



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use HEARING DATE: OCTOBER 13, 2011

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San Francisco,
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Date: October 6, 2011
Case No.: **2011.0051C**
Project Address: **2429 CALIFORNIA STREET**
Zoning: Upper Fillmore Street Neighborhood Commercial District
40-X Height and Bulk Districts
Block/Lot: 0654/001F
Project Sponsor: J.P. Morgan Chase ("Chase")
c/o Young Wong
MCG Architecture
250 Sutter Street, Suite 500
San Francisco, CA 94108
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes to combine two vacant retail spaces into a single space for occupancy by a new branch of the Chase Bank. The proposed project will occupy the entire one-story building, consisting of approximately 4,600 square feet. The proposal involves interior remodeling work and exterior improvements in order to restore the historic storefront. The existing building envelope and height will be maintained. The existing building has no off-street parking or loading spaces and none is required or proposed.

Section 312/neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of California Street between Fillmore and Steiner Streets, in Assessor's Block 0654, Lot 001F. The property is located in the Upper Fillmore Street NCD and a 40-X Height and Bulk District. The one-story building (approximately 4,600 square feet) is currently vacant. It was formerly occupied by a dry cleaning facility, which vacated the premises in 2008.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Pacific Heights neighborhood with a variety of neighborhood-serving uses, including a mixture of food establishments, personal services, clothing stores, grocery stores, and small retail establishments. The Project Site is situated near the center of the Upper Fillmore Street NCD, along a six-block corridor that stretches from Bush to Jackson Streets, and extends west one and a half block along California and Pine Streets. Land uses in the Project vicinity consist of one- and three-story mixed use buildings, restaurants, multiple-unit residential buildings, and neighborhood-serving retail businesses. Commercial uses on the subject and facing blocks include a grocery store, restaurants, a public parking lot, mixed use buildings with commercial stores on the ground floor and residential units above, a clothing store, a hair salon, a print store, and other professional offices. MUNI lines "3 Jackson" and "22 Fillmore" run near the Project Site, linking various neighborhoods, including the Marina, North Beach, Downtown, and the Western Addition. Other transit lines are also nearby and are within walking distance of the Site. Except for the large public park, commercial and institutional uses (i.e., Alta Plaza Park, Mollie Stone's Market and the California Pacific Medical Center) to the north, west and east of the Site, the Project Site is surrounded by predominantly mixed-used buildings and residentially zoned districts.

ENVIRONMENTAL REVIEW

The Department determined that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 – minor alteration of existing private structure. The building was determined to be a historical resource as defined by CEQA. The proposed project, which includes restoration of historical materials and features at the primary façade, is consistent with the Secretary of the Interior Standards for rehabilitation.

HEARING NOTIFICATION

The original public hearing for the project was scheduled on May 26, 2011. The required classified newspaper advertisement for that hearing was published on May 4, 2011. However, the project was subsequently continued to July 28, 2011 and then to October 13, 2011. The required 20-day public hearing posting at the site and mailed notices have been conducted properly for the public hearing on October 13, 2011.

PUBLIC COMMENT

- As of October 6, 2011, the Department has received four letters from nearby business owners in support of the project. The Department is not aware of any opposition to this project.

ISSUES AND OTHER CONSIDERATIONS

- The General Plan encourages the provision and retention of neighborhood-serving businesses that provide goods and services in the City's neighborhood commercial districts in order to enhance a diverse economic base.

- The proposal is a "Financial Service" use with a use size greater than 2,500 square feet requiring Conditional Use authorization and Section 312/neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Conditional Use authorization to allow a "Financial Service" use (d.b.a. Chase) and a use size greater than 2,500 square feet in the Upper Fillmore Street Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

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


- The project will occupy a vacant single-story building that was previously a laundry/dry cleaning facility that was built circa 1878.
- The project will serve approximately 2,500 existing Chase Bank customers residing in the neighborhood who would benefit from having a branch near their residences.
- The project site is well-served by public transit lines. Metered and non-metered parking spaces are provided on the streets.
- The project will preserve and ensure the economic viability of the neighborhood commercial district by providing greater choice and more convenient service to nearby residents and merchants.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

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

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



Planner's Initials

mw/g:\documents\scu\2429 California - Chase Exe Sum



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 303(C), 718.21 AND 718.49 OF THE PLANNING CODE TO ALLOW A "FINANCIAL SERVICE" USE (D.B.A. CHASE) AND A USE SIZE GREATER THAN 2,500 SQUARE FEET, IN THE UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 20, 2011, Chase (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use authorization under Planning Code Sections 121.2, 303(c), 718.21 and 718.49 to allow a Financial Service Use (d.b.a. Chase) and a use size greater than 2,500 square feet, in the Upper Fillmore Street Neighborhood Commercial District (NCD), and a 40-X Height and Bulk District.

On October 13, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0051C. The Project was originally scheduled for a hearing on May 26, 2011; however, at that hearing,

the Project was continued, without a public hearing, to July 28, 2011 and subsequently to October 13, 2011.

The Department determined that the proposed Project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 – minor alteration of existing private structure. The building was determined to be a historical resource as defined by CEQA. The proposed Project, which includes restoration of historical materials and features at the primary façade, is consistent with the Secretary of the Interior Standards for rehabilitation. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0623C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the south side of California Street between Fillmore and Steiner Streets, in Assessor's Block 0654, Lot 001F. The property is located in the Upper Fillmore Street NCD and a 40-X Height and Bulk District. The one-story building (approximately 4,600 square feet) is currently vacant. It was formerly occupied by a dry cleaning facility, which vacated the premises in 2008.
3. **Surrounding Properties and Neighborhood.** The Project Site is located in the Pacific Heights neighborhood with a variety of neighborhood-serving uses, including a mixture of food establishments, personal services, clothing stores, grocery stores, and small retail establishments. The Project Site is situated near the center of the Upper Fillmore Street NCD, along a six-block corridor that stretches from Bush to Jackson Streets, and extends west one and a half block along California and Pine Streets. Land uses in the Project vicinity consist of one- and three-story mixed use buildings, restaurants, multiple-unit residential buildings, and neighborhood-serving retail businesses. Commercial uses on the subject and facing blocks include a grocery store, restaurants, a public parking lot, mixed use buildings with commercial stores on the ground floor and residential units above, a clothing store, a hair salon, a print store, and other professional offices. MUNI lines "3 Jackson" and "22 Fillmore" run near the Project Site, linking various neighborhoods, including the Marina, North Beach, Downtown, and the Western Addition. Other transit lines are also nearby and are within walking distance of the Site. Except for the large public park, commercial and institutional uses (i.e., Alta Plaza Park, Mollie Stone's Market and

the California Pacific Medical Center) to the north, west and east of the Site, the Project Site is surrounded by predominantly mixed-used buildings and residentially zoned districts.

4. **Project Description.** The proposed Project is to combine two vacant retail spaces into a single space for occupancy by a new branch of the Chase Bank. The proposed project will occupy the entire one-story building, consisting of approximately 4,600 square feet. The proposal involves interior remodeling work and exterior improvements in order to restore the historic storefront. The existing building envelope and height will be maintained. The existing building has no off-street parking or loading spaces and none is required or proposed.

Section 312 -neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** As of October 6, 2011, the Department has received four letters from nearby business owners in support of the Project, and none in opposition to the proposed Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Non-Residential Use Size.** Planning Code Sections 121.2 and 718.21 state that a Conditional Use authorization is required for non-residential use size exceeding 2,500 square feet in the Upper Fillmore Street NCD.

The Project Sponsor intends to occupy the entire single-story building, containing two vacant retail spaces, totaling approximately 4,600 square feet.

- B. **Financial Service Use.** Planning Code Section 718.49 states that a Conditional Use authorization is required for banks under the use category for "Financial Service" as defined by Planning Code Section 790.110 in the Upper Fillmore Street NCD.

The proposed Project is to combine the two vacant retail spaces into a single space for occupancy by a new branch of the Chase Bank.

- C. **Parking.** Section 151 of the Planning Code requires one off-street parking for every 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000. Section 152 requires three off-street freight loading spaces plus one for each additional 80,000 square feet for retail stores over 100,000 square feet of structure or use.

The proposed Project contains approximately 4,600 gross floor area. The Project is not required to have any off-site parking or freight loading spaces.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing non-residential uses have a minimum floor-to-floor

height of 10 feet and have no less than 60 percent of the street frontage at the ground level to be fenestrated with transparent windows and doorways in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view.

The proposed Project will occupy the entire single-story building. The existing floor-to-ceiling height is at approximately 16 feet high. With regard to the ground floor transparency to the outside, almost 70 percent of the building frontage consists of windows and doors.

E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

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

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

The Project will occupy a vacant single-story building that was previously a laundry/dry cleaning facility that was built circa 1878. The proposed Project will establish a new Chase Bank branch containing approximately 4,600 square feet. It would be the fourth bank to be located in the Upper Fillmore Street NCD. There are currently three banks situated in the Upper Fillmore Street NCD: a Wells Fargo Bank at Fillmore and California Streets, a Bank of America at Fillmore and Clay Streets, and a Sterling Bank & Trust at Fillmore and Bush Streets.

