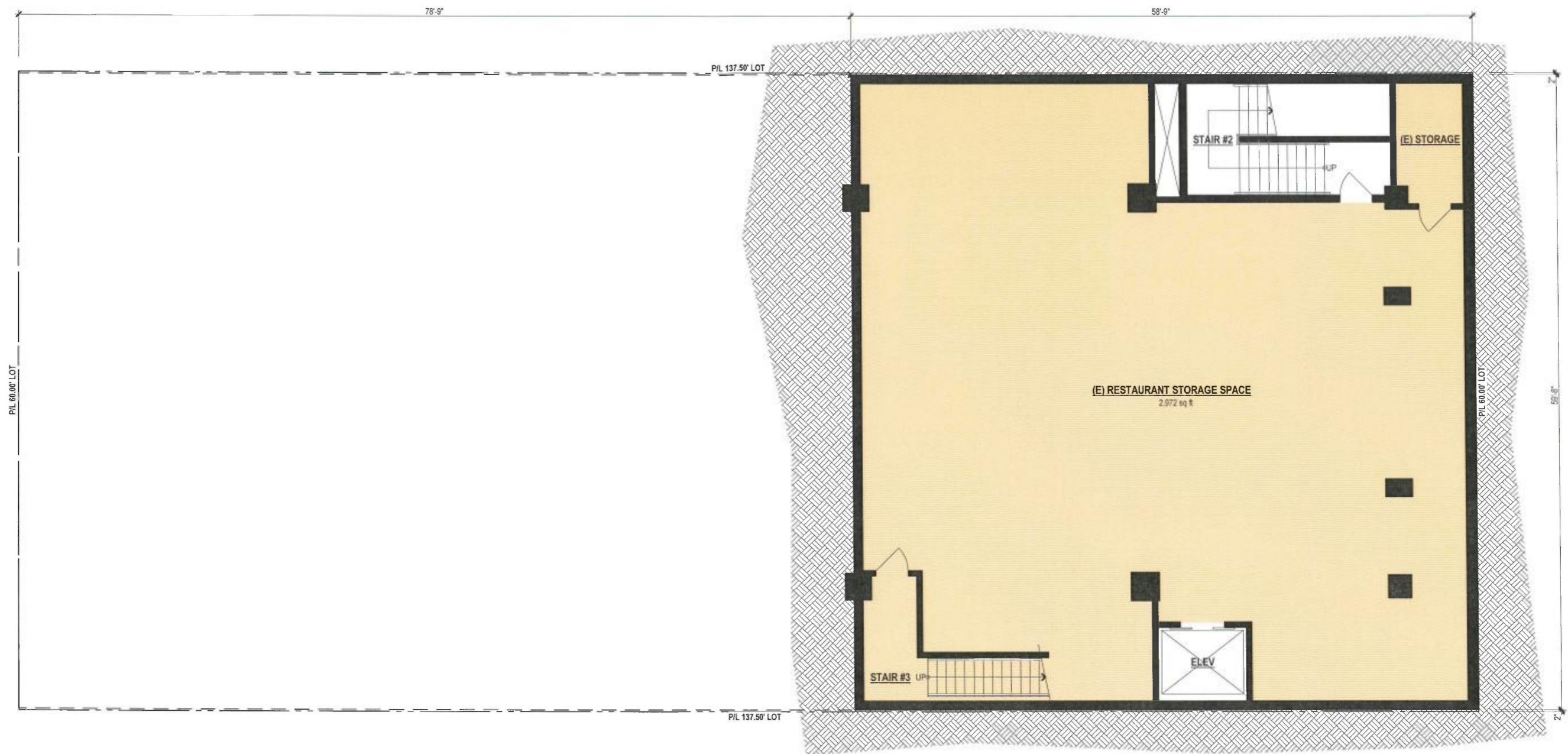
** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

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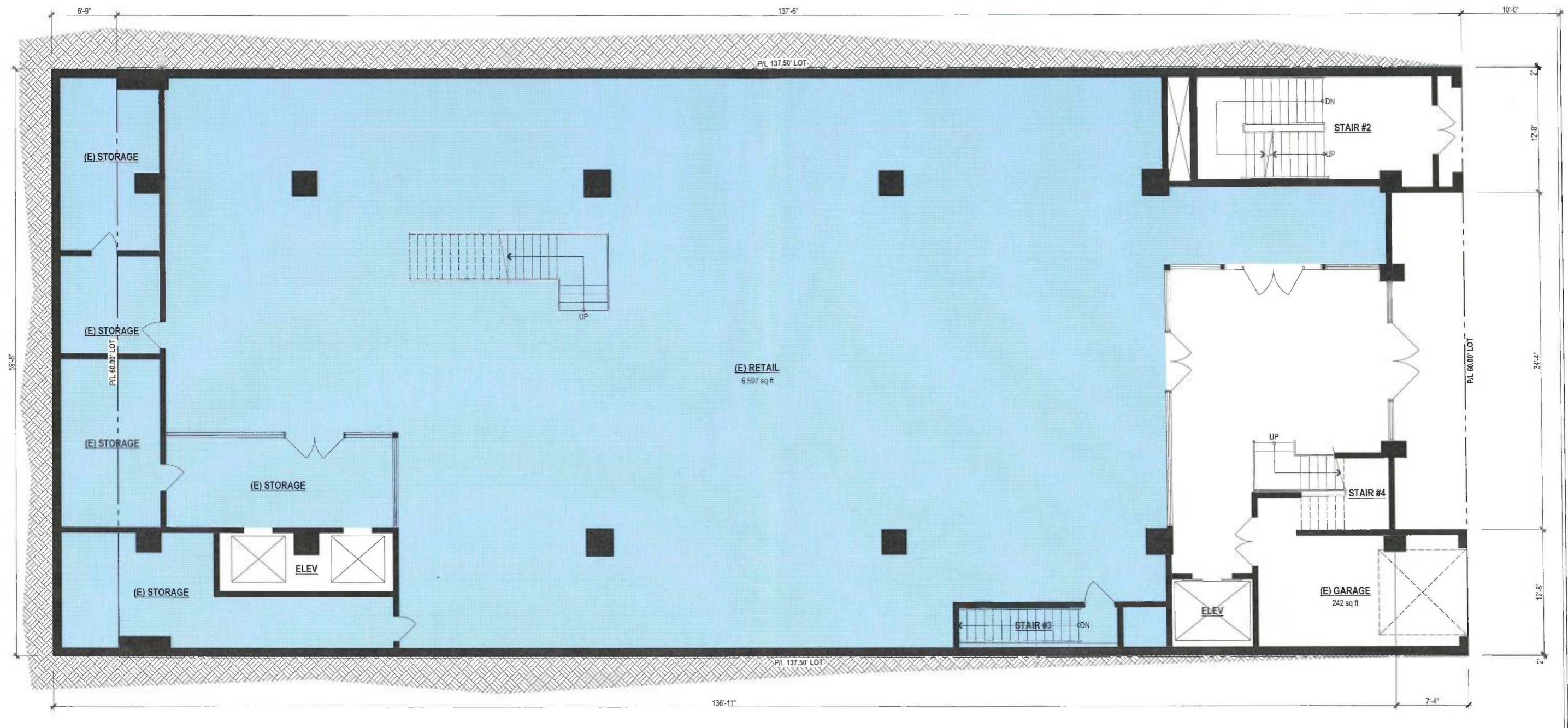
VICINITY MAP





