



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 22, 2018
Continued from the February 1, 2018 Hearing

Date Prepared: February 15, 2018
Case No.: 2015-009450CUA
Project Address: 1600 Ocean Avenue
Zoning: Ocean Avenue Neighborhood Commercial Transit (NCT)
45-X Height and Bulk District
Planning Area: Balboa Park
Block/Lot: 3196 / 011
Project Sponsor: Kenneth Gaskins
Jones Lang LaSalle
1 Front Street, Suite 1100
San Francisco, CA 94111
Kenneth.Gaskins@am.jll.com
Staff Contact: Natalia Kwiatkowska – (415) 575-9185
natalia.kwiatkowska@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Planning Commission heard the case at its February 1, 2018 hearing. At that time, the Commission made a motion of intent to approve the project with conditions and continued the item to the February 22, 2018 hearing by a vote of +6-0 (Johnson absent). The Conditions of Approval requires the bank to cease operations at the end of two years or when their current lease expires. The Planning Commission's concerns related to the disapproval included the result of a vacant storefront until the current lease expires.

To date, the Department has received two communications regarding the proposal from a community member and the Ocean Avenue Association. The primary concerns related to the level of upkeep and maintenance of the facility.

The Planning Department recommends Approval with Conditions of the project.

REQUIRED COMMISSION ACTION

The Commission must adopt the attached Draft Motion to approve case No. 2015-009450CUA.

Attachments:

Revised Draft Motion

Exhibits

Revised Plans

Original Case Report from February 1, 2018 Planning Commission hearing.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input type="checkbox"/> Affordable Housing (Sec. 415) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Child Care Requirement (Sec. 414) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 22, 2018
Continued from the February 1, 2018 Hearing

Date Prepared: February 15, 2018
Case No.: **2015-009450CUA**
Project Address: **1600 Ocean Avenue**
Zoning: Ocean Avenue Neighborhood Commercial Transit (NCT)
45-X Height and Bulk District
Planning Area: Balboa Park
Block/Lot: 3196 / 011
Project Sponsor: Kenneth Gaskins
Jones Lang LaSalle
Bank of America Representative
1 Front Street, Suite 1100
San Francisco, CA 94111
Kenneth.Gaskins@am.jll.com
Property Owner: Frances Malakis 2012 Trust
183 Inverness Drive, San Francisco, CA 94132
Staff Contact: Natalia Kwiatkowska – (415) 575-9185
natalia.kwiatkowska@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 755 TO LEGALIZE A 325 SQUARE-FOOT FORMULA RETAIL FINANCIAL SERVICES USE (TWO ATMS D.B.A. BANK OF AMERICA) AT A ONE-STORY COMMERCIAL BUILDING WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, BALBOA PARK PLANNING AREA, AND 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 6, 2015, Jones Lang LaSalle (JLL) (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 755 to legalize a 325 square-foot Formula Retail Financial Service use (two ATMs d.b.a. Bank of America) at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District. The property was last operated by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration).

On February 1, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-009450CUA. After hearing and closing public comment, the Commission adopted a motion of intent to Approve with conditions and continued the item by a vote of +6-0 (Johnson absent).

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2015-009450CUA located at 1650 Mission Street, Suite 400, San Francisco, California.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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

MOVED, that the Commission hereby approves the Conditional Use requested in Application No. **2015-009450CUA**, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site, Lot 011 in Assessor's Block 3196, is located on the north side of Ocean Avenue, between Faxon and Miramar Avenues in the Ocean Avenue NCT Zoning District in the West of Twin Peaks neighborhood. The property at 1600 Ocean Avenue is developed with a 6,165 square feet one-story commercial building. The building, constructed circa 1920, occupies the entire approximately 10,000 square foot lot, with street frontage on Ocean Avenue and includes five separate establishments. The property contains no off-street parking. The tenant space was occupied by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration) until November 2013, and vacant until April 2015 when Bank of America began occupancy without a Conditional Use Authorization for Formula Retail. Existing to remain on-site are an adjacent hair salon (d.b.a. Diamond Hair Studio.) at 1604 Ocean Ave, and a hardware store (d.b.a. Win Long Ocean Hardware) at 1556 Ocean Ave.
3. **Surrounding Neighborhood.** The Ocean Avenue NCT Zoning District extends along Ocean Avenue between Manor Drive and Howth Street. The neighborhood is characterized by one- to three- story commercial, mixed-use, and residential buildings. The subject block face includes one- to two-story commercial buildings including a Walgreens and a hardware store associated with True Value. The south side of Ocean Avenue, opposite the subject site, includes one- to two-story, commercial and mixed-use buildings including a Chase Bank. Zoning surrounding the Project Site is residential, including RH-1(D) to the north and RH-2 to the south.
4. **Project Description.** This is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 755 to authorize a 325 square-foot Formula Retail Financial Services use (two ATMs d.b.a. Bank of America) previously occupied by a Retail Sales and Service use

(furniture store d.b.a. Renaissance Furniture Restoration), at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District. The total floor area of the space will not change with this Project; however, Bank of America is only occupying 325 square feet of the existing 905 square foot establishment. Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina, with more than 1,000 locations worldwide, with more than 25 other San Francisco locations. The Project will include signs and awnings.

5. **Public Comment.** The Planning Department has received two correspondences for the proposed project from a community member and the Ocean Avenue Associated expressing concern related to the level of upkeep and maintenance of the existing facility.
6. **Community Outreach.** A Pre-Application meeting was conducted on September 12, 2016; no one attended.
7. **Planning Code Compliance:** The Commission finds that the Project is inconsistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use – Financial Services.** Planning Code Section 102 defines a financial services use as a retail sales and service use that provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area.

Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina. The project is considered Financial Services Land Use Category, as defined in Planning Code Section 102, which is a principally permitted use in the Ocean Ave NCT District per Planning Code Section 755.

- B. **Use Size.** Section 755 establishes size limits for all Retail Sales and Service uses in the Ocean Ave NCT District. Within the District, Conditional Use Authorization is required for any Retail Sales and Services use equal to or greater than 4,000 square feet.

The project is occupying a 325 square-foot portion of an existing 905 square-foot ground floor establishment. The proposed use size is below the 4,000 square foot size limit and is therefore principally permitted.

- C. **Formula Retail.** Planning Code Section 303.1 and 755 requires a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the Ocean Ave NCT District.

Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina, with more than 1,000 locations worldwide, with more than 25 other San Francisco locations. Bank of America is therefore considered a formula retail establishment and is seeking a Conditional Use Authorization.

- D. **Off-Street Parking.** Pursuant to Planning Code Section 755, no off-street parking is required for non-residential uses in the Ocean Ave NCT Zoning District.

Bank of America is a non-residential use and thus does not require any off-street parking spaces. There will be no off-street parking added as part of this project.

- E. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within Neighborhood Commercial Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and 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. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The first 25 feet of building depth along Ocean Ave frontage is not devoted to an active retail use. The project includes a solid interior wall constructed within 13 feet of the front building wall. Therefore, the project is not complying with Planning Code Section 145.1. Bank of America occupies approximately 16 feet of street frontage along Ocean Avenue, where the majority is a transparent storefront. The windows will be obstructed by a solid internal wall. There are no changes proposed to the commercial frontage other than the awning and signage work described below.

Members of the Planning Commission indicated there is a high rate of vacancies in this neighborhood and were concerned the disapproval of this project would result in another vacancy until the current lease expires. The Commission further indicated that the existing facility, although not consistent with the Planning Code, is better than a vacant storefront, which is not desirable for the neighborhood. Based on this, the Commission was able to make findings that granting a Conditional Use Authorization would provide an establishment which was necessary or desirable with a condition that the bank cease operations when their lease expires.

- F. **Awnings.** Planning Code Section 136.1 requires that awnings shall be at least eight feet above finished grade, its valance at least seven feet above grade and no portions shall be higher than the windowsill level of the lowest story (if any) exclusive of the ground story and mezzanine, or extend above the bottom of a projecting upper-story window bay, or cover any belt cornice or horizontal molding, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower. Where external piers or columns define individual storefront bays, an awning may not cover such piers or columns. When the width of all awnings is ten feet or less along the direction of the street, the horizontal projection of such awnings shall not exceed six feet from the face of

any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed six feet, including any valance. When the width of all awnings exceeds ten feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed four feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed four feet, including any valance.

The proposed awning will be approximately 16 feet in width with a 4 foot horizontal projection from the face of the supporting building. The proposed awning complies with Planning Code Section 136.1.

- G. **Signage.** Section 607.1 of the Planning Code permits business signs to be located within Neighborhood Commercial Districts with limitations based on the type of signage. In addition to the Planning Code, the *Commission Guide for Formula Retail* provides additional limitations for signs located on formula retail storefronts. One sign per tenant is permitted, unless the establishment is a corner storefront, in which case it may have one sign per frontage.

The proposed signage complies with Article 6 of the Planning Code and the Commission Guide for Formula Retail.

8. **Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

- a. The proposed use or feature, 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 proposed Formula Retail use, although not consistent with the Planning Code in regards to active use requirements, is an improvement over a vacant storefront, and therefore desirable for the surrounding community until the current lease expires, at which time, the bank must cease operation.

- 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:

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

The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because a Retail use existed until November 2013, a change from that vacant Retail furniture store (d.b.a. Renaissance Furniture Restoration) to a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within the vicinity, there are two other financial service establishments (d.b.a. Chase

Bank and Unify Financial Credit Unit). The establishment of this Formula Retail Use is not anticipated to significantly affect the existing financial service institutions within the District.

- c. 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 parking or loading for a 325 square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines.

- f. 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 is inconsistent with all relevant requirements and standards of the Planning Code and with Objectives and Policies of the General Plan, as detailed below. However, the Planning Commission indicated that although the project does not comply with the active use requirements of the Planning Code, the use of the space is an improvement over a vacant storefront, which the project would potentially result in until the tenant's lease expires.

- g. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

The Project is inconsistent with the stated purpose of the Ocean Avenue NCT Zoning District in that it eliminates an active ground floor use in a commercial building. However, the Planning Commission indicated that although the project does not comply with the active use requirements of the Planning Code, the use of the space is an improvement over a vacant storefront, which the project would potentially result in until the tenant's lease expires.

- 9. **Formula Retail Use.** Formula Retail uses within the Ocean Avenue NCT Zoning District require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the

Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

There are 17 existing ground story Formula Retail establishments excluding the subject property out of 123 retail establishments within the Ocean Avenue NCT Zoning District. Therefore, the existing intensity of Formula Retail uses is approximately 13.82% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail to 14.63%, which is a nominal increase in the Formula Retail commercial frontage in this district.

There are 21 existing ground story Formula Retail establishments excluding the subject property out of 123 retail establishments within the ¼ mile vicinity. Therefore, the existing intensity of Formula Retail uses is approximately 17.07% of all businesses within the vicinity. The proposed establishment would increase the concentration of Formula Retail to 17.89%, which is a nominal increase in the Formula Retail commercial frontage in this vicinity.

- b. The availability of other similar retail uses within the District.

The Ocean Ave NCT District is a linear commercial street in the southwestern part of the City. Within the vicinity of the project site as shown on the Formula Retail Map, there are two existing financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Union).

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The project seeks to legalize the existing storefront previously occupied by a retail establishment (d.b.a. Renaissance Furniture Restoration). The district was originally designed to be, and functions as, a streetcar-oriented, small-scale, commercial district providing a variety of convenience goods and services to the surrounding neighborhoods with a strong daytime oriented atmosphere. The proposed Formula Retail Financial Service use eliminates an active, ground floor establishment from the small-scale commercial district. Therefore, the proposed use will have a negative effect on the architectural and aesthetic character of the district.

- d. The existing retail vacancy rates within the District.

There are currently four (4) vacant lots or approximately 3.3% of storefronts within the Ocean Avenue NCT. There is currently one (1) vacant lot or approximately 0.8% within the ¼ mile vicinity.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

Daily Needs: There are currently 60 daily needs-businesses within a ¼ mile vicinity of the subject property. This is approximately 49% of the number of storefronts in this same area. There are currently 64 daily needs-businesses within the Ocean Avenue NCT. This is approximately 52% of the number of storefronts in the Ocean Avenue NCT.

Citywide Services: There are currently 61 citywide service-businesses within a ¼ mile vicinity of the subject property. This is approximately 50% of the number of storefronts in this same area. There are currently 54 citywide service-businesses within the Ocean Avenue NCT. This is approximately 44% of the number of storefronts in the Ocean Avenue NCT.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Table 1. Ocean Avenue NCT Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	OCEAN AVE NCT FRONTAGE TOTAL (FT.)	OCEAN NCT %	¼ MILE VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%	147	2%
Business / Professional	560	7%	569	6%
Financial	154	2%	244	3%
Institutional	2745	34%	2973	31%
Limited Restaurant / Restaurant	1137	14%	1717	18%
Medical	505	6%	715	7%
Other Retail	2084	26%	2548	26%
Personal Service	783	10%	590	6%
Vacant	96	1%	105	1%
Total	8064	100%	9608	100%

The use mix is varied in the Ocean Avenue NCT. Institutional uses comprise 34% of the ground floor frontage, followed by other retail establishments comprising 26% of the ground floor frontage and eating establishments (limited restaurants and restaurants combined) comprising 14%. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section 303(i) of the Planning Code.

As the proposed Formula Retail use is less than 20,000 square feet, an Economic Impact Study is not required for this Project. Section 303(i) only requires this study for the “establishment of large-scale retail uses.”

¹ The Ocean Avenue NCT Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

10. **General Plan Compliance.** The Project is, on balance, inconsistent with the Objectives and Policies of the General Plan.

BALBOA PARK AREA PLAN

Objectives and Policies

OBJECTIVE 1.2:

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Policy 1.2.3:

Retain and improve the neighborhood's existing businesses while also attracting new businesses that address unmet retail and service needs of the diverse local neighborhoods.

The Ocean Ave NCT District is a linear commercial street in the southwestern part of the City. Within the vicinity of the project site there are two existing financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Union), that provide similar services to the neighborhood.

OBJECTIVE 1.3:

ESTABLISH AN ACTIVE, MIXED-USE NEIGHBORHOOD AROUND THE TRANSIT STATION.

Policy 1.3.1:

Mixed-use housing and retail should be the principal land use in the Transit Station Neighborhood.

The project provides a retail use within a one-story commercial building in the Neighborhood Commercial District.

COMMERCE AND INDUSTRY

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 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The Project will provide desirable goods or services to the neighborhood.

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 Project provides a retail use within the existing commercial building.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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.

Policy 6.2:

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

The ground floor Formula Retail use replaced an existing vacant storefront, which has a positive effect on the street frontage of this Neighborhood Commercial District.

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

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

The project will not adversely affect the existing mix of neighborhood-serving retail uses by replacing an existing vacant storefront. The Planning Commission indicated that although the project does not comply with the active use requirements of the Planning Code, the use of the space is an improvement over a vacant storefront, which the project would potentially result in until the tenant's lease expires.

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

The Project will not adversely affect the character or diversity of the neighborhood.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood.

- 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 did not displace any service or industrial business.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark or historic resource. No changes are proposed for the façade other than the signs and awnings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

12. The Project is inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-009450CUA** under Planning Code Sections 303, 303.1, and 755 to legalize a 325 square-foot Formula Retail Financial Services use (two ATMs d.b.a. Bank of America), at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District.

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. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the Project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **February 22, 2018**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 22, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Financial Services use (d.b.a. Bank of America) located at 1600 Ocean Avenue, Block 3196, and Lot 011 pursuant to Planning Code Section(s) 303, 303.1, and 755 within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District; in general conformance with plans, dated 10/29/14, and stamped "EXHIBIT B" included in the docket for Case No. **2015-009450CUA** and subject to conditions of approval reviewed and approved by the Commission on February 22, 2018, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 22, 2018 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Expiration of Approval.** The Project Sponsor shall cease operation when the current lease expires on December 31, 2019.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

8. **Signage.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code and the Commission Guide for Formula Retail.

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

MONITORING - AFTER ENTITLEMENT

9. **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

10. **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

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

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

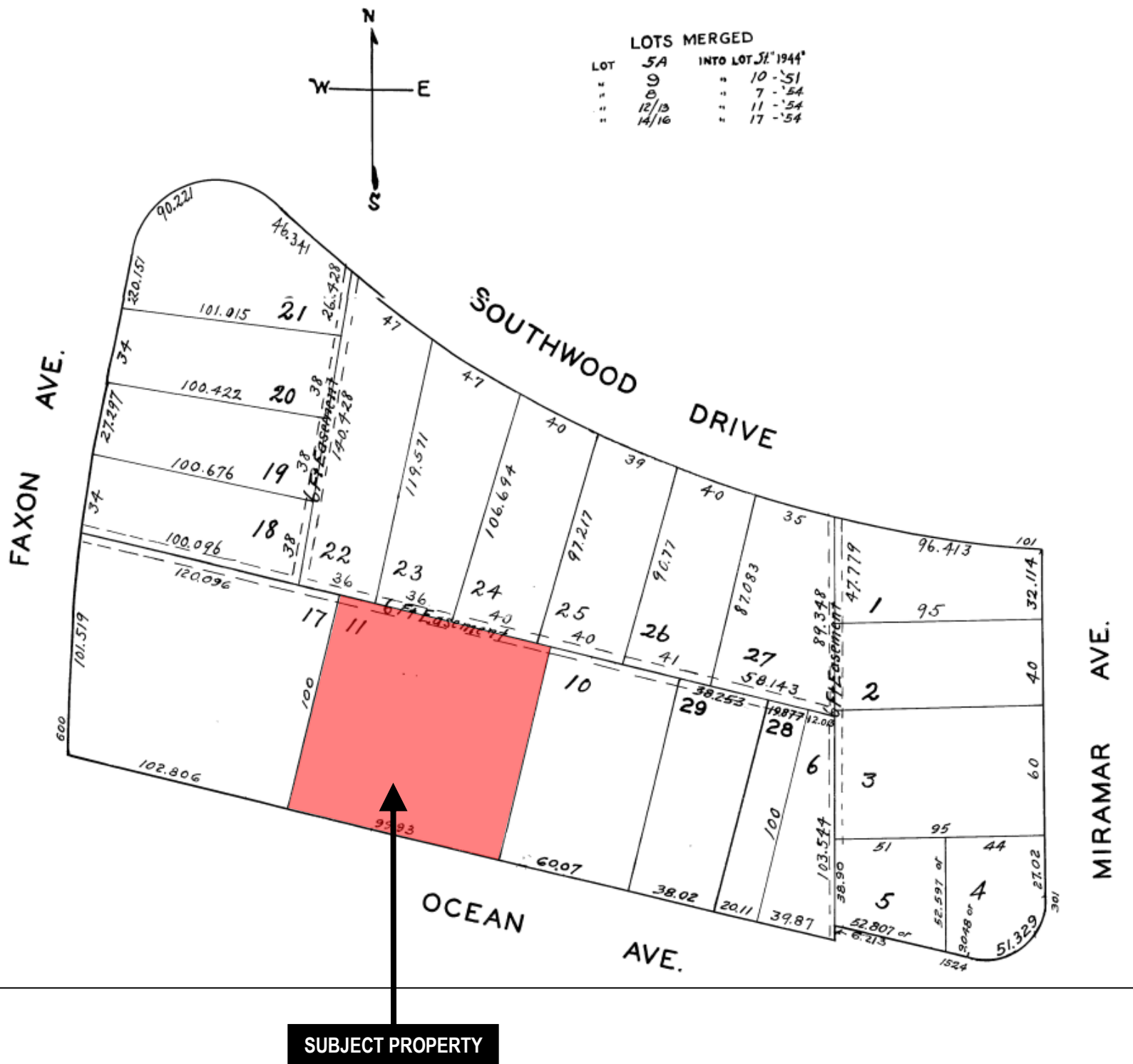
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