According to the Project Sponsor, approximately 2,500 existing Chase Bank customers residing in the Upper Fillmore Street NCD would benefit from having a branch near their residences. For these customers, the nearest Chase Bank is approximately one mile away at Polk and California Streets.

The Project will provide employment for up to 20 people. Business hours are from 9:00 a.m. to 6:00 p.m., Monday through Friday; and 9:00 a.m. to 5:00 p.m. on Saturday.

The Project is necessary and desirable because it will continue and ensure the economic viability of a long-standing neighborhood commercial corridor along Fillmore Street. It will also provide greater choice and more convenient service to nearby residents and merchants.

(1) In Neighborhood Commercial Districts, if the proposed use is to be located at a location in which the square footage exceeds the limitations found in Planning Code Section 121.2(a) or 121.2(b), the following shall be considered:

- (i) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area; and

There are limited banking opportunities in the neighborhood when compared to the City as a whole. According to the Project Sponsor, the average ratio of banking centers statewide is one branch/location per 1,249 households. In the case of the proposed use, the higher residential density results in an existing ratio of one branch per 16,174 households, which indicates a deficiency of banking opportunities per household in this area. Currently, there are three banks located in the Upper Fillmore Street NCD: a Wells Fargo Bank, a Bank of America, and a Sterling Bank & Trust.

- (ii) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and

Banking and personal financial services are typically done in concert with other daily activities, such as grocery shopping, dry cleaners or other errands. The Project is located adjacent to a large supermarket, Mollie Stone's, which serves the daily grocery needs of the residents in the neighborhood. The proposed Project will occupy an existing vacant single-story building, containing approximately 4,600 square feet. The proposed size is typical of other Chase Bank branches, which are typically 4,000 to 5,000 square feet in area. The Project will accommodate seven teller stations, eight personal banking stations, a branch manager's office, an employee break room as well as other administrative rooms. Two automated teller machines (ATMs) are provided inside the bank at the lobby/vestibule area, instead of the sidewalk at the face of the building. The vestibule can be accessed after regular bank hours with the use of a magnetic Chase credit card. Besides the ATMs, a night-drop box will also be provided in the vestibule for after-hour deposits.

- (iii) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district; and

The height and bulk of the existing single-story building will remain the same. The Project proposes to occupy existing vacant retail spaces. The Project involves interior and exterior renovations. The exterior changes include restoration of historical materials and features at the building façade, such as wood transom windows with divided lights, diamond-patterned ornamentation on the vertical mullion of the transom windows, wood-framed entry doors to replace the existing three metal doors, and wood-framed windows. The proposed Project will also reduce the number of entry doors from three to two, and increase the amount of street-front windows along California Street to create visual interest at the pedestrian level.

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

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The Project will occupy an existing vacant single-story building containing approximately 4,600 square feet. The proposal involves interior remodeling work as well as exterior improvements. The Project would maintain the existing building envelope and height. It will also include the restoration of historical materials and features at the building façade.

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

The Planning Code does not require off-street parking or loading for a 4,600 square-foot bank. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project Site is well-served by public transit. MUNI lines "3 Jackson" and "22 Fillmore" run near the Project Site, linking various neighborhoods, including the Marina, North Beach, Downtown, and the Western Addition. The MUNI line "1 California" is also nearby and is within walking distance of the Site. There are also on-street metered and non-metered parking spaces near the Site. A public parking lot is also located directly across from the Project Site.

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

No noxious or offensive emissions will be associated with the Project.

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

The Site is fully developed with a single-story building. Any exterior lighting for the Project will be downward-facing in order to avoid light spilling into adjacent buildings. As part of the proposed Project, two new street trees will be installed. Any new signage will comply with Article 6 of the Planning Code.

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

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

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

The proposed Project is consistent with the stated purpose of the Upper Fillmore Street Neighborhood Commercial District in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods. The larger use size is required to provide the necessary banking-related services for its customers.

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

NEIGHBORHOOD COMMERCE

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 that 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:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The proposed Project, a new Chase Bank branch, will serve the needs of nearby residents, of which approximately 2,500 are currently Chase customers. The Project will provide easy access for these customers by locating a bank branch within walking distance of their homes. It will also provide resident employment opportunities to those in the community. Further, the Project Site is located within a NCD and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced. The Project will occupy a vacant single-story building, containing approximately 4,600 square feet. The Project would not prevent the NCD from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Financial Services

Guidelines for financial services are as follows:

- Financial offices should not be located near other financial service uses or add to an overconcentration of financial services in a single district. In most districts, it is preferable that financial services be at least 500 feet apart. In certain locations, clustering may be appropriate, depending on potential traffic circulation and parking impacts, but in no case should the number exceed the maximum number that would be allowed if all financial services in the district were at least 500 feet from each other. For example, a configuration of clustered financial services where off-street parking is shared might be a more efficient use of land than an even distribution of such financial services. Another example where clustering may be appropriate is in a non-linear area district where a cluster of financial service may provide greater choice and more convenient service to nearby merchants who need such services than an even distribution of financial services throughout the district. In addition to overconcentration within a single district, proximity to financial services in other nearby districts should be considered in evaluating the need and impacts of a new financial service use or a new location for an existing financial service establishment;

There are currently three banks located in the Upper Fillmore Street NCD: a Bank of America, a Wells Fargo, and a Sterling Bank and Trust. While the Wells Fargo Bank is located about half a block away from the Project Site at California and Fillmore Streets, there are no Chase Bank branches currently located in the District to serve its residents and merchants. The nearest Chase Bank is approximately one mile away at California and Polk Streets.

- New, expanding or relocating financial service establishments should provide a detailed analysis of the potential impacts on existing transportation systems which serve the location.

If significant adverse impacts on traffic and transit volumes and circulation and parking congestion are anticipated, especially on transit-preferential streets, the proposed use should be redesigned to mitigate such impacts (e.g. reducing the project size) or providing off-street parking or the use should be prohibited. The location of limited financial services should be carefully evaluated, as to the potential for double-parking or illegal parking by users of the facilities and the interference with traffic circulation by such vehicles (see Policy 9 for additional guidelines). If the proposed use includes automated teller machines, this evaluation is especially critical in determining the appropriateness of the use and its location;

The Planning Code does not require off-street parking or loading for a 4,600 square-foot bank. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project Site is well-served by public transit. MUNI lines "3 Jackson" and "22 Fillmore" run near the Project Site, linking various neighborhoods, including the Marina, North Beach, Downtown, and the Western Addition. The MUNI line "1 California" is also nearby and is within walking distance of the Site. There are also on-street metered and non-metered parking spaces near the Site. A public parking lot is also located directly across from the Project Site.

- Financial services should provide retail banking services to serve the business community as well as the residential community;

The proposed Project will provide local businesses with retail banking services in addition to banking services to the residential community. The Department has received support letters from nearby businesses, including a hair salon, a restaurant, and a supermarket, who expressed the benefits to the local community by locating a Chase Bank branch at the Project Site.

- The location of new, expanding, or relocating financial services should avoid, if feasible, the demolition of sound buildings which are compatible in scale and character with other buildings in the district;

The proposal does not include demolition of the existing structure.

- If new construction is necessary, inclusion of other commercial uses and/or residential units may be desirable. New structures should have continuous retail frontage along the shopping street or mall except where access to upper-level uses, accessory parking, loading or public open space is necessary. New development should be compatible in scale, design and use with the rest of the district;

There is no new construction proposed at the Site.

- In neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian oriented. In cases where drive-up facilities are permitted or parking is required, interruptions of the continuous retail frontage should be kept to a minimum, and

There are no drive-up facilities associated with the Project.

- Automated teller machines should be recessed from the sidewalk, when possible, or should be incorporated into limited financial service facilities inside the facility with adequate waiting space for patrons.

Two automated teller machines (ATMs) are provided inside the bank at the lobby/vestibule area, instead of the sidewalk at the face of the building. The vestibule can be accessed after regular bank hours with the use of a magnetic Chase credit card. Besides the ATMs, a night-drop box will also be provided in the vestibule for after-hour deposits.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project will occupy a vacant single-story building. It will provide employment for up to 20 people. It will also provide greater choice and more convenient service to nearby residents and merchants.

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

The proposed Project is a new Chase Bank; therefore, the existing housing units in the surrounding neighborhood would not be affected.

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

No housing is removed by the Project.

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

The Project Site is well-served by public transit. MUNI lines "3 Jackson" and "22 Fillmore" run near the Project Site, linking various neighborhoods, including the Marina, North Beach, Downtown, and the Western Addition. The MUNI line "1 California" is also nearby and is within walking distance of the Site. There are also on-street metered and non-metered parking spaces near the Site. A public parking lot is also located directly across from the Project Site.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

The Project will conform to the structural and seismic requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark. However, the Project consists of exterior changes that will include restoration of historical materials and features at the building façade, such as wood transom windows with divided lights, diamond-patterned ornamentation on the vertical mullion of the transom windows, wood-framed entry doors to replace the existing three metal doors, and wood-framed windows.

