



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 7, 2017

*Date:* August 28, 2017  
*Case No.:* **2017-004807CUA**  
*Project Address:* **1143 Grant Avenue**  
*Zoning:* CCB (Chinatown-Community Business) District  
50-N Height and Bulk District  
Chinatown Plan Area  
*Block/Lot:* 0161/001  
*Project Sponsor:* Philip F. Lesser  
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*Staff Contact:* Seema Adina – (415) 575-8722  
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*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed ("Project") is to establish a Formula-Retail Financial Service establishment (d.b.a. CTBC Bank) within the ground-floor of a vacant 3,805 square-foot tenant space previously occupied by a non-Formula Retail Financial Service (d.b.a. First Bank). The Project includes the removal of the recessed walk-up facility previously used for an Automated Teller Machine, and the addition of a window to match adjacent window openings. No other exterior building alterations, parking, or bicycle parking are proposed. A Code-compliant signage program has been reviewed by the Planning Department, and the proposed signage program was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).

### SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Grant Avenue, between Broadway and Pacific Ave, Block 0161, Lot 001. The subject property is located within the Chinatown-Community Business District and the 50-N Height and Bulk District. The Project Site is one of eight ground floor commercial spaces within an approximately 17,000 square-foot building. Subsequent floors contain a 133-room Tourist Hotel (d.b.a. SW Hotel). The tenant space at 1143 Grant Avenue is currently vacant, but was previously occupied by a financial service use (d.b.a. First Bank). The subject property is a corner lot, with the subject site occupying 37.75 feet of frontage on Grant Avenue. The lot is approximately 100% covered by the subject building. The Site also has a basement-level garage utilized by hotel guests and employees.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in an area mixed-use in character and on a corridor comprised primarily of ground floor retail uses. A variety of commercial establishments are located within ground floor storefronts in the Chinatown-Community Business District, including restaurants, groceries, personal service, and others. Adjacent properties include a restaurant use and personal service use. Buildings in the vicinity typically range from two to four stories in height with residential use above the ground floor. The Project Site is well-served by transit; the MUNI 8, 10, 12, 30, and 45 lines are in close proximity as are multiple cable car stops.

Per Planning Code Section 810, the Chinatown Community Business District is intended to encourage and accommodate Chinatown business activities and street-level retail uses. Zoning surrounding the subject site is primarily the Chinatown Residential Neighborhood Commercial (CRNC) District with the Broadway Neighborhood Commercial District to the south.

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 18, 2017	October 16, 2017	22 days
Posted Notice	20 days	August 18, 2017	August 15, 2017	23 days
Mailed Notice	30 days	August 8, 2017	August 8, 2017	36 days

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any communications in reference to the proposal.

## ISSUES AND OTHER CONSIDERATIONS

- **Formula Retail Use.**
  - The proposed establishment (d.b.a. CTBC Bank) is considered a formula retail use. CTBC Bank USA is a large, global financial institution headquartered in Los Angeles, California with 255 locations across the world. The financial institution, however, does not maintain any location in San Francisco.
  - Within the CCB District, there are 22 ground-floor, commercial storefronts with retail uses. Of those 22 storefronts, 19 storefronts contain land uses that are subject to formula retail controls. 2 of the 19 storefronts are formula retail uses, leading to an existing concentration of formula retail uses within the CCB District of approximately 9.09%. As measured in linear feet, the concentration of formula retail uses within the District is approximately 19.13%. The difference in the percentages (# of commercial storefronts

versus linear feet of commercial frontage) is likely attributable to the large amount of street frontage possessed by a few of the formula retail businesses (e.g. Wells Fargo).

- Within 300 feet of the subject property, there are 117 ground-floor, commercial storefronts with retail uses. Of those 117 storefronts, 102 storefronts contain land uses that are subject to formula retail controls. 5 of the 117 are formula retail uses, leading to an existing concentration of formula retail uses within 300 feet of the subject property of approximately 4.27%. As measured in linear feet, the concentration of formula retail uses within 300 feet of the subject property is approximately 8.21%. Again, the difference in the percentages (# of commercial storefronts versus linear feet of commercial frontage) is likely due to the large amount of street frontage possessed by a few of the larger formula retail businesses.
- With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 4.55% (as measured by number of commercial storefronts) or by 5.01% (as measured by linear feet); the concentration of formula retail uses within 300 feet of the subject property would increase by approximately 0.85% (as measured by number of commercial storefronts) or by 1.01% (as measured by linear feet).
- **Availability of similar retail uses in the general vicinity.** The following locations provide similar within approximately 300 feet of the subject property (includes locations outside of the CCB District):
  - 1160 Grant Avenue, Wells Fargo;
  - 1066 Grant Avenue, East West Bank;
  - 1157 Grant Avenue, Western Union (located within a Retail Sales and Service Use);

This District is currently underserved by similar retail uses.

- **City-wide retail uses and daily needs-serving retail uses.** The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus citywide retail uses (defined as all other uses) leans towards daily needs-serving uses within the CCB District with 68% versus 32% for citywide-serving retail uses. Within 300 feet of the subject property, the mix of daily needs-serving and citywide-serving retail uses is relatively balanced with daily needs-serving retail uses at 55% and citywide-serving retail uses at 45%. The proposed Financial Service use increases the concentration of daily needs-serving retail uses within the CCB District to 73% (55% within 300 feet of the subject property).

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of Formula Retail Financial Services Use (d.b.a. CTBC Bank USA) within the CCB Zoning District, pursuant to Planning Code Sections 303, 303.1, 803.6, 810.49, and 890.110.

## **BASIS FOR RECOMMENDATION**

- The subject tenant space is currently vacant and would not displace an existing tenant.
- The project would help contribute to the vitality of the overall neighborhood by providing a daily-serving retail use.
- The proposed use would increase the concentration of formula retail uses (as measured by number of storefronts) by approximately 4.5% within the CCB District, and by approximately 0.85% within 300 feet of the subject property; the increase is considered nominal.
- The project meets the requirements of the Planning Commission's Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).
- The project site is well-served by public transit.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Contextual Photographs  
CEQA Categorical Exemption Determination  
CUA Notice  
Conditional Use Authorization Application (and Prop M findings)  
Formula Retail Affidavit  
Formula Retail Map  
Reduced Plans (and Signage Program)



Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning 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                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input type="checkbox"/> Site Photos                            | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

SA  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ☐ Other

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## Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 7, 2017

*Date:* August 28, 2017  
*Case No.:* **2017-004807CUA**  
*Project Address:* **1143 Grant Avenue**  
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[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 803.6, 810.49, and 890.110 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL – FINANCIAL SERVICE USE (D.B.A. CTBC BANK USA) IN THE VACANT 3,805 SQUARE-FOOT TENANT SPACE PREVIOUSLY OCCUPIED BY A NON-FORMULA RETAIL FINANCIAL SERVICE USE (D.B.A. FIRST BANK), LOCATED WITHIN THE CHINATOWN-COMMUNITY BUSINESS AND 50-N HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 19, 2017, Philip Lesser (hereinafter “Project Sponsor”) filed an application on behalf of Dynasty Properties, LLC with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 303.1, 803.6, and 810.46, for a change of ownership from a Financial Service use (d.b.a. First Bank) to a Formula Retail – Financial Service (d.b.a. CTBC Bank USA) to allow a formula retail within the existing 3,805 square-foot vacant tenant space, located within the CCB (Chinatown-Community Business) District and a 50-N Height and Bulk District.

On September 7, 2017 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-004807CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as 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 authorizes the Conditional Use requested in Application No. 2017-004807CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Grant Avenue, between Broadway Street and Pacific Ave, Block 0161, Lot 001. The subject property is located within the Chinatown-Community Business District and the 50-N Height and Bulk District. The Project Site is one of eight ground floor commercial spaces within an approximately 17,000 square-foot building. Subsequent floors contain a 133-room Tourist Hotel (d.b.a. SW Hotel). The tenant space at 1143 Grant Avenue is currently vacant, but was previously occupied by a financial service use (d.b.a. First Bank). The subject property is a corner lot, with the subject site occupying 37.75 feet of frontage on Grant Avenue. The lot is approximately 100% covered by the subject building. The Site also has a basement-level garage utilized by hotel guests and employees.
3. **Surrounding Properties and Neighborhood.** The project site is located in an area mixed-use in character and on a corridor comprised primarily of ground floor retail uses. A variety of commercial establishments are located within ground floor storefronts in the Chinatown-Community Business District, including restaurants, groceries, personal service, and others. Adjacent properties include a restaurant use and personal service use. Buildings in the vicinity typically range from two to four stories in height with residential use above the ground floor. The Project Site is well-served by transit; the MUNI 8, 10, 12, 30, and 45 lines are in close proximity as are multiple cable car stops.  
  
Per Planning Code Section 810, the Chinatown Community Business District is intended to encourage and accommodate Chinatown business activities and street-level retail uses. Zoning surrounding the subject site is primarily the Chinatown Residential Neighborhood Commercial (CRNC) District with the Broadway Neighborhood Commercial District to the south.
4. **Project Description.** The applicant proposes to establish a Formula Retail – Financial Service use in the vacant ground floor retail space, formerly occupied by a non-Formula Retail Financial Service use (d.b.a. First Bank). The existing tenant space of 3,805 square-feet is not proposed to be expanded.