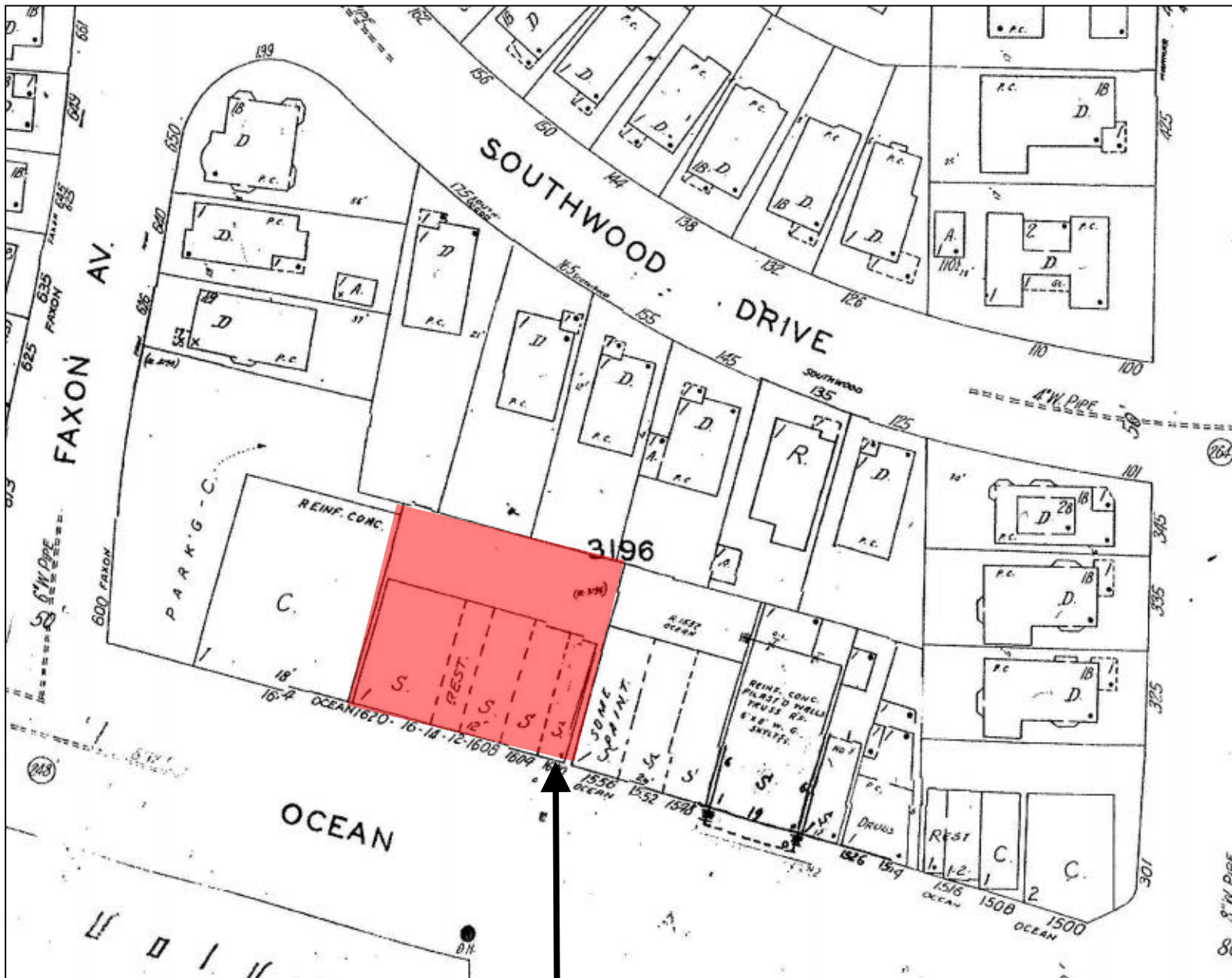
13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

Parcel Map



Sanborn Map*



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

SUBJECT PROPERTY



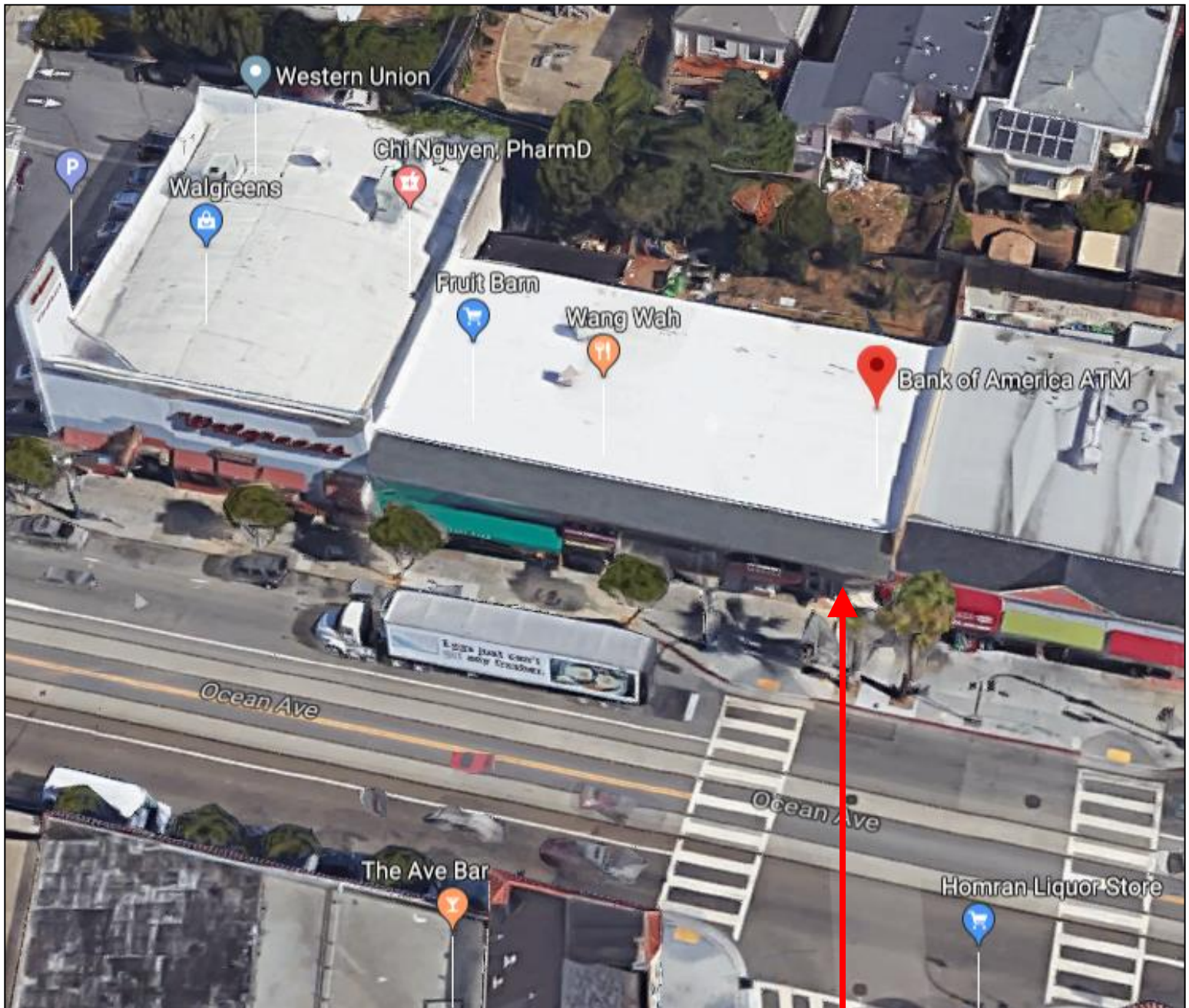
Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Zoning Map



Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

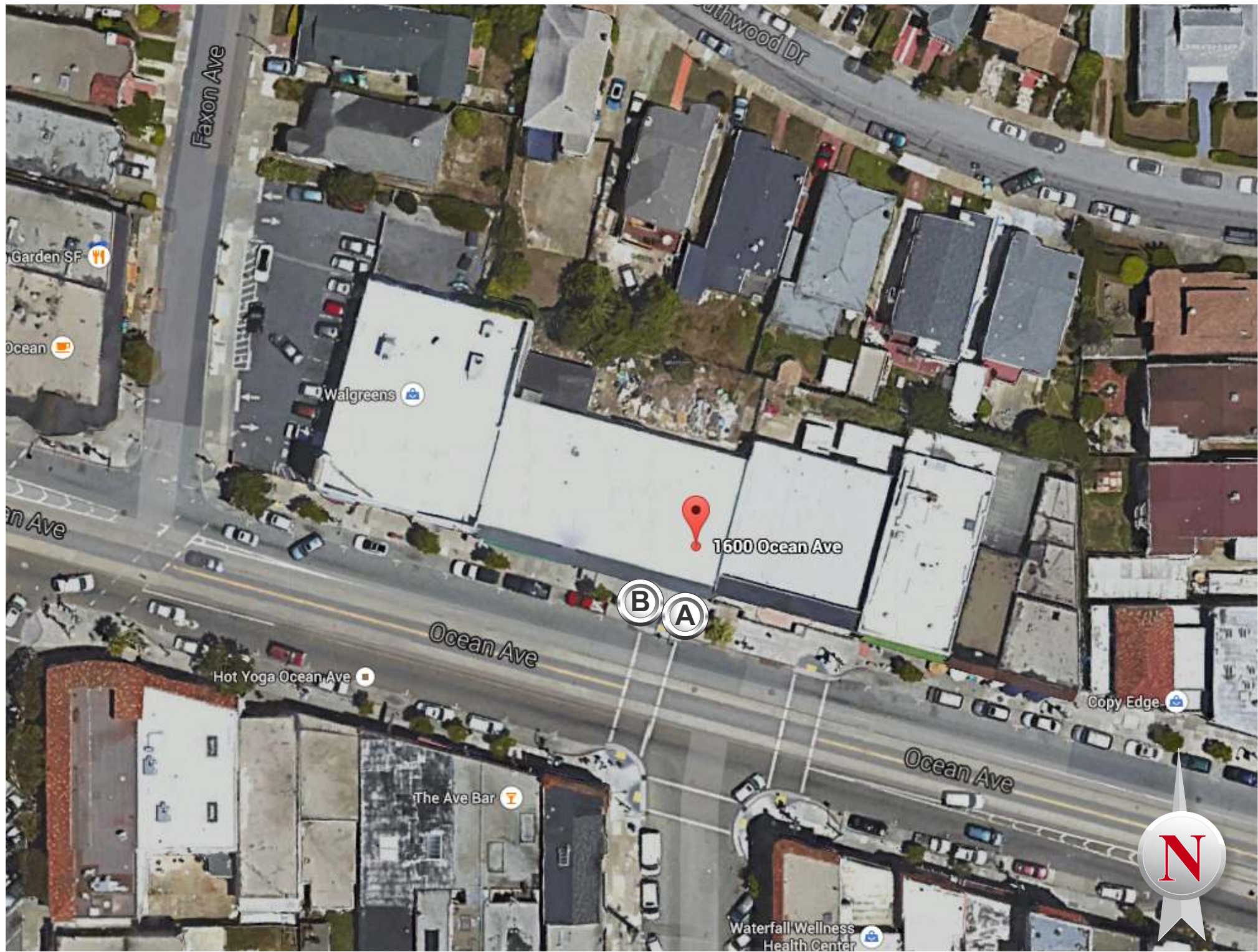
Site Photo



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

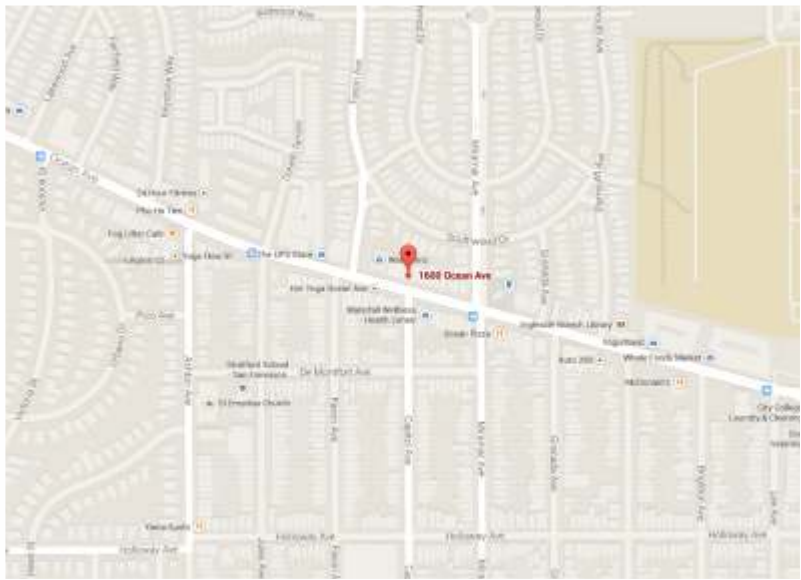
SITE PLAN



SIGNAGE SPECIFICATIONS

- A DOOR VINYL W/ CARD READER & SECURITY CAMERA VINYL**
Manufacture and Install (1) set of Door Vinyl
- B AWNING**
Manufacture and Install (1) Awning w/ Copy

AREA MAP





COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 10-29-14	Project Name: BANK OF AMERICA 2
Scale: NTS	Address: 1600 Ocean Ave.
Drawn: Chris C.	City / State: San Francisco, CA
Sales: Ron W.	Client Approval: _____ Date: _____

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	Hermes A.	11-03-14	Refer to PATHFINDER.
2	Blaise S.	12-02-14	Refer to PATHFINDER.
3	John A.	12-22-14	Refer to PATHFINDER.
4			
5	WA	8-29-17	ADD NOTE SIGN: A (SQ.FT.) PAGE 3 OF 6
6			

DESIGN DRAWING 1 of 6

Request Number:
PRJ-BOA2-94659-R6

File Location:
W:\Bank of America 2\Art\Drawings\PRJ-BOA2-94659

EXISTING PHOTO- SIGN A



PHOTO ENHANCEMENT- SIGN A



COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

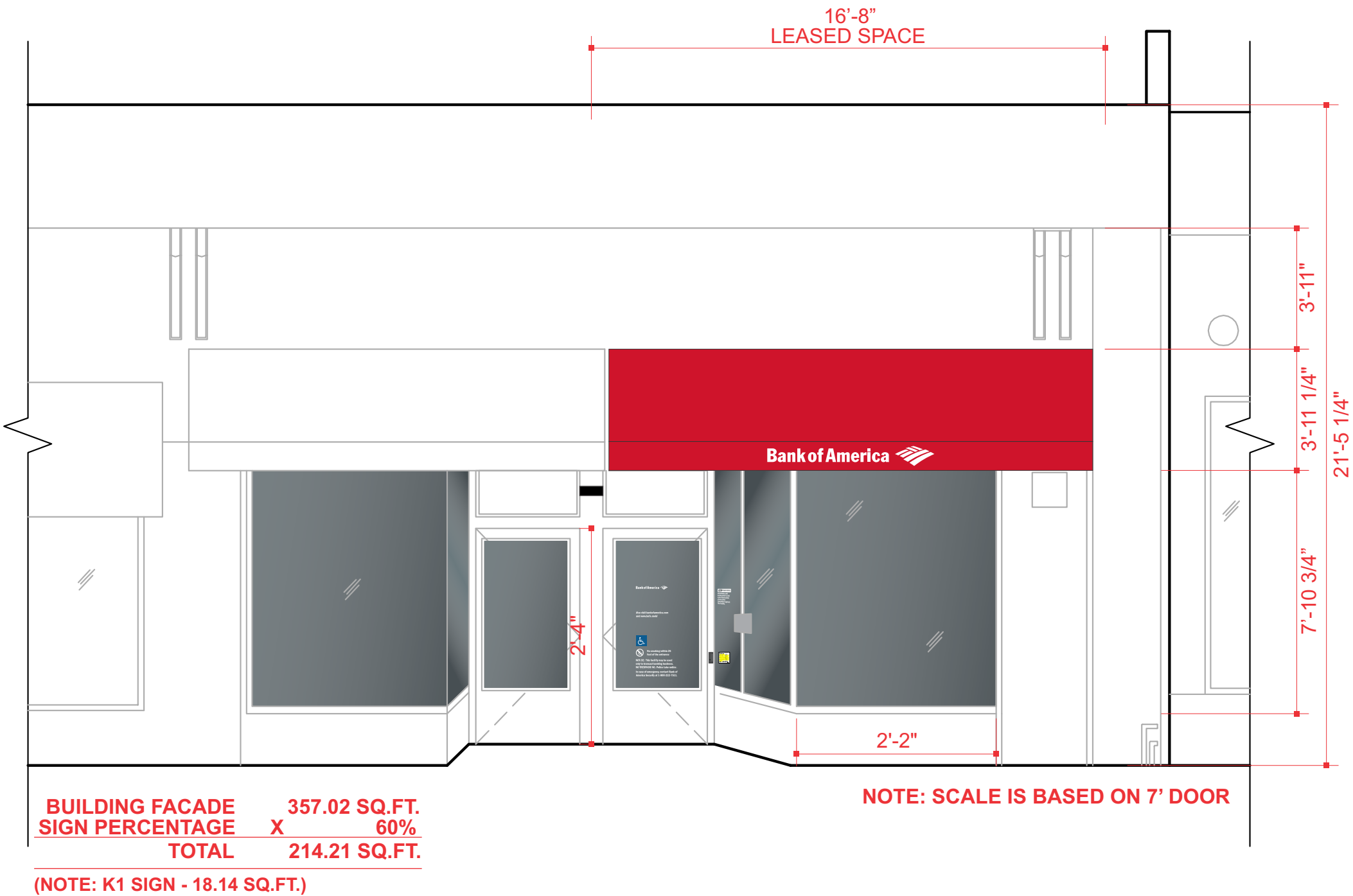
Date:	10-29-14	Project Name:	BANK OF AMERICA 2
Scale:	NTS	Address:	1600 Ocean Ave.
Drawn:	Chris C.	City / State:	San Francisco, CA
Sales:	Ron W.	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	Hermes A.	11-03-14	Refer to PATHFINDER.
2	Blaise S.	12-02-14	Refer to PATHFINDER.
3	John A.	12-22-14	Refer to PATHFINDER.
4			
5	WA	8-29-17	ADD NOTE SIGN: A (SQ.FT.) PAGE 3 OF 6
6			

DESIGN DRAWING 2 of 6

Request Number:
PRJ-BOA2-94659-R6
File Location:
W:\Bank of America 2\Art\Drawings\PRJ-BOA2-94659



FRONT ELEVATION @ AWNING

Scale: 1/4"=1'-0"