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

The proposed Project will maintain the existing building's envelope and height, and will not affect existing parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Project Sponsor, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0051C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application, dated June 29, 2011 and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18414. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 13, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 13, 2011

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a Financial Service (d.b.a. J.P. Morgan Chase) and a use size greater than 2,500 square feet located at 2429 California Street, Assessor's Block 0654, Lot 001F, pursuant to Planning Code Sections 121.2, 303(c), 718.21 and 718.49, in the Upper Fillmore Street Neighborhood Commercial District, and a 40-X Height and Bulk District; in general conformance with plans dated June 29, 2011 and labeled "EXHIBIT B" included in the docket for Case No. 2011.0051C and subject to conditions of approval reviewed and approved by the Commission on October 13, 2011 under Motion No. _____. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Building Permit Application or commencement of use for the project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 13, 2011 under Motion No. _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. _____ shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a Building Permit. The Project Sponsor shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A Building Permit Application from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed Project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a Site or Building Permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

3. **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 Planning Department staff review and approval. The Building/Site Permit Application and/or 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 415-558-6378, www.sf-planning.org.

4. **Signage Program.** Any proposed signage shall be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code. However, if the creation of a "City Center Special Sign District" is adopted by the Board of Supervisors, then the provisions of that Special Sign District shall be effective. All subsequent sign permits shall conform to the approved signage program. The signage program/plan information shall be submitted and approved as part of the Site Permit for the Project.

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

5. **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 415-558-6378, www.sf-planning.org.

6. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department's approval of the Building/Site Permit Application.

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

MONITORING - AFTER ENTITLEMENT

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within trash enclosures on the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org/>.

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works' Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

11. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

12. **Community Liaison.** Prior to issuance of a Building Permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED
MAY 08 2011

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): _____
(For Staff Use Only) Case No. _____

Date: 5/2/11
Address: 2429 CALIFORNIA
Block/Lot: 654/1F

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Nghiem Kim Ly</u>	Telephone No.	_____
Address	<u>90 Denslowe Dr</u>	Fax No.	_____
	<u>San Francisco, CA 94132</u>	Email	_____
Project Contact	<u>Young Wong</u>	Telephone No.	<u>415-974-6002</u>
Company	<u>MCG Architecture</u>	Fax No.	<u>415-974-1556</u>
Address	<u>250 Sutter Street, Suite 500</u>	Email	<u>ywong@mcgarchitecture.com</u>
	<u>San Francisco, CA 94108</u>		

Site Information

Site Address(es):	<u>2429 California</u>		
Nearest Cross Street(s)	<u>Fillmore</u>		
Block(s)/Lot(s)	<u>654/1F</u>	Zoning District(s)	<u>NCD</u>
Site Square Footage	<u>4473</u>	Height/Bulk District	<u>40-x</u>
Present or previous site use Community Plan Area (if any)	<u>Currently vacant, previous use was dry cleaners</u>		

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Change of use | <input type="checkbox"/> Zoning change | <input type="checkbox"/> New construction |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Lot split/subdivision or lot line adjustment | |
| <input checked="" type="checkbox"/> Other (describe) | <u>tenant interior</u> | Estimated Cost | <u>\$750,000</u> |

Describe proposed use CU for a new financial service use and use size exceeding 2,500 sf

Narrative project description. Please summarize and describe the purpose of the project.
 The Project is a proposed 4,473 sq.ft. financial service use (Chase Bank) into an existing building on California Street near Fillmore Street. The height and bulk of the existing building will remain the same.
 The Project is an existing vacant building which is traditional in architectural style. The exterior changes being proposed are in keeping with the historical nature of the neighborhood. However, the proposed work will not affect the building envelope. There are no off-street parking stalls on site and there are none proposed. The planning code does not require parking for a use of this size.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	4473	4473	0	4473
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	4473	4473	0	4473
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	0	19'
Number of stories	1	1	0	1

Please describe any additional project features that are not included in this table:

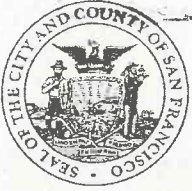
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE.

AM 7/19/11
 Approved Planning Dept. *Walter Stewart, Project Manager*



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 2429 California Street

Cross Streets: _____ Block/Lot: 0654/001F

Case No. 2011.0051E Permit No. _____

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- Category A:** Known Historical Resource (See Case No. 2005.0346E) **Proceed to Step 3.**
Preservation Technical Specialist Review
- Category B:** Potential Historical Resource **Proceed to Step 3.**
- Category C:** Not a Historical Resource **Proceed to Step 4.**
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 05/04/11

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)
	4. Window replacement or installation of new openings at non-visible facades.

	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

No Further Historical Resource Review Required.

Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: Determined to be a historical resource as defined by CEQA; see Case No. 2005.0346E

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: Matt Weintraub

Signature:  Date: 07/13/11

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 21, 2007
Case No.: 2005.0346E
Project Title: 2429 California Street
Zoning: Fillmore NCD, 40-X
Block/Lot: 0654/001F
Lot Size: 4,715 square feet
Project Sponsor: Yakuh Askew, Y.A. Studio
(415) 920-1839
Staff Contact: Michael Jacinto, Major Environmental Analysis
(415) 575-9033
michael.jacinto@sfgov.org

PROJECT DESCRIPTION:

The subject building at 2429 California Street is a single-story (16-foot-tall) wood-frame structure clad in stucco. According to project sponsor's drawings, the building currently contains 2,746 square feet of commercial laundry use. The proposed project entails construction of a single-story vertical addition at the roof of the subject building and a single-story horizontal addition in the rear yard. The facade of the rooftop addition would be set back 25' from the front property line and 45' from the rear property line, extending the entire width of the existing building footprint.

(Continued on Next Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Acting Environmental Review Officer


Date

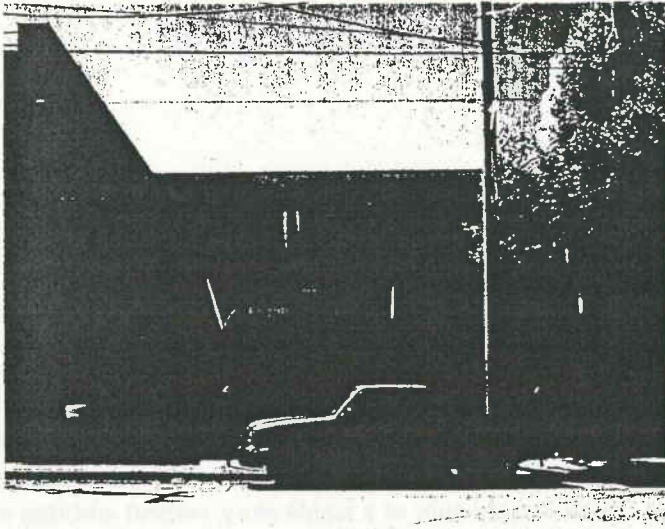
cc: Yakuh Askew, Project Contact
Historical Preservation List
Bulletin Board
M.D.F

Mary Woods, NW Quadrant
Shelly Perdue, NW Quadrant
Supervisor Ross Mirkarimi
Exemption / Exclusion File

2005.0346E

PROJECT DESCRIPTION (continued):

The rear addition would extend approximately 35'-6" beyond the existing rear wall and the width of the lot, leaving a 10-foot rear yard. The proposed rooftop addition would rise 12' above the existing roof and 8'-3" above the existing parapet wall. The building, at project completion, would be 27 feet tall.



The project, as proposed, would add a total of 5,950 square feet of new space in both the vertical and rear horizontal additions. The ground-floor space would be subdivided into two leasable storefronts that would accommodate personal or professional service uses (approximately 2,000 square feet each). The proposed second floor would contain two professional offices (approximately 975 square feet each). The existing front facade would remain.

The project site is located on the south side of California Street between Fillmore and Steiner Streets within the Fillmore Neighborhood Commercial (NCD) Zoning District and a 40-X Height and Bulk District (see image, above). The subject property is also in the Planning Department's Japantown Better Neighborhoods planning and historic survey area.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER)¹, the 2429 California Street property appears to be eligible for the California Register of Historical Resources as a contributor to a historic district based upon its association with the development of Japantown, which has made a significant contribution to the broad patterns of San Francisco history and the cultural heritage of California (Criterion 1), and because the building embodies the distinctive characteristics of a commercial building from the Victorian period (Criterion 3). The building was constructed circa 1878 and appears to have been continuously used as a laundry throughout its existence. Although the building was constructed prior to the period of significance defined for Japantown (1906-1986), the history of the building's use and tenancy by Japanese and Chinese business-owners contributes to the cultural significance of the neighborhood. Also, the building's Victorian vintage is typical of the building types that comprise Japantown.