The Project includes the removal of the recessed walk-up facility previously used for an Automated Teller Machine, and the addition of a window to match adjacent window openings. No other exterior building alterations, parking or bicycle parking are proposed. A Code-compliant signage program has been reviewed by the Planning Department, and the proposed signage program was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).

A **Conditional Use Authorization** is required because the proposed business has more than 11 locations worldwide, and is therefore defined as a Formula Retail use. CTBC Bank USA is a large, global financial institution headquartered in Los Angeles, California with 255 locations across the world. The financial institution, however, does not maintain any locations in San Francisco.

5. **Public Comment.** The Department has not received any communications in reference to the proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size (Section 121.4).** The Planning Code permits non-residential uses up to 4,999 square feet and requires Conditional Use Authorization for 5,000 square feet or above.

*The Project does not occupy more than 5,000 square feet of floor area, and is therefore not required to submit a Conditional Use Authorization for use size.*

- B. **Walk-Up Facility (Section 811.26).** The Planning Code permits walk-up facilities recessed 3 feet from building frontage and requires a Conditional Use Authorization if walk-up facility is proposed otherwise.

*The Project does not propose a walk-up facility for use by its patrons and is therefore not required to submit a Conditional Use Authorization for a walk-up facility.*

- C. **Hours of Operation (Section 890.48).** The Planning Code permits hours of operation from 6a.m. – 11p.m. and requires a Conditional Use Authorization for operation between 11p.m. – 2a.m..

*The Project proposes hours of operation from 8:30am to 4:00pm on Monday through Friday, and 10:00am to 2:00pm on Saturday, and is therefore not required to submit a Conditional Use Authorization for hours of operation.*

- D. **Signage (Section 607.2[f]).** The Planning Code states that wall, projecting, and window signs are all permitted as business signs in the Chinatown Community Business District.

The area of a wall sign in such a district shall not exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the sign is attached, or 150 square feet for each street frontage, provided that in no case shall the wall sign cover more than 75% of the surface of any wall.

*The Project includes one (1) wall sign. This sign is approximately 36 square feet in size with 24" lettering, is pin-mounted, indirectly lit through halo channel lettering, and does not extend beyond the limitations established by Code Section 607.2(f). The sign was reviewed by the Planning Department, and the sign was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (Commission Guide for Formula Retail).*

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

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

*The proposed use would establish a formula retail use at the site. The Project is desirable because it provides a centrally-located retail service use for a neighborhood-serving financial institution. The use is compatible with the surrounding commercial and residential uses.*

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

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

*The size, shape, and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.*

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

*The Planning Code does not require parking or loading in this District, thus no off-street parking or loading will be provided. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project Site is well served by public transit.*

- iii. 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 and odor.*

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

*The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas, or lighting. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.*

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

*The Project is consistent with the stated purposes of the Chinatown-Community Business District in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods.*

8. **Formula Retail Use.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

- A. The existing concentrations of Formula Retail uses within the district and the vicinity (300').

*Within the CCB District, there are 22 ground-floor commercial storefronts with retail uses. Of those 22 storefronts, 19 storefronts contain land uses that are subject to formula retail controls. 2 of the 19 storefronts are formula retail uses, leading to an existing concentration of formula retail uses within the CCB District of approximately 9.09%. As measured in linear feet, the concentration of formula retail uses within the District is approximately 19.13%. The difference in the percentages (# of commercial storefronts versus linear feet of commercial frontage) is likely attributable to the large amount of street frontage possessed by a few of the formula retail businesses (e.g. Wells Fargo). See Table No. 1 below.*

*Within 300 feet of the subject property, there are 117 ground-floor, commercial storefronts with retail uses. Of those 117 storefronts, 102 storefronts contain land uses that are subject to formula retail controls. 5 of the 117 are formula retail uses, leading to an existing concentration of formula retail uses within 300 feet of the subject property of approximately 4.27%. As measured in linear feet, the concentration of formula retail uses within 300 feet of the subject property is approximately 8.21%. Again, the difference in the percentages (# of commercial storefronts versus linear feet of commercial frontage) is likely due to the large amount of street frontage possessed by a few of the larger formula retail businesses. See Table No. 2 below.*

*With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 4.55% (as measured by number of commercial storefronts) or by 5.01% (as measured by linear feet); the concentration of formula retail uses within 300 feet of the*

subject property would increase by approximately 0.85% (as measured by number of commercial storefronts) or by 1.01% (as measured by linear feet).

*Table No. 1: Ground-Floor Commercial Frontage Survey within the Chinatown-Community Business District and Vicinity (as measured by number of commercial storefronts)*

Land Use Category	Zoning District Frontage Total (#) (within CCB District)	Zoning District %	300 Foot Vicinity Frontage Total (#)	Vicinity %
Bar*	1	4.55%	2	1.71%
Business or Professional Service	1	4.55%	2	1.71%
Entertainment	0	0.00%	7	5.98%
Financial Service*	1	4.55%	2	1.71%
Hotel, Tourist	1	4.55%	3	2.56%
Limited Financial*	1	4.55%	1	0.85%
Limited Restaurant*	1	4.55%	3	2.56%
Liquor Store*	0	0.00%	2	1.71%
Medical Service	1	4.55%	3	2.56%
Personal Service*	0	0.00%	3	2.56%
Restaurant*	3	13.64%	36	30.77%
Retail*	12	54.55%	53	45.30%
<b>TOTAL</b>	<b>22</b>	<b>100.00%</b>	<b>117</b>	<b>100.00%</b>
Vacant	2	8.33%	3	2.50%
<b>City-wide Serving Retail Uses</b>	<b>7</b>	<b>31.82%</b>	<b>53</b>	<b>45.30%</b>
<b>Daily-Serving Retail Uses</b>	<b>15</b>	<b>68.18%</b>	<b>64</b>	<b>54.70%</b>
Total Land Uses Subject to Formula Retail Controls	19	86.36%	102	87.18%
<b>(Existing) Formula Retail Uses</b>	<b>2</b>	<b>9.09%</b>	<b>5</b>	<b>4.27%</b>
<b>(New) Formula Retail Uses</b>	<b>3</b>	<b>13.64%</b>	<b>6</b>	<b>5.13%</b>
<b>Difference</b>	<b>1</b>	<b>4.55%</b>	<b>1</b>	<b>0.85%</b>

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*Table No.2: Commercial Frontage Survey within the Chinatown-Community Business District and Vicinity (as measured by linear feet)*

Land Use Category	Zoning District Frontage Total (feet) (within CCB District)	Zoning District %	300 Foot Vicinity Frontage Total (feet)	Vicinity %
Bar	15	1.98%	75	1.99%
Business or Professional	6	0.79%	26	0.69%

Service				
Entertainment	0	0.00%	275	7.28%
Financial Service	125	16.49%	225	5.96%
Hotel, Tourist	30	3.96%	55	1.46%
Limited Financial	20	2.64%	20	0.53%
Limited Restaurant	23	3.03%	83	2.20%
Liquor Store	0	0.00%	50	1.32%
Medical Service	15	1.98%	45	1.19%
Personal Service	0	0.00%	50	1.32%
Restaurant	113	14.91%	1219	32.28%
Retail	411	54.22%	1653	43.78%
<b>TOTAL</b>	<b>758</b>	<b>100.00%</b>	<b>3776</b>	<b>100.00%</b>
Vacant	65	7.90%	85	2.20%
<b>City-wide Serving Retail Uses</b>	179	23.61%	2003	53.05%
<b>Daily-Serving Retail Uses</b>	579	76.39%	1773	46.95%
Total Land Uses Subject to Formula Retail Controls	707	93.27%	3375	89.38%
<b>(Existing) Formula Retail Uses</b>	145	19.13%	310	8.21%
<b>(New) Formula Retail Uses</b>	183	24.14%	348	9.22%
<b>Difference</b>	38	5.01%	38	1.01%

- B. The availability of other similar retail uses within the district and within the vicinity of the proposed project.

*Within the CCB District, there are only two (2) locations with similar uses. Within the 300 foot vicinity of the subject property (includes locations outside of the CCB District) there are three (3) locations with similar uses. The District is currently underserved by similar retail uses.*

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

*The proposal would activate a vacant space that was originally designed to function as a financial service use. Therefore, the proposal would adaptively reuse an underutilized space with limited street frontage. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.*

- D. The existing retail vacancy rates within the district and within the vicinity of the proposed project.

*There are two other vacancies within the CCB District (8.33% vacancy rate) and three vacancies within the 300 foot vicinity (2.5% vacancy rate).*



- E. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project.

*The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus citywide retail uses (defined as all other uses) leans towards daily needs-serving uses within the CCB District with 68% versus 32% for citywide-serving retail uses.*

*Within 300 feet of the subject property, the mix of daily needs-serving and citywide-serving retail uses is relatively balanced with daily needs-serving retail uses at 55% and citywide-serving retail uses at 45%. The proposed Financial Service use increases the concentration of daily needs-serving retail uses within the CCB District to 73% (55% within 300 feet of the subject property).*

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

*The proposed use would only increase the concentration of formula retail uses (as measured by number of storefronts) by approximately 4.55% within the CCB District, and by approximately 0.85% within 300 feet of the subject property; the increase is considered nominal.*

*With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 5.01% (as measured by linear feet), and by approximately 1.01% within 300 feet of the subject property.*

- G. For Formula Retail uses of 20,000 gross square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7 and 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of this Code.