NOTE: ALL DIMENSIONS AND
CONDITIONS MUST BE FIELD
VERIFIED PRIOR TO MANUFACTURE



COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

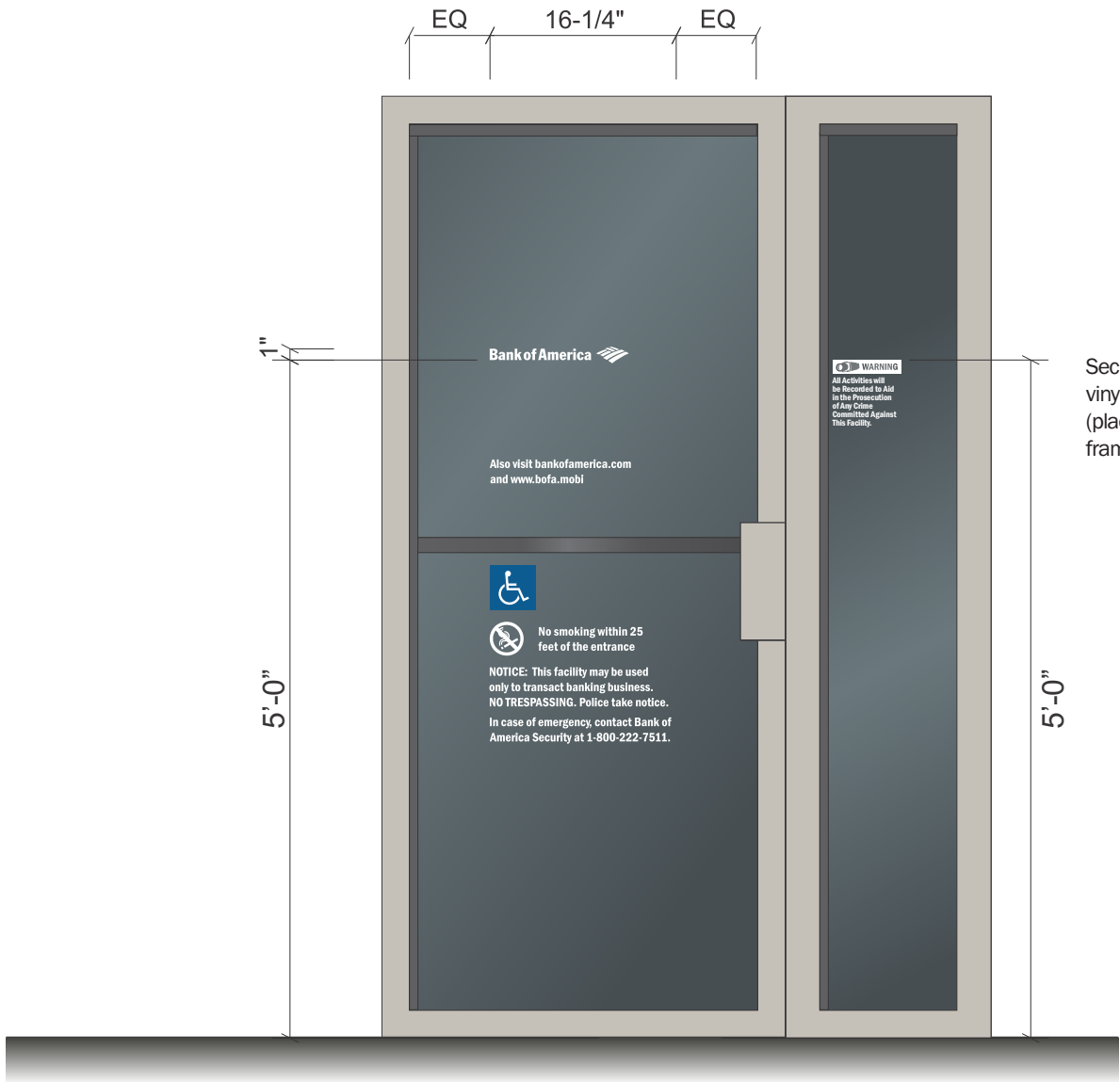
Date:	10-29-14	Project Name:	BANK OF AMERICA 2
Scale:	Noted	Address:	1600 Ocean Ave.
Drawn:	Chris C.	City / State:	San Francisco, CA
Sales:	Ron W.	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	Hermes A.	11-03-14	Refer to PATHFINDER.
2	Blaise S.	12-02-14	Refer to PATHFINDER.
3	John A.	12-22-14	Refer to PATHFINDER.
4			
5	WA	8-29-17	ADD NOTE SIGN: A (SQ.FT.) PAGE 3 OF 6
6			

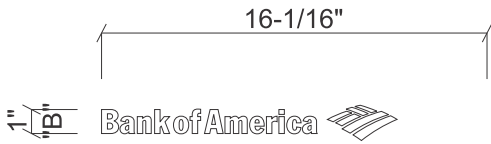
DESIGN DRAWING 3 of 6

Request Number:
PRJ-BOA2-94659-R6
File Location:
W:\Bank of America 2\Art\Drawings\PRJ-BOA2-94659

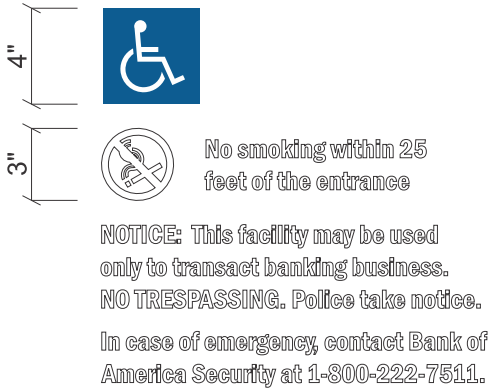


Scale: 3/4"=1'-0"

A FRONT VIEW @ SINGLE DOOR VINYL WITH CARD READER & SECURITY CAMERA VINYL
SCALE: 1"=1'-0"



Also visit bankofamerica.com and www.bofa.mobi



1 VINYL GRAPHICS ONLY
Scale: 1-1/2"=1'-0"

GENERAL SPECIFICATIONS:

FIRST SURFACE ENTRANCE GRAPHICS: 3M 7725-10 WHITE OPAQUE VINYL

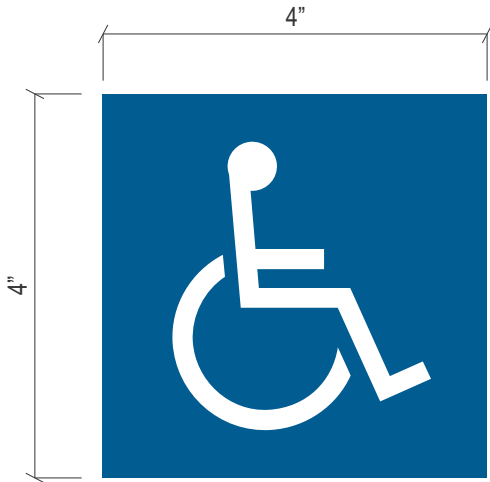
HANDICAP SYMBOL: 4" X 4" DIGITAL PRINT TO MATCH PMS 7462C BLUE AND WHITE

FONT: FRANKLIN GOTHIC DEMI CONDENSED

COLOR SPECIFICATIONS:

VINYL: 3M #7725-10 OPAQUE WHITE

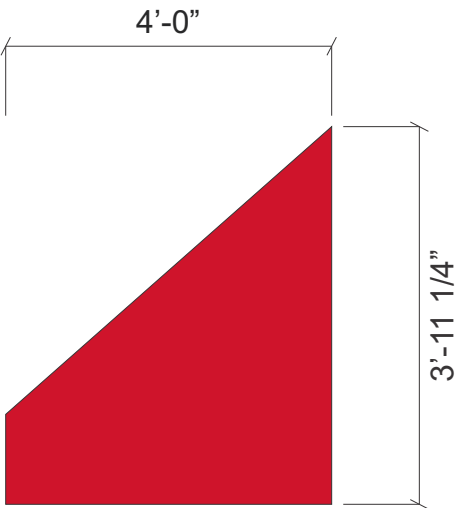
VINYL: DIGITAL PRINT TO MATCH PMS 7462C BLUE AND WHITE.



2 FIRST SURFACE DIGITAL PRINT
Scale: 6"=1'-0"



NOTE: SCALE IS BASED ON 7' DOOR



FRONT VIEW @ AWNING RE-SKIN

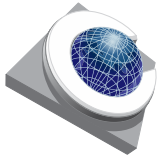
SCALE: 1/2" = 1'-0"

SIDE VIEW

GENERAL SPECIFICATIONS:

MANUFACTURE AND INSTALL NEW AWNING WITH WHITE COPY.
FABRIC COLOR TO MATCH BofA RED

NOTE: ALL DIMENSIONS AND
CONDITIONS MUST BE FIELD
VERIFIED PRIOR TO MANUFACTURE



COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 10-29-14	Project Name: BANK OF AMERICA 2
Scale: Noted	Address: 1600 Ocean Ave.
Drawn: Chris C.	City / State: San Francisco, CA
Sales: Ron W.	Client Approval: Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	Hermes A.	11-03-14	Refer to PATHFINDER.
2	Blaise S.	12-02-14	Refer to PATHFINDER.
3	John A.	12-22-14	Refer to PATHFINDER.
4			
5	WA	8-29-17	ADD NOTE SIGN: A (SQ.FT.) PAGE 3 OF 6
6			

DESIGN DRAWING 6 of 6
Request Number: PRJ-BOA2-94659-R6
File Location: W:\Bank of America 2\Art\Drawings\PRJ-BOA2-94659



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 1, 2018

Date Prepared: January 22, 2018
Case No.: **2015-009450CUA**
Project Address: **1600 Ocean Avenue**
Zoning: Ocean Avenue Neighborhood Commercial Transit (NCT)
45-X Height and Bulk District
Planning Area: Balboa Park
Block/Lot: 3196 / 011
Project Sponsor: Kenneth Gaskins
Jones Lang LaSalle
Bank of America Representative
1 Front Street, Suite 1100
San Francisco, CA 94111
Kenneth.Gaskins@am.jll.com
Property Owner: Frances Malakis 2012 Trust
183 Inverness Drive, San Francisco, CA 94132
Staff Contact: Natalia Kwiatkowska – (415) 575-9185
natalia.kwiatkowska@sfgov.org
Recommendation: **Disapproval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 755 to authorize a 325 square-foot Formula Retail Financial Services use (two ATMs d.b.a. Bank of America) previously occupied by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration), at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District. The total floor area of the space will not change with this Project; however, Bank of America is only occupying 325 square feet of the existing 905 square foot establishment. Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina, with more than 1,000 locations worldwide, with more than 25 other San Francisco locations. The Project will include signs and awnings.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 011 in Assessor's Block 3196, is located on the north side of Ocean Avenue, between Faxon and Miramar Avenues in the Ocean Avenue NCT Zoning District in the West of Twin Peaks neighborhood. The property at 1600 Ocean Avenue is developed with a 6,165 square feet one-story commercial building. The building, constructed circa 1920, occupies the entire approximately 10,000

square foot lot, with street frontage on Ocean Avenue and includes five separate establishments. The property contains no off-street parking. The tenant space was occupied by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration) until approximately 2013 and vacant until March 2015 when Bank of America began occupancy without a Conditional Use Authorization for Formula Retail. Existing to remain on-site are an adjacent hair salon (d.b.a. Diamond Hair Studio.) at 1604 Ocean Ave, and a hardware store (d.b.a. Win Long Ocean Hardware) at 1556 Ocean Ave.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Ocean Avenue NCT Zoning District extends along Ocean Avenue between Manor Drive and Howth Street. The neighborhood is characterized by one- to three- story commercial, mixed-use, and residential buildings. The subject block face includes one- to two-story commercial buildings including a Walgreens and a hardware store associated with True Value. The south side of Ocean Avenue, opposite the subject site, includes one- to two-story, commercial and mixed-use buildings including a Chase Bank. Zoning surrounding the Project Site is residential, including RH-1(D) to the north and RH-2 to the south.

ENVIRONMENTAL REVIEW

The denial of a Conditional Use Authorization is not defined as a “project” pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15050(c)(2) and 15378 because there is no corresponding action that would result in a physical change in the environment.

Should the Commission indicate intent to approve the Conditional Use Authorization, the project will return at a future hearing in order to provide the Commission with an approval motion and an amended CEQA analysis for the corresponding project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 12, 2018	January 12, 2018	20 days
Posted Notice	20 days	January 12, 2018	January 12, 2018	20 days
Mailed Notice	30 days	January 2, 2018	January 2, 2018	30 days

The required Section 312 neighborhood notification process was conducted as part of this Project’s Conditional Use notice.

PUBLIC COMMENT

- The Planning Department has not received any correspondence for the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Project History: On July 24, 2014, Building Permit Application #2014.07.15.1295 was approved by the Planning Department. The scope of work included tenant improvements for a proposed walk-in ATM vestibule, the addition of an ADA button, and replacement of the existing awning for a new Financial Services establishment (d.b.a. Bank of America), which is considered a Formula Retail.

On December 26, 2014, Ordinance No. 235-14 became effective, which requires a Conditional Use Authorization for Formula Retail Uses including Financial Services. Building Permit Application #2014.07.15.1295 was issued on January 28, 2015, after the effective date of Ordinance No. 235-14; therefore, the subject Formula Retail Financial Services use requires a Conditional Use Authorization.

On March 16, 2015, Building Permit Application #2015.03.16.0948 was filed to install new signage, at which point the property owner was alerted that a Conditional Use Authorization was required for the Formula Retail use.

On June 5, 2014, Bank of America signed a lease for the subject space.

In March 2015, Bank of America began occupancy at the subject property.

On July 6, 2015, Conditional Use Authorization #2015-009450CUA was filed to legalize the existing use.

Between July 2015 and January 2017, the Project Sponsor conducted the required Pre-Application Meeting and the required Formula Retail Survey for the Conditional Use Authorization.

On January 3, 2017, Building Permit Application #2014.07.15.1295 was suspended per Planning Department's request to allow time for the Permit Holder to meet all of the Planning Department requirements in their entirety and seek a Conditional Use Authorization.

- Tenancy: No commercial tenant will be displaced as the tenant space was vacant between approximately 2013 and March 2015 when Bank of America began occupancy. The tenant space has been occupied by an unauthorized Formula Retail use since April 2015, d.b.a. Bank of America without a Conditional Use Authorization for a Formula Retail use.
- Active Use: Planning Code Section 145.1 requires active uses within the first 25 feet of building depth on the ground floor in order to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings in Neighborhood Commercial Districts. The project includes a solid interior wall constructed within 13 feet of the front building wall. Therefore, the project is not complying with the Planning Code. Additionally, Bank of America is only occupying 325 square feet of the existing 905 square foot establishment, resulting in a 580 square foot vacant space.
- Land Use: Automated Teller Machines (ATMs) are intended to function as Limited Financial Service use; however, due to the amount of street frontage and gross floor area, the Bank of America ATMs do not fit into the definition of Limited Financial Services and are therefore considered a Financial Service Use.

Financial Service: a Retail Sales and Service Use that provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Any applicant for a financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.

Limited Financial Service: a Retail Sales and Service Use that provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in this Section of the Code and as set forth in the respective zoning district. Any applicant for a limited financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.

- Conditional Use Authorization Criteria: with regard to Conditional Use Authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria (Section 303.1(d)) in addition to the standard Conditional Use findings:
 - The existing **concentration** of Formula Retail uses;
 - The availability of **other similar Retail** uses;
 - The **compatibility** of the proposed Formula Retail use **with the District's architectural and aesthetic character**;
 - The existing Retail **vacancy** rates; and
 - The existing mix of **Citywide-serving** and **Daily Needs-serving** Retail uses.
- There are 17 existing ground story Formula Retail establishments, excluding the subject property, out of 123 retail establishments within the Ocean Avenue NCT Zoning District. Therefore, the existing intensity of Formula Retail uses is approximately 13.82% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail to 14.63%, which is a nominal increase in the Formula Retail commercial frontage in this district.
- There are 21 existing ground story Formula Retail establishments excluding the subject property out of 123 retail establishments within the ¼ mile vicinity. Therefore, the existing intensity of Formula Retail uses is approximately 17.07% of all businesses within the vicinity. The proposed establishment would increase the concentration of Formula Retail to 17.89%, which is a nominal increase in the Formula Retail commercial frontage in this vicinity.
- Within the vicinity of the project site, there are two existing financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Union).
- The project seeks to legalize the existing location occupying a commercial space previously occupied by a retail establishment (d.b.a. Renaissance Furniture Restoration) and no exterior alterations are proposed. The project includes a new awning and signage. The proposed wall signage is limited to one wall sign to comply with the Commission Guide for Formula Retail; however, it is inconsistent with the architectural and aesthetic character of the district as majority

of the establishments feature signage on an awning. Therefore, the proposed use will have a negative effect on the architectural and aesthetic character of the district.

- There are currently four (4) vacant lots or approximately 3.3% of storefronts within the Ocean Avenue NCT. There is currently one (1) vacant lot or approximately 0.8% within the ¼ mile vicinity.
- Daily Needs: There are currently 60 daily needs-businesses within a ¼ mile vicinity of the subject property. This is approximately 49% of the number of storefronts in this same area. There are currently 64 daily needs-businesses within the Ocean Avenue NCT. This is approximately 52% of the number of storefronts in the Ocean Avenue NCT.
- Citywide Services: There are currently 61 citywide service-businesses within a ¼ mile vicinity of the subject property. This is approximately 50% of the number of storefronts in this same area. There are currently 54 citywide service-businesses within the Ocean Avenue NCT. This is approximately 44% of the number of storefronts in the Ocean Avenue NCT.

REQUIRED COMMISSION ACTION

The Commission must adopt the attached Draft Motion to disapprove case No. 2015-009450CUA. The denial of the Conditional Use Authorization will result in enforcement action to remove the existing Formula Retail Financial Service Use (d.b.a. Bank of America).

BASIS FOR RECOMMENDATION

- The Project is not necessary, desirable for, or compatible with the surrounding neighborhood in that it eliminates an active ground floor tenant space.
- The Project does not meet all applicable requirements of the Planning Code.

RECOMMENDATION:	Disapprove
------------------------	-------------------

Attachments:

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photograph

Project Sponsor Submittal, including:

- Map of Formula Retail Use and Financial Services Use Concentrations (1/4 Mile Radius)
- Reduced Plans, dated March 22, 2017

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | <input type="checkbox"/> Brief |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Letters in support |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

NK

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input type="checkbox"/> Affordable Housing (Sec. 415) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Child Care Requirement (Sec. 414) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 1, 2018

Date Prepared: January 22, 2018
Case No.: **2015-009450CUA**
Project Address: **1600 Ocean Avenue**
Zoning: Ocean Avenue Neighborhood Commercial Transit (NCT)
45-X Height and Bulk District
Planning Area: Balboa Park
Block/Lot: 3196 / 011
Project Sponsor: Kenneth Gaskins
Jones Lang LaSalle
Bank of America Representative
1 Front Street, Suite 1100
San Francisco, CA 94111
Kenneth.Gaskins@am.jll.com
Property Owner: Frances Malakis 2012 Trust
183 Inverness Drive, San Francisco, CA 94132
Staff Contact: Natalia Kwiatkowska – (415) 575-9185
natalia.kwiatkowska@sfgov.org
Recommendation: **Disapproval**

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 755 TO DENY A 325 SQUARE-FOOT FORMULA RETAIL FINANCIAL SERVICES USE (TWO ATMS D.B.A. BANK OF AMERICA) AT A ONE-STORY COMMERCIAL BUILDING WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, BALBOA PARK PLANNING AREA, AND 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 6, 2015, Jones Lang LaSalle (JLL) (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 755 to legalize a 325 square-foot Formula Retail Financial Service use (two ATMs d.b.a. Bank of America) at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District. The property was last operated by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration).

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2015-009450CUA located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 1, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-009450CUA.

The denial of a Conditional Use Authorization is not defined as a "project" pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15050(c)(2) and 15378 because there is no corresponding action that would result in a physical change in the environment.

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

MOVED, that the Commission hereby disapproves the Conditional Use requested in Application No. **2015-009450CUA**, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site, Lot 011 in Assessor's Block 3196, is located on the north side of Ocean Avenue, between Faxon and Miramar Avenues in the Ocean Avenue NCT Zoning District in the West of Twin Peaks neighborhood. The property at 1600 Ocean Avenue is developed with a 6,165 square feet one-story commercial building. The building, constructed circa 1920, occupies the entire approximately 10,000 square foot lot, with street frontage on Ocean Avenue and includes five separate establishments. The property contains no off-street parking. The tenant space was occupied by a Retail Sales and Service use (furniture store d.b.a. Renaissance Furniture Restoration) until November 2013, and vacant until April 2015 when Bank of America began occupancy without a Conditional Use Authorization for Formula Retail. Existing to remain on-site are an adjacent hair salon (d.b.a. Diamond Hair Studio.) at 1604 Ocean Ave, and a hardware store (d.b.a. Win Long Ocean Hardware) at 1556 Ocean Ave.
3. **Surrounding Neighborhood.** The Ocean Avenue NCT Zoning District extends along Ocean Avenue between Manor Drive and Howth Street. The neighborhood is characterized by one- to three- story commercial, mixed-use, and residential buildings. The subject block face includes one- to two-story commercial buildings including a Walgreens and a hardware store associated with True Value. The south side of Ocean Avenue, opposite the subject site, includes one- to two-story, commercial and mixed-use buildings including a Chase Bank. Zoning surrounding the Project Site is residential, including RH-1(D) to the north and RH-2 to the south.
4. **Project Description.** This is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 755 to authorize a 325 square-foot Formula Retail Financial Services use (two ATMs d.b.a. Bank of America) previously occupied by a Retail Sales and Service use

(furniture store d.b.a. Renaissance Furniture Restoration), at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District. The total floor area of the space will not change with this Project; however, Bank of America is only occupying 325 square feet of the existing 905 square foot establishment. Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina, with more than 1,000 locations worldwide, with more than 25 other San Francisco locations. The Project will include signs and awnings.

