



# SAN FRANCISCO PLANNING DEPARTMENT

---

April 26, 2010

Richard Vaterlaus, AIA  
883 Island Drive  
Alameda, CA 94502

**RE: 979-989 Market Street**  
**Building Permit Application #: 2010.0329.9189**  
Assessor's Block: 3704; Lot: 068  
Zoning: C-3-G; Height & Bulk District: 150-S  
Category II Building under Article 11 of the Planning Code

Dear Mr. Vaterlaus:

This letter is to notify you formally that per Section 1111.1 of the Planning Code, it has been determined that your proposed project at 979 Market Street (formerly known as *Hale Bros. Department Store*) is a Minor Alteration to a Category II Building under the Downtown Plan.

The proposed alterations would replace the existing non-historic Market Street entry at the eastern end of the ground floor with a new aluminum framed storefront to match the adjacent storefront, and would also replace one window opening on the rear façade facing Stephenson Street with a recessed door opening to meet the needs of the new retail business (dba *Blick Art Material*). The proposed business signage and awnings will be under a separate permit. No other exterior changes or material modifications will occur. The alterations will not substantially change, obscure or destroy exterior character-defining spaces, materials, features or finishes because the alterations are to areas previously modified during 1988-2001 and/or are located on a secondary facade.

Section 1111.1 (b) of the Planning Code states in pertinent part that:

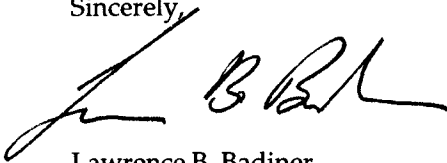
*An alteration is considered minor if the alteration will not substantially change, obscure or destroy exterior character-defining spaces, materials, features or finishes as a result of the project; the alteration would not affect all or any substantial part of a building's structural elements, exterior walls or exterior ornamentation; the alteration does not result in an addition; and the alteration of the ground-floor display areas within the architectural frame (piers and lintels) of the building to meet the needs of first floor commercial uses.*

If you have substantial reason to believe that there was an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Appeals within 10 days of the date of this letter.

April 26, 2010  
Letter of Minor Alteration  
979-989 Market Street

Should you have any questions about the contents of this letter, please contact Angela Threadgill at 558-6602.

Sincerely,

A handwritten signature in black ink, appearing to read "L B Badiner". The signature is fluid and cursive, with the first name "L" being particularly large and stylized.

Lawrence B. Badiner,  
Zoning Administrator

cc: Historic Preservation Commission, 1650 Mission Street, Ste. 400  
San Francisco Architectural Heritage, 2007 Franklin Street, 94109  
Sue Hestor, Esq., 870 Market Street, #1128, San Francisco, 94102

G:\DOCUMENTS\Permit to Alter\Minor Alteration Letters\979-989 Market - Minor Alteration Letter.doc