*As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this project.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTALCITY 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 proposal will provide desirable goods and services to the neighborhood. As the proposed use will function as a daily needs-serving retail use within the CCB District, the use will not result in undesirable consequences. Furthermore, the Project Site is located within a Mixed-Use District, and is thus consistent with activities in the commercial and residential land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The proposal would activate a previously vacant space designed for a financial service use. Therefore, the proposal would adaptively reuse an underutilized space.*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*No commercial tenant would be displaced and the project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The proposal will provide the neighborhood with a culturally sensitive financial services provider.*

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 does comply with said policies in that:

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

*The proposal would not displace an existing neighborhood-serving retail as the subject tenant space is currently vacant. The Project Sponsor has indicated their intent of hiring local bilingual residents as employees of the proposed use.*

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

*The existing units in the surrounding neighborhood would not be adversely affected. The Project should benefit the residents of the surrounding neighborhood by providing a Financial Services Use within the ground-floor of the subject building.*

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

*The Project does not propose the elimination of any dwelling units; housing supply is unaffected.*

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

*The site is on Grant Avenue and is well-served by transit. It is presumable that employees would commute by transit thereby mitigating possible effects on street parking. The subject property is within ¼ mile of several MUNI lines.*

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

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

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

*The subject building was constructed in 1913 and employs modern building technologies to safeguard the building (and its users) from seismic events. The proposal calls for minor tenant improvements and exterior restoration of a recessed space previously used by an ATM vestibule. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is considered a historic resource of contextual importance within the National Register of Historic District. The proposal has been reviewed by Historic Preservation to determine impacts to the resource and has been granted Class 1 CEQA Categorical Exemption.*

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

*The Project will have no negative impact on existing parks and open spaces.*

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
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. 2017-004807CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 28, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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, CA94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 7, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Financial Service Use (d.b.a. CTBC Bank USA) located at 1143 Grant Street pursuant to Planning Code Sections 303, 303.1, 803.6, 810.49, and 890.110 within the Chinatown-Community Business District and a 50-N Height and Bulk District; in general conformance with plans, dated August 28, 2017 and stamped "EXHIBIT B" included in the docket for Case No. **2017-004807PRJ** and subject to conditions of approval reviewed and approved by the Commission on September 7, 2017 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 September 7, 2017 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

### DESIGN

6. **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 architectural addenda. 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](http://www.sf-planning.org).*

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

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

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

9. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than one (1) Class 1 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

10. **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>*

11. **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/>*

12. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

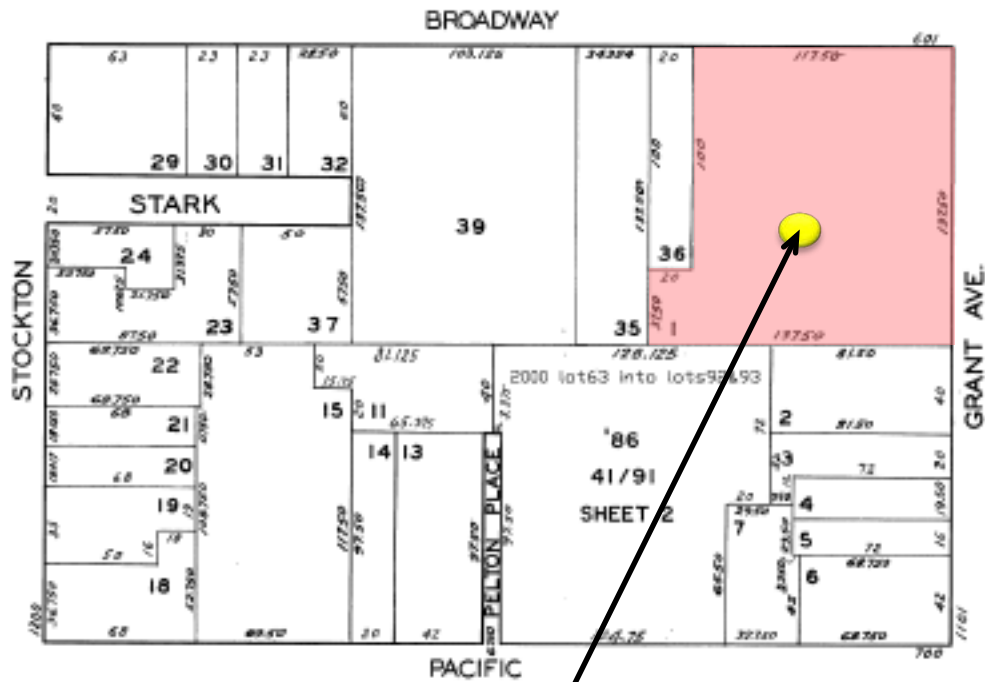
13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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](http://www.sf-planning.org)*

14. **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](http://www.sf-planning.org)*

# Block Book Map



728 PACIFIC AVE.  
A CONDOMINIUM  
LOT UNIT & COMM AREA

92	408	0.70
93	407	0.96

SUBJECT PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2017-004807PRJ  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

# Sanborn Map\*



**SUBJECT PROPERTY**

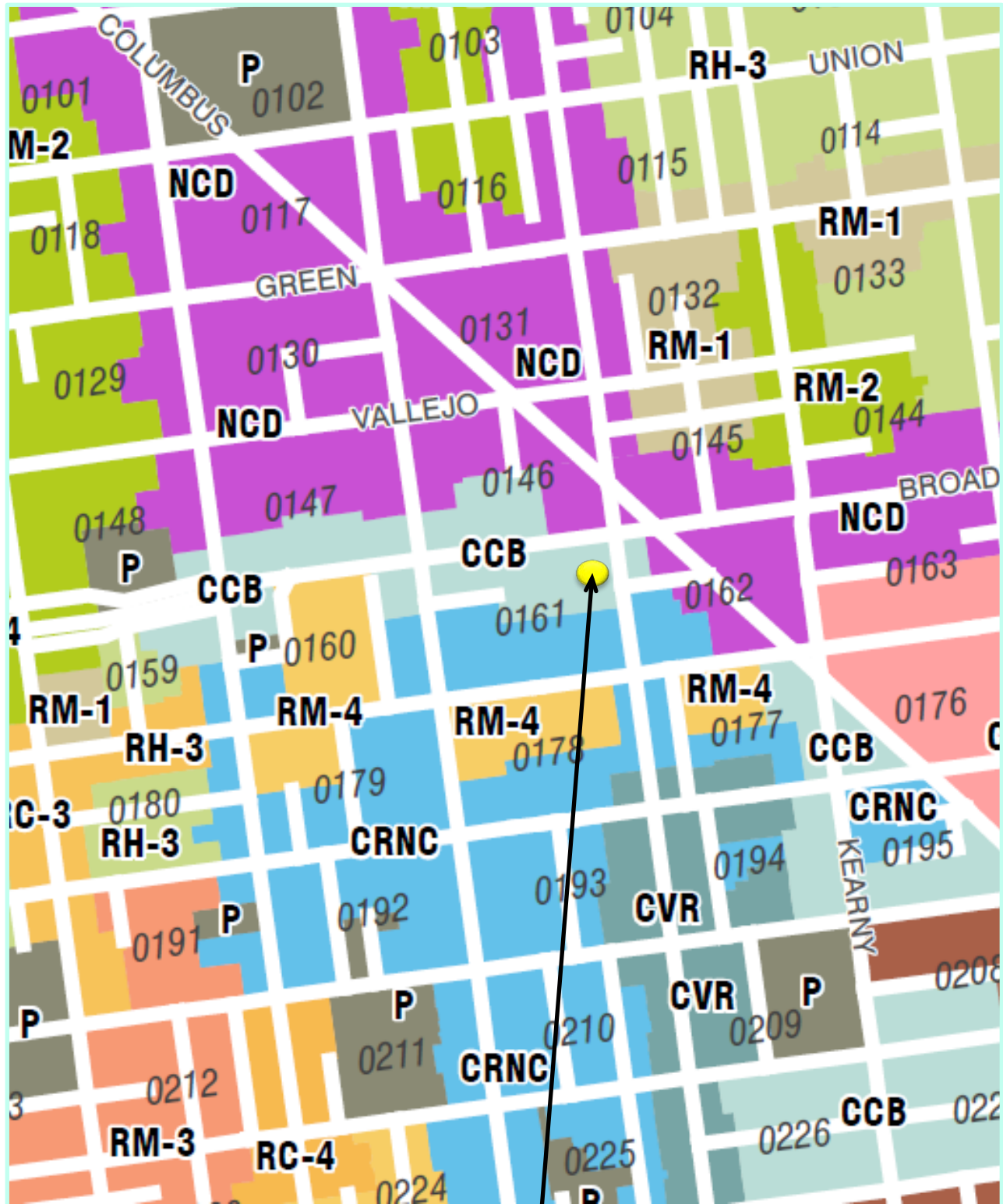
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