¹ *Historic Resource Evaluation Response, 2429 California Street*, Memorandum from Shelly Perdue to Michael Jacinto, November 13, 2007. This memorandum is included in project file 2005.0346E and is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Because the existing building is considered a historical resource under CEQA, the proposed project design was evaluated for compliance with the Secretary of the Interior's Standards for the Treatment of Historical Properties, which provides guidance for reviewing proposed work to historic properties. Planning Department preservation staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation regarding Standards 2, 5, 9 and 10. Specifically, the proposed project would not adversely alter the character-defining features of the building (Standard 2); the proposed project would retain the front façade and other distinctive features of the building (Standard 5); new materials and features, such as the rooftop addition, would not destroy any historic materials or features of the existing resource or its relationship to the street (Standard 9); and the project would be undertaken in such a way as to not impair the integrity of the existing resource (Standard 10). Consequently, the proposed project would not result in an adverse impact on a historic resource.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet, if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the site is located is not environmentally sensitive. The proposed project would entail an addition of 5,950 square feet of new professional service and office space to a property that is located within a developed, urbanized area where services and utilities are provided for. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

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INTERNET WEB SITE
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MEMORANDUM: Historic Resource Evaluation Response (Revised Memorandum dated March 21, 2006)

MEA Planner: Michael Jacinto

Project Address: 2429 California Street
Block: 0654 Lot(s): 001F

Case No.: 2005.0346E

Date of Review: 11/13/07

Planning Department Reviewer:

Shelley Perdue

415-558-6625

shelley.perdue@sfgov.org

Preparer / Consultant

Name: Corey Alvin
Company: Katama Development, Inc.
Address: 855 Folsom Street, Suite 106
Phone: 341-8890

Owner:

Name: Binh Duong
Company:
Address: 90 Denslowe Drive, 94132

PROPOSED PROJECT

- Demolition
 Alteration

Project description: The project includes constructing a single-story vertical addition at the roof of the subject building and a single-story horizontal addition in the rear yard. The façade of the rooftop addition will be set back 25' from the front property line and 45' from the rear property line, extending the entire width of the existing building footprint. The rear yard addition will extend approximately 35'-6" beyond the existing rear wall and the width of the lot, leaving a 10'-deep rear yard. The proposed rooftop addition will rise 12' above the existing roof and 8'-6" above the existing parapet wall. From the maximum point of visibility across California Street, the proposed rooftop addition will be minimally visible. The project is depicted in drawings A0.1, A1.1, A1.2, A2.1, A3.1, and A3.2, dated August 9, 2007 and prepared by Yakuh Askew, Inc.

Pre-Existing Historic Rating / Survey: The subject property is in the Planning Department's Japantown Better Neighborhoods survey area, but has not yet been evaluated for historic significance.

Historic District / Neighborhood Context: The project site is within an area historically known as Japantown. The boundaries of Japantown may be roughly defined as the areas within and along California (north), O'Farrell (south), Gough (east) and Fillmore (west) Streets. Historically, many Japanese residences and businesses also existed beyond these boundaries; however, this is considered the core of the neighborhood. The area has been, and is, defined more by its cultural identity as the historic center of Japanese society in San Francisco than by its architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures.

The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in

the area at that time.¹ However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in *Shin-Sekai* (*The New World*, originally a publication of the Japanese YMCA until it split off in 1897) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 30s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses.²

The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures such as the subject building that pre-date the Japantown period (1906-1986).

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

- **Event:** or Yes No Unable to determine
- **Persons:** or Yes No Unable to determine
- **Architecture:** or Yes No Unable to determine
- **Information Potential:** Further investigation recommended.

District or Context Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1906-1986

Notes: 2429 California Street appears to be eligible for the California Register of Historical Resources as a contributor to a historic district based upon its association with the development of Japantown, which has made a significant contribution to the broad patterns of San Francisco history and the cultural heritage of California (Criteria 1), and because the building embodies the distinctive characteristics of a commercial building from the Victorian period (Criteria 3). The building was constructed circa 1878 and appears to have been continuously used as a laundry throughout its existence. Although the building was constructed prior to the period of significance defined for Japantown, the history of the building's use and tenancy by Japanese and Chinese business-owners contributes to the cultural significance of the neighborhood. Also, the building's Victorian vintage is typical of the building types that comprise Japantown.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

¹ Twelfth Census of the United States (1900), Population Schedules, Enumeration Districts 203, 204, 205, 206, 207 208 , 209 & 210

² Sixteenth Census of the United States (1940), Census Tracts J-2, J-3, J-6, J-7 and J-8 (bounded by Gough, Eddy, Steiner, Fulton, Geary, Baker, & California streets) Although these Tracts together encompass an area slightly larger than that defined as the Japantown Core, it is not possible to break the census data into more precise increments, and it may be assumed that the non-white, non-Negro population of these Tracts was concentrated in the Core.

location Retains Lacks
 design Retains Lacks
 materials Retains Lacks
 workmanship Retains Lacks

setting Retains Lacks
 feeling Retains Lacks
 association Retains Lacks

Notes: The structure's footprint appears to be unchanged since it appeared on the Sanborn maps in 1890, with its use having remained a laundry. Although the front façade has been improved with stucco and a plate glass storefront, the building has retained sufficient integrity to be recognizable as a commercial building from the era of its construction. Therefore, the later improvements to the building would not disqualify it from being considered a historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

No Resource Present (Go to 6. below)
 Historical Resource Present (Continue to 4.)
 Category A (1/2)
 Category B
 Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) See attached explanation of how the project meets standards.
- The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning Rehabilitation. The relevant Standards are listed below:

Standard 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed work will not remove any distinctive materials or alter the character-defining features of the building. The proposed rear yard addition will not be visible from the public right-of-way and the rooftop addition will have only a minimal impact on the single-story scale of the historic building.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposal calls for the retention of the front façade, which contains the distinctive features of the building.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The new rear yard and rooftop additions will not destroy any significant historic material or features of the building and will have only minimal impact to the scale of the building and its relationship to the street. The rooftop addition will only be partially visible when viewed from the

far side of California Street when standing opposite the site. The visible upper portion of the addition will be designed in a modern vocabulary so as to differentiate the new structure from the historic building and will be clad largely in stucco and glass to be compatible with the materials of the building below. This minimally visible addition will not overwhelm the scale of the historic building nor detract from the character-defining features of the front façade.

Standard 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Upon the future removal of the rooftop or rear additions, the essential form and integrity of the historic resource would be retained as the work does not directly impact the front façade, which encompasses the character-defining features of the building.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.


Notes: The character-defining features of the building are its single-story scale; wide storefront opening with bulkhead; recessed, trapezoidal central entrance; wood-framed transom windows; denticulated cornice; and front parapet. The proposed project will not cause significant adverse impacts to any of these character-defining features.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The subject block is not within a designated Historic District. However, the subject block face features buildings from different periods that taken together represent the architectural development of neighborhood commercial development in San Francisco. Common features of these buildings that jointly create a coherent urban environment include tall ground floor commercial spaces with a maximum amount of glass area, and upper floors with fenestration patterns that relate to ground floor. The proposed building does not share these common traits with its neighbors.

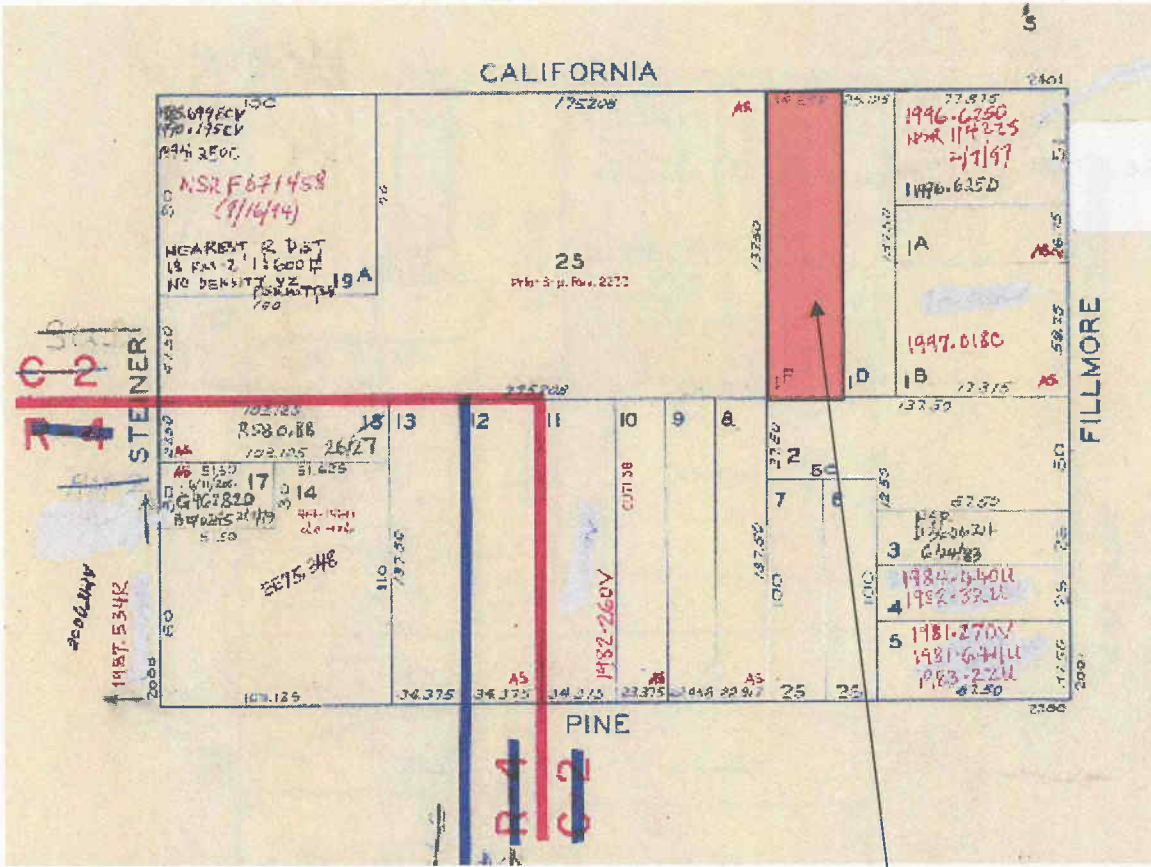
PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 11-13-07