5. **Public Comment.** The Planning Department has not received any correspondence for the proposed project.
6. **Community Outreach.** A Pre-Application meeting was conducted on September 12, 2016; no one attended.
7. **Planning Code Compliance:** The Commission finds that the Project is inconsistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use – Financial Services.** Planning Code Section 102 defines a financial services use as a retail sales and service use that provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area.

Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina. The project is considered Financial Services Land Use Category, as defined in Planning Code Section 102, which is a principally permitted use in the Ocean Ave NCT District per Planning Code Section 755.

- B. **Use Size.** Section 755 establishes size limits for all Retail Sales and Service uses in the Ocean Ave NCT District. Within the District, Conditional Use Authorization is required for any Retail Sales and Services use equal to or greater than 4,000 square feet.

The project is occupying a 325 square-foot portion of an existing 905 square-foot ground floor establishment. The proposed use size is below the 4,000 square foot size limit and is therefore principally permitted.

- C. **Formula Retail.** Planning Code Section 303.1 and 755 requires a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the Ocean Ave NCT District.

Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina, with more than 1,000 locations worldwide, with more than 25 other San Francisco locations. Bank of America is therefore considered a formula retail establishment and is seeking a Conditional Use Authorization.

- D. **Off-Street Parking.** Pursuant to Planning Code Section 755, no off-street parking is required for non-residential uses in the Ocean Ave NCT Zoning District.

Bank of America is a non-residential use and thus does not require any off-street parking spaces. There will be no off-street parking added as part of this project.

- E. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within Neighborhood Commercial Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and 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. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The first 25 feet of building depth along Ocean Ave frontage is not devoted to an active retail use. The project includes a solid interior wall constructed within 13 feet of the front building wall. Therefore, the project is not complying with Planning Code Section 145.1. Bank of America occupies approximately 16 feet of street frontage along Ocean Avenue, where the majority is a transparent storefront. The windows will be obstructed by a solid internal wall. There are no changes proposed to the commercial frontage other than the awning and signage work described below.

- F. **Awnings.** Planning Code Section 136.1 requires that awnings shall be at least eight feet above finished grade, its valance at least seven feet above grade and no portions shall be higher than the windowsill level of the lowest story (if any) exclusive of the ground story and mezzanine, or extend above the bottom of a projecting upper-story window bay, or cover any belt cornice or horizontal molding, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower. Where external piers or columns define individual storefront bays, an awning may not cover such piers or columns. When the width of all awnings is ten feet or less along the direction of the street, the horizontal projection of such awnings shall not exceed six feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed six feet, including any valance. When the width of all awnings exceeds ten feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed four feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed four feet, including any valance.

The proposed awning will be approximately 16 feet in width with a 4 foot horizontal projection from the face of the supporting building. The proposed awning complies with Planning Code Section 136.1.

- G. **Signage.** Section 607.1 of the Planning Code permits business signs to be located within Neighborhood Commercial Districts with limitations based on the type of signage. In addition to the Planning Code, the *Commission Guide for Formula Retail* provides additional limitations for signs located on formula retail storefronts. One sign per tenant is permitted, unless the establishment is a corner storefront, in which case it may have one sign per frontage.

Bank of America is proposing one business sign located on the wall above the awning. The proposed signage complies with Article 6 of the Planning Code and the Commission Guide for Formula Retail. However, the proposed signage is inconsistent with the architectural and aesthetic character of the district as majority of the establishments feature signs on awnings. Therefore, the proposed use will have a negative effect on the architectural and aesthetic character of the district.

8. **Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

- a. The proposed use or feature, 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 proposed Formula Retail use is incompatible with and undesirable for the surrounding community because it eliminates an active ground floor use in a commercial building in the Ocean Avenue NCT District.

- 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:

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

The Project eliminates an active ground floor use in a commercial building and reduces the interior space. The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because a Retail use existed until November 2013, a change from that vacant Retail furniture store (d.b.a. Renaissance Furniture Restoration) to a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within the vicinity, there are two other financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Unit). The establishment of this Formula Retail Use is not anticipated to significantly affect the existing financial service institutions within the District.

- c. 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 parking or loading for a 325 square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines.

- f. 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 does not comply with all relevant requirements and standards of the Planning Code and is inconsistent with Objectives and Policies of the General Plan, as detailed below.

- g. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

The Project is inconsistent with the stated purpose of the Ocean Avenue NCT Zoning District in that it eliminates an active ground floor use in a commercial building.

- 9. **Formula Retail Use.** Formula Retail uses within the Ocean Avenue NCT Zoning District require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

There are 17 existing ground story Formula Retail establishments excluding the subject property out of 123 retail establishments within the Ocean Avenue NCT Zoning District. Therefore, the existing intensity of Formula Retail uses is approximately 13.82% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail to 14.63%, which is a nominal increase in the Formula Retail commercial frontage in this district.

There are 21 existing ground story Formula Retail establishments excluding the subject property out of 123 retail establishments within the ¼ mile vicinity. Therefore, the existing intensity of

Formula Retail uses is approximately 17.07% of all businesses within the vicinity. The proposed establishment would increase the concentration of Formula Retail to 17.89%, which is a nominal increase in the Formula Retail commercial frontage in this vicinity.

- b. The availability of other similar retail uses within the District.

The Ocean Ave NCT District is a linear commercial street in the southwestern part of the City. Within the vicinity of the project site as shown on the Formula Retail Map, there are two existing financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Union).

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The project seeks to legalize the existing storefront previously occupied by a retail establishment (d.b.a. Renaissance Furniture Restoration). The district was originally designed to be, and functions as, a streetcar-oriented, small-scale, commercial district providing a variety of convenience goods and services to the surrounding neighborhoods with a strong daytime oriented atmosphere. The proposed Formula Retail Financial Service use eliminates an active, ground floor establishment from the small-scale commercial district. Therefore, the proposed use will have a negative effect on the architectural and aesthetic character of the district.

- d. The existing retail vacancy rates within the District.

There are currently four (4) vacant lots or approximately 3.3% of storefronts within the Ocean Avenue NCT. There is currently one (1) vacant lot or approximately 0.8% within the ¼ mile vicinity.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

Daily Needs: There are currently 60 daily needs-businesses within a ¼ mile vicinity of the subject property. This is approximately 49% of the number of storefronts in this same area. There are currently 64 daily needs-businesses within the Ocean Avenue NCT. This is approximately 52% of the number of storefronts in the Ocean Avenue NCT.

Citywide Services: There are currently 61 citywide service-businesses within a ¼ mile vicinity of the subject property. This is approximately 50% of the number of storefronts in this same area. There are currently 54 citywide service-businesses within the Ocean Avenue NCT. This is approximately 44% of the number of storefronts in the Ocean Avenue NCT.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Table 1. Ocean Avenue NCT Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	OCEAN AVE NCT FRONTAGE TOTAL (FT.)	OCEAN NCT %	¼ MILE VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%	147	2%
Business / Professional	560	7%	569	6%
Financial	154	2%	244	3%
Institutional	2745	34%	2973	31%
Limited Restaurant / Restaurant	1137	14%	1717	18%
Medical	505	6%	715	7%
Other Retail	2084	26%	2548	26%
Personal Service	783	10%	590	6%
Vacant	96	1%	105	1%
Total	8064	100%	9608	100%

The use mix is varied in the Ocean Avenue NCT. Institutional uses comprise 34% of the ground floor frontage, followed by other retail establishments comprising 26% of the ground floor frontage and eating establishments (limited restaurants and restaurants combined) comprising 14%. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section 303(i) of the Planning Code.

As the proposed Formula Retail use is less than 20,000 square feet, an Economic Impact Study is not required for this Project. Section 303(i) only requires this study for the “establishment of large-scale retail uses.”

10. **General Plan Compliance.** The Project is, on balance, inconsistent with the Objectives and Policies of the General Plan.

BALBOA PARK AREA PLAN

Objectives and Policies

OBJECTIVE 1.2:

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Policy 1.2.3:

¹ The Ocean Avenue NCT Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

Retain and improve the neighborhood's existing businesses while also attracting new businesses that address unmet retail and service needs of the diverse local neighborhoods.

The Ocean Ave NCT District is a linear commercial street in the southwestern part of the City. Within the vicinity of the project site there are two existing financial service establishments (d.b.a. Chase Bank and Unify Financial Credit Union), that provide similar services to the neighborhood.

OBJECTIVE 1.3:

ESTABLISH AN ACTIVE, MIXED-USE NEIGHBORHOOD AROUND THE TRANSIT STATION.

Policy 1.3.1:

Mixed-use housing and retail should be the principal land use in the Transit Station Neighborhood.

The project eliminates an active ground floor use within a one-story commercial building in the Neighborhood Commercial District.

COMMERCE AND INDUSTRY

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 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The Project will not provide desirable goods or services to the neighborhood, since there are two other financial service establishments located within the vicinity and will not provide resident employment opportunities to those in the community.

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 Project will eliminate an active ground floor use within a commercial building, which will weaken the street frontage of this Neighborhood Commercial District.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will not provide employment opportunities to those in the community.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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.

Policy 6.2:

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

The ground floor Formula Retail use would eliminate an active use at the ground floor, which will have a negative effect on the street frontage of this Neighborhood Commercial District.

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

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

The project will adversely affect the existing mix of neighborhood-serving retail uses and will not provide future opportunities for resident employment. The Project eliminates an active use at the

ground floor of a commercial building by installing two Bank of America ATMs within an existing 905 square foot retail space.

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

The Project will adversely affect the character or diversity of the neighborhood, by eliminating an active ground floor use; thus negatively affecting the pedestrian-oriented street frontage and by installing a wall business sign that is inconsistent with the architectural and aesthetic character of the district.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood.

- 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.

Although the Project did not displace any service or industrial business, it does eliminate a potential active ground floor use within a commercial building and that does provide future opportunities for resident employment.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark or historic resource. No changes are proposed for the façade other than the signs and awnings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

12. The Project is inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
13. The Commission hereby finds that disapproval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DISAPPROVES Conditional Use Application No. 2015-009450CUA** under Planning Code Sections 303, 303.1, and 755 to deny a 325 square-foot Formula Retail Financial Services use (two ATMs d.b.a. Bank of America), at a one-story commercial building within the Ocean Avenue Neighborhood Commercial Transit (NCT) District, Balboa Park Planning Area, and 45-X Height and Bulk District.

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. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the Project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **February 1, 2018**.

Jonas P. Ionin
Commission Secretary

AYES:

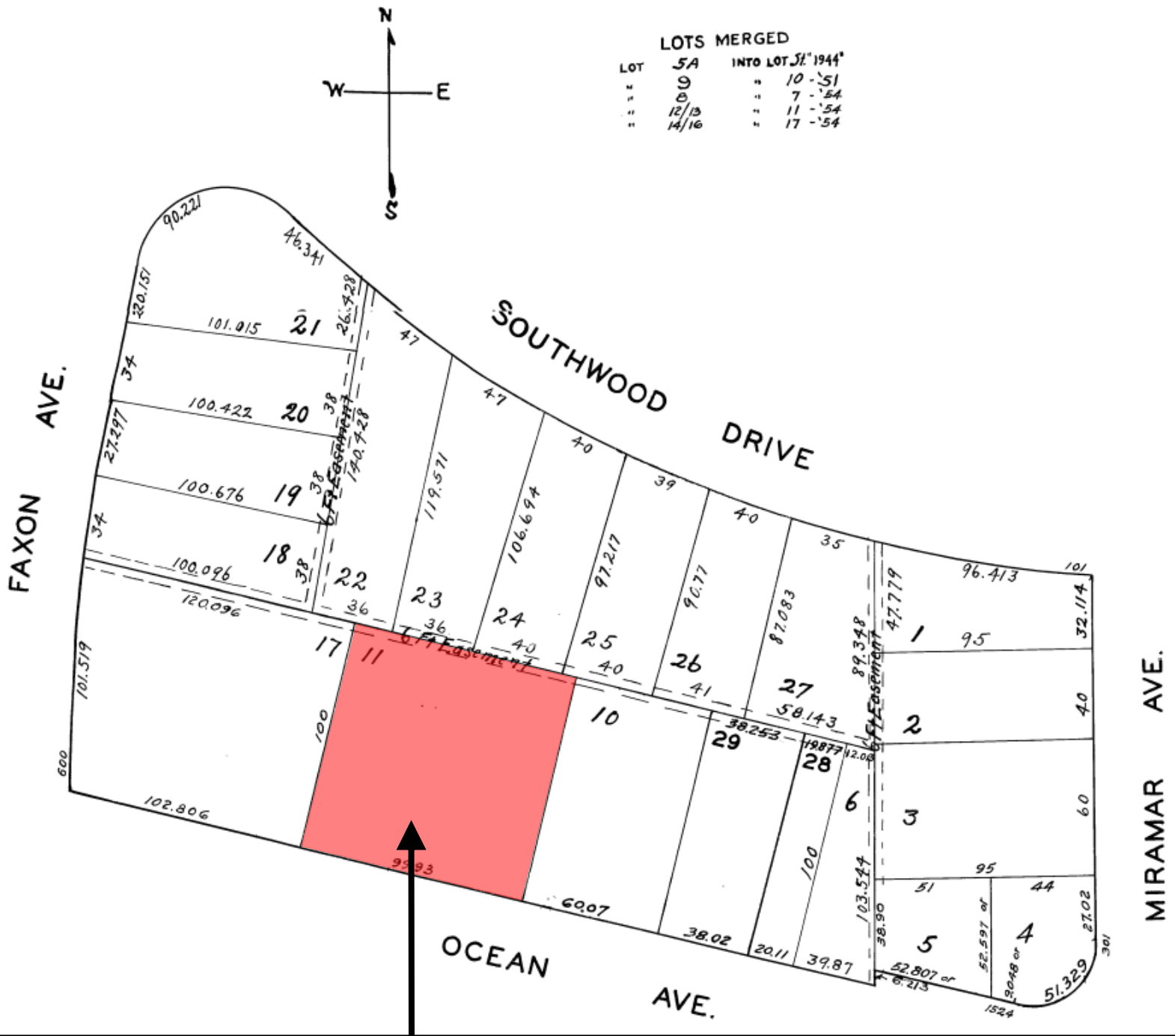
NAYS:

ABSENT:

ADOPTED: February 1, 2018

Parcel Map

LOTS MERGED		
LOT	5A	INTO LOT 51 1944
"	9	" 10 - '51
"	8	" 7 - '54
"	12/13	" 11 - '54
"	14/16	" 17 - '54

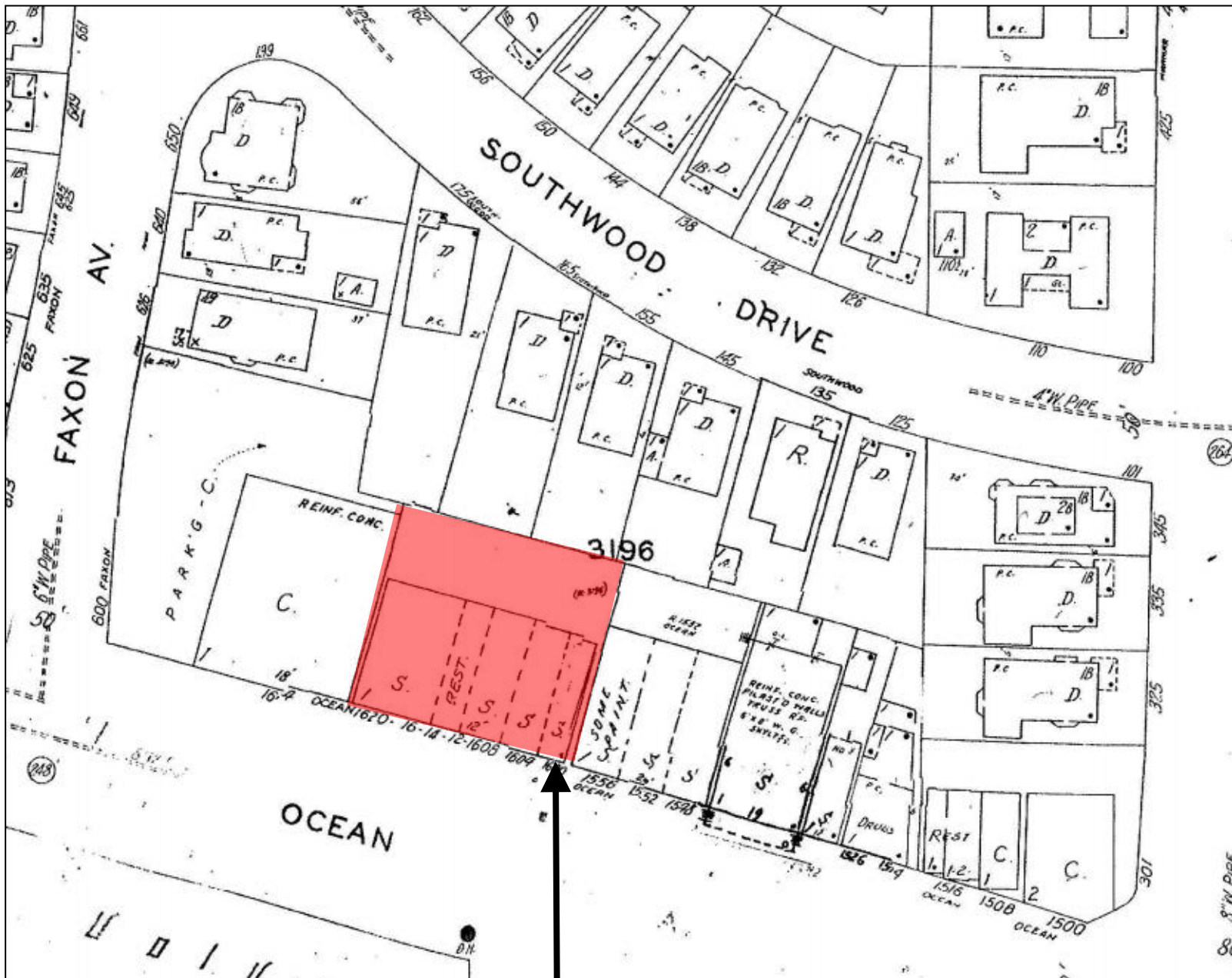


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Sanborn Map*



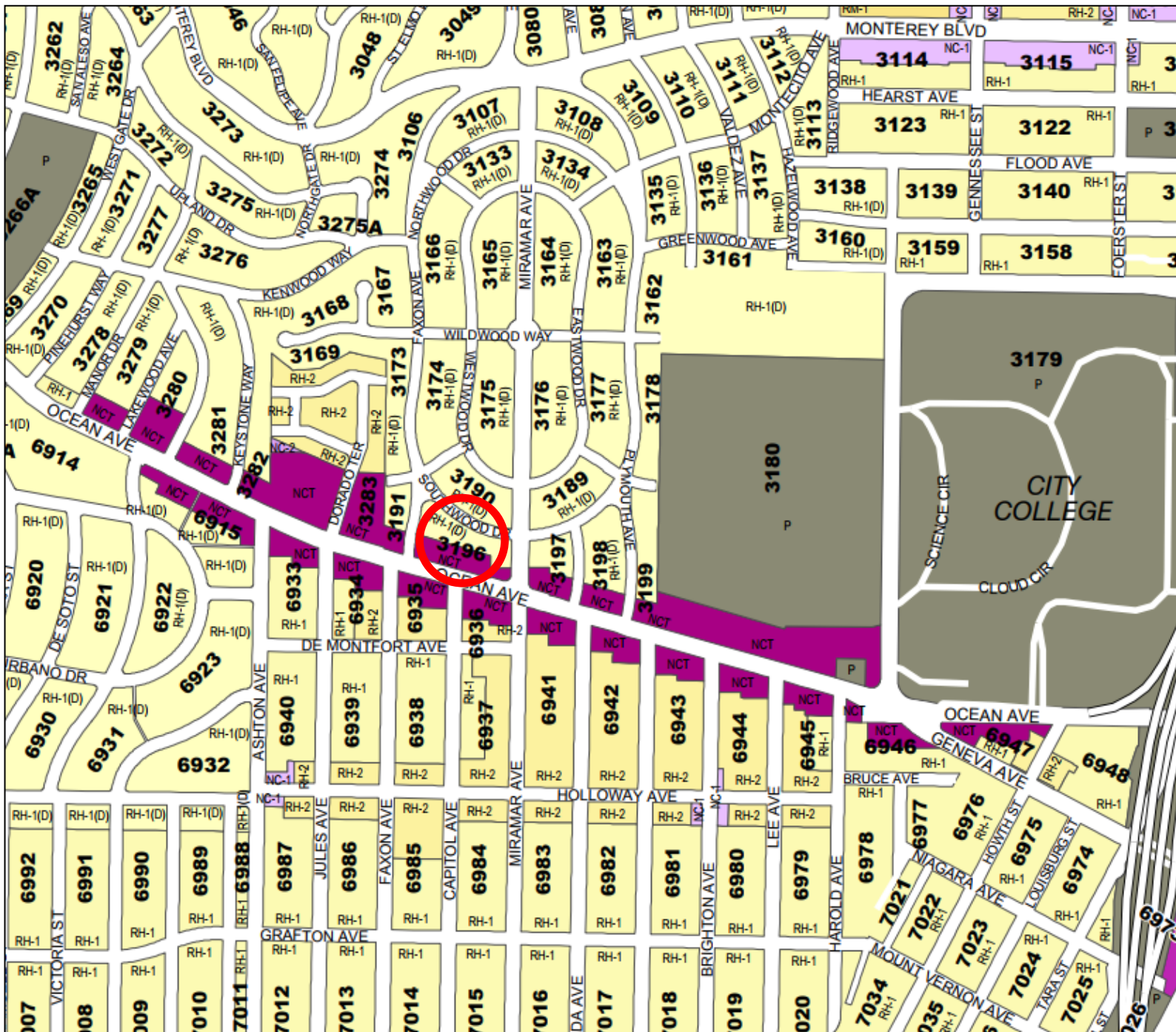
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