SAN FRANCISCO  
PLANNING DEPARTMENT

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

# Zoning Map



SUBJECT PROPERTY

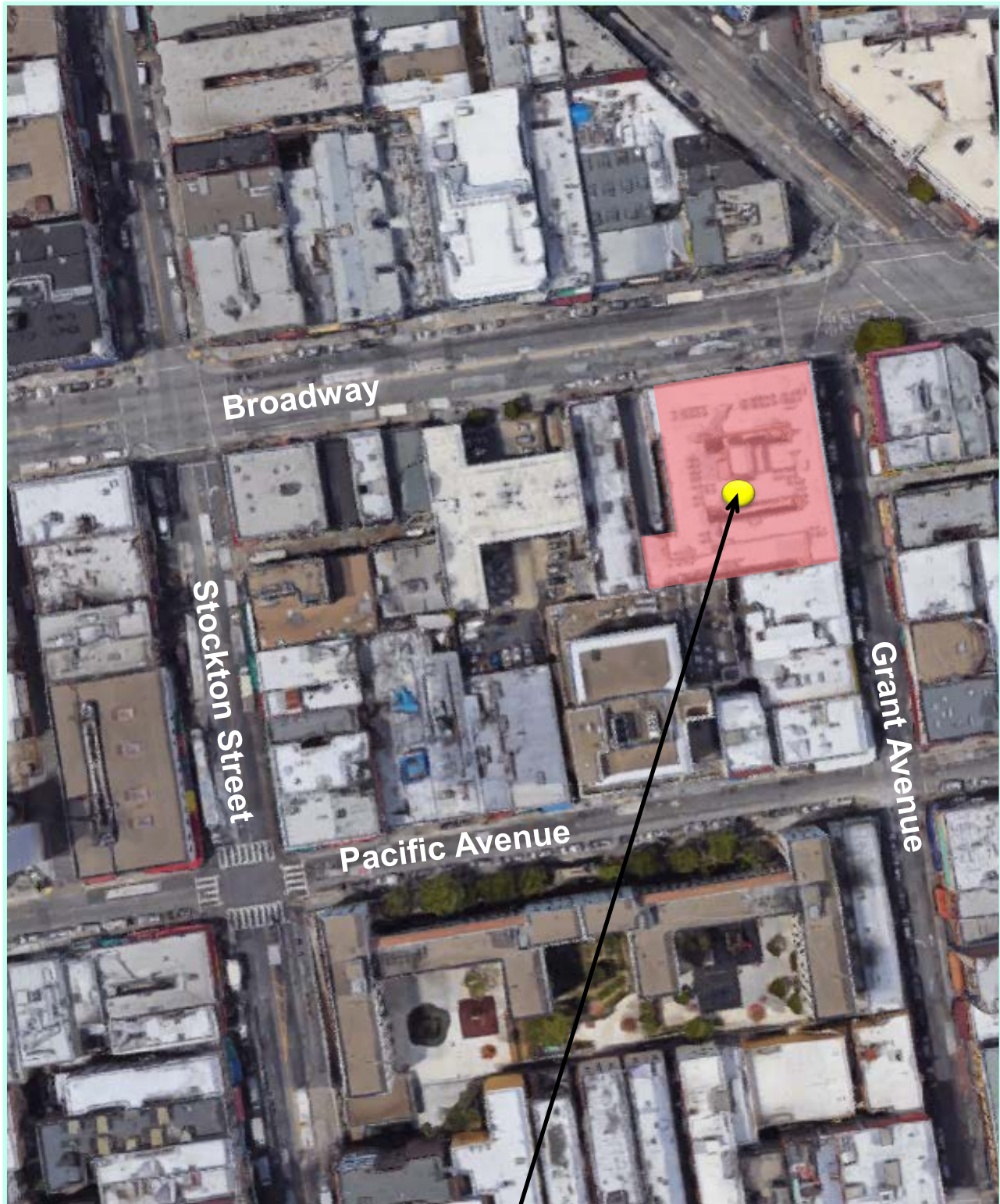


SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2017-004807PRJ  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue



# Aerial Photograph



SUBJECT PROPERTY

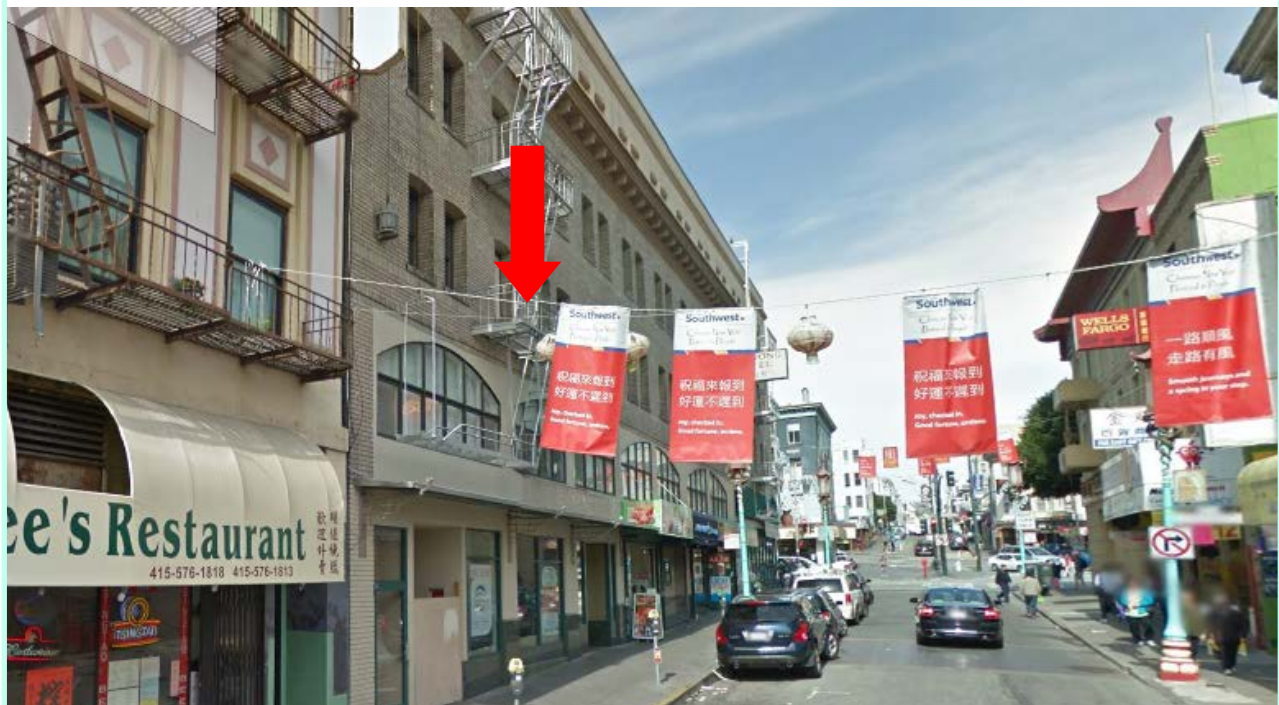


SAN FRANCISCO  
PLANNING DEPARTMENT

Case Number 2017-004807PRJ  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue



# Contextual Photographs



Case Number 2017-004807PRJ  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

# Environmental Determination

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1143 Grant Avenue		0161/001	
Case No.	Permit No.	Plans Dated	
2017-004807CUA	N/A	08/28/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from non-Formula Retail Financial Service to Formula Retail Financial Service. New signage and removal of ATM recessed area; new windows and tiling to match existing.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>



	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)</b>	
<input checked="" type="checkbox"/>	<b>Category A: Known Historical Resource. GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<b>9. Other work</b> that would not materially impair a historic district (specify or add comments):  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input type="checkbox"/>	<b>10. Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Reclassify to Category A</span> <span><input type="checkbox"/> Reclassify to Category C</span> </div> <div style="margin-top: 5px;">             a. Per HRER dated: _____ <i>(attach HRER)</i>              b. Other <i>(specify)</i>: _____           </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> Chinatown National Register District; Ground floor tenant storefront and signage project reviewed for Preservation design guidelines conformance.	
<b>Preservation Planner Signature:</b> Eiliesh Tuffy <div style="float: right; font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Eiliesh Tuffy DN: cn=Eiliesh Tuffy, o=City Planning, ou=Current Planning, email=Eiliesh.Tuffy@sfgov.org Date: 2017.08.28 17:04:42 -07'00'</small> </div>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Seema Adina  <b>Project Approval Action:</b>  Building Permit  <small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<b>Signature:</b>  <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">Seema Adina</div> <small>Digitally signed by Seema Adina DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Seema Adina, email=Seema.Adina@sfgov.org Date: 2017.08.28 18:08:58 -07'00'</small>
<small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.          In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small>		

# Conditional Use Authorization Notice

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, September 7, 2017**

Time: **Not before 12:00 PM (noon)**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>1143 Grant Avenue</b>	Case No.:	<b>2017-004807CUA</b>
Cross Street(s):	<b>Broadway St/Pacific Ave</b>	Building Permit:	<b>N/A</b>
Block /Lot No.:	<b>0161/001</b>	Applicant:	<b>Philip Lesser</b>
Zoning District(s):	<b>CCB / 50-N</b>	Telephone:	<b>(650) 346-2903</b>
Area Plan:	<b>Chinatown</b>	E-Mail:	<a href="mailto:phnsan@msn.com">phnsan@msn.com</a>
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use authorization pursuant to Planning Code Sections 303, 303.1, 803.6, 810.49, and 890.110 to establish a new Financial Services Use for a formula retail establishment (d.b.a. "CTBC Bank USA") within the ground-floor of a mixed-use building.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Seema Adina</b> Telephone: <b>(415) 575-8722</b> E-Mail: <a href="mailto:seema.adina@sfgov.org">seema.adina@sfgov.org</a></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# Conditional Use Authorization Application