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd, Historic Resource Impact Review File

Zoning / Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0051C
2429 California Street

Aerial Photo

FILLMORE STREET

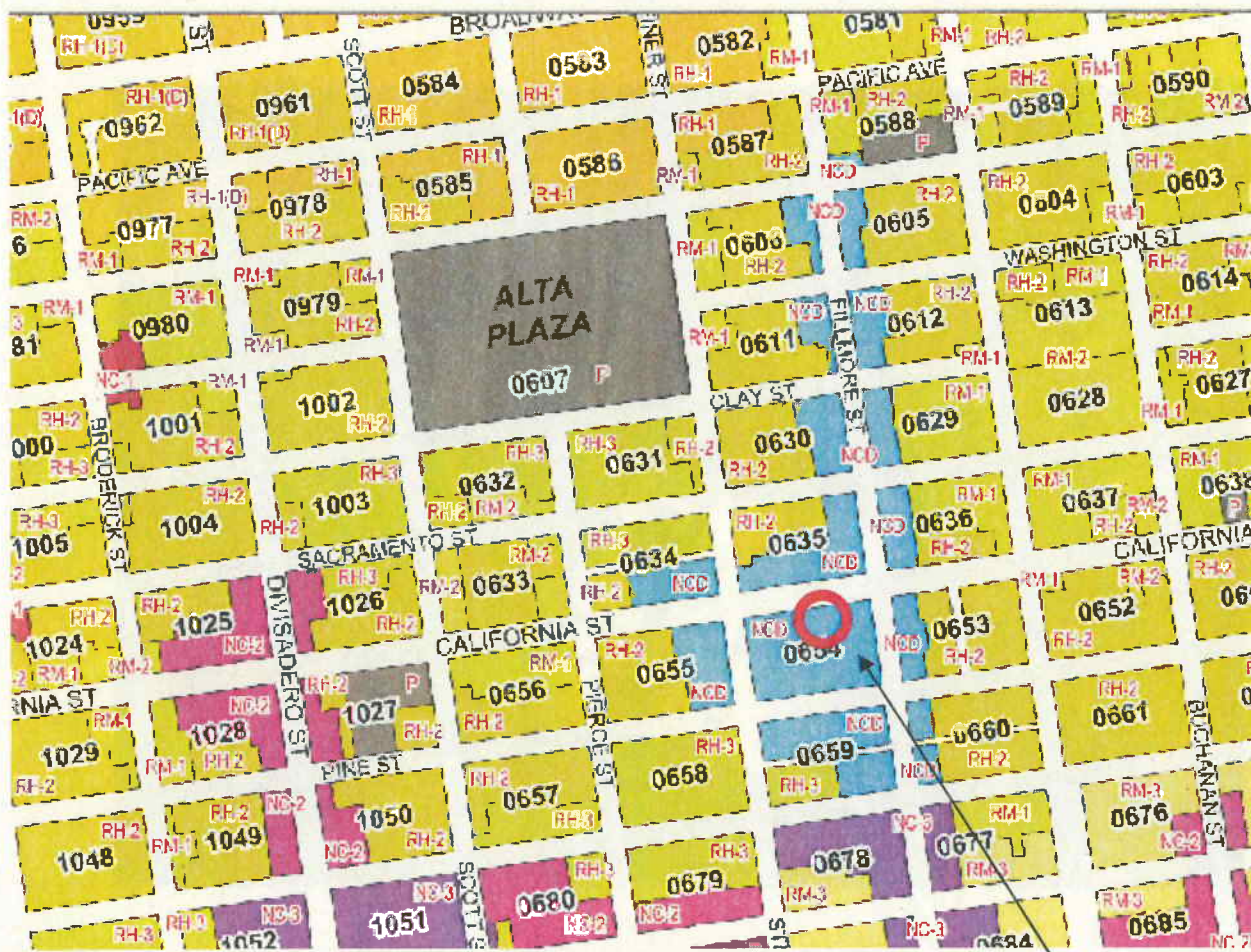


CALIFORNIA STREET

SUBJECT PROPERTY



Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-OS(D)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