EXISTING SUB-BASEMENT PLAN

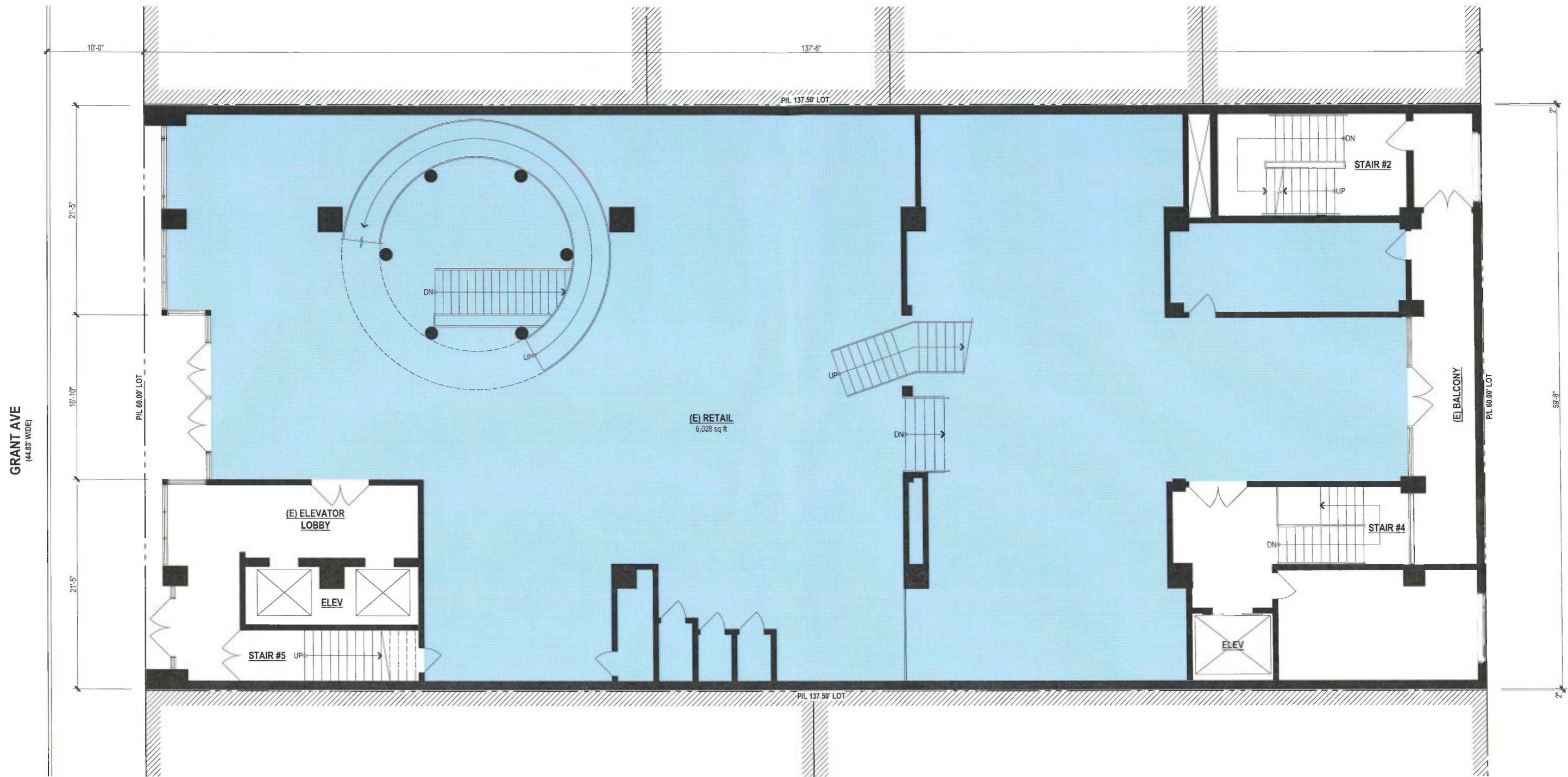




WALTER U. LUM PL.