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>DYNASTY PROPERTIES, LLC</b>	
PROPERTY OWNER'S ADDRESS:  <b>615 BROADWAY SAN FRANCISCO CA 94133</b>	TELEPHONE: <b>(415 ) 264-2084</b> EMAIL: <b>tiger_wong@swhotel.com</b>

APPLICANT'S NAME: <b>CTBC BANK (USA)</b> Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:  <b>801 S. FIGUEROA STREET, SUITE 2200 LOS ANGELES CA 90017</b>	TELEPHONE: <b>( 424 ) 277-4907</b> EMAIL: <b>ronald.davis@ctbcbankusa.com</b>

CONTACT FOR PROJECT INFORMATION: <b>PHILIP F. LESSER</b> Same as Above <input type="checkbox"/>	
ADDRESS:  <b>555 LAUREL AVENUE, #501 SAN MATEO CA 94401</b>	TELEPHONE: <b>(650 ) 346-2903</b> EMAIL: <b>phnsan@msn.com</b>

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: <b>(     )</b> EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>1143 GRANT AVENUE</b>		ZIP CODE: <b>94133</b>		
CROSS STREETS: <b>BROADWAY &amp; PACIFIC AVENUE</b>				
ASSESSORS BLOCK/LOT: <b>0161 / 001</b>	LOT DIMENSIONS: <b>138 X 123</b>	LOT AREA (SQ FT): <b>16,905</b>	ZONING DISTRICT: <b>CCB</b>	HEIGHT/BULK DISTRICT: <b>50-N</b>



### 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:		<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b> CURRENTLY VACANT/PREVIOUSLY A NON-FORMULA RETAIL BANK (DBA FIRST BANK)
			<b>PROPOSED USE:</b> FORMULA-RETAIL BANK (DBA CTBC BANK)
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

### 4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units				
Hotel Rooms	133	133	0	133
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)	45 +/-	45 +/-	0	45 +/-
Number of Stories	4	4	0	4
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail	3,805	3,805	0	3,805
Office				
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>				
Parking				
Other (Specify Use)				
<b>TOTAL GSF</b>	<b>3,805</b>	<b>3,805</b>	<b>0</b>	<b>3,805</b>
Please describe any additional project features that are not included in this table: ( Attach a separate sheet if more space is needed )				
See: ATTACHMENT I				

## 5. Action(s) Requested (Include Planning Code Section which authorizes action)

REQUEST FOR CONDITIONAL-USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1 AND 803.6 TO AUTHORIZE A 3,500 +/- SF FORMULA-RETAIL FINANCIAL SERVICE USE DBA CTBC BANK (USA).

## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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 for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) 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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

SEE: ATTACHMENT II

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

SEE: ATTACHMENT III

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

SEE: ATTACHMENT III

3. That the City's supply of affordable housing be preserved and enhanced;

SEE: ATTACHMENT III

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

SEE: ATTACHMENT III



5. 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;

SEE: ATTACHMENT III

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

SEE: ATTACHMENT III

7. That landmarks and historic buildings be preserved; and

SEE: ATTACHMENT III

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

SEE: ATTACHMENT III

**ATTACHMENT I  
TO  
APPLICATION FOR CONDITIONAL USE AUTHORIZATION**

**1143 Grant Avenue  
Block 0161/Lot 001**

**PROJECT FEATURES**

CTBC Bank, founded in Taiwan with U.S. headquarters in Los Angeles, has over one-hundred and forty branches. To date CTBC has no presence in San Francisco.

Situating a branch at 1143 Grant Avenue, San Francisco would be a natural fit for CTBC Bank, which caters extremely well and is well-known to the Chinese-American community.

CTBC Bank intends to immediately hire seven local individuals with fluency in Mandarin, Cantonese, Taiwanese and English.

As a community bank, it will offer banking products especially tailored to the needs of the residents and businesses of Chinatown and the City of San Francisco. It will also get involved with community and non-profit organizations.

Physically the CTBC Bank branch at 1143 Grant Avenue will be very unobtrusive. This commercial space is located mid-block between Pacific Avenue and Broadway. The block contains an array of small retail and dining establishments serving both the local residents and tourists of this historically designated district.

The bank will occupy one of eight ground-level commercial spaces within an approximately 53,000 sf building that is on the southeast corner of Broadway and Grant Avenue. (APN 0161/001) Above these commercial spaces is the SW Hotel with 133 rooms for tourists. Beneath the hotel is private parking for hotel guests and employees.

**ATTACHMENT II  
TO  
APPLICATION FOR CONDITIONAL USE AUTHORIZATION**

**1143 Grant Avenue  
Block 0161/Lot 001**

**CONDITIONAL USE FINDINGS**

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

Under Planning Code Section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented are such to establish the following:

1. Desirability and Compatibility of Project

Planning Code section 303(c)(1) requires that facts be established which demonstrate the following:

**That 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 for, and compatible with, the neighborhood or the community.**

The Project is necessary and desirable because it will reactivate a vacant commercial space that was previously a commercial-serving bank with a financial service that will be useful to the neighborhood and the City at large. It increases pedestrian traffic in the area and therefore makes it safer and livelier.

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code section 303(c)(2) requires that facts be established which demonstrate the following:

**That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in**



**the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

There will be no changes to the size or shape of the building.

- (b) 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.**

The Site is highly accessible by public transportation, and most customers are expected to travel to the location on foot or by public transportation. The Site has considerable MUNI bus stops in close proximity: 8 Bayshore, 10 Townsend, 12 Folsom-Pacific, 30 Stockton, and 45 Union/Stockton. Cable car stops for the California, Powell/Hyde and Powell/Mason lines are also within walking distance. The City's Portsmouth Square public garage is also within walking distance for customers and employees driving to this store.

- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

The Project will not entail renovation that will generate noxious or offensive emissions.

- (d) 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 modify the exterior of the building. Signage will be applied for under separate permit.

### **3. Compliance with the General Plan.**

**Planning Code Section 303(c)(3) requires that facts be established that demonstrate that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.**

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, including specifically the Commerce and Industry and Transportation Elements of the General Plan, as follows:

**Commerce and Industry Element**

**Objective 1            Manage economic growth and change to ensure enhancement of the total city living and working environment.**

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

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

The Project provides a substantial net benefit in reactivating a currently vacant commercial space to serve the community. The Site is located along an existing commercial corridor, and provides a use that is consistent with its surroundings.

**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 affirmatively supports these policies by bringing CTBC Bank's first branch to the City of San Francisco

**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**



**ATTACHMENT III  
TO  
APPLICATION FOR CONDITIONAL-USE AUTHORIZATION**

**1143 Grant Avenue  
Block 0161/Lot 001**

**PRIORITY MASTER PLAN POLICIES FINDINGS**

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Section 303 Application are consistent with each of these policies as follows:

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

Approval of the conditional use contributes to a neighborhood-serving retail use. The commercial space is currently vacant. CTBC Bank USA has been successful in areas where customers speak Chinese and have a need for a small community bank. It is a community bank which is oriented to helping local businesses grow. Within the first sixty days of the branch opening, CTBC Bank intends to hire seven local individuals with fluency in Mandarin, Cantonese, Taiwanese and English.

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

The Project serves the mixed-use character of the area by providing street-facing retail. Therefore, the Project supports the cultural and economic diversity of our neighborhoods.

**improvement opportunities for unskilled and semi-skilled workers.**

The Project would support this goal by allowing a business that employs multiple employees most of whom will be able to converse in Chinese and English.

**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.**

CTBC Bank specializes in serving the Chinese American community. Employees speak Mandarin, Cantonese, Taiwanese as well as English. The bank offers a suite of products aligned to the needs of the customer base that lives in and around Chinatown.

#### **Transportation Element**

**Objective 2      Use the transportation system as a means for guiding development and improving the environment.**

**Policy 2.1      Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.**

**Policy 2.4      Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.**

The Project provides a neighborhood- and City-serving financial products opportunity in an area highly accessible by public transportation and bicycle, and within easy walking distance from numerous residential neighborhoods. The Site provides a street-facing retail use along a commercial corridor that reinforces the character the neighborhood and improves linkages among interrelated activities.

3. **That the City's supply of affordable housing be preserved and enhanced.**

The Project would have no effect on affordable housing, other than serving those in the neighborhood living in affordable units who will have access to more banking opportunities sensitive to the community.

4. **That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The majority of customers access the location on foot or by public transportation. With a number of public transit options in the vicinity, the use does not overburden transit service or neighborhood parking. No change to operation is proposed.

5. **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 proposes no office use. The Project would contribute to a diverse economic base by allowing an active street-facing use to continue to operate.

6. **That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The Project conforms to the structural and seismic requirements of the San Francisco Building Code, and thus meets this requirement.

7. **That landmarks and historic buildings be preserved.**

The Project would not alter the building or impact any historic landmark.



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

The Project does not propose any changes to the property that would impact parks, open space or their access to sunlight or vistas.