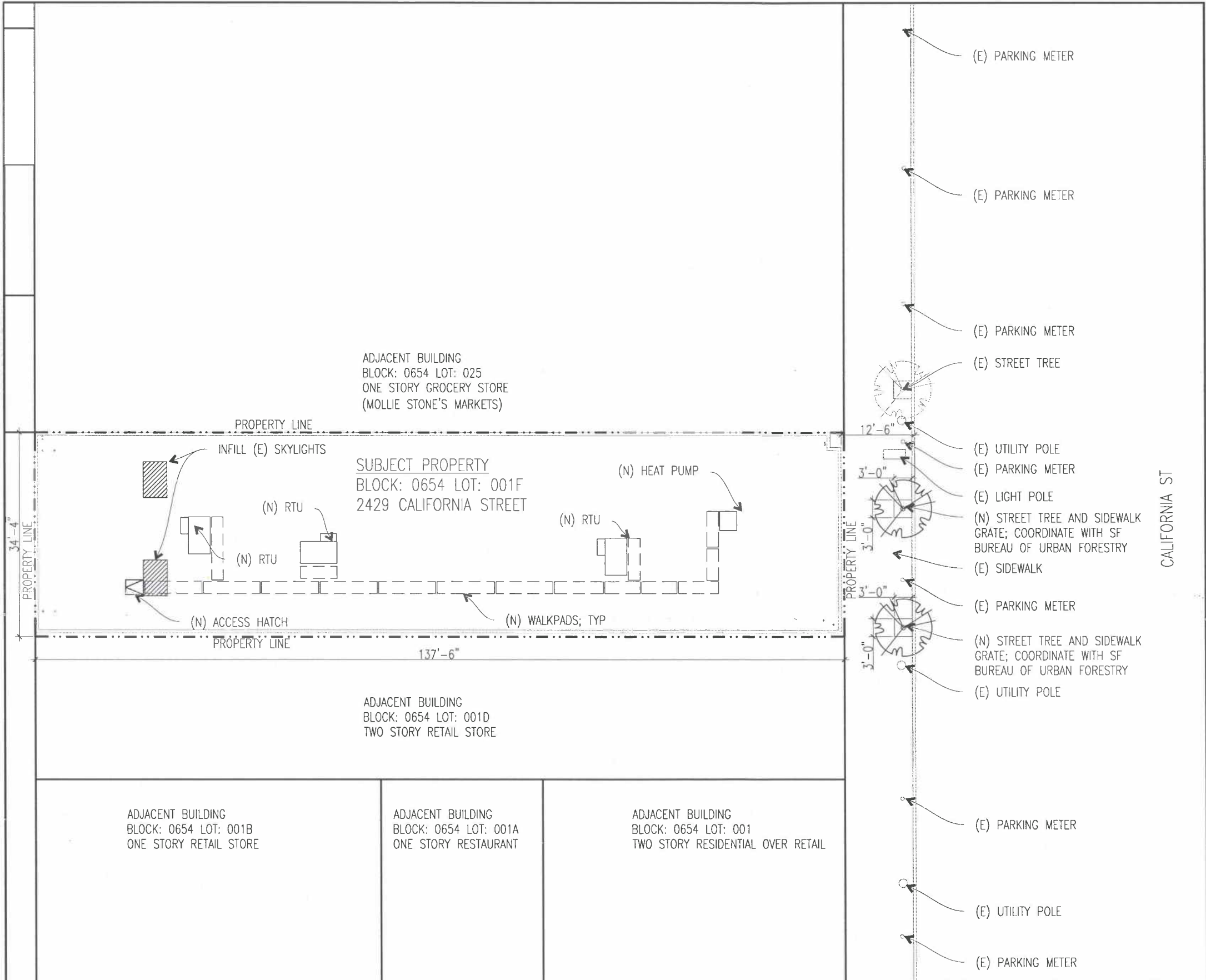
PUBLIC DISTRICT

P

PROJECT SITE



Conditional Use Hearing
Case Number 2011.0051C
2429 California Street

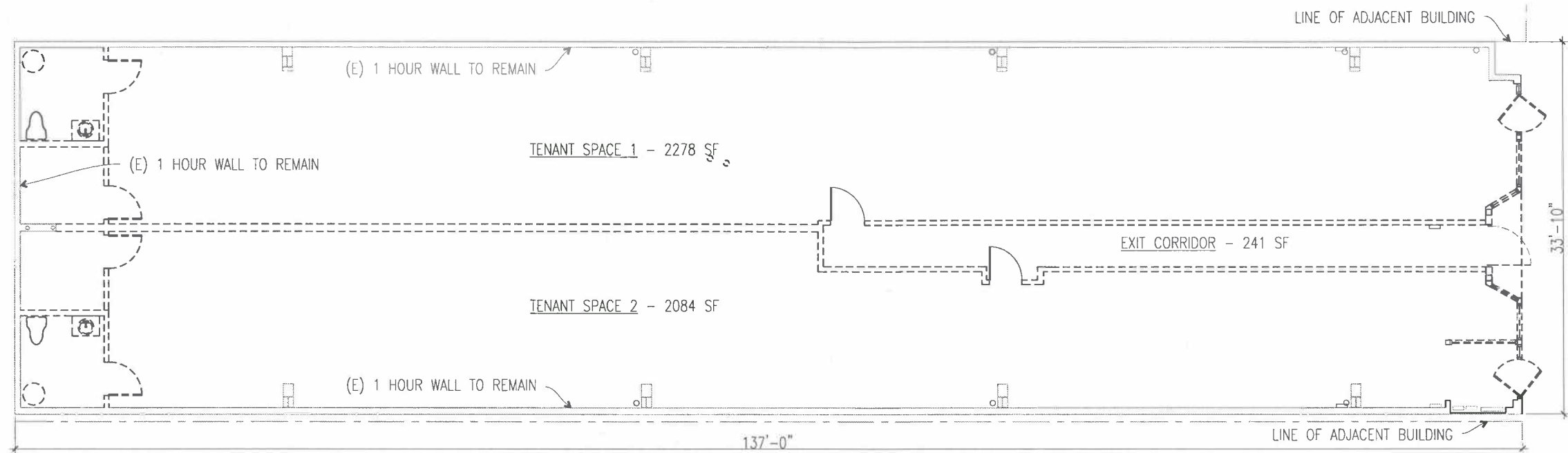


ISSUED / REVISED	DATE
PLANNING REVIEW_1	10/19/10
PLANNING REVIEW_2	10/29/10
PLANNING REVIEW_3	11/18/10
PLANNING REVIEW_4	11/24/10
PLANNING REVIEW_5	05/04/11
PLANNING REVIEW_6	06/29/11

1 PROPOSED SITE & ROOF PLAN
SCALE: 1/8"=1'-0"

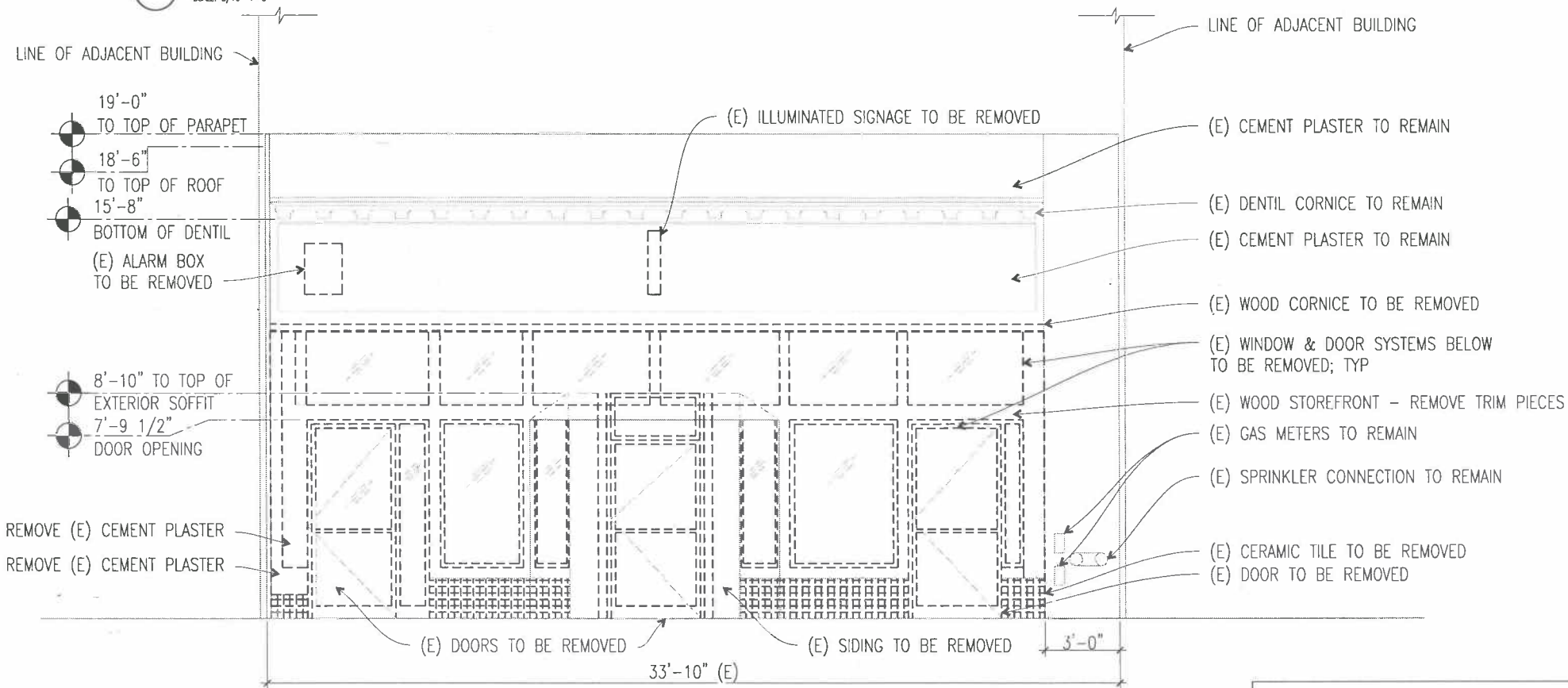
FILLMORE STREET

Proposed Site & Roof Plan A0.1



1 EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"

(E) FLOOR AREA	
TENANT SPACE 1	2278 SF
TENANT SPACE 2	2084 SF
EXIT CORRIDOR	241 SF
TOTAL	4603 SF



2 EXISTING NORTH/FRONT ELEVATION
SCALE: 3/8"=1'-0"

SHEET SYMBOLS

	EXISTING (E) WALL/BUILDING CONSTRUCTION TO BE REMOVED	
	EXISTING (E) WALL/BUILDING CONSTRUCTION TO REMAIN	

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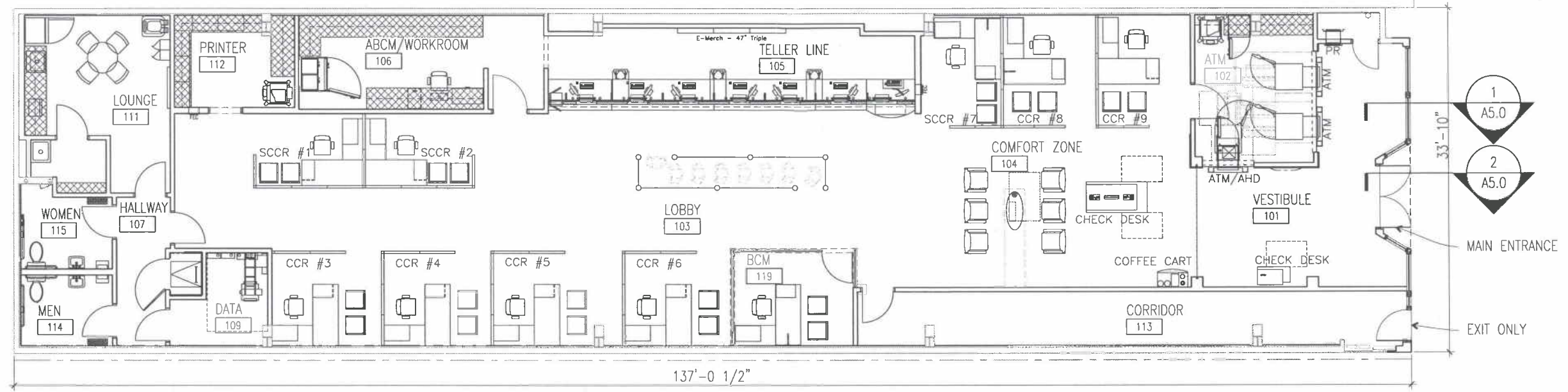
CHASE
CALIFORNIA - FILLMORE
2429 California Street
San Francisco, CA