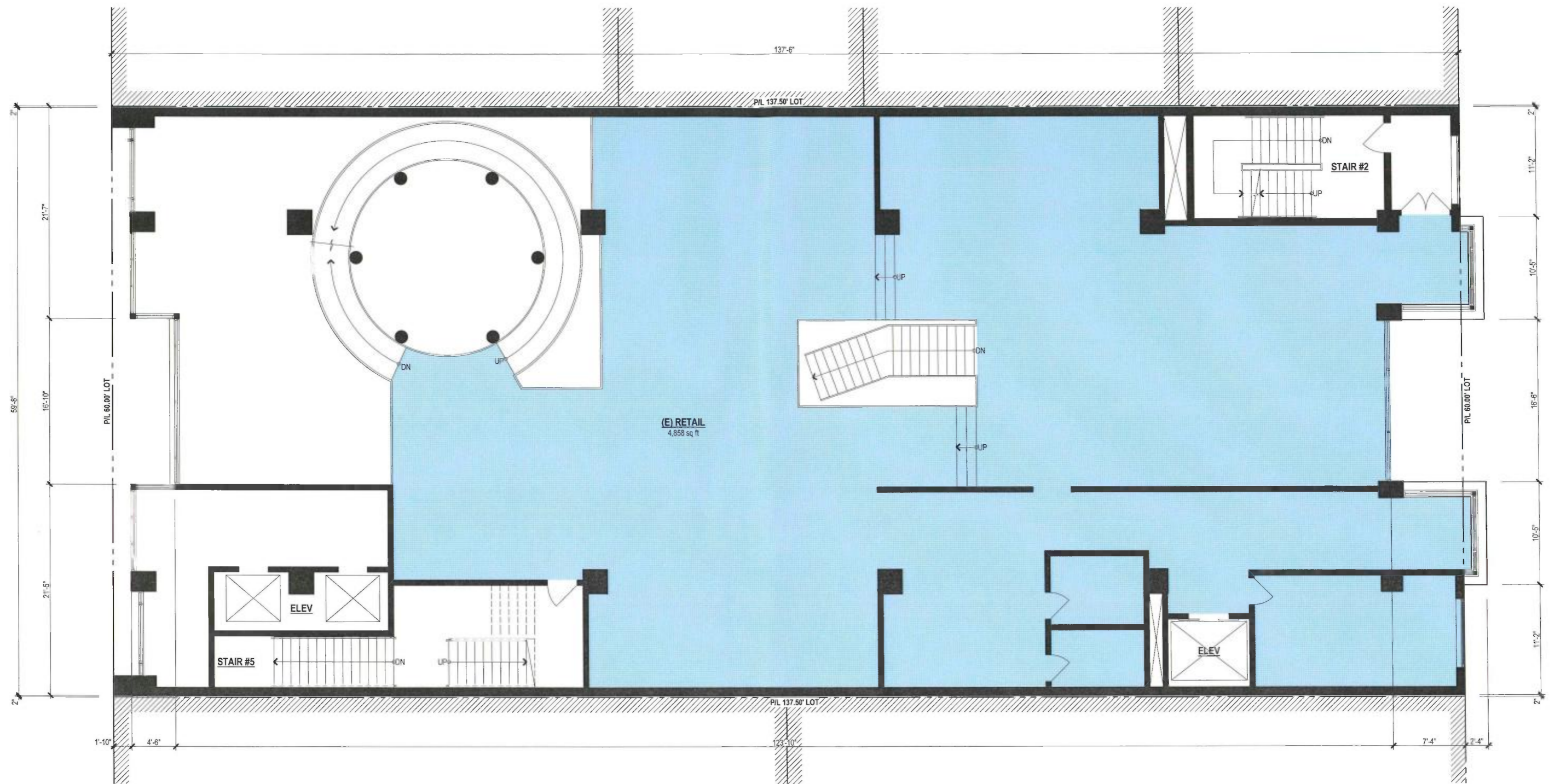
EXISTING BASEMENT PLAN / EXISTING WALTER U. LUM PL ENTRANCE





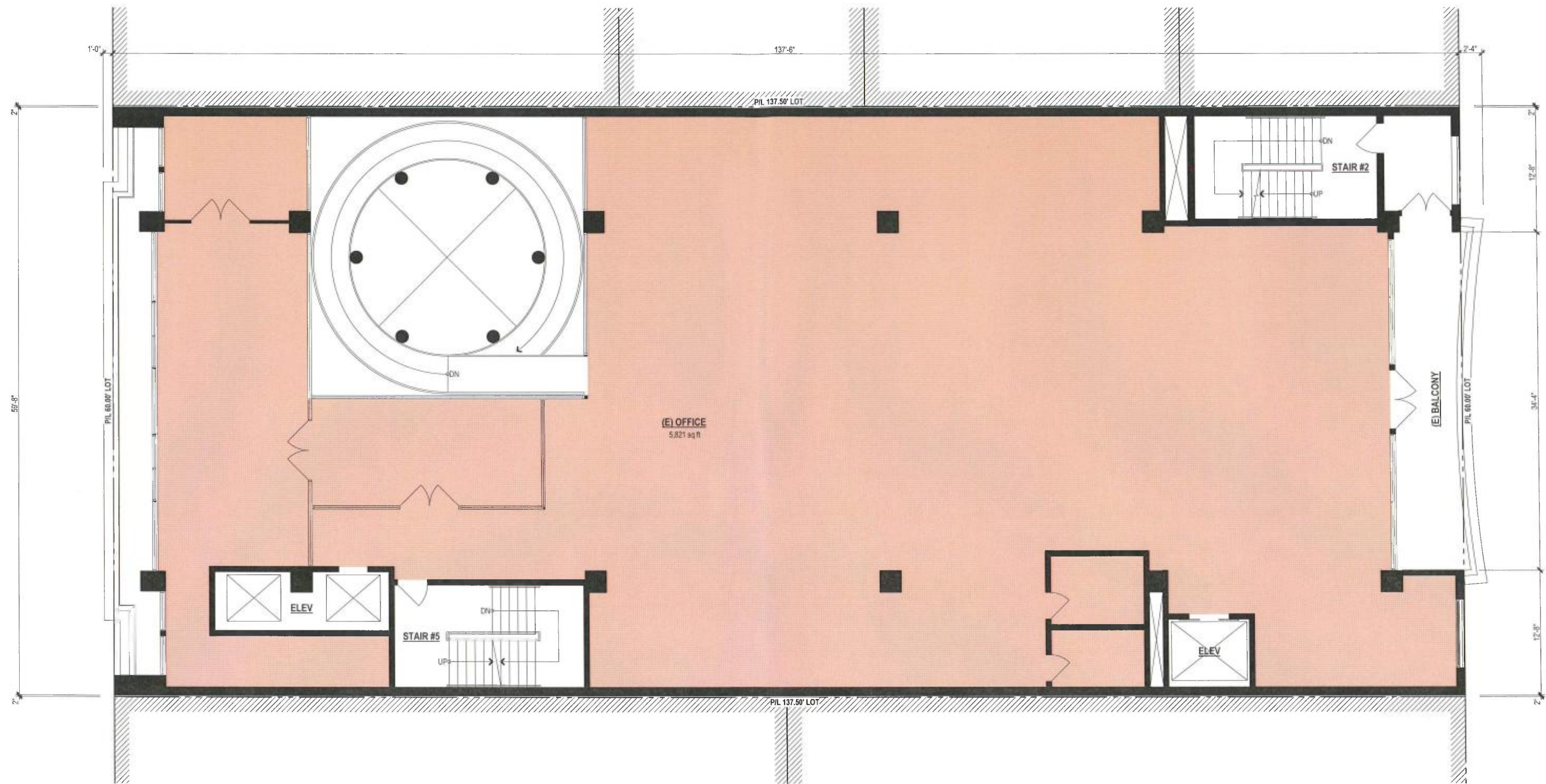