## Estimated Construction Costs

TYPE OF APPLICATION: <b>CONDITIONAL-USE &amp; INTERNAL TENANT IMPROVEMENTS (SIGNS UNDER SEPARATE PERMITS)</b>	
OCCUPANCY CLASSIFICATION: <b>B (COMMERCIAL)</b>	
BUILDING TYPE: <b>5-B</b>	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  <b>3,805 GSF</b>	BY PROPOSED USES: <b>FORMULA-RETAIL FINANCIAL SERVICE</b> <b>DBA CTBC BANK (USA)</b>
ESTIMATED CONSTRUCTION COST: <b>\$49,000</b>	
ESTIMATE PREPARED BY: <b>ALLEN GEE, AG ARCHITECTS</b>	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_

*Philip F. Lesser*

Date: \_\_\_\_\_

*April 12, 2014*

Print name, and indicate whether owner, or authorized agent:

**PHILIP F. LESSER**

Owner ☒ Authorized Agent (circle one)

# Formula Retail Affidavit

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

# AFFIDAVIT FOR

# Formula Retail Establishments

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 1143 Grant Avenue		
ASSESSORS BLOCK/LOT: 0161 / 001	ZONING DISTRICT: CCB	HEIGHT/BULK DISTRICT: 50-N

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): 890.110 Financial Service	
PROPOSED BUSINESS NAME: CTBC Bank (USA)	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Branch of a community-based bank	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE CASE NO.: (if applicable)

## 3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	255
3.b	How many of the above total locations are in San Francisco?	0

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

## 4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		5	3

Enter the total number of Yes/No answers above.

If the total YES responses is **two (2) or more**, then the proposed use is a Formula Retail Use.



5. Applicant's Affidavit

NAME: <u>Philip F. Lesser</u>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <u>555 Laurel Avenue, San Mateo CA 94401</u>			
PHONE: <u>(650) 346-2903</u>		EMAIL: <u>ghnsan@msn.com</u>	

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature: Philip F. Lesser Date: April 9, 2017

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE:			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: _____		Date: _____	
Printed Name: _____		Phone: _____	



FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.

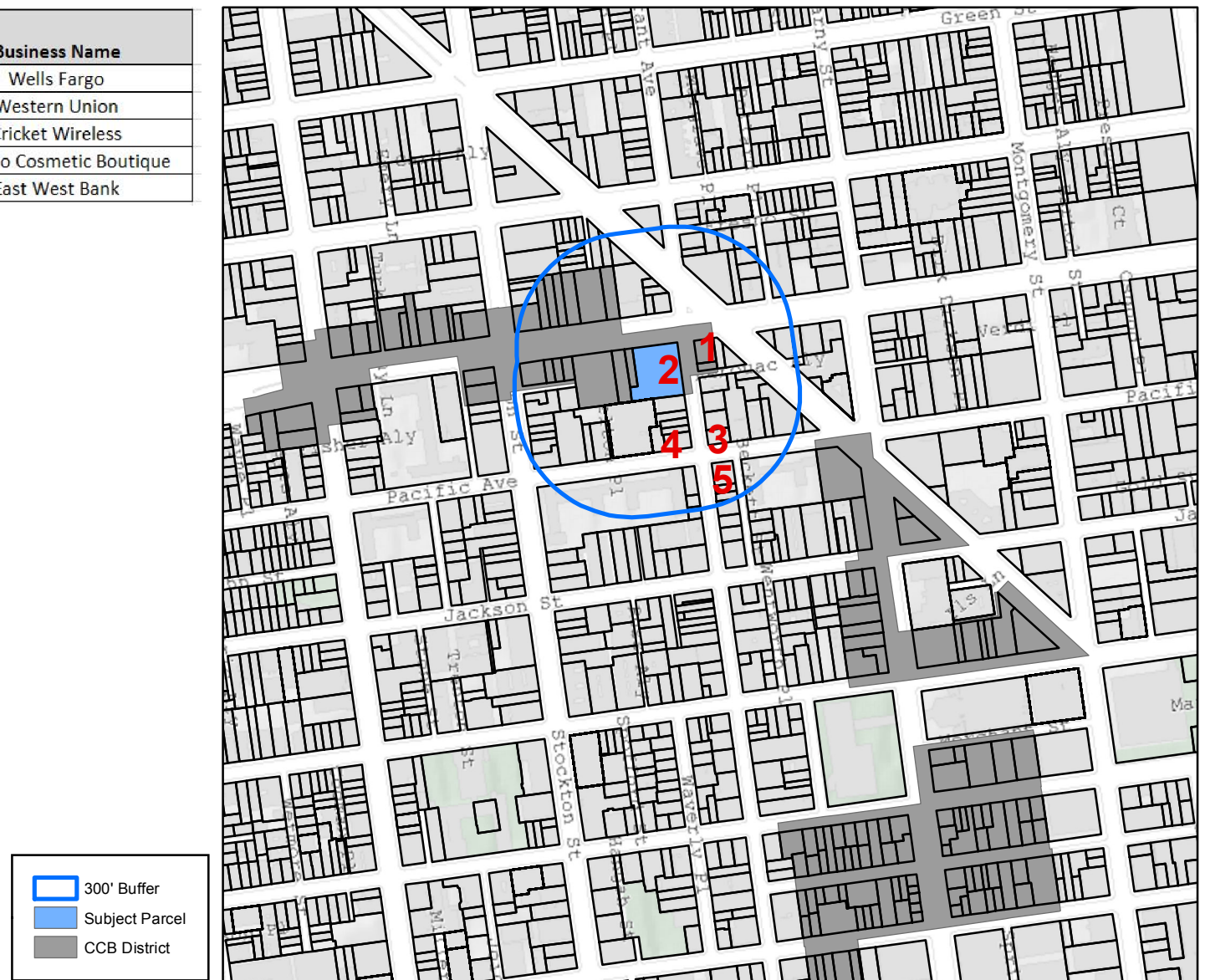


# Formula Retail Map

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

# Formula Retail Uses in CCB and within 300' of 1143 Grant Ave

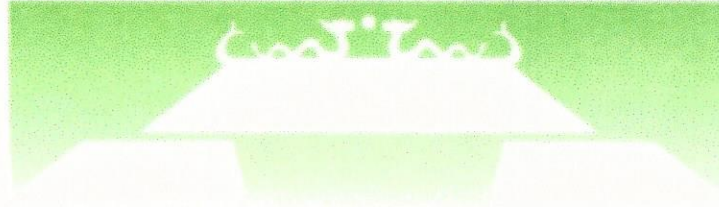
Key Number	Street Number	Street	Business Name
1	1160	Grant Ave	Wells Fargo
2	1157	Grant Ave	Western Union
3	1100	Grant Ave	Cricket Wireless
4	714	Pacific Ave	Shiseido Cosmetic Boutique
5	1066	Grant Ave	East West Bank



# Letters of Support

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue

華埠商人協會



CHINATOWN MERCHANTS ASSOCIATION

667 Grant Avenue ☆ San Francisco ☆ California 94108 ☆ Tel: (415) 982-6306 ☆ Fax: (415) 982-6306

April 11, 2017

Supervisor Aaron Peskin  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, Ca 94102-4689

RE: China Trust Bank

Dear Supervisor Peskin:

We wish to inform you that the Chinatown Merchants Association supports the move of the China Trust Bank into the space at 1143 Grant Avenue. We realize that there are already several banks in the area, but the location has been already previously zoned for a bank. The space has also been vacant for over a year. As you know, there are several vacancy along Grant Avenue. We feel that it would be better for the space to be occupied rather than stay empty, a condition which would attract more vandalism, graffiti and trash.

The bank would employ more workers, who, in turn, could also help stimulate the Chinatown economy.

Thank you for your attention.

Sincerely,

*Maria Szeto*

Maria Szeto  
President  
Chinatown Merchants Association





# 舊金山中華總商會

三藩市沙加緬度街730號

電話：(四一五)九八二·三〇〇〇

傳真：(四一五)九八二·四七二〇

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re: Letter Supporting Approval of a Branch of CTBC Bank at 1143 Grant Avenue, San Francisco

As a member of San Francisco's Chinatown, I would greatly welcome a CTBC Bank branch at 1143 Grant Avenue.

CTBC Bank is well known in our community for being extremely stable with very competitive financial products and services. They have had bank operations in the US for over 25 years.

CTBC Bank is also respected for its philanthropic work in the communities that it serves. Community service and involvement with charitable organizations are key corporate values of the organization.

Adding CTBC Bank with its Chinese heritage to San Francisco's Chinatown, the oldest and largest in North America, would be a "natural" fit.

Moreover CTBC Bank's presence on Grant Avenue will stimulate the economy by attracting more shoppers to our commercial corridor, by increasing lending to grow small and medium businesses, and by providing good jobs.

For all these very important reasons, please permit CTBC bank to open up a branch at 1143 Grant Avenue.

Respectfully,

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Chinese Chamber of Commerce  
730 Sacramento Street  
San Francisco,  
California 94108 U.S.A.



# JOHN J. DITO & SON

REAL ESTATE & PROPERTY MANAGEMENT SINCE 1922

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

**JOHN JOSEPH DITO**  
OWNER / BROKER  
DRE #01750397

551 PACIFIC AVENUE  
SAN FRANCISCO, CA 94133  
TELEPHONE: (415) 362-3456  
FAX: (415) 362-8039  
JOHNJDITOANDSON@PRODIGY.NET

Re: Letter Supporting Approval of a Branch of CTBC Bank at 1143 Grant Avenue, San Francisco

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Respectfully,  
**JOHN J. DITO & SON**  
551 PACIFIC AVENUE  
SAN FRANCISCO, CA 94133

Name: John J. Dito

Address: 551 Pacific Avenue, SF CA 94133



文仔記燒腊茶餐廳  
YEE'S RESTAURANT

堂食外賣 · 無任歡迎  
承接布斐 · 喜慶金豬  
(Open Daily 8:00am ~ 9:00pm)

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

1131 Grant Avenue  
San Francisco, CA 94133

Tel: (415) 576-1818  
(415) 576-1813  
Fax: (415) 576-1688

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Respectfully,

Name: [Signature]

Address: 1137 Grant Ave.