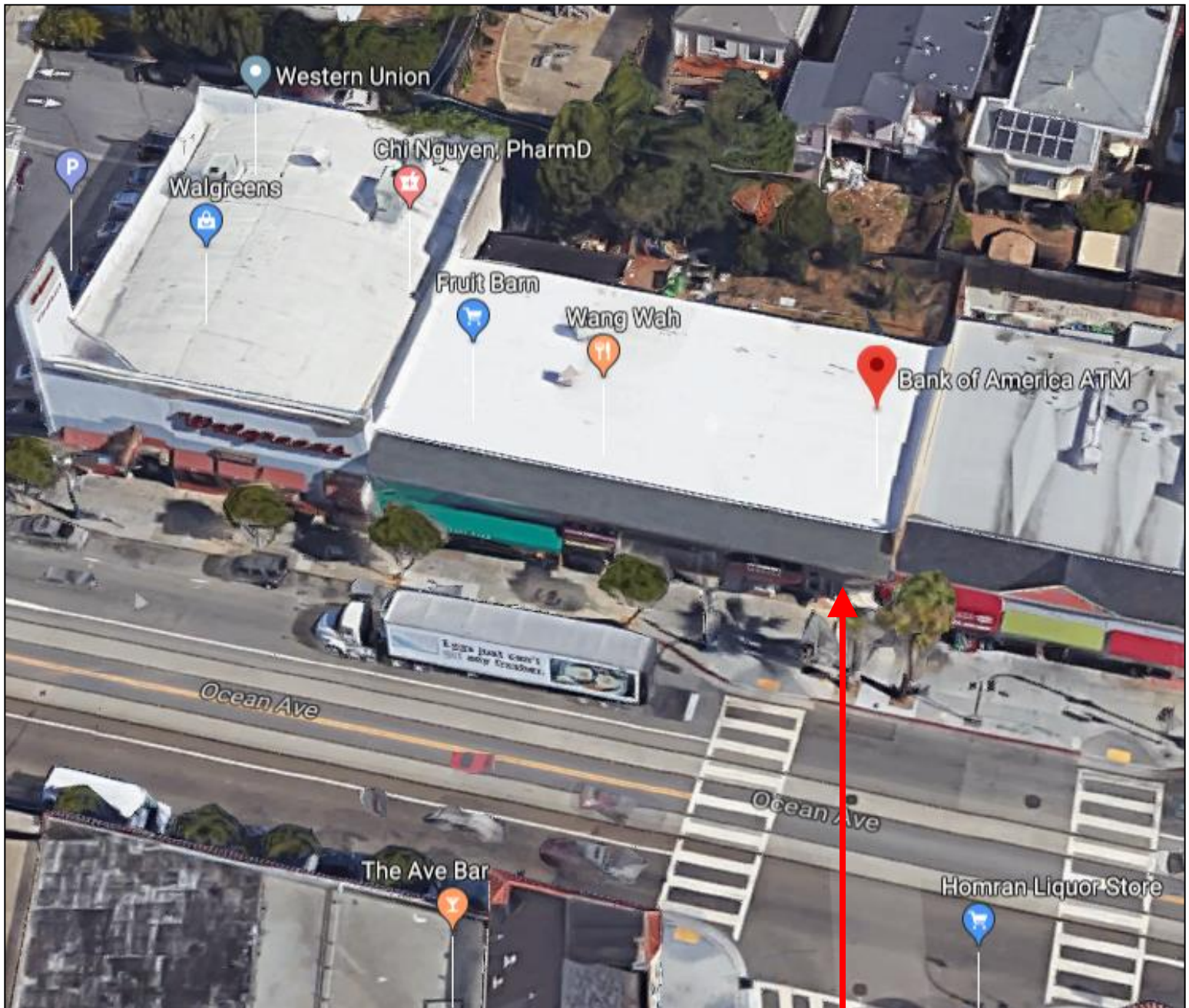
Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Zoning Map



Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2015-009450CUA
1600 Ocean Avenue
Block 3196 Lot 011

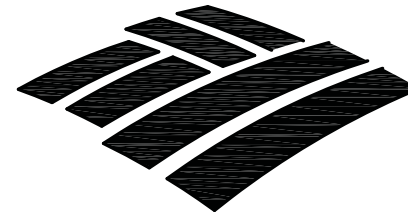
1600 Ocean Avenue
2015-009450CUA



0 235 470 940 Feet

Formula Retail Use
Financial Service Use

Bank of America



San Francisco Ocean: Vestibule ATMs CARA-103

Issue for Permit

10/06/2014

Issue for Pricing

10/22/2014

Exterior Elev. revision

03/22/2017

1600 Ocean Avenue

San Francisco, CA 94112

Project Management

JONES LANG LASALLE
BANK OF AMERICA REPRESENTATIVE
Tel.: 415.385.0654
Attn: BRAD WAKAHIRO
e-mail: brad.wakahiro@am.jll.com

Architect

NELSON
Tel.: 510.364.9174 / 510.599.3041
Attn: CHARM DEEPAK/KHAI WONG
e-mail: cdeepak@nelsononline.com
kwong@nelsononline.com

General Contractor

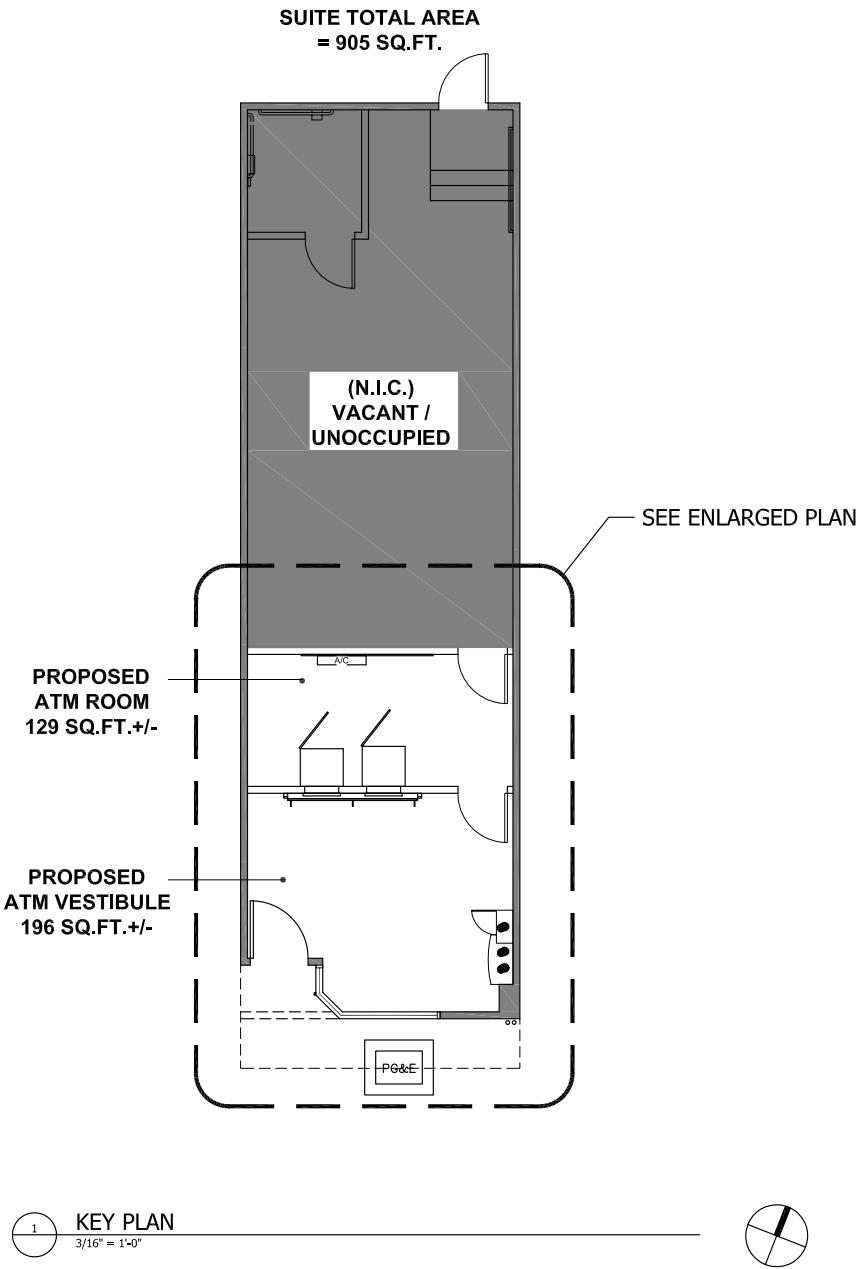
GSC INC.
Tel: 408.946.3311
Attn: CARL SWANSON
e-mail: carl@gswanson.com
CA License: 405146

Engineer

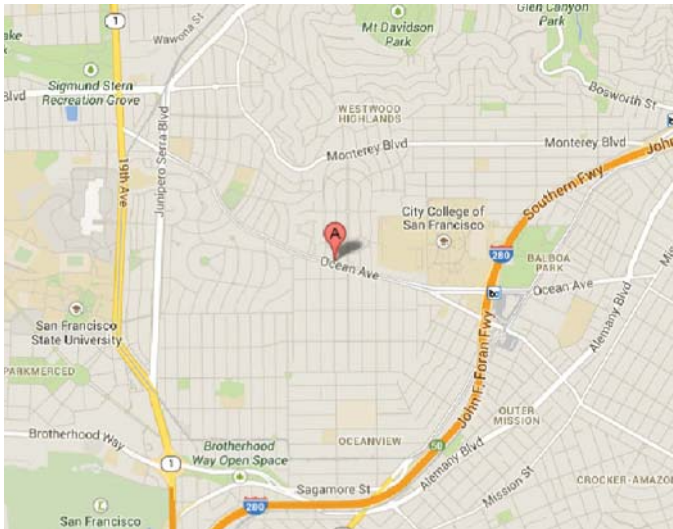
HYC CONSULTING ENGINEER, INC.
Tel: 510.565-1608
Attn: Henry Ou
e-mail: henry@hycengineer.com

Architect Project #: 14.01639.00
JLL Project #: 10021576

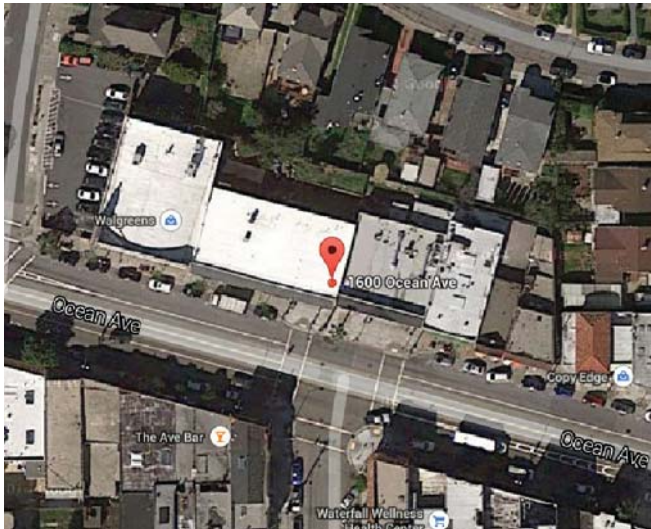
Plot Date: 3/22/2017 4:02:37 PM File Name: C:\Users\mveros\Desktop\BoFA Projects\BAC Ocean-Faxon ATM\CAD\14.01\ES39.00 Ocean-Faxon Vestibule ATMs.dwg User: Roberto Meros Device: PDF595 Pen Table: _NELSON-FULL.ctb



LOCATION MAP



VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

A00.00	DRAWING INDEX, PROJECT INFORMATION, APPLICABLE CODES, LOCATION MAP AND VICINITY MAP
A00.10	GENERAL NOTES
A00.50	SITE PLAN
A01.01	ENLARGED PLANS - DEMOLITION & CONSTRUCTION
A02.01	ENLARGED PLANS - FINISH & REFLECTED CEILING PLAN
A09.01	DETAILS, DOOR & FINISH SCHEDULE
A09.02	DETAILS
A09.03	CEILING DETAILS AND SECTION
A11.01	ELEVATIONS
A11.02	CHECK DESK (REFERENCE ONLY)

MECHANICAL

M-0.1	ENERGY CALCULATION
M-0.2	ENERGY CALCULATION
M-1	SCHEDULES, NOTES, AND LEGEND
M-2	HVAC CEILING AND ROOF PLAN

ELECTRICAL

E-1	ELECTRICAL LEGEND, NOTES, SINGLE LINE DIAGRAM
E-2	ELECTRICAL PLAN, PANEL SCHEDULE
E-3	T-24 ENERGY CALCULATION
E-4	T-24 ENERGY CALCULATION
E-5	PHOTOMETRIC PLAN

NOTE

DEFERRED SUBMITTALS (SHOP DRAWINGS) PROVIDED BY CONTRACTORS LICENSED IN THE APPROPRIATE FIELD(S):

1. EXTERIOR SIGNAGE

SCOPE OF WORK

TENANT IMPROVEMENT - PROPOSED A WALK-IN ATM VESTIBULE AND BUILD AN INTERIOR ATM ROOM. NO CHANGE IN BUILDING AREA OR FOOTPRINT. NO CHANGE TO BUILDING EXTERIOR OTHER THAN SIGNAGE AND CANVAS CANOPY COLOR.

PROJECT INFORMATION

PROJECT ADDRESS:	1600 OCEAN AVE, SAN FRANCISCO, CA 94112
APN#:	3196011
PROJECT NAME:	BANK OF AMERICA - SAN FRANCISCO
PROJECT SIZE & TYPE:	(EXISTING SUITE = 905+/- SQ.FT, NO CHANGE) INTERIOR AREA OF WORK = 325 SQ.FT +/-
PROJECT OCCUPANCY:	B (BUSINESS-BANK)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER SYSTEM:	NON-SPRINKLERED

CITY CODE

ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

BUILDING CODE	2013 CALIFORNIA BUILDING CODE (CBC)
MECHANICAL CODE	2013 CMC
ELECTRICAL CODE	2013 CEC
FIRE CODE	2013 CALIFORNIA FIRE CODE
ACCESSIBILITY	2010 ADAAG IN COMBINATION WITH 2013 CBC CHAPTER 11B - MOST RESTRICTIVE SHALL GOVERN
2013 SAN FRANCISCO CODE AMENDMENTS	2013 SAN FRANCISCO BUILDING CODE AMENDMENTS 2013 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS 2013 SAN FRANCISCO MECHANICAL CODE AMENDMENTS 2013 SAN FRANCISCO FIRE CODE AMENDMENTS 2013 SAN FRANCISCO GREEN BLDG. CODE AMENDMENTS

THIS PROJECT IS UNDER \$200k AND NOT SUBJECT TO THE PROVISIONS OF THE GREEN BUILDING CODE.