EXISTING GROUND FLOOR PLAN / EXISTING GRANT AVE ENTRANCE





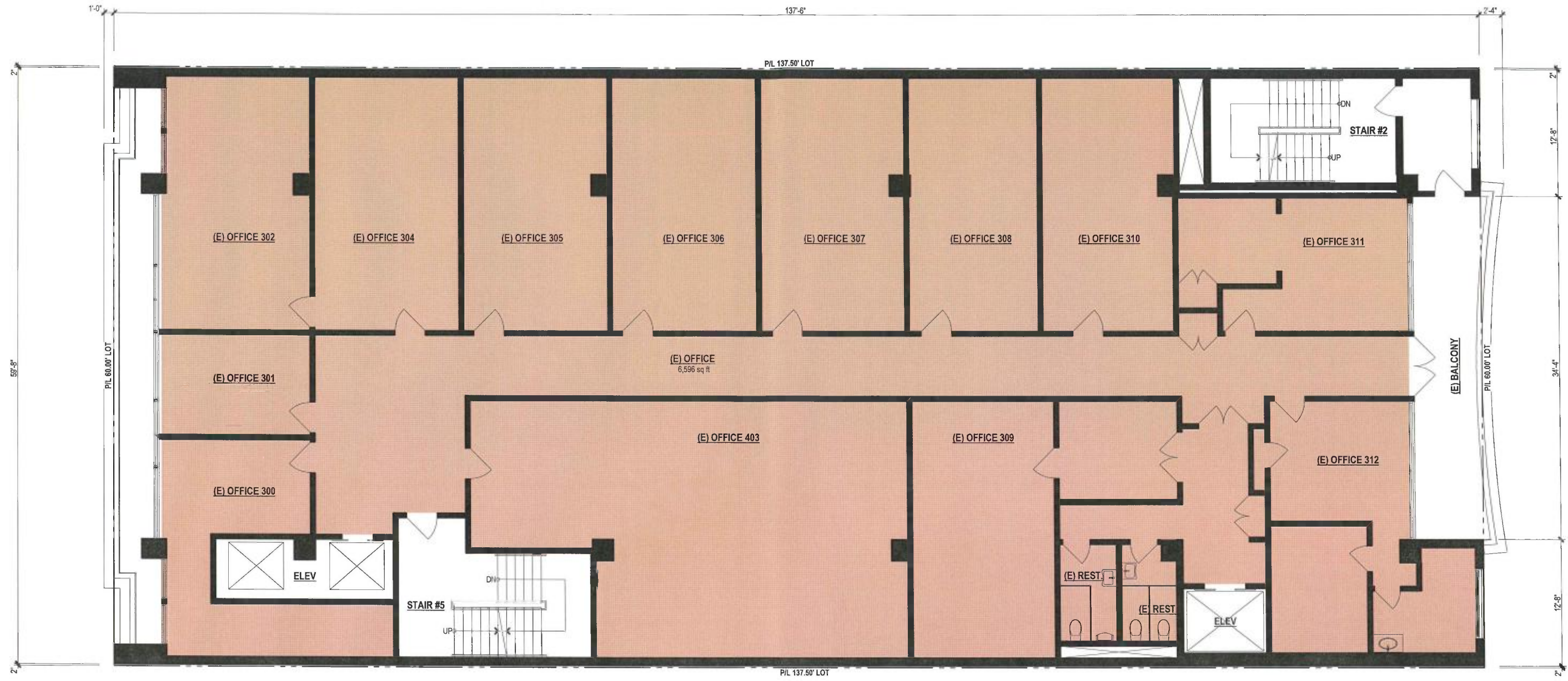
EXISTING GROUND FLOOR MEZZANINE PLAN





EXISTING SECOND FLOOR PLAN