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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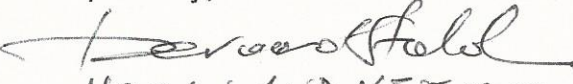
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Respectfully,

 Pres.  
HOGAN AND VEST, INC.

Name: BERNARD STALDER

Address: 750 PACIFIC AVENUE

SAN FRANCISCO, CA. 94133



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Name: RAYMOND ONYANG (NEW San Hong Kong Rep)  
Address: 606 BROADWAY ST  
S. F. CA. 94133

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,



Name: GEORGE CHEN

Address: 644/660 Broadway  
San Francisco, CA

GEORGE CHEN  
FOUNDER/CHAIRMAN



CHINALIVE  
SAN FRANCISCO



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479



Re：中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

作為舊金山唐人街的會員，我非常歡迎中國信託銀行 (CTBC Bank) 在 1143 都板街 (1143 Grant Avenue) 開設分行。

中國信託銀行 (CTBC Bank) 在美國擁有超過 25 年的歷史，銀行資本健全並在我們社區中具有高知名度，提供非常具有競爭力的金融產品與服務。

除了銀行業務，中國信託銀行 (CTBC Bank) 積極參予社區慈善工作，並將社區與慈善服務做為企業的主要價值。

中國信託銀行 (CTBC Bank) 進駐舊金山唐人街，對北美最大且最具傳統的唐人街，是一種“自然”的契合。

此外，中國信託銀行 (CTBC Bank) 在都板街的設立，將會刺激經濟並帶動更多消費者來到我們的經濟區域，通過增加貸款來擴大中小企業規模，並提供更多良好的工作機會。

有鑒於以上所有重要因素，請允許同意中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue) 開設分行。

此致，

姓名：

趙東光

地址：

1051 Grant Ave  
S.F. CA 94133



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479



Re: 中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

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此致，

姓名：趙祖楠

地址：1157 Grant Ave  
S.F. CA 94133



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re: 中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

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此致，

姓名： 趙吉

地址： 1100 Grant Ave  
S.F. CA 94133



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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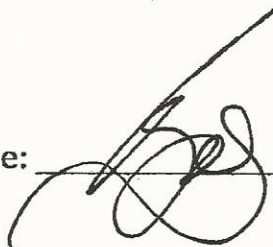
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Respectfully,

Name:

 L. YOUNG 4-6-17  
THE YOUNG FAMILY TRUST

Address:

45 ROSS ALLEY, S.F., CA

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479



KAYE'S FOOTWEAR INC.

1043 Grant Ave  
San Francisco, CA 94133  
415-982-1683  
kayesinc@aol.com



Re：中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

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此致，

姓名： Lin Xiang Wu

地址： \_\_\_\_\_



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

## RAINBOW STATION

Toys, Gifts, and Sanrio Products

1047 GRANT AVE.  
SAN FRANCISCO, CA 94133

(415) 397-7829

Re: 中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

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此致，

姓名： 88

地址： 1047 Grant



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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此致，

姓名：



地址：

1035 Grant

**寶翠珠寶鐘錶公司**  
**GRANT PACIFIC IMPORTS**  
- FINE JADE, JEWELRY & WATCHES -

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

1055 Grant Ave.  
San Francisco, Chinatown  
California 94133

Tel: (415) 982-8668  
(415) 982-8488

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此致，

姓名: TRENZ LAM

地址: 1055 GRANT AVE. S-F.

San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479



**Fong Seng Co**  
**豐盛行**

參 海 雜 藥 茗  
茸 味 貨 材 茶

1024-1026 Grant Ave, SF CA 94133  
Open Daily: 9:00am-6:00pm Tel: (415) 986-1809  
fongsengcompany@gmail.com

Re: 中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

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此致，

姓名: JACKY

地址: 1026 GRANT AVE



San Francisco Planning Commission Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re：中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue), 三藩市開設分行支持信

作為舊金山唐人街的會員，我非常歡迎中國信託銀行 (CTBC Bank) 在 1143 都板街 (1143 Grant Avenue) 開設分行。

中國信託銀行 (CTBC Bank) 在美國擁有超過 25 年的歷史，銀行資本健全並在我們社區中具有高知名度，提供非常具有競爭力的金融產品與服務。

除了銀行業務，中國信託銀行 (CTBC Bank) 積極參予社區慈善工作，並將社區與慈善服務做為企業的主要價值。

中國信託銀行 (CTBC Bank) 進駐舊金山唐人街，對北美最大且最具傳統的唐人街，是一種“自然”的契合。

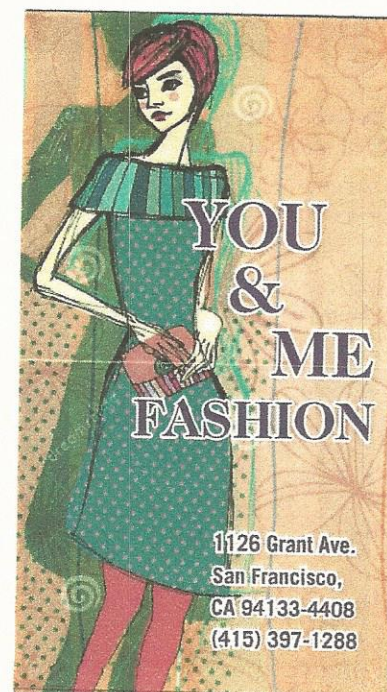
此外，中國信託銀行 (CTBC Bank) 在都板街的設立，將會刺激經濟並帶動更多消費者來到我們的經濟區域，通過增加貸款來擴大中小企業規模，並提供更多良好的工作機會。

有鑒於以上所有重要因素，請允許同意中國信託銀行 (CTBC Bank) 於 1143 都板街 (1143 Grant Avenue) 開設分行。

此致，

姓名：

地址：1126 GRANT AVE



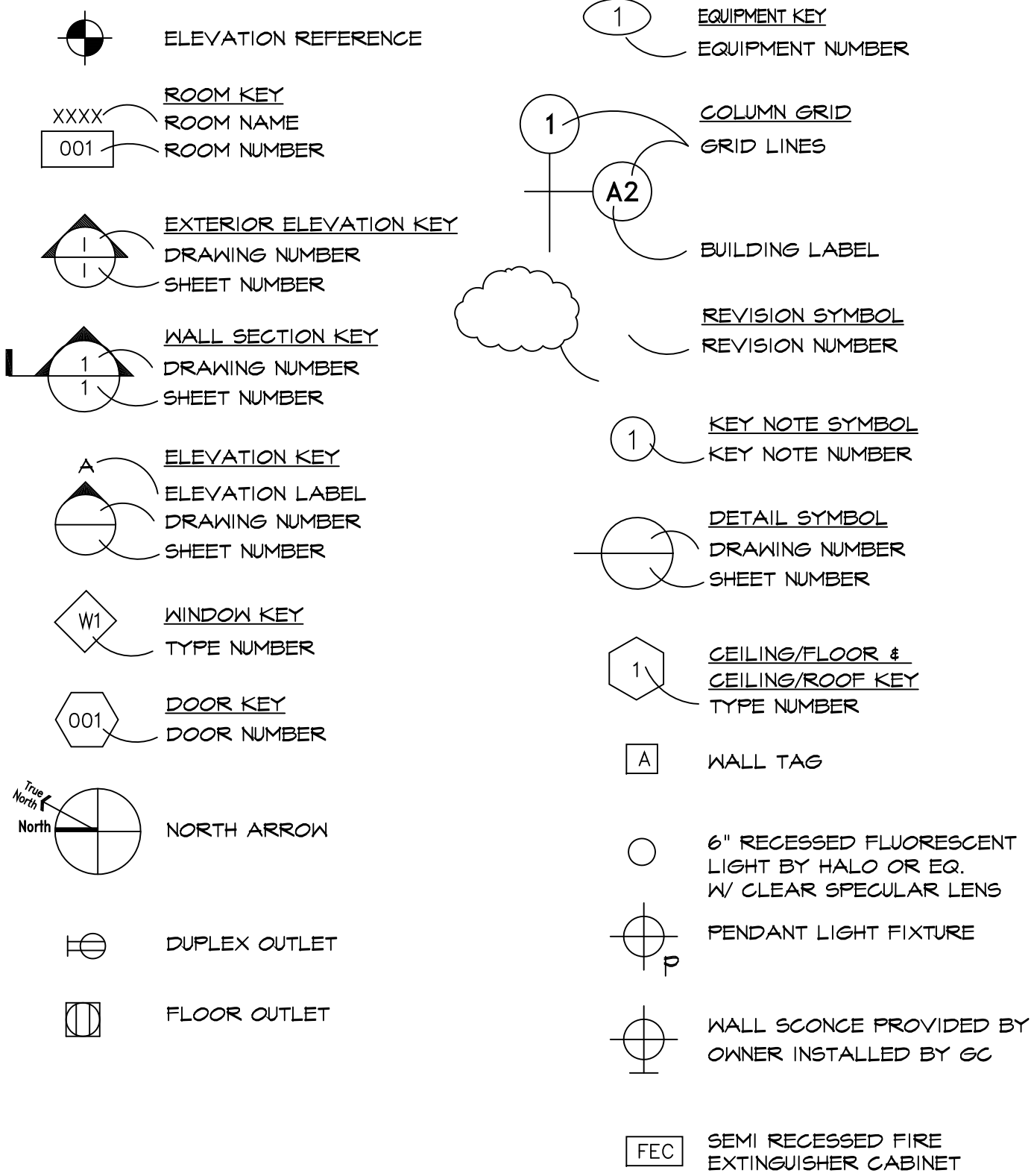
# Reduced Plans (and Signage Program)