Bank of America San Francisco Ocean Vestibule ATMs

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

NELSON

Nelco Architecture, Inc.
a licensed affiliate
Phone: 510.364.9174

Issue	Date & Issue Description	By	Check
	10/06/2014 Issue for Permit	KW	CD
	10/22/2014 Issue for Pricing	KW	CD

Seal/Signature

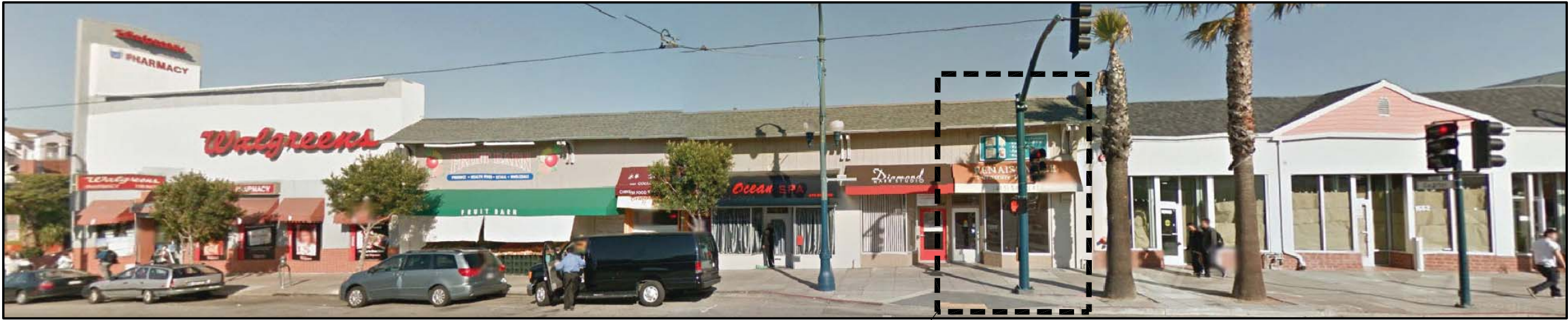
Project Name
BANK OF AMERICA - SAN FRANCISCO - OCEAN

Project Number
14.01639.00
CAD File Name

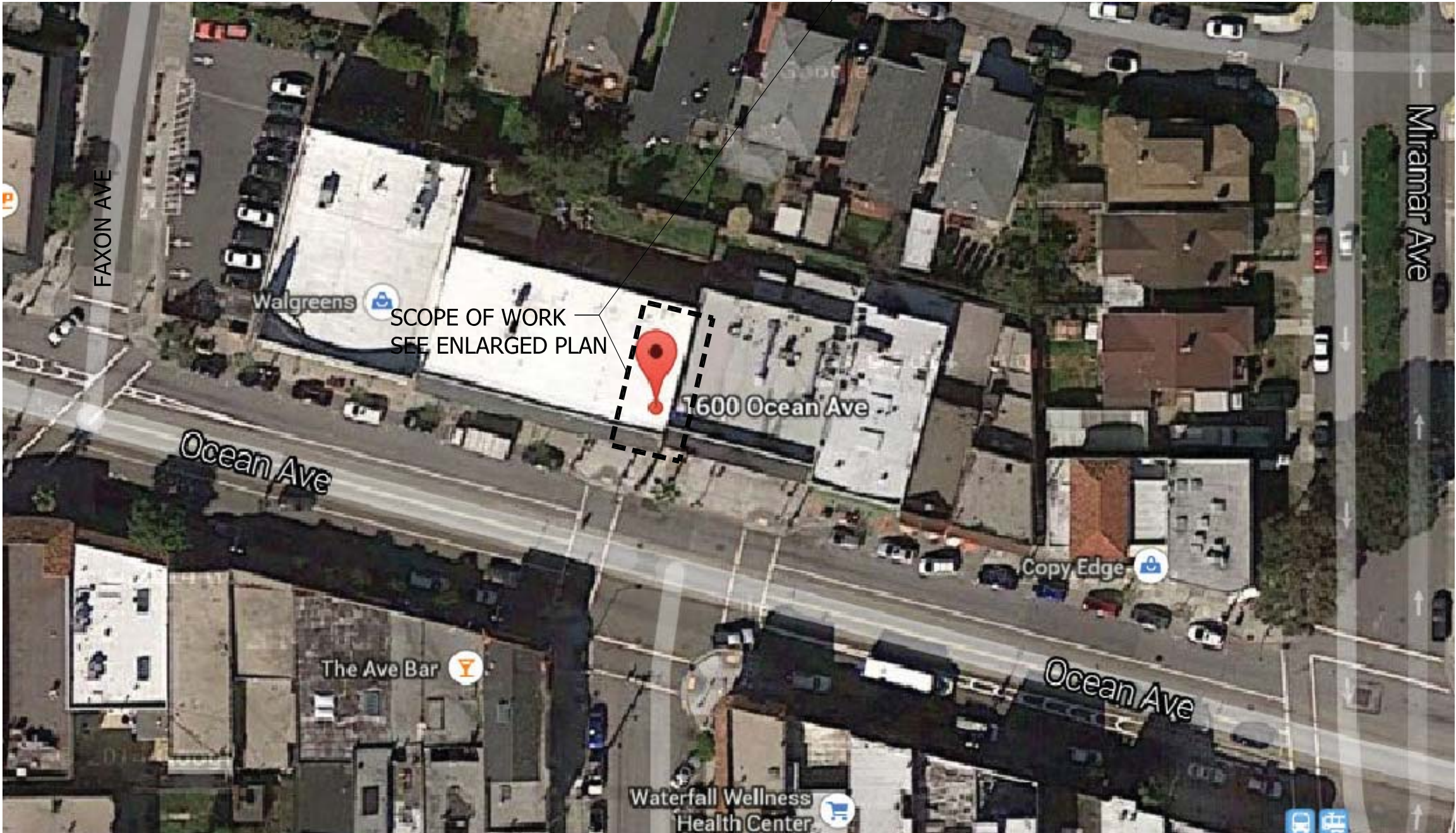
Description
Drawing Index, Project Information, City Code,
Location Map and Vicinity Map

Scale

A00.00



STREET VIEW



1 SITE PLAN
NTS

Bank of America San Francisco Ocean Vestibule ATMs

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

NELSON

Nelco Architecture, Inc.
a licensed affiliate
Phone: 510.364.9174

Issue	Date & Issue Description	By	Check
10/06/2014	Issue for Permit	KW	CD
10/22/2014	Issue for Pricing	KW	CD

Seal/Signature

Project Name
BANK OF AMERICA - SAN FRANCISCO - OCEAN

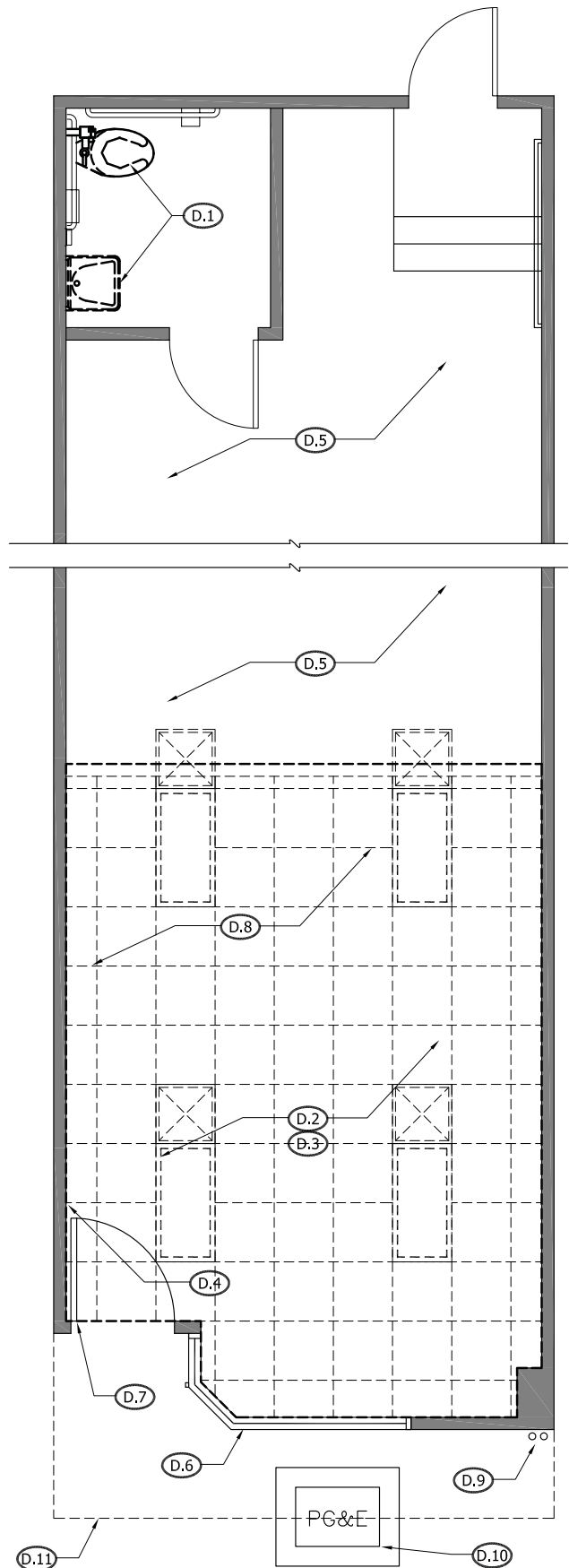
Project Number
14,01639,00

CAD File Name

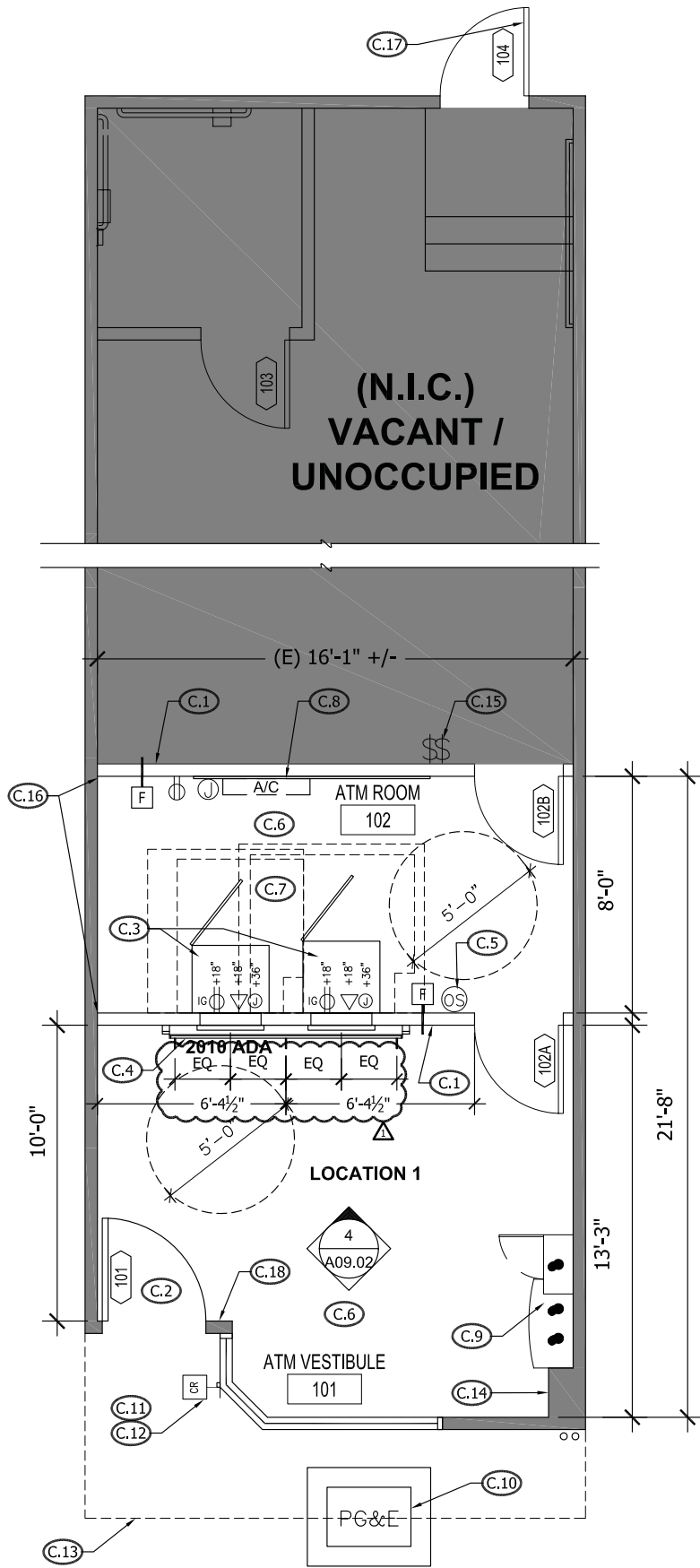
Description
Site Plan

Scale

A00.50



1 ENLARGED FLOOR PLAN - DEMOLITION
1/4"=1'-0"



2 ENLARGED FLOOR PLAN - CONSTRUCTION
1/4"=1'-0"

DEMOLITION PLAN KEY NOTES

- D.1 DEMO AND CAP PLUMBING FIXTURES IN RESTROOM. SPACE IS UNOCCUPIED WITH NO ACCESS TO PUBLIC.
- D.2 DEMO PORTION OF FLOORING, PREP FLOOR TO RECEIVE (N) FINISH
- D.3 DEMO PORTION OF CEILING SYSTEM. REFER TO REFLECTED CEILING PLAN.
- D.4 RELOCATE LIGHT SWITCHES AS NEEDED FOR NEW ATM ROOM & BACK OF HOUSE LAYOUT. SEE ELECTRICAL DWG.
- D.5 (E) FLOORING & CEILING TO REMAIN
- D.6 (E) STOREFRONT GLAZING TO REMAIN
- D.7 (E) DOOR TO REMAIN
- D.8 G.C. TO VERIFY THE SLAB IS LEVEL FOR THE PLACEMENT OF THE ATM MACHINE
- D.9 (E) GAS LINES TO REMAIN
- D.10 (E) PG&E UNDERGROUND UTILITY ACCESS DOOR TO REMAIN
- D.11 REMOVE CANVAS FABRIC ON CANOPY. SAVE AND REUSE CANOPY STRUCTURE.

DEMOLITION SHEET NOTES

- A. REFER TO GENERAL NOTES SHEET A00.10.
- B. CONTRACTOR TO COORDINATE WORK WITH PJM MANAGER AND PROPERTY MANAGER.
- C. PROTECT AREAS NOT IN SCOPE OF WORK DURING DEMOLITION AND CONSTRUCTION. ERECT BARRIERS AS NECESSARY TO PROTECT OTHER AREAS FROM DUST AND DEBRIS. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES IN REGARDS TO PERSONAL AND PROPERTY SAFETY DURING DEMOLITION AND CONSTRUCTION.
- D. ANY OTHER AREAS DAMAGED DURING DEMOLITION AND CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION.
- E. REMOVE ALL TOOLS AND EQUIPMENT AND LEAVE JOB SITE CLEAN AT THE END OF EACH DAY. DISPOSE OF ALL DEBRIS PROPERLY.
- F. SMOOTH AND PREPARE SURFACES FOR NEW FINISH WHERE DEMOLITION OCCURS.

CONSTRUCTION PLAN KEY NOTES

- C.1 (N) WALL, REFER TO PARTITION DETAIL 6/A9.01
- C.2 GC TO VERIFY IF EXISTING DOOR AND FRAME WILL SUPPORT BANK CARD READER AND HARDWARE SYSTEM, OTHERWISE, PROVIDE NEW DOOR AND FRAME TO MATCH EXISTING; SEE DOOR/HARDWARE SCHEDULE A09.01.
- C.3 (N) WALK-UP ATM MODEL "DIEBOLD 760", FURNISHED & INSTALLED BY BANK VENDOR, G.C. TO COORDINATE. CONFIRM OPENING SIZE WITH VENDOR. FRAME AND PATCH OPENING TO MATCH ADJACENT CONSTRUCTION WHERE GLAZING WAS REMOVED. PAINT TO MATCH (E). REFER TO MFG. SPEC. FOR POWER & DATA REQUIREMENT. ATM HEIGHT TO COMPLY WITH 2010 ADA.
- C.4 INSTALL (N) ATM DOUBLE SURROUND, FURNISHED AND INSTALLED BY BANK VENDOR, G.C. TO COORDINATE.
- C.5 G.C. TO INSTALL A OCCUPANCY SENSOR
- C.6 (N) FLOORING FINISH, REFER TO SHEET 1/A02.01
- C.7 G.C. TO PREP. ATM MACHINE AREA FOR FLAT AND LEVELED SURFACE.
- C.8 G.C. TO PROVIDE AND INSTALL MINI-SPLIT A/C WALL UNIT; COORDINATE W/ ELEC. DWG.
- C.9 CHECK DESK (BMA 50006) PROVIDED BY OWNER. GC TO INSTALL. SEE SHEET A11.01
- C.10 (E) UTILITIES TO REMAIN
- C.11 (E) AUTO DOOR OPENER TO REMAIN.
- C.12 GC TO PROVIDE AND INSTALL BANK STANDARD CARD READER. COORDINATE WITH BANK SECURITY.
- C.13 EXISTING CANOPY STRUCTURE, PROPOSED NEW CANVAS FABRIC COLOR. SEE DETAIL 4/A11.01
- C.14 GC TO PROVIDE AND INSTALL A LOCKABLE LOCK AT THE GAS PIPE ACCESS PANEL. PROVIDE KEYS TO BANK AND LAND LORD.
- C.15 RELOCATED LIGHT SWITCHES, SEE ELEC. DWG.
- C.16 GC TO EXTEND WALL TO UNDER SIDE OF DECK; INSTALL 1/2" PLYWOOD FOR SECURITY. FINISH OFF WITH 5/8" GYP. BD.
- C.17 SALVAGE AND REUSE (E) DOOR IF POSSIBLE OTHERWISE PROVIDE NEW. INSTALL BANK STANDARD HARDWARE. KEY TO MATCH EXTERIOR MASTER. SEE DOOR/HARDWARE SCHEDULE A09.01.
- C.18 INSTALL TACTILE (BRAILLE & RAISED LETTERING) SIGN WITH THE WORD "EXIT". SEE DETAIL 9/A09.01 PER CBC 11B.216.1 & 11B.703

SHEET NOTES

- A. G.C. TO VERIFY MAX. 2% LANDING AT ATM MACHINES, OR GRIND CONCRETE TO ACHIEVE MAX. 2% SLOPE. REFER TO CIVIL DWG.
- B. PATCH AND/OR REPAIR ALL FINISHES DAMAGED DURING CONSTRUCTION. MATCH EXISTING FINISHES.
- C. SIGNAGE BY SIGNAGE CONTRACTOR, UNDER SEPARATE PERMIT.
- E. CONTRACTOR SHALL COORDINATE ALL HARDWARE KEYING WITH THE OWNER AND OBTAIN OWNER'S APPROVAL PRIOR TO PLACING HARDWARE ORDER.
- F. RE-KEY ALL LOCKS ON DAY OF TURNOVER.

Bank of America San Francisco Ocean Vestibule ATMs

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

NELSON

Nelco Architecture, Inc.
a licensed affiliate
Phone: 510.364.9174

Issue	Date & Issue Description	By	Check
	10/06/2014 Issue for Permit	KW	CD
	10/22/2014 Issue for Pricing	KW	CD
	11/25/2014 Addendum #1	KW	CD

Seal/Signature

Project Name
BANK OF AMERICA - SAN FRANCISCO - OCEAN

Project Number
14,01639.00

CAD File Name

Description
ENLARGED PLANS - DEMOLITION

& CONSTRUCTION

Scale

A01.01

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

Nelco Architecture, Inc.
a licensed affiliate
Phone: 510.364.9174

- F.1 EXISTING FLOORING TO REMAIN
- F.2 LEAVE WALL ON UNOCCUPIED SIDE UNFINISHED (SHEETROCK AND TAPE, NO PAINT)
- F.3 (N) WALL OFF MAT, REFER TO DETAILS 7 & 8 /A09.01
- F.4 (N) TILE FLOORING, SEE DETAIL 1/A09.02
- F.5 PAINT ACCESS PANEL TO MATCH WALL P-1.

A. REFER TO SHEET A09.01 FOR FINISH SCHEDULE

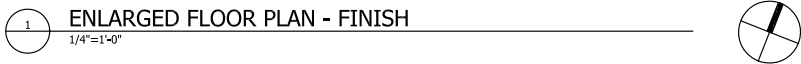
B. ALL PARTITIONS TO BE PAINTED P-1 AND TO RECEIVE WALL BASE B-4A, U.N.O.

C. ALL HOLLOW METAL FRAMES TO BE PAINTED TO MATCH ADJACENT PARTITION U.N.O.

D. AT AREA OF WORK, ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF ANY IRREGULARITIES. DO NOT PROCEED WITH ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

- RC-1** PROVIDE HARD LID CEILING AT VESTIBULE AREA, SEE DETAILS ON SHEET A09.03
- RC-2** PROVIDE T-BAR CEILING AT ATM ROOM. SEE DETAILS ON SHEET A09.03
- RC-3** PROVIDE JUNCTION BOX FOR CEILING MOUNTED SECURITY CAMERAS, COORDINATE WITH BANK SECURITY FOR EXACT LOCATION.
- RC-4** PROVIDE JUNCTION BOX ABOVE FOR ATM SURROUND, SEE MFG. SPEC.
- RC-5** INTERIOR LIGHTING - REFER TO ELECTRICAL DRAWING.
- RC-6** PROVIDE POWER TO EXIT SIGN
- RC-7** NEW GYPSUM BOARD CEILING, PAINTED P-3, SEE SHEET A09.01
- RC-8** GC TO PROVIDE AND INSTALL A 2'X2' CEILING ACCESS PANEL WITH KEY LOCK, KEY TO MATCH EXTERIOR MASTER. PAINT TO MATCH CEILING. VERIFY LOCATION.
- RC-9** EXTERIOR LIGHTING, SEE ELEC. DWG.
- RC-10** VENTS, SEE MECHANICAL DWG.

- A. LIGHTING LAYOUT IS FOR REFERENCE ONLY. SEE ELEC. DWG.
- B. REFER TO ELECTRICAL DRAWING FOR EXTERIOR LIGHTING.
- C. AIR DIFFUSERS SHALL BE SELECTED FROM THE STANDARD PROTOTYPE SPECIFICATIONS.