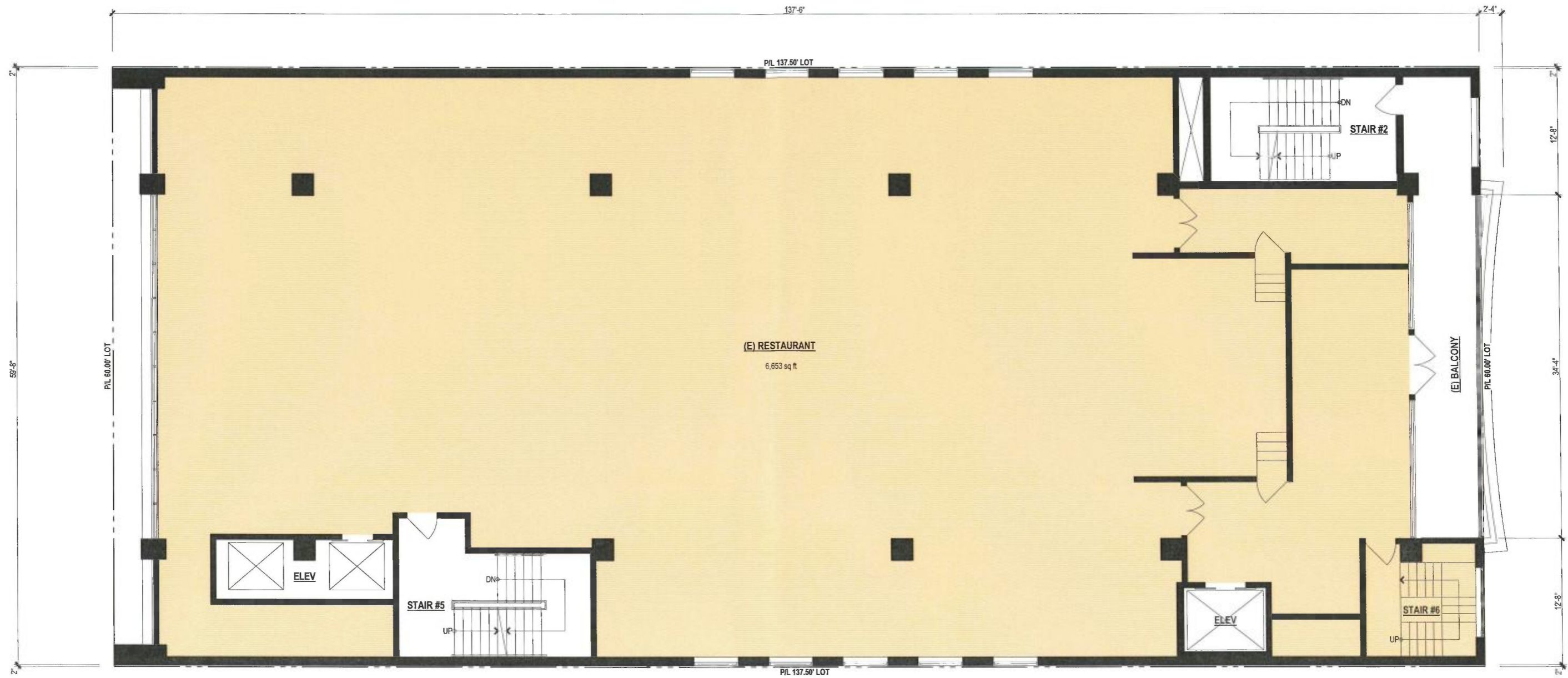
EXISTING THIRD FLOOR PLAN





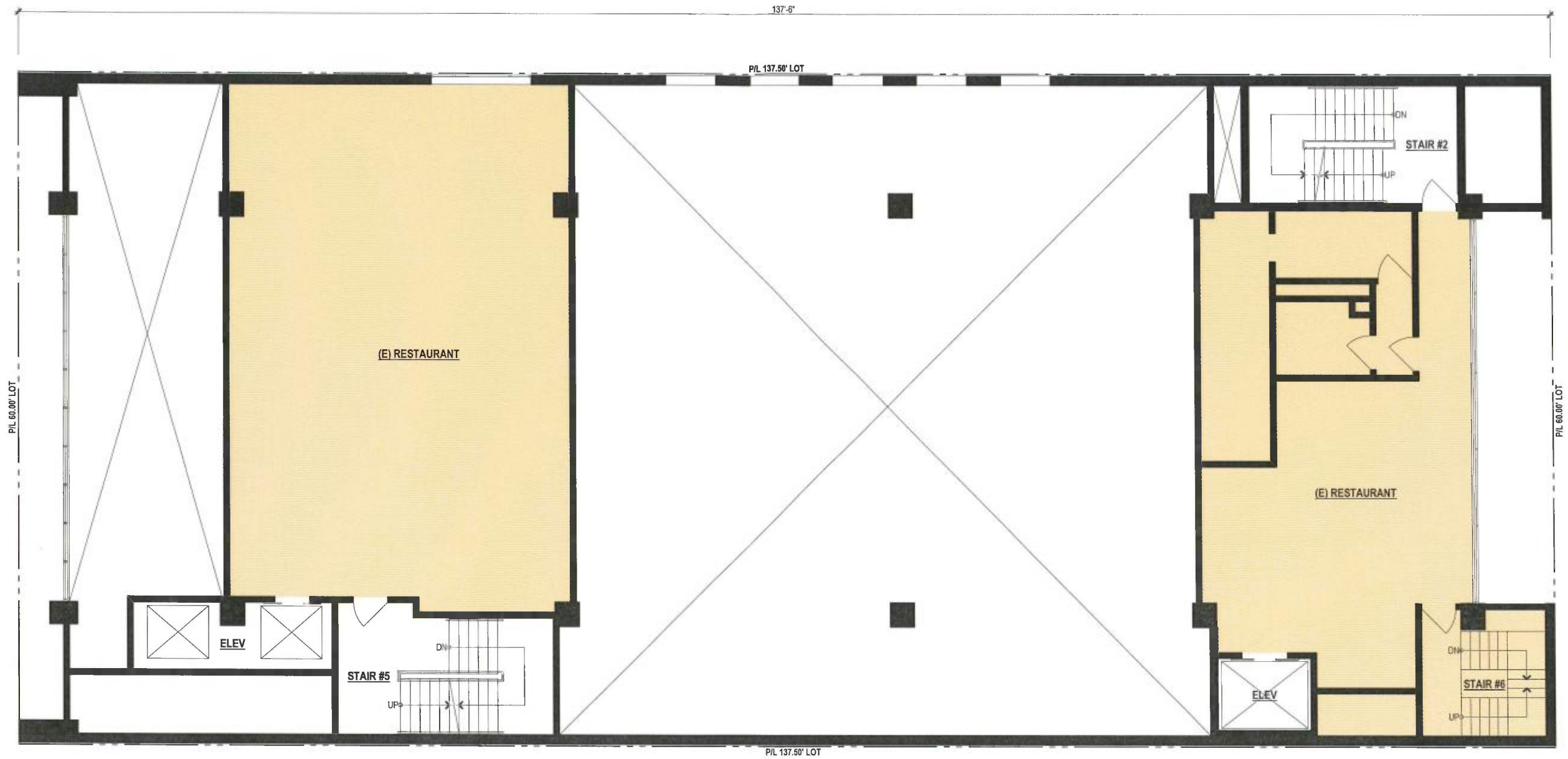
EXISTING FOURTH FLOOR PLAN





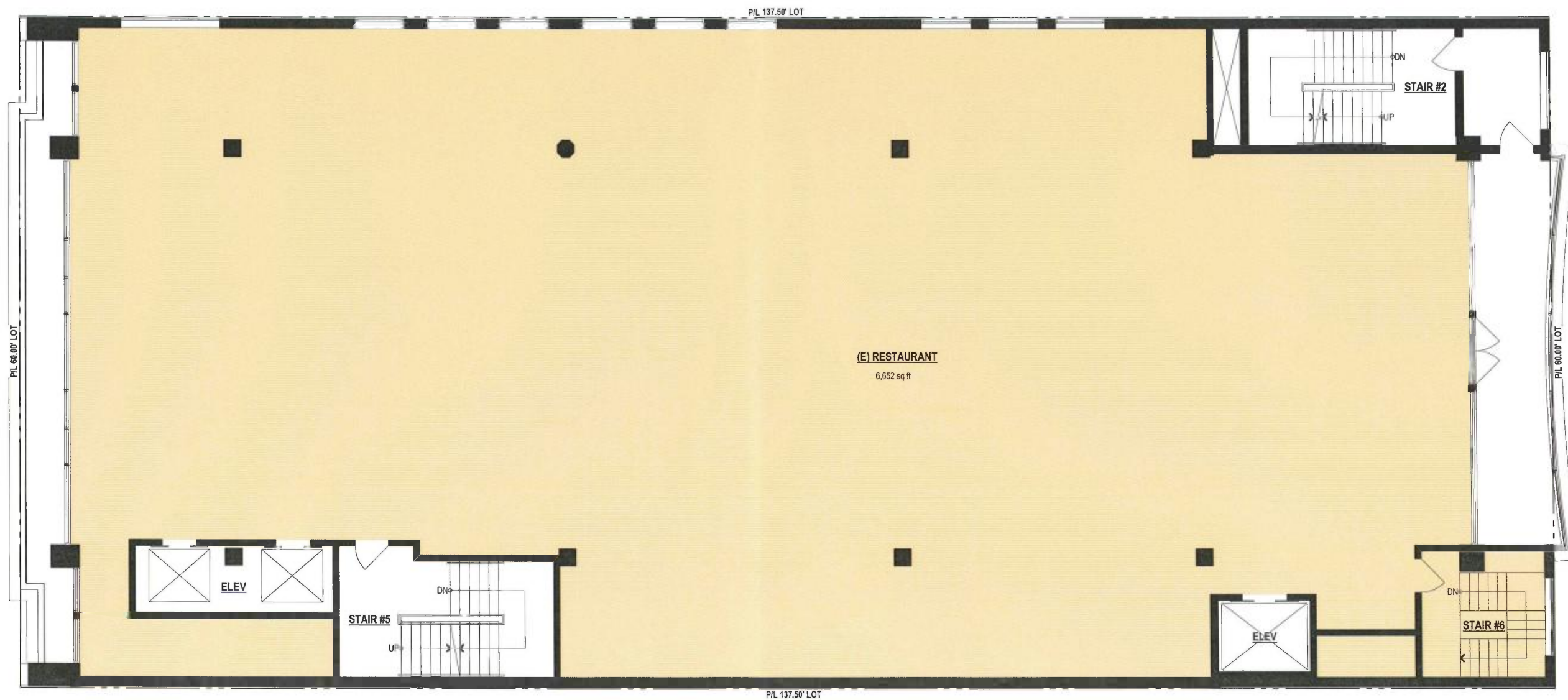