PROJECT #208461.56

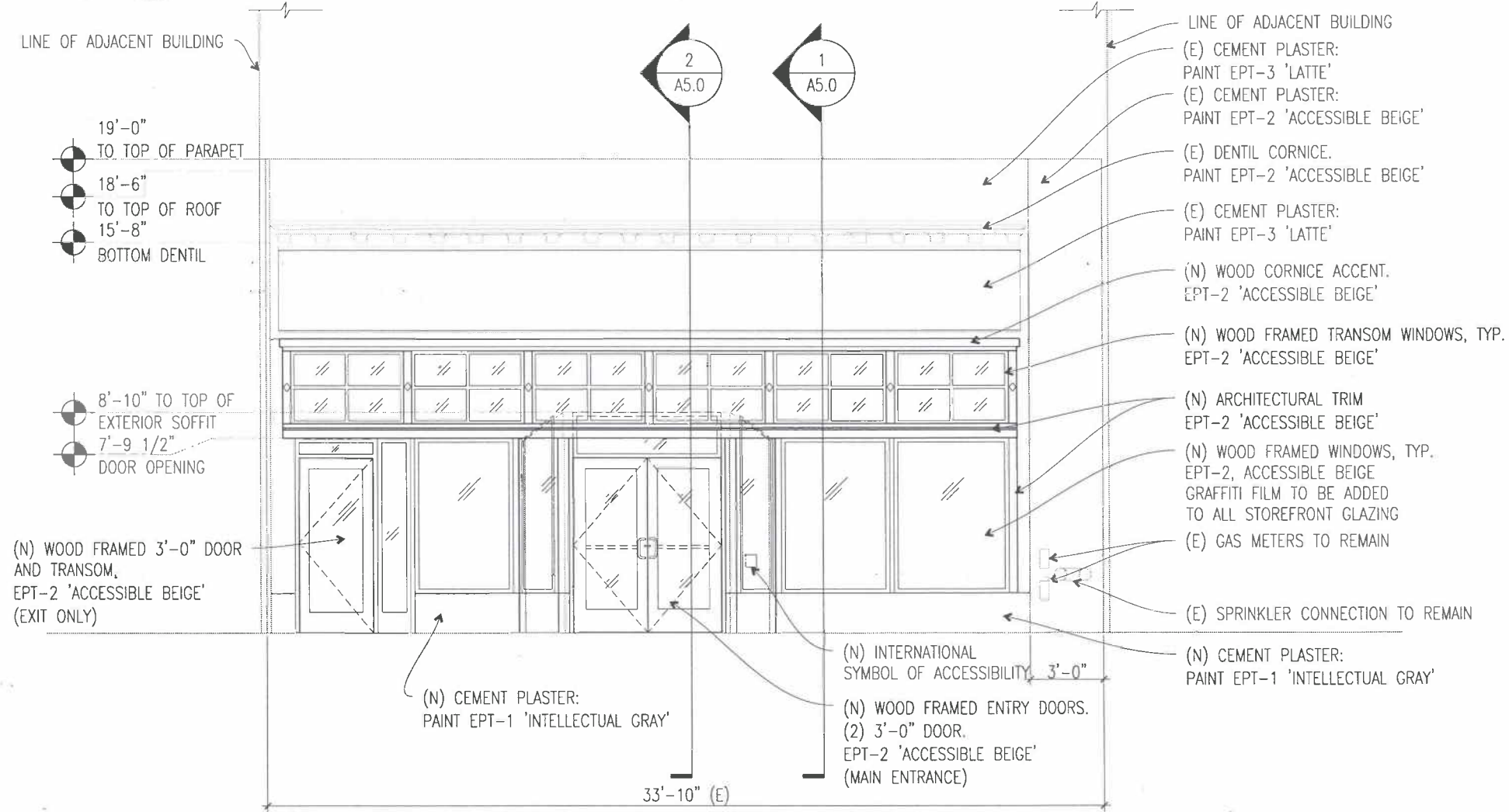
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PLANNING REVIEW 3	11/18/10
PLANNING REVIEW 4	11/24/10
PLANNING REVIEW 5	05/04/11
PLANNING REVIEW 6	06/29/11

Existing Floor Plan & Elevation

A1.0



1 PROPOSED FLOOR PLAN -4603 SF
 SCALE: 3/16"=1'-0"

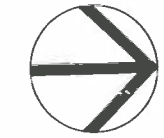


2 PROPOSED NORTH/FRONT ELEVATION
 SCALE: 3/8"=1'-0"

SHEET SYMBOLS

- ABCM - ASSISTANT BANKING CENTER MANAGERS OFFICE
- AHD - AFTER HOUR DEPOSITORY
- ATM - AUTOMATED TELLER MACHINE
- BCM - BANKING CENTER MANAGER'S OFFICE
- CCR - CLIENT CUSTOMER RELATIONS DESK
- PR - PACKAGE RECEIVER
- SCCR - CLIENT CUSTOMER RELATIONS DESK

- NEW (N) WALLS AND BUILDING CONSTRUCTION
- EXISTING (E) WALLS AND BUILDING CONSTRUCTION TO REMAIN





1 PROPOSED NORTH/FRONT ELEVATION
SCALE: 1/8"=1'-0"

PAINTS

EPT-1 EXTERIOR PAINT
APPLICATION: EXTERIOR CEMENT PLASTER
MANUFACTURER: SHERWIN-WILLIAMS
PRODUCT NUMBER: B42 SERIES
COLOR: SW 7045 (INTELLECTUAL GRAY)
PRIMER: N/A

EPT-2 EXTERIOR PAINT
APPLICATION: EXTERIOR CEMENT PLASTER
MANUFACTURER: SHERWIN-WILLIAMS
PRODUCT NUMBER: B42 SERIES
COLOR: SW 7036 (ACCESSIBLE BEIGE)
PRIMER: N/A

EPT-3 EXTERIOR PAINT
APPLICATION: EXTERIOR CEMENT PLASTER
MANUFACTURER: SHERWIN-WILLIAMS
PRODUCT NUMBER: B42 SERIES
COLOR: SW 6108 (LATTE)
PRIMER: N/A

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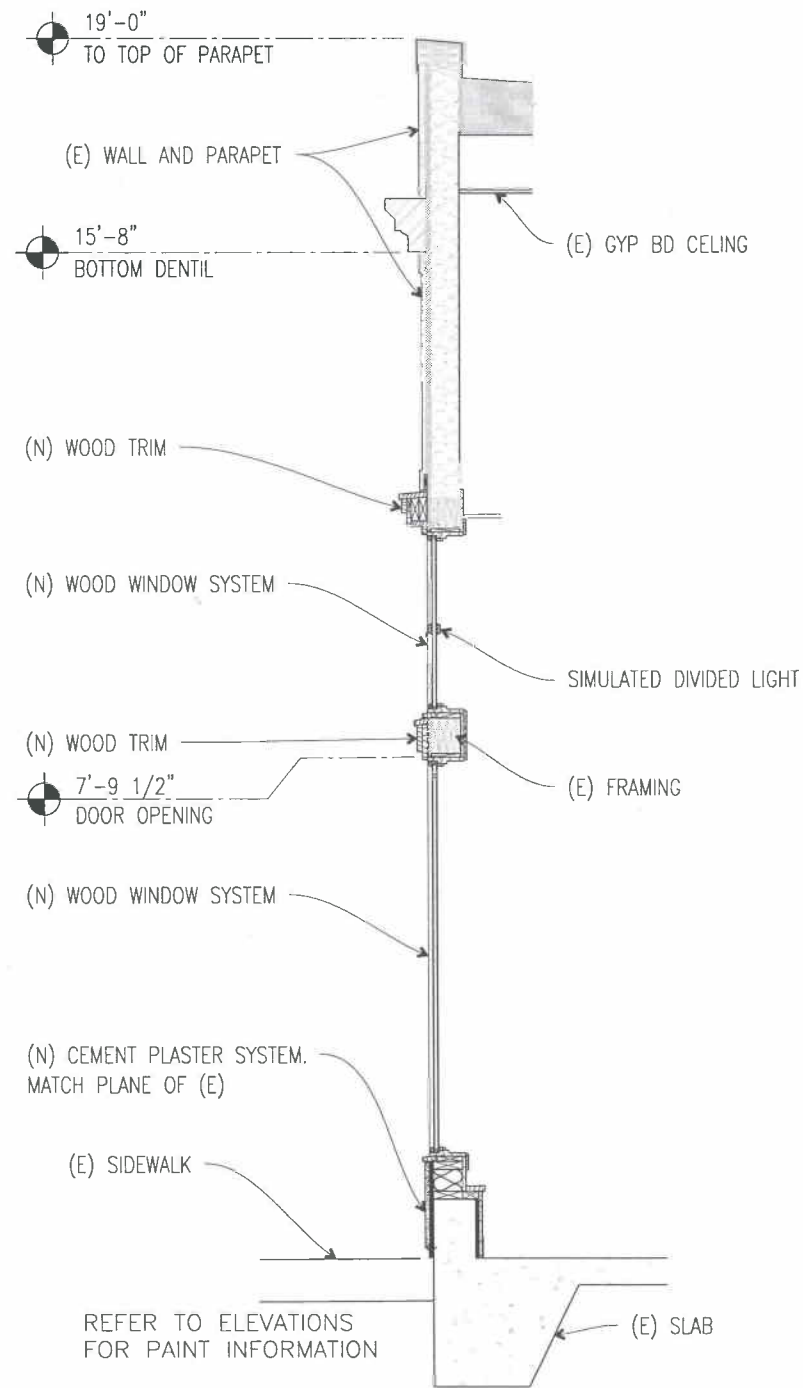
CHASE
CALIFORNIA - FILLMORE
2428 California Street
San Francisco, CA