Seal/Signature _____

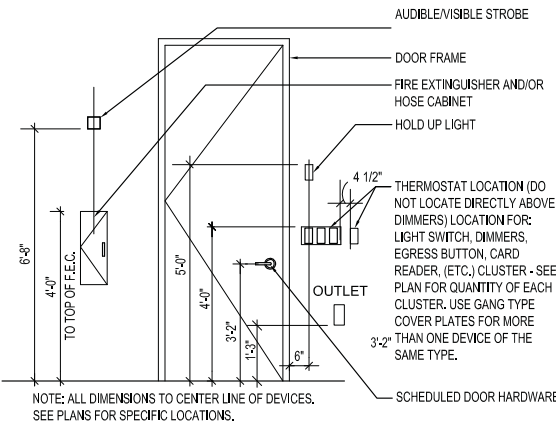
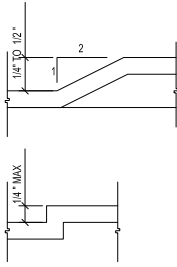
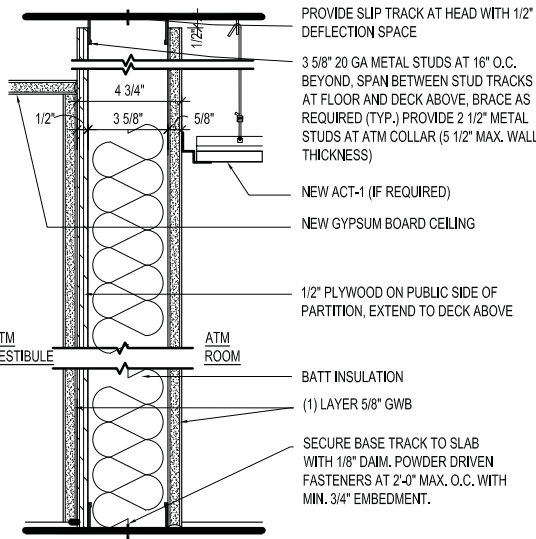
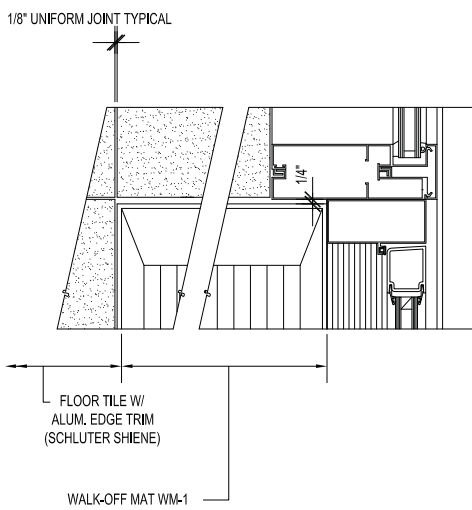
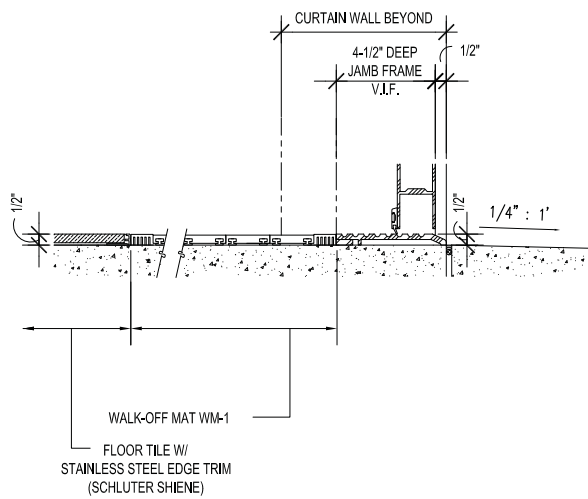
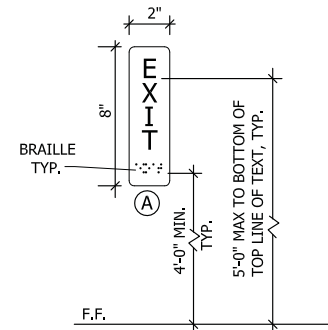
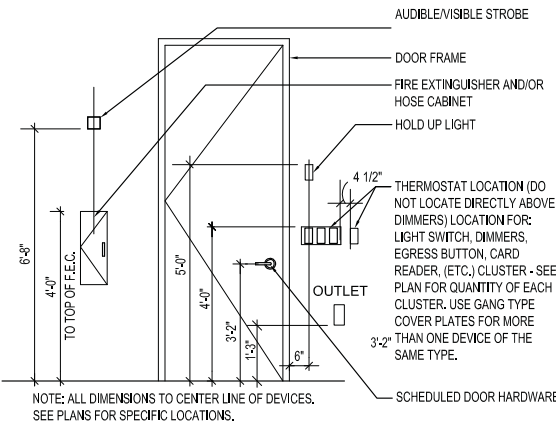
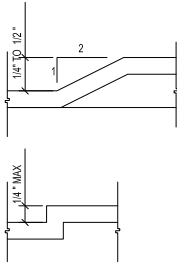
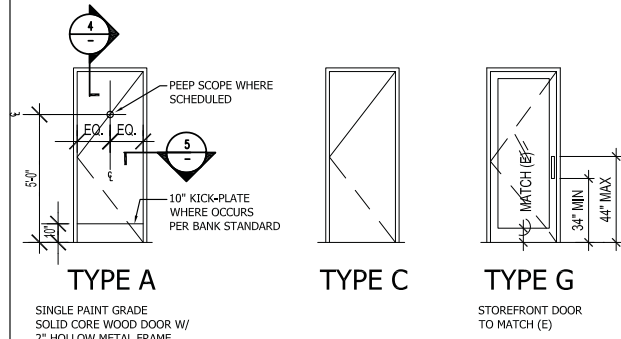
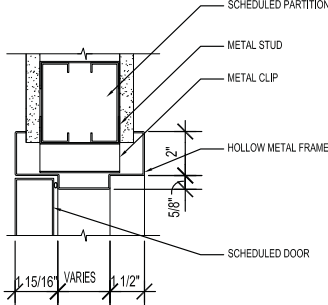
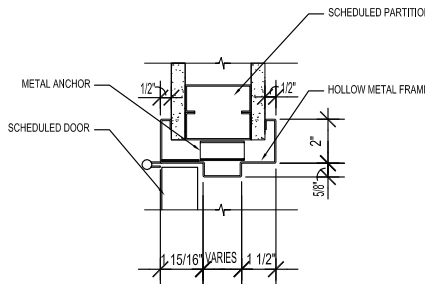
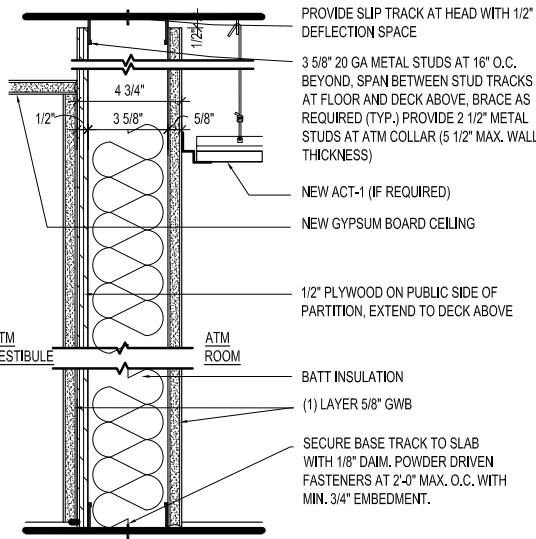
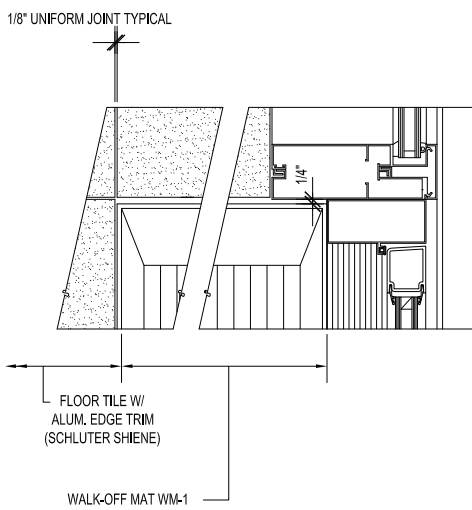
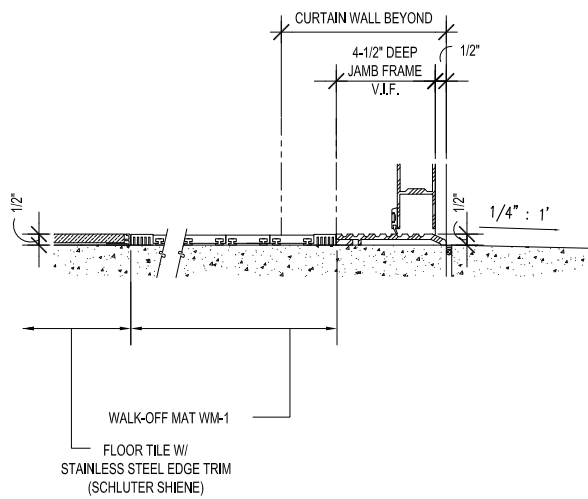
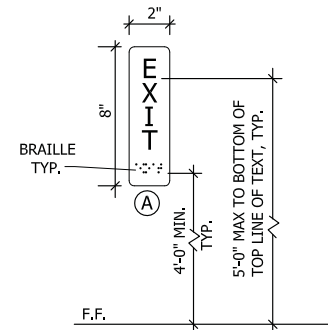
Project Number

CAD File Name _____

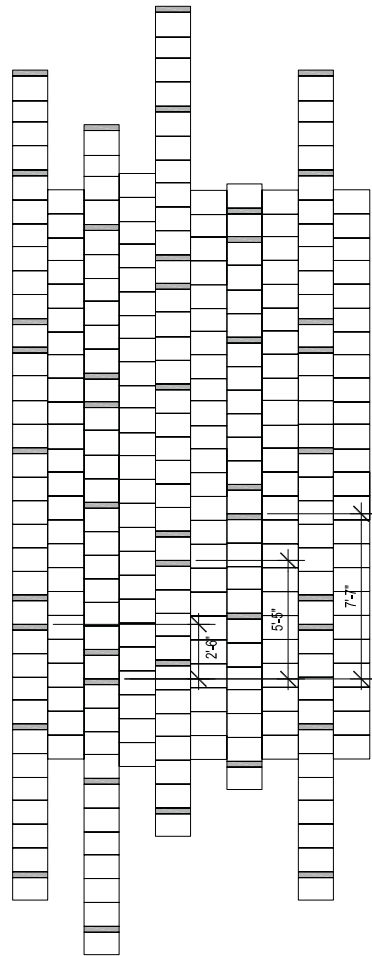
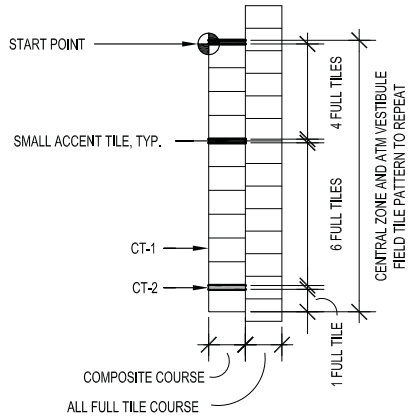
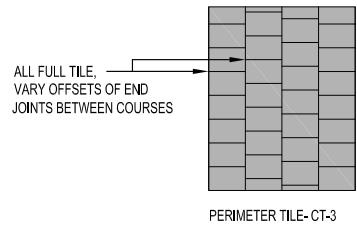
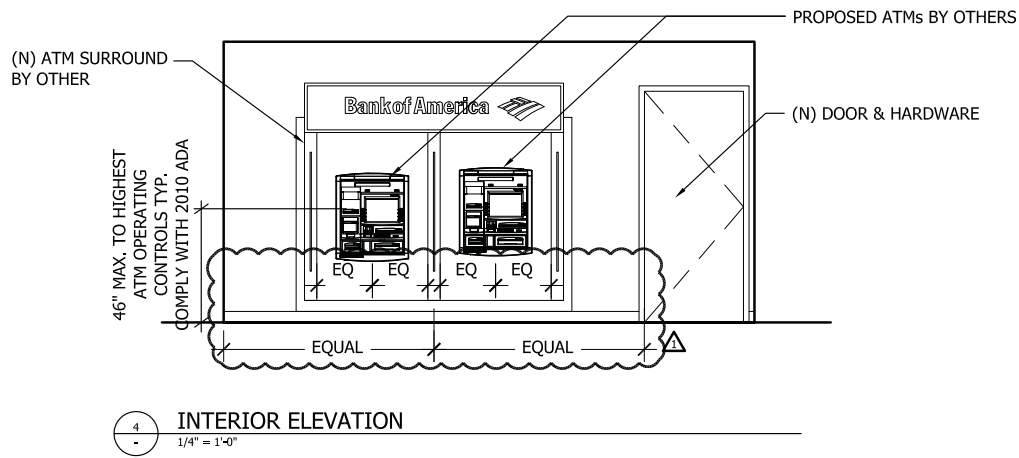
Scale

A02.01

Plot Date: 3/22/2017 4:05:20 PM Filename: C:\Users\hvnvera\Desktop\Bank of America-Faxon ATM\CAD\14.01.E39.00_Ocean Faxon Vestibule ATMs.dwg User: Roberto Ivnova Device: PDF595 PenTable: _NELSON-FULL.ctb

HARDWARE GROUP(S)		FINISH SCHEDULE									
HARDWARE GROUP NO. 11C PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 3 EA HINGE BB1279 4.5 X 4.5 26D HAG 1 EA PUSH BUTTON LOCK 5031B W/L 626 SIM 1 EA SFC EV B CORE ONLY 80-037 626 SCH 1 EA SURFACE CLOSER 4011 689 LCN 1 EA WALL STOP WS407CCV 630 IVE 1 EA DOOR SCOPE DS/2000-ALS AL MIS 3 EA SILENCER SR64 GRV IVE HARDWARE GROUP NO. 13 PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 4 EA HINGE BB1279 4.5 X 4.5 32D HAG 1 EA PANIC HARDWARE 98EO X ALK-SS 626 VON 1 EA MORTISE CYLINDER 80-132 626 SCH 1 EA SURFACE CLOSER 4011 689 LCN 1 SET SEALS 316AS AL PEM 1 EA RAIN DRIP 346C AL PEM 1 EA DOOR SWEEP 3185AV AL PEM 1 EA THRESHOLD 325 AL NGP		HARDWARE GROUP NO. AL-1 PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING. SUBSTITUTIONS ARE NOT PERMITTED: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 4 EA HINGE BB1199 5 X 4.5 NRP 32D HAG 2 EA MTSE CYL, AR CAM 80-133 626 SCH 1 EA DEADLATCH 4900 628 AR 1 EA ELEC. STRIKE 7400 (FAIL-SECURE) 628 AR 1 EA LOCK GUARD LG11 630 IVE 2 EA SFC EV B CORE ONLY 80-037 626 SCH 1 SET PULL BAR RM2110-10" 1-1/4" 630 ROC (2 STANDOFFS PER PULL) 1 EA SURFACE CLOSER 4011 SCUSH 689 LCN 1 EA MOUTING PLATE 4110-18 689 LCN 1 EA CUSH SHOE SUPPORT 4110-30 689 LCN 1 EA BLADE STOP SPACER 4110-61 689 LCN 1 EA THRESHOLD 325 AL NGP 1 SET WEATHERSTRIPPING BY DOOR MFG.									
		1 TYPICAL MOUNTING HEIGHTS N.T.S.									
		2 THRESHOLDS N.T.S.									
		6 PARTITION TYPE "F" DETAIL 3" = 1'-0"									
		7 PLAN @ TILE WALK OFF MAT TRANS. N.T.S.									
					8 DETAIL @ TILE WALK OFF MAT TRANS. N.T.S.						
					9 TACTILE SIGNAGE CBC 11B-703 NTS						
HARDWARE GROUP NO. 11C PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 3 EA HINGE BB1279 4.5 X 4.5 26D HAG 1 EA PUSH BUTTON LOCK 5031B W/L 626 SIM 1 EA SFC EV B CORE ONLY 80-037 626 SCH 1 EA SURFACE CLOSER 4011 689 LCN 1 EA WALL STOP WS407CCV 630 IVE 1 EA DOOR SCOPE DS/2000-ALS AL MIS 3 EA SILENCER SR64 GRV IVE HARDWARE GROUP NO. 13 PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 4 EA HINGE BB1279 4.5 X 4.5 32D HAG 1 EA PANIC HARDWARE 98EO X ALK-SS 626 VON 1 EA MORTISE CYLINDER 80-132 626 SCH 1 EA SURFACE CLOSER 4011 689 LCN 1 SET SEALS 316AS AL PEM 1 EA RAIN DRIP 346C AL PEM 1 EA DOOR SWEEP 3185AV AL PEM 1 EA THRESHOLD 325 AL NGP		HARDWARE GROUP NO. AL-1 PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING. SUBSTITUTIONS ARE NOT PERMITTED: QUANTITY DESCRIPTION MODEL NUMBER FINISH MFR 4 EA HINGE BB1199 5 X 4.5 NRP 32D HAG 2 EA MTSE CYL, AR CAM 80-133 626 SCH 1 EA DEADLATCH 4900 628 AR 1 EA ELEC. STRIKE 7400 (FAIL-SECURE) 628 AR 1 EA LOCK GUARD LG11 630 IVE 2 EA SFC EV B CORE ONLY 80-037 626 SCH 1 SET PULL BAR RM2110-10" 1-1/4" 630 ROC (2 STANDOFFS PER PULL) 1 EA SURFACE CLOSER 4011 SCUSH 689 LCN 1 EA MOUTING PLATE 4110-18 689 LCN 1 EA CUSH SHOE SUPPORT 4110-30 689 LCN 1 EA BLADE STOP SPACER 4110-61 689 LCN 1 EA THRESHOLD 325 AL NGP 1 SET WEATHERSTRIPPING BY DOOR MFG.									
		1 TYPICAL MOUNTING HEIGHTS N.T.S.									
		2 THRESHOLDS N.T.S.									
		3 DOOR TYPES N.T.S.									
		4 HEAD AT HOLLOW METAL FRAME 3" = 1'-0"									
		5 JAMB AT HOLLOW METAL FRAME 3" = 1'-0"									
		6 PARTITION TYPE "F" DETAIL 3" = 1'-0"									
		7 PLAN @ TILE WALK OFF MAT TRANS. N.T.S.									
					8 DETAIL @ TILE WALK OFF MAT TRANS. N.T.S.						
					9 TACTILE SIGNAGE CBC 11B-703 NTS						

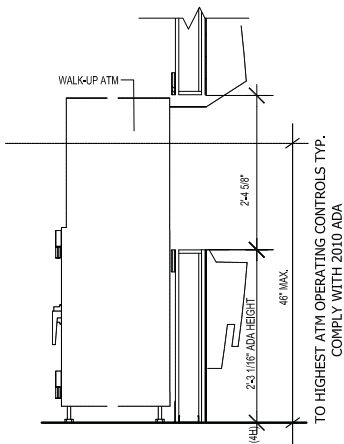
Pld Date: 3/22/2017 4:05:49 PM Filename: C:\Users\mvenos\Desktop\BoFA Projects\BAC Ocean-Faxon ATM\CAD\14.01639.00 Ocean-Faxon Vestibule ATMs.dwg User: Roberto Vvenos Device: PDF595 PenTable: _NELSON-FULL.ctb