EXISTING FIFTH FLOOR PLAN





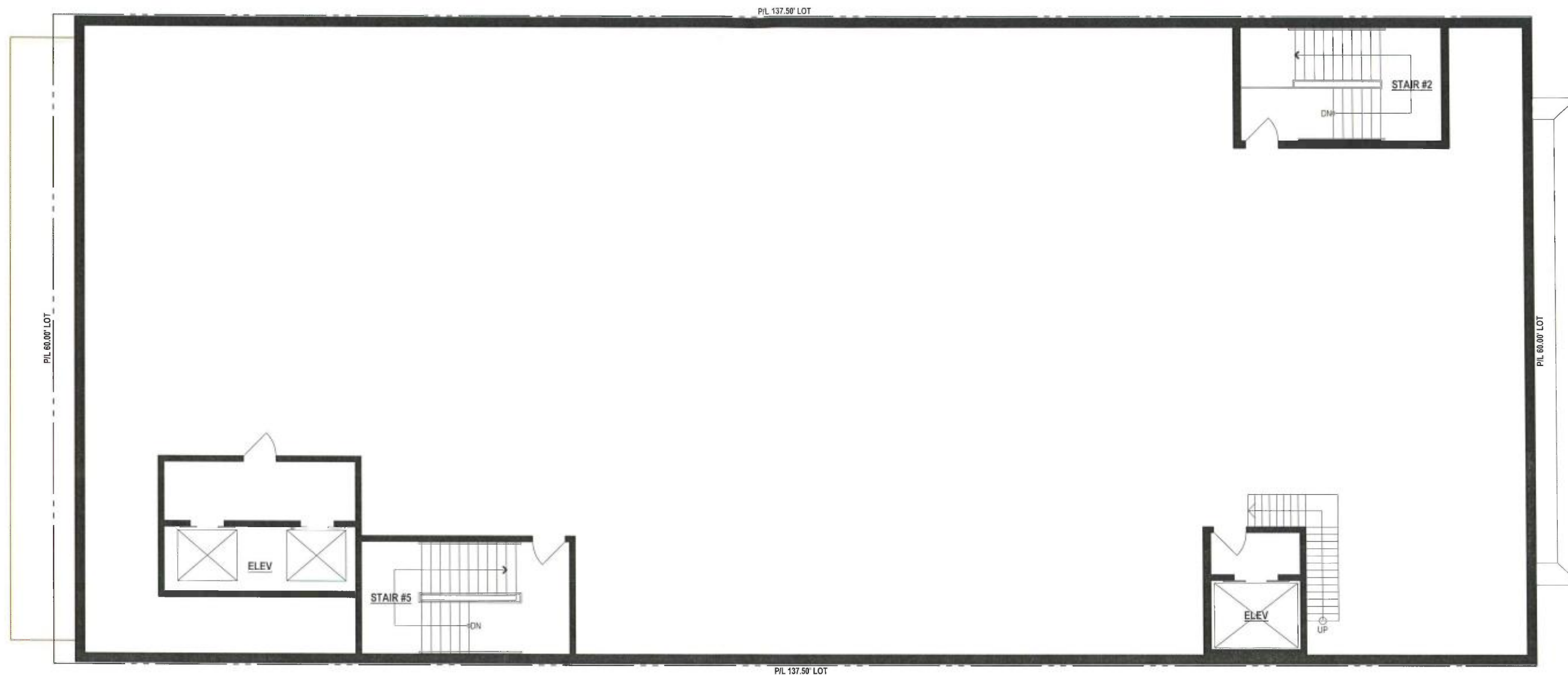
EXISTING 5TH FLOOR MEZZANINE PLAN





EXISTING SIXTH FLOOR PLAN



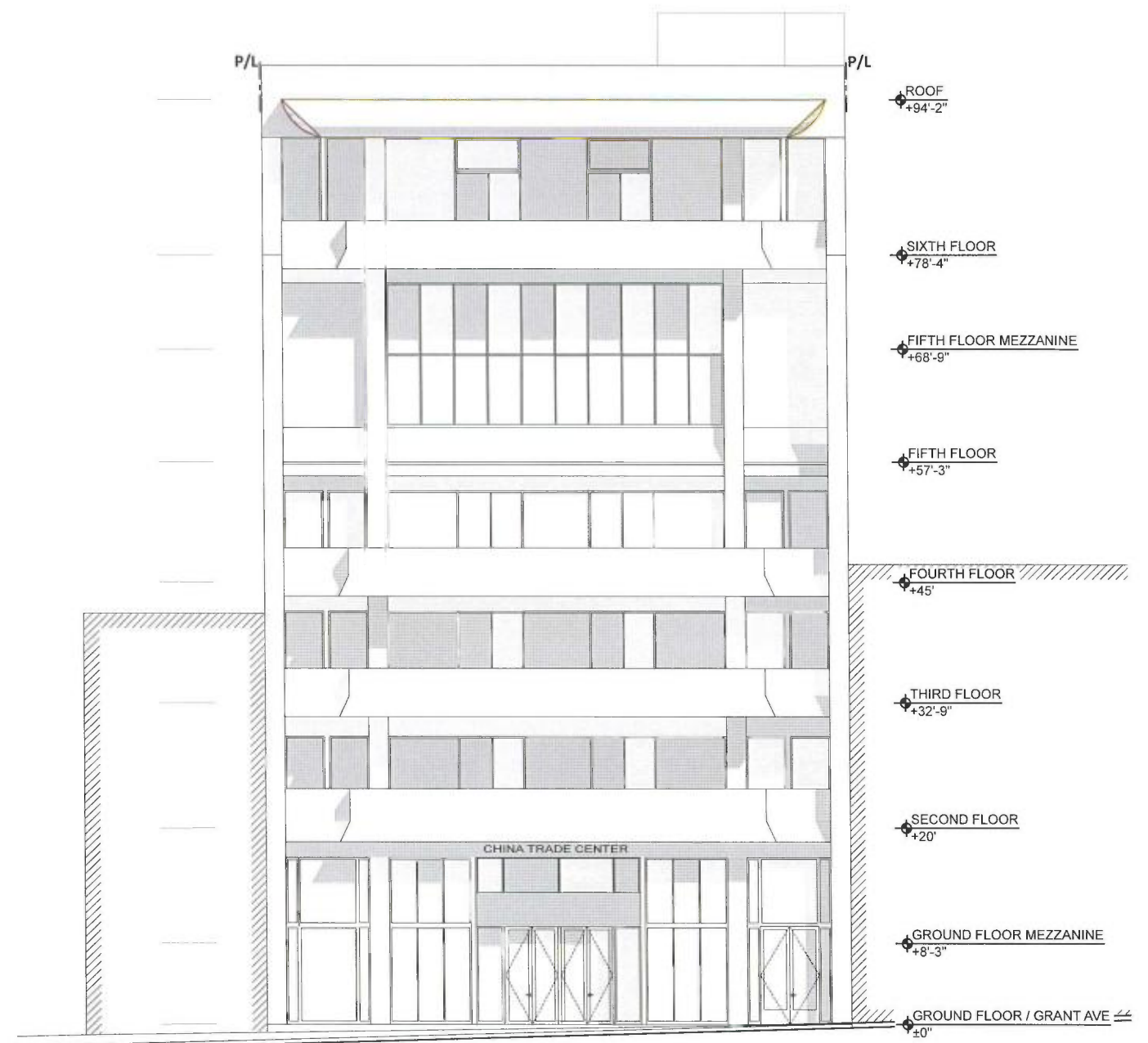