PROJECT #200481.58

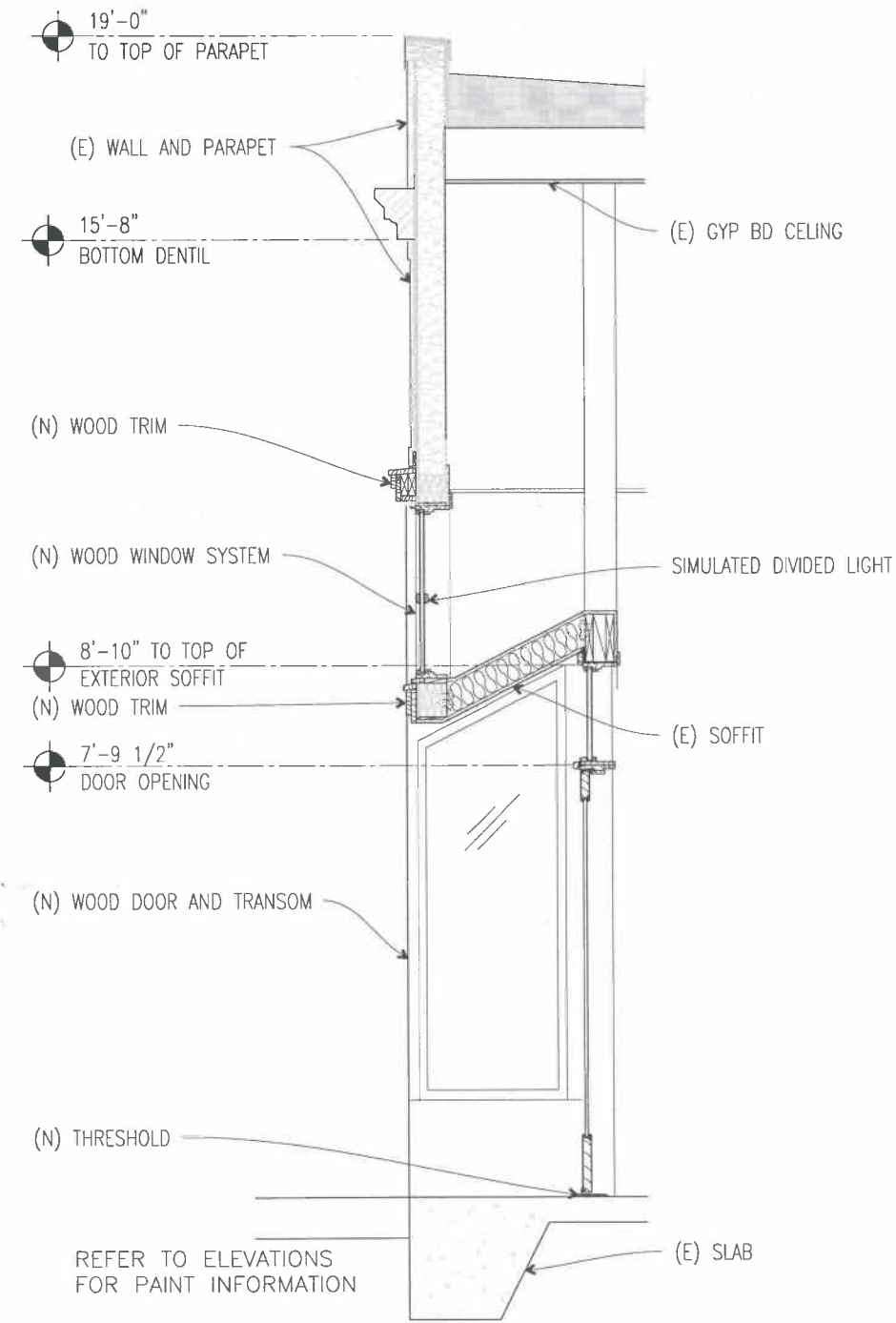
ISSUE / REVISION	DATE
PLANNING REVIEW 1	10/18/10
PLANNING REVIEW 2	10/28/10
PLANNING REVIEW 3	11/10/10
PLANNING REVIEW 4	11/24/10
PLANNING REVIEW 5	05/04/11
PLANNING REVIEW 6	08/29/11

Color Rendering
A2.0

F
E
D
C
B
A

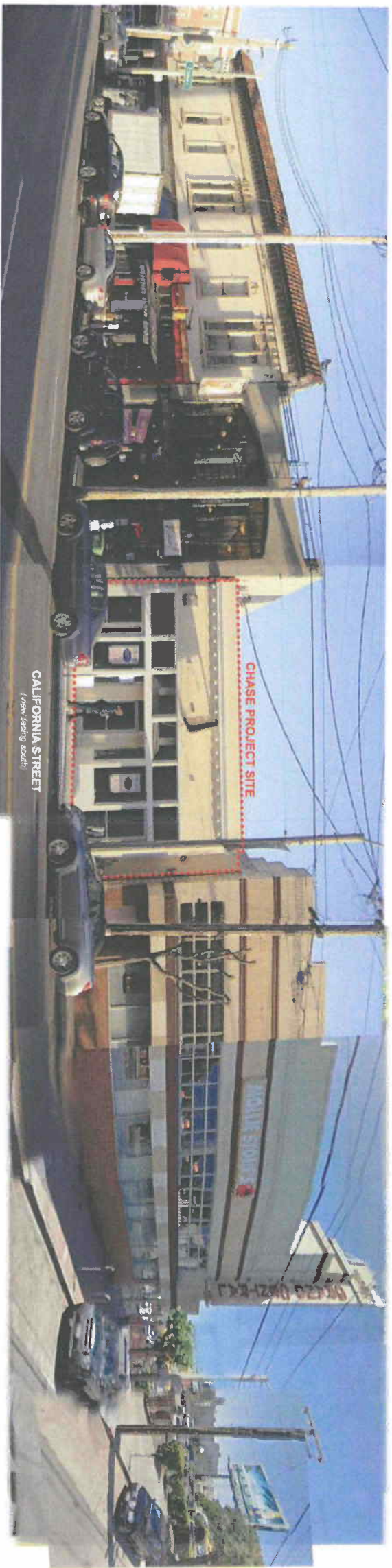


1 PROPOSED STOREFRONT SECTION
SCALE: 3/4"=1'-0"



2 PROPOSED ENTRY SECTION
SCALE: 3/4"=1'-0"

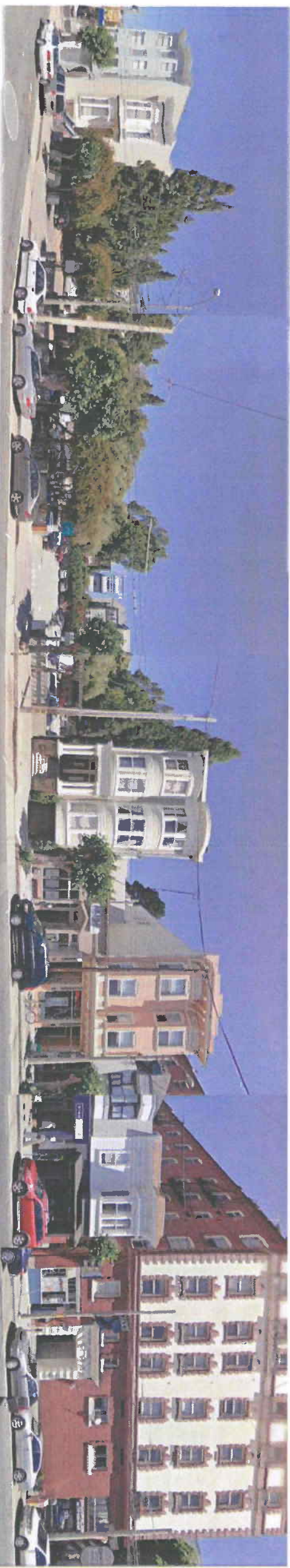
ISSUED / REVISED	DATE
PLANNING REVIEW 1	10/18/10
PLANNING REVIEW 2	10/28/10
PLANNING REVIEW 3	11/15/10
PLANNING REVIEW 4	11/24/10
PLANNING REVIEW 5	05/04/11
PLANNING REVIEW 6	06/29/11



FILLMORE STREET

STEINER STREET

1 SOUTH SIDE OF CALIFORNIA STREET



STEINER STREET

PUBLIC PARKING LOT

CALIFORNIA STREET

FILLMORE STREET

2 NORTH SIDE OF CALIFORNIA STREET

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CHASE
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2429 California Street
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PROJECT #209461.56

ISSUED / REVIEWED	DATE
PLANNING REVIEW	10/19/10
PLANNING REVIEW	10/28/10
PLANNING REVIEW	11/10/10
PLANNING REVIEW	11/22/10
PLANNING REVIEW	05/04/11
PLANNING REVIEW	05/07/11

Panoramic Photos of Street Views