1
•

TILE LAYOUT STRATEGY

NTS



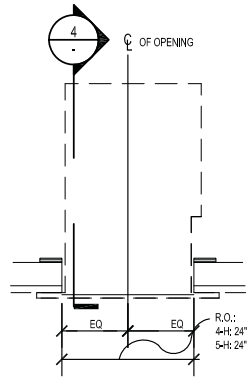
WALK-UP DIEBOLD OPTEVA 760 4-HIGH

WALK-UP DIEBOLD OPTEVA 760 5- HIGH

3
•

SECT. DTL. AT ATM

3/4" = 1'-0"



WALK-UP DIEBOLD OPTEVA 760 4-HIGH

WALK-UP DIEBOLD OPTEVA 760 5-HIGH

2
•

PLAN DETAIL AT ATM

3/4" = 1'-0"

Bank of America San Francisco Ocean Vestibule ATMs

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

NELSON

Nelco Architecture, Inc.
a licensed affiliate
Phone: 510.364.9174

Issue	Date & Issue Description	By	Check
10/06/2014	Issue for Permit	KW	CD
10/22/2014	Issue for Pricing	KW	CD
11/25/2014	Addendum #1	KW	CD

Seal/Signature

Project Name
BANK OF AMERICA - SAN FRANCISCO - OCEAN

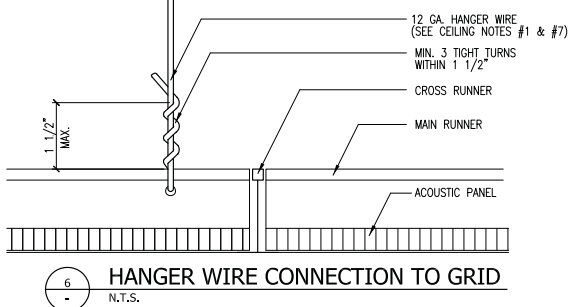
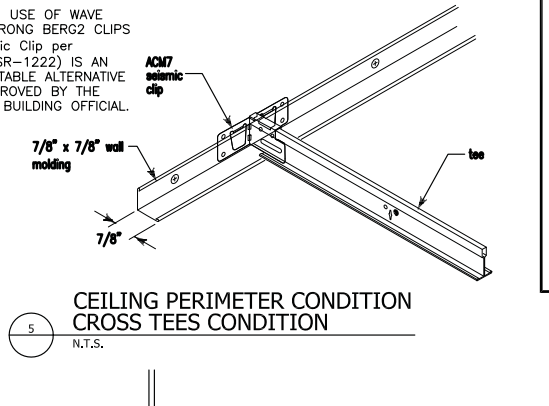
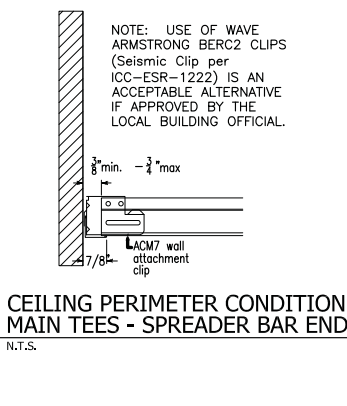
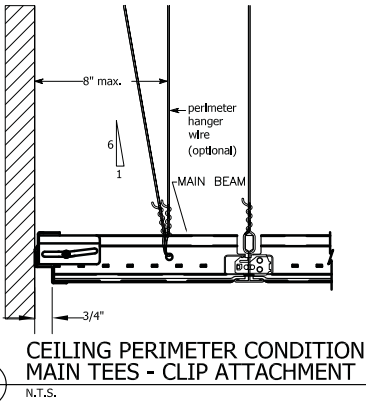
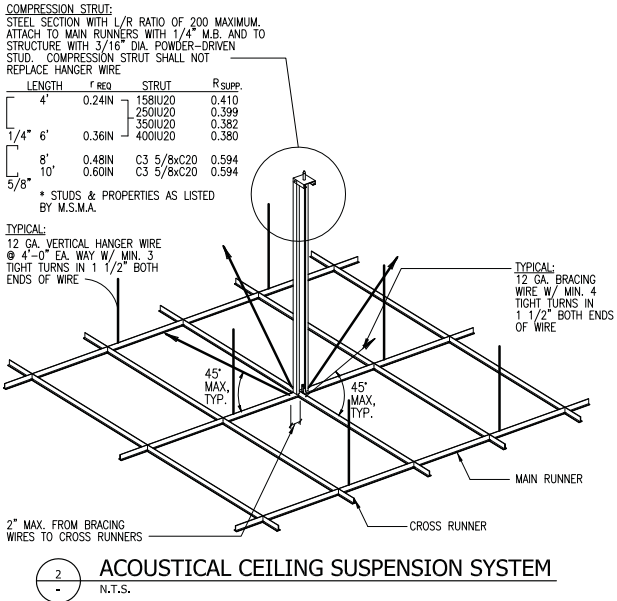
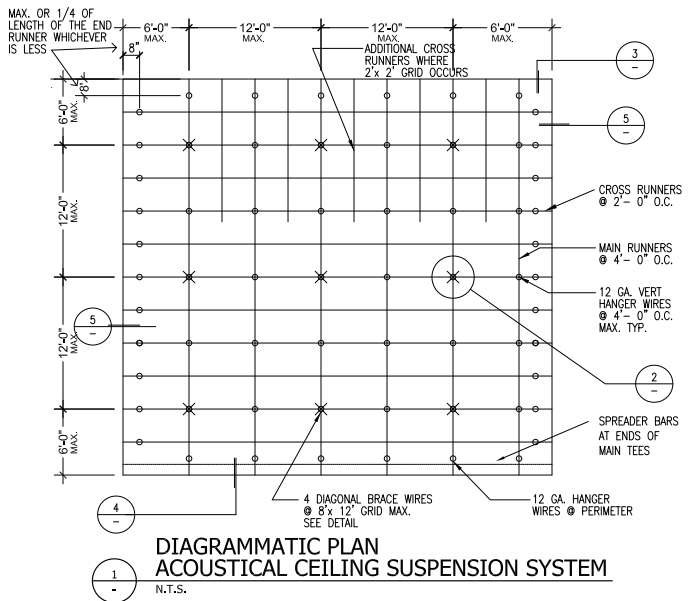
Project Number
14.01639.00

CAD File Name

Description
Details

Scale

A09.02



GYPSUM BOARD CEILING SUSPENSION CONVENTIONAL CONSTRUCTION - ON LAYER

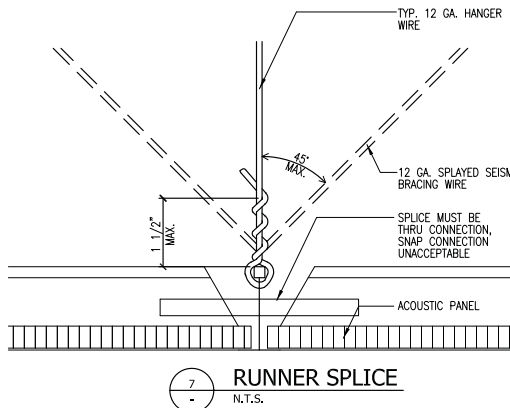
- A. GENERAL: GYPSUM BOARD SUSPENDED CEILING SYSTEMS SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF CBC 2013 EDITION AND INTERPRETATIONS MAY BE USED AS ADDITIONAL GUIDELINES.
- B. MATERIALS: MATERIALS ARE TO COMPLY WITH APPLICABLE ICC STANDARDS. GYPSUM BOARD IS ON LAYER OF 1/2" OR 5/8".
- C. DESIGN: PER CURRENT CBC REQUIREMENTS
- D. DETAILS OF CONSTRUCTION:
- GENERAL: GYPSUM BOARD CEILING SHOULD NOT SUPPORT MATERIALS OR BUILDING COMPONENTS OTHER THAN GRILLS, LIGHT FIXTURES, SMALL ELECTRICAL CONDUITS, SMALL DUCTS AND THE LIKE. ALL SUCH COMPONENTS SHOULD BE SUPPORTED EITHER DIRECTLY FROM MAIN RUNNERS, OR BY SUPPLEMENTAL FRAMING, WHICH IS SUPPORTED BY MAIN RUNNERS. NO VERTICAL LOADS OTHER THAN GYPSUM BOARD DEAD LOAD SHOULD BE APPLIED TO CROSS-FURRING.
 - VERTICAL SUPPORT SYSTEM: ANY COMBINATION OF HANGERS AND MAIN RUNNERS LISTED IN THE 2007 CBC ARE ACCEPTABLE, PROVIDED THEY MEET OR EXCEED THE FOLLOWING:
 - VERTICAL HANGER WIRES ARE NO. 8 GAGE AND GALVANIZED; HOWEVER, IF CEILING IS NON-ACCESSIBLE, A NO. 12 GAGE WIRE MAY BE USED.
 - MAIN RUNNERS ARE 1-1/2" CHANNELS, 1.12#/FT. MINIMUM, HOT ROLLED.
 - CROSS-FURRING MAY BE 7/8", 26 GAGE GALVANIZED HAT SECTIONS AT 24" MAXIMUM O.C.

THE FOLLOWING REQUIREMENTS APPLY TO ALL WIRE HANGER/RUNNER COMBINATIONS:

 - HANGERS SHOULD BE SADDLE-TIED AROUND MAIN RUNNERS TO DEVELOP THE FULL STRENGTH OF THE HANGERS.
 - CROSS-FURRING SHOULD BE SADDLE-TIED TO THE MAIN RUNNERS WITH ONE STRAND OF NO. 16 OR TWO STRANDS OF NO. 18 GAGE TIE WIRE.
 - MAIN RUNNERS SHOULD BE SPLICED BY LAPPING AND INTERLOCKING FLANGES 12" MINIMUM AND TYING NEAR EACH END WITH DOUBLE LOOPS OF NO. 16 GAGE WIRE.
 - CROSS-FURRING SHOULD BE SPLICED BY LAPPING AND INTERLOCKING THE PIECES 8" MINIMUM AND TYING NEAR EACH END WITH DOUBLE LOOPS OF NO. 16 GAGE WIRE.
 - LIGHT FIXTURE SUPPERS:
 - ALL RECESSED OR DROP-IN LIGHT FIXTURES SHOULD BE SUPPORTED DIRECTLY BY MAIN RUNNERS OR BY SUPPLEMENTAL FRAMING WHICH IS SUPPORTED BY MAIN RUNNERS.
 - SURFACE MOUNTED FIXTURES SHOULD BE ATTACHED TO A MAIN RUNNER WITH A POSITIVE CLAMPING DEVICE MADE OF MATERIAL WITH A MINIMUM OF 14 GAGE. ROTATING SPRING CATCHES DO NOT COMPLY.
 - LATERAL SYSTEM:
 - SEISMIC BRACE TO CEILING ABOVE AS FOR ACOUSTICAL TILE SUSPENSION SYSTEM. USE #12 DIAGONAL WIRES SPACED ON AN 8' X 12' GRID FOR HORIZONTAL AND WITHIN 6'-0" OF WALLS. SEISMIC BRACE TO BE LOCATED AT INTERSECTION OF MAIN RUNNER AND CROSS-FURRING MEMBER. PROVIDE CONNECTION BETWEEN DIAGONAL WIRES AND MAIN RUNNER SO AS TO PREVENT SLIPPING FRO A 200# APPROXIMATE SEISMIC LOAD.
 - ALTERNATE SYSTEM-DESIGN, AS A DIAPHRAGM, MAY BE ACCEPTABLE.
 - DIAPHRAGM RATIOS:

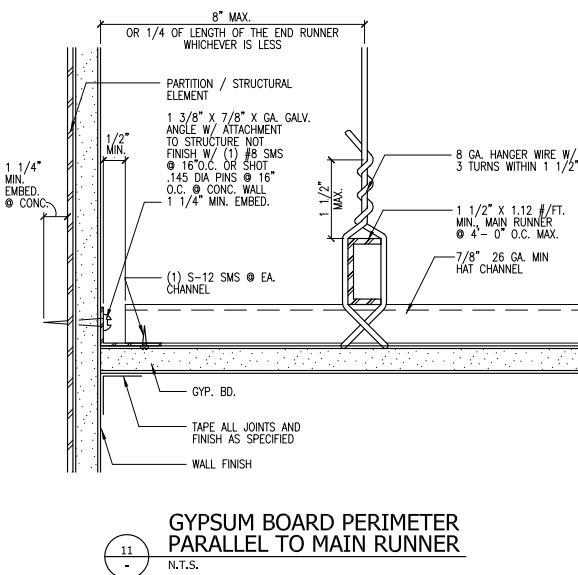
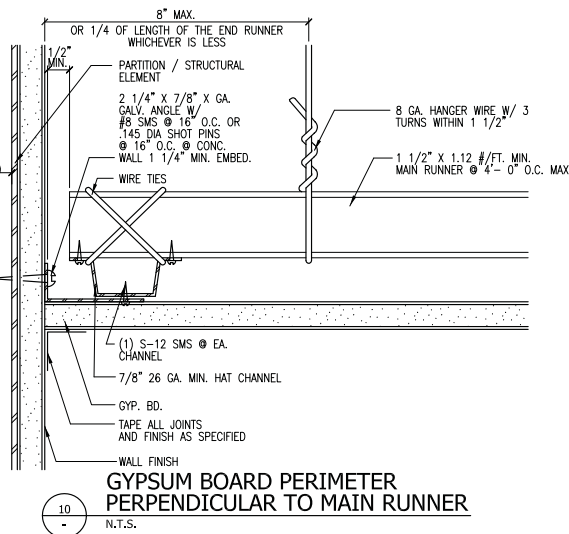
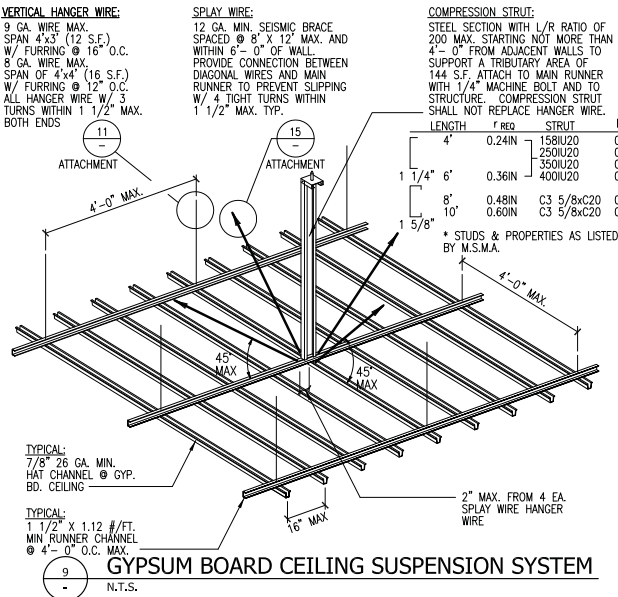
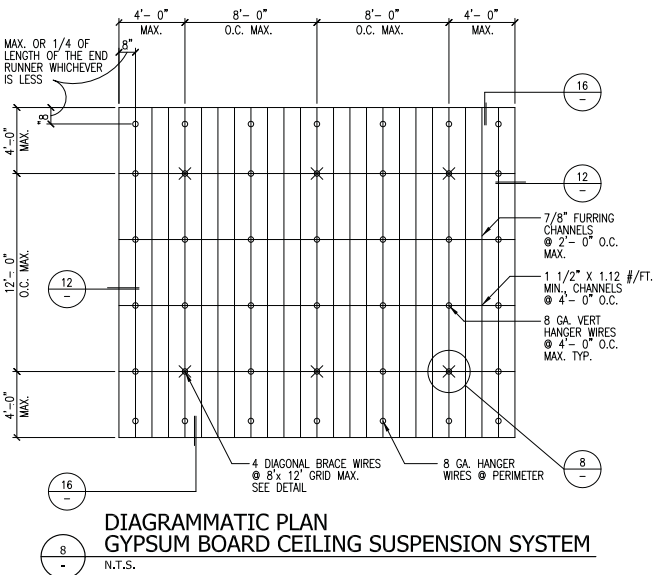
HORIZONTAL	3:1
VERTICAL	1-1/2:1

*** IN ADDITION TO THE REQUIREMENTS SHOWN HEREIN, ALSO PROVIDE EDGE CONDITIONS, FASTENERS, AND OTHER ITEMS AS NECESSARY TO COMPLY WITH 2013 CBC REQUIREMENTS.



METAL SUSPENSION SYSTEMS FOR LAY-IN CEILINGS

- GENERAL:** COMPLY WITH THE DESIGN AND INSTALLATION REQUIREMENTS OF SUSPENDED ACOUSTICAL CEILINGS IN THE 2013 CBC AND WITH ASCE/SEI 7-05, ESPECIALLY 13.5.6.22. GRID SHALL BE HEAVY DUTY T-BAR GRID SYSTEM.
- CEILING NOTES:** THE FOLLOWING NOTES SHALL APPLY FOR CEILING SYSTEMS WHOSE TOTAL WEIGHT INCLUDING AIR CONDITIONING GRILLES AND LIGHT FIXTURES DOES NOT EXCEED FOUR (4) PSF. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR ANY HEAVIER CEILING SYSTEMS. PROVIDE GRID SEPARATION JOINTS FOR ANY GRIDS OVER 2,500 SF OR PROVIDE CALCULATIONS DEMONSTRATING ALTERNATE METHOD OF ACCOMMODATING LATERAL DISPLACEMENT.
- 12 GA. (MIN.) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4'-0" X 4'-0" GRID SPACING ALONG MAIN RUNNERS. SPLICES WILL NOT BE PERMITTED IN ANY HANGER WIRES UNLESS SPECIFICALLY APPROVED BY CODE AUTHORITY. ALL MAIN TEES SHALL BE HEAVY DUTY. CROSS TEES SHALL NOT DEFLECT MORE THAN 1/360 SPAN.
 - PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 25/64 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR RUNNERS WHICH ARE DESIGNED AND DETAILED TO RESIST THE APPLIED HORIZONTAL FORCES MAY BE USED IN LIEU OF THE 12 GA. HANGER WIRES SUBJECT TO CODE AUTHORITY REVIEW AND APPROVAL.
 - PROVIDE TRAPEZE OF OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB ARE TO HAVE COUNTER SLOPING WIRES.
 - CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALL. CEILING GRID MEMBERS SHOULD BE AT LEAST 23/64 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 23/64 INCH CLEAR OF WALL.
 - AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. PROVIDE ALL ITEMS AS NECESSARY TO COMPLY WITH NEW 2007 CBC REQUIREMENTS.
 - PROVIDE SETS OF FOUR 12 GA. SPAYED BRACING WIRES ORIENTED 30 DEGREES FROM EACH OTHER AT THE FOLLOWING SPACINGS: (A) PLACE SETS OF BRACING WIRES NOT MORE THAN 8 FEET BY 12 FEET ON CENTER. (B) PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 23/64 THE SPACING GIVEN IN (A) ABOVE FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CALLING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED WITHOUT SPECIAL OSHPD APPROVAL.
 - FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN BRACING WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-23/64 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
 - SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC., IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 1/2" NOMINAL DIAMETER, TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO CODE AUTHORITY.
 - WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 POUNDS OF TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 POUNDS IN TENSION. SHOT-IN OR DRILLED-IN ANCHOR FAILS, ALL ADJACENT ANCHORS MUST BE TESTED.
 - ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
 - FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE 4 TAUT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.
 - ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.
 - SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE.
 - SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE. SPECIAL DETAILS ARE NECESSARY FOR THIS CONDITION AT THE CEILING GRID.



Bank of America San Francisco Ocean Vestibule ATMs

Manhattan ID: CARA-103
1600 Ocean Avenue
San Francisco, CA 94112

NELSON

Nelco Architecture, Inc.

a licensed affiliate

Phones: 510.364.9174

Issue	Date & Issue Description	By	Check
10/06/2014	Issue for Permit	KW	CD
10/22/2014	Issue for Pricing	KW	CD

Seal/Signature

Project Name
BANK OF AMERICA - SAN FRANCISCO - OCEAN

Project Number
14.01639.00

CAD File Name

Description
Ceiling Details & Section

Scale

A09.03