EXISTING ROOF PLAN

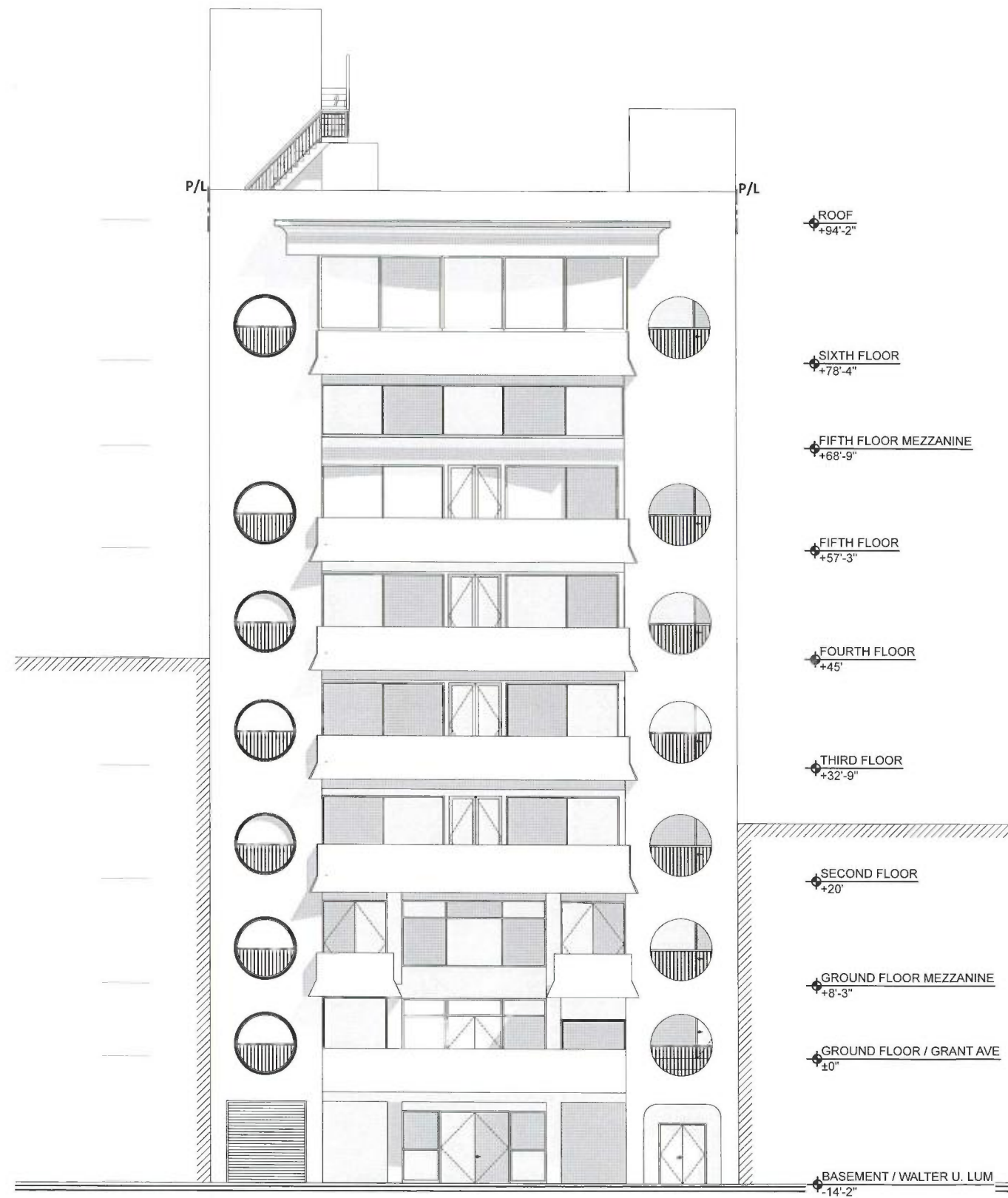




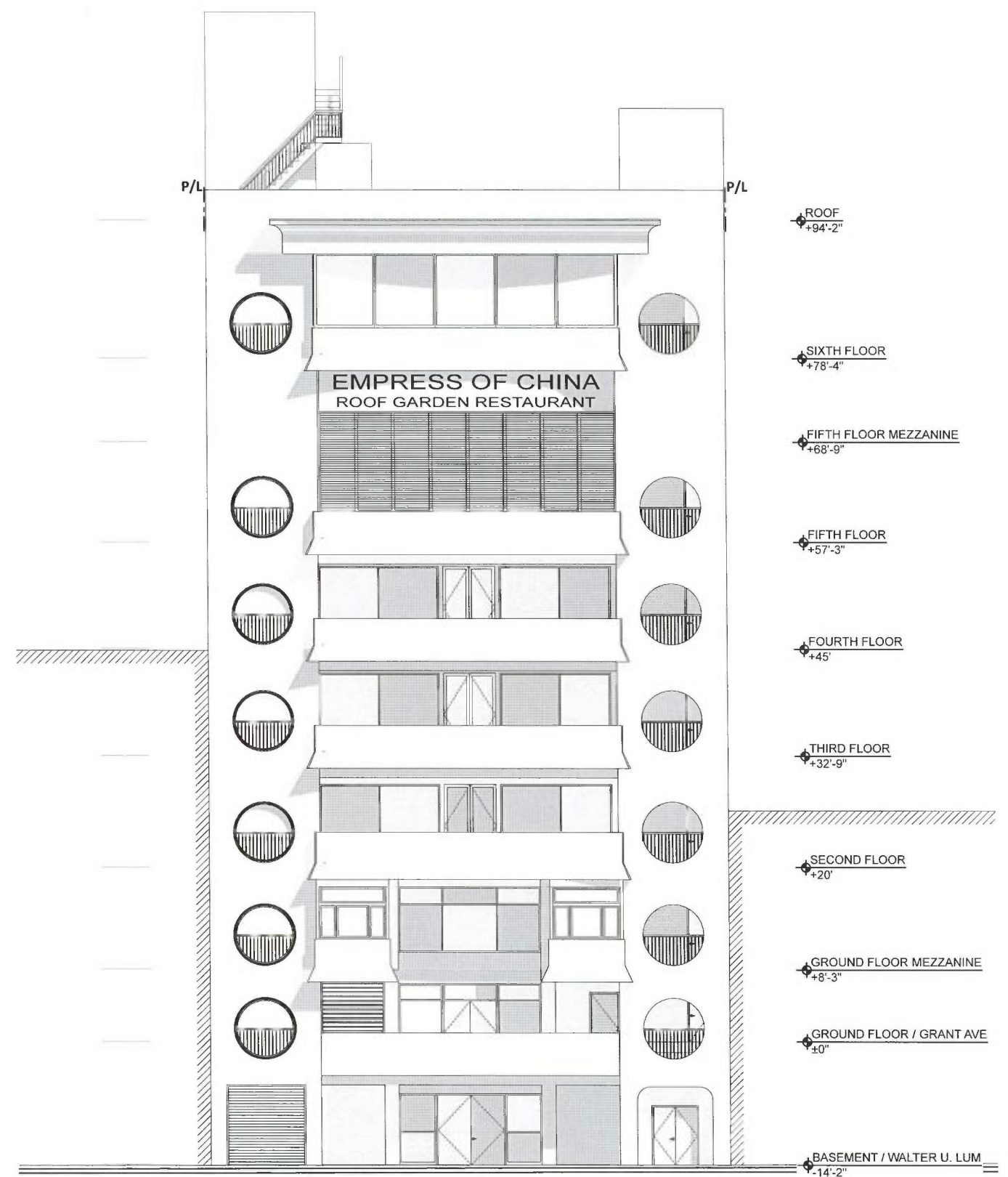
ORIGINAL FRONT ELEVATION (GRANT AVENUE)



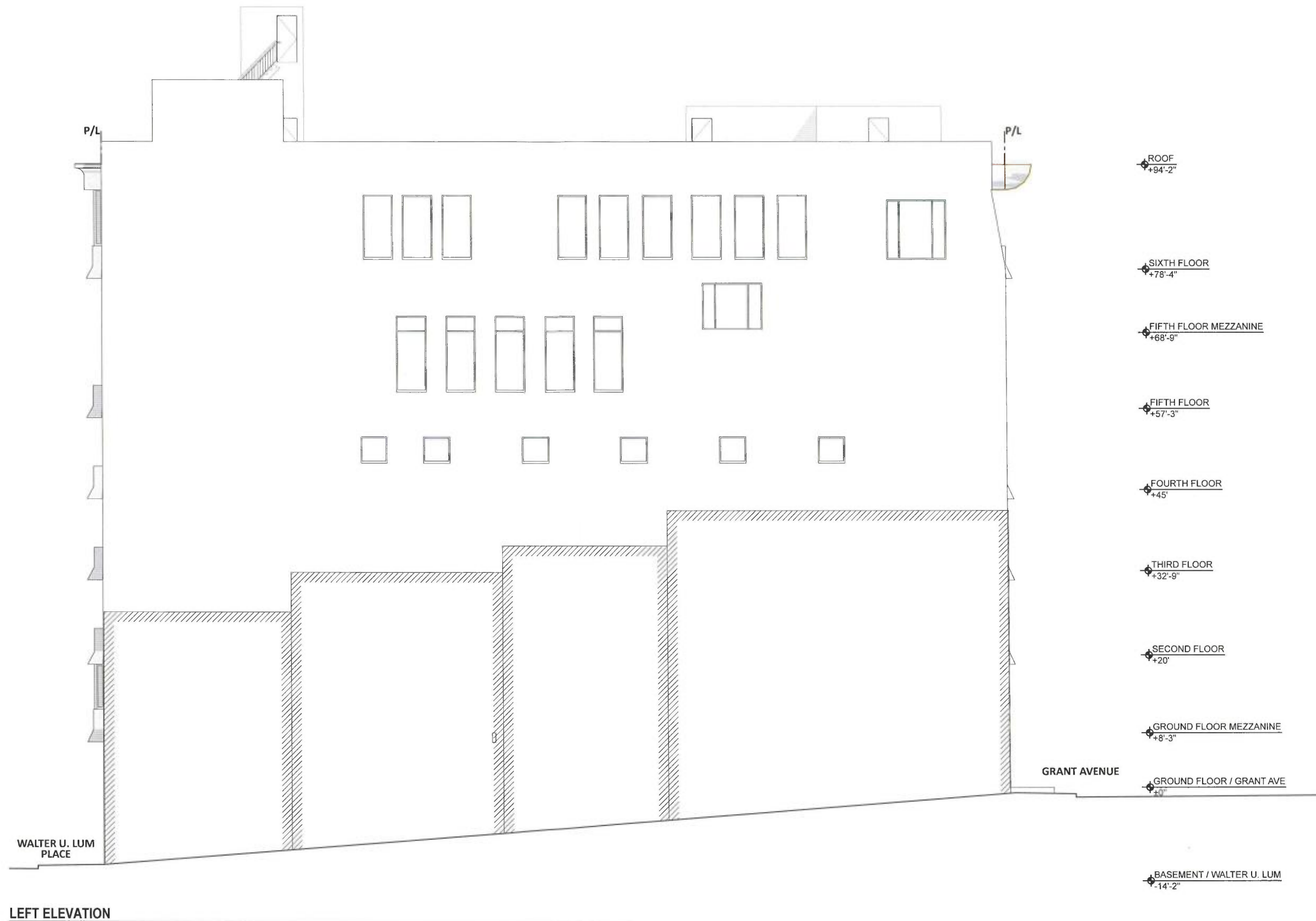
CURRENT FRONT ELEVATION (GRANT AVENUE)



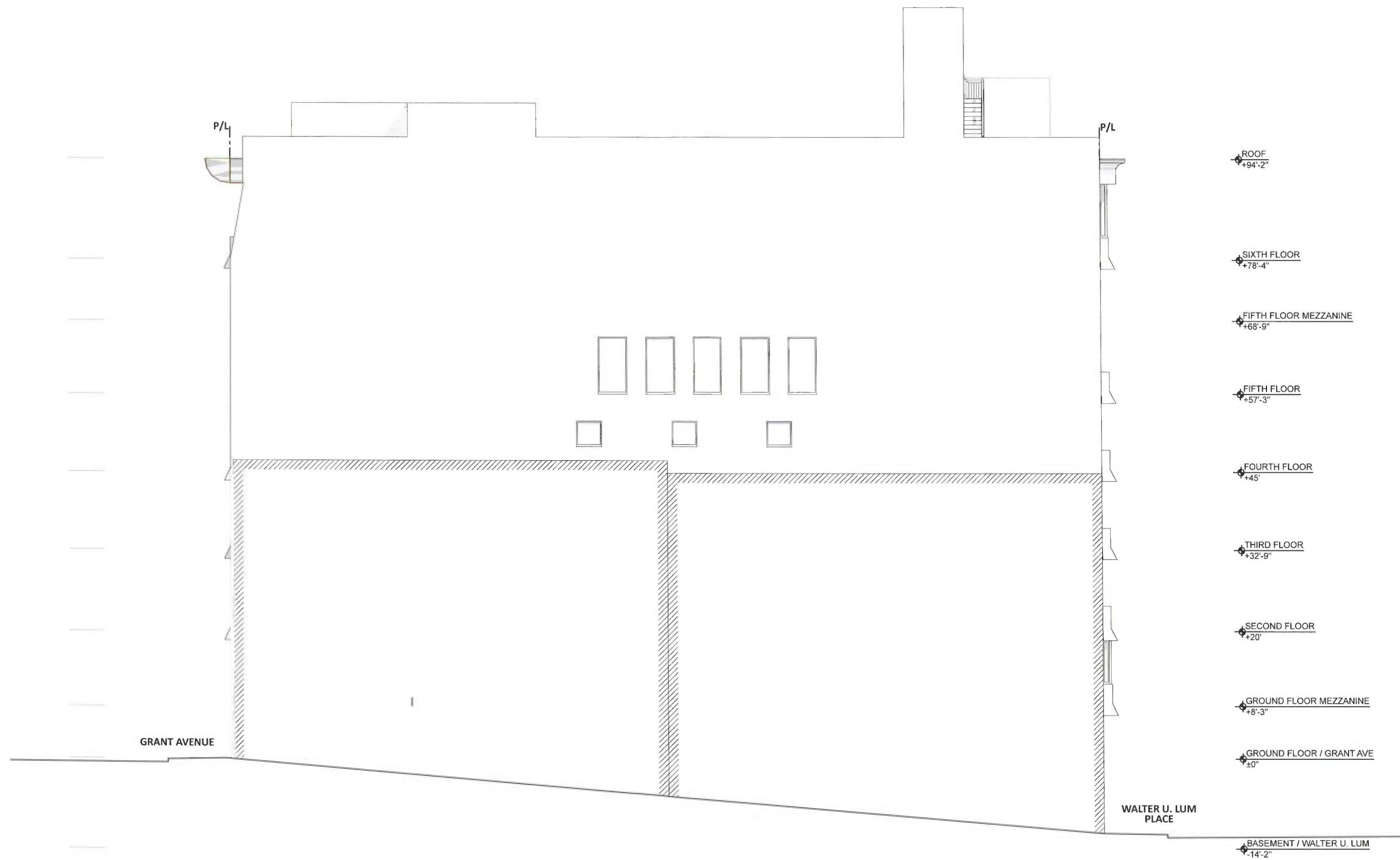
ORIGINAL REAR ELEVATION (WALTER U. LUM PLACE)



CURRENT REAR ELEVATION (WALTER U. LUM PLACE)



LEFT ELEVATION



- ROOF
+94'-2"
- SIXTH FLOOR
+78'-4"
- FIFTH FLOOR MEZZANINE
+68'-9"
- FIFTH FLOOR
+57'-3"
- FOURTH FLOOR
+45'
- THIRD FLOOR
+32'-9"
- SECOND FLOOR
+20'
- GROUND FLOOR MEZZANINE
+8'-3"
- GROUND FLOOR / GRANT AVE
±0"
- BASEMENT / WALTER U. LUM
-14'-2"

GRANT AVENUE

WALTER U. LUM PLACE