**Case Number 2017-004807PRJ**  
Conditional Use Authorization  
Formula Retail Financial Service Use  
1143 Grant Avenue



$$1^{\circ} = 20^{\circ} - 0^{\circ}$$


## SYMBOLS



## ABBREVIATIONS

•	And	GSM	Galvanized Sheet Metal
#	At	G.B.	Grab Bar
#	Number	GYP	Gypsum
(E)	Existing	HDWD	Hardwood
ACOUS	Acoustical	H.M.	Hollow Metal
A.F.F.	Above Finished Floor	HORIZ	Horizontal
ALUM.	Aluminum	HR	Hour
APPROX	Approximate	HT	Height
ARCH	Architectural	LAV	Lavatory
BD	Board	MAX	Maximum
BTW	Between	MFR	Manufacturer
CER	Ceramic	MIN	Minimum
C.G.	Corner Guard	MISC	Miscellaneous
CLG	Ceiling	MTL	Metal
CLR	Clear	N.I.C.	Not in Contract
C.M.U.	Concrete Masonry Unit	N.T.S.	Not to Scale
COL	Column	O.C.	On Center
CONC	Concrete	OPP	Opposite
CONST	Construction	PLAM	Plastic Laminate
CONT	Continuous	PLYWD	Plywood
Ctr	Center	R	Room
D.F.	Drinking Fountain	RAD	Radius
DIAP	Diameter	RM	Room
DISP	Dispenser	R.O.	Room Opening
DN	Down	RWD	Redwood
DR	Door	R.W.L.	Rain Water Leader
DWG	Drawing	S.E.D.	See Electrical Drawings
EA	Each	SIM	Similar
ELEV	Elevation	S.M.D.	See Mechanical Drawings
EQ	Equal	SPEC	Specification
EXP	Expansion	SQ	Square
F.D.	Floor Drain	S.S.D.	See Structural Drawings
F.E.	Fire Extinguisher	STD	Standard
F.E.C.	Fire Extinguisher Cabinet	STL	Steel
FIN	Finish	STOR	Storage
FL	Floor	T.O.	Top of
F.O.S.	Face of Stud	T.O.C.	Top of Curb
FT	Foot or Feet	TRF	Triforium
GA	Gauge	UBC	Uniform Building Code
		U.O.N.	Unless otherwise noted

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE LATEST ADDED ADDITION OF THE UNIFORM BUILDING CODE, CALIFORNIA BUILDING CODE, NATIONAL ELECTRIC CODE, THE NATIONAL PLUMBING CODE, MECHANICAL CODE, AND NFPA AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES.
2. EXAMINE THE SITE AND COMPARE IT WITH THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
3. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL AND WORKMANSHIP THROUGHOUT. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
4. WORK UNDER THE CONTRACT DOCUMENTS SHALL BE SUBJECT TO THE LATEST VERSION OF THE AIA A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN WRITING BY THE OWNER.
5. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.
6. PROVIDE AS USED HEREIN SHALL MEAN FURNISH AND INSTALL.
7. PROTECT SITE AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER/ARCHITECT AT NO COST TO THE OWNER.
8. PATCH ALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATION OF UTILITIES HAS OCCURRED AND BEEN REMOVED. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER. PATCH ALL FINISHES TO MATCH EXISTING ADJACENT WHERE NEW CONSTRUCTION MEETS EXISTING.
9. REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREA IN OR OUTSIDE THE SITE.
10. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. NOTIFY ARCHITECT OF CONFLICTS PRIOR TO THE START OF WORK. DO NOT SCALE DRAWINGS. TYPICAL DIMENSIONS SHOWN ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS NOTED CLEAR SHALL BE STRICTLY MAINTAINED.
11. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIAL ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING.
12. ALL MATERIALS TO BE INSTALLED ARE TO BE NEW. DO NOT REMOVE REMOVED OR OTHERWISE DEMOLISHED MATERIALS UNLESS DIRECTED BY THE ARCHITECT.
13. DIMENSIONS ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES FOR PERMITS AND VERIFY GOVERNING REQUIREMENTS FOR CONSTRUCTION, AMOUNT PAID BY G.C. SHALL BE REIMBURSED BY THE OWNER U.O.N.
15. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL FLOOR, ROOF AND WALL OPENINGS WITH ALL APPLICABLE DRAWINGS BEFORE PROCEEDING.
16. THE GENERAL CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE PERIOD OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NONWORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND AS REQUIRED BY GOVERNING AGENCIES.
17. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FROM INCLEMENT WEATHER AT ALL TIMES.
18. DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING INTERED, 081617794 THAT PORTION OF WORK.
19. MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM & FIRE PROTECTION SHALL BE COMPLETED ON A DESIGN BUILD BASIS BY THE GC. INCLUDE DEFERRED ENGINEERED DRAWINGS, TITLE 24, ETC. FOR REVIEW BY THE OWNER AND BUILDING DEPARTMENT.
20. GENERAL CONTRACTOR IS REQUIRED TO REVIEW THE SITE PRIOR TO SUBMITTING THEIR BIDS.
21. THE CENTER IS IN OPERATION AND CONSTRUCTION SHALL HAVE MINIMAL IMPACT ON THE OWNERS AND TENANTS DURING OPERATING HOURS. THE GENERAL CONTRACTOR SHALL LIMIT DISRUPTIVE WORK SUCH AS DEMOLITION DURING OPERATING HOURS.
22. PROVIDE FIRESTOP AT PENETRATIONS AS PER CBC SECTION 714, 704.6, 710.2. ALL FIRESTOP SYSTEMS SHALL BE UL RATED OR AN APPROVED ASSEMBLY.
23. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC TABLE 25-A.
24. PROVIDE ONE (1) SEMI-RECESSED FIRE EXTINGUISHER CABINETS. INSTALL IN LOCATIONS AS DIRECTED BY THE LOCAL FIRE MARSHALL. PROVIDE NEW PORTABLE FIRE EXTINGUISHERS AS REQUIRED.
25. NEW DOOR HARDWARE TO MATCH (E) EXTERIOR PULL HANDLE AND INTERIOR PANG BAR, MOUNTED 36" A.F.F. AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5.0 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS PER TITLE 24.

## SCOPE OF WORK

REQUEST FOR CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE  
SECTIONS 303.303.1. AND 803.6 TO AUTHORIZE A  $\pm 3,800$  SF FORMULA RETAIL  
FINANCIAL SERVICE USE DBA CTBC BANK (USA). INTERIOR TENANT IMPROVEMENT FOR A  
COMMERCIAL RETAIL BANK.

SIGNAGE UNDER A SEPARATE PERMIT.

BLOCK AND LOT: 0161/00  
133 UNITS

BUILDING TYPE: EXISTING TYPE III-B, SPRINKLERED  
NUMBER OF STORIES: FOUR  
OCCUPANCY: R-I, B, M, U

CURRENT BUILDING CODES:  
2016 CALIFORNIA BUILDING CODE.  
2016 CALIFORNIA MECHANICAL CODE.  
2016 CALIFORNIA ELECTRICAL CODE.  
2016 CALIFORNIA PLUMBING CODE.  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALGREEN  
2016 SAN FRANCISCO BUILDING CODE AMENDMENTS

## INDEX OF SHEETS

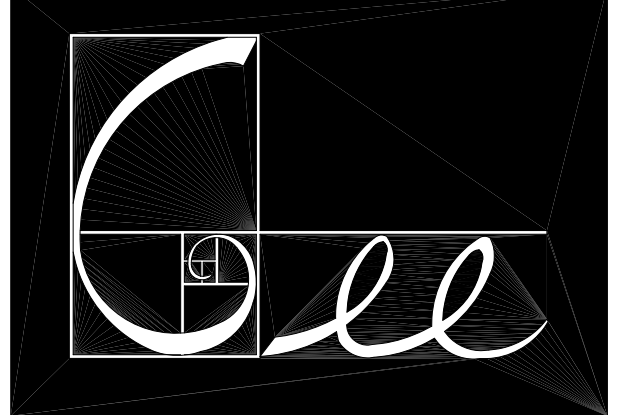
<u>ARCHITECTURAL</u>	
A-1	SITE PLAN, PROJECT DATA
A-2	PLOT PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATION
A-5	SIGNAGE DETAILS

## 2 VICINITY MAP

NTS



A L L E N G E E



A R C H I T E C T S  
T e l 4 1 5 - 3 8 6 - 1 7 5 3

790 - 37<sup>TH</sup> Avenue  
San Francisco  
California 94121

A Project For:

CTBC BANK  
801 S. FIGUEROA, SUITE 2300  
LOS ANGELES, CA 90017

INTERIOR TENANT  
IMPROVEMENT  
1143 GRANT AVENUE  
SAN FRANCISCO, CA 94133

REVISIONS:

NOPDR #1	7/26/2017

ARCHITECT'S STAMP



SHEET TITLE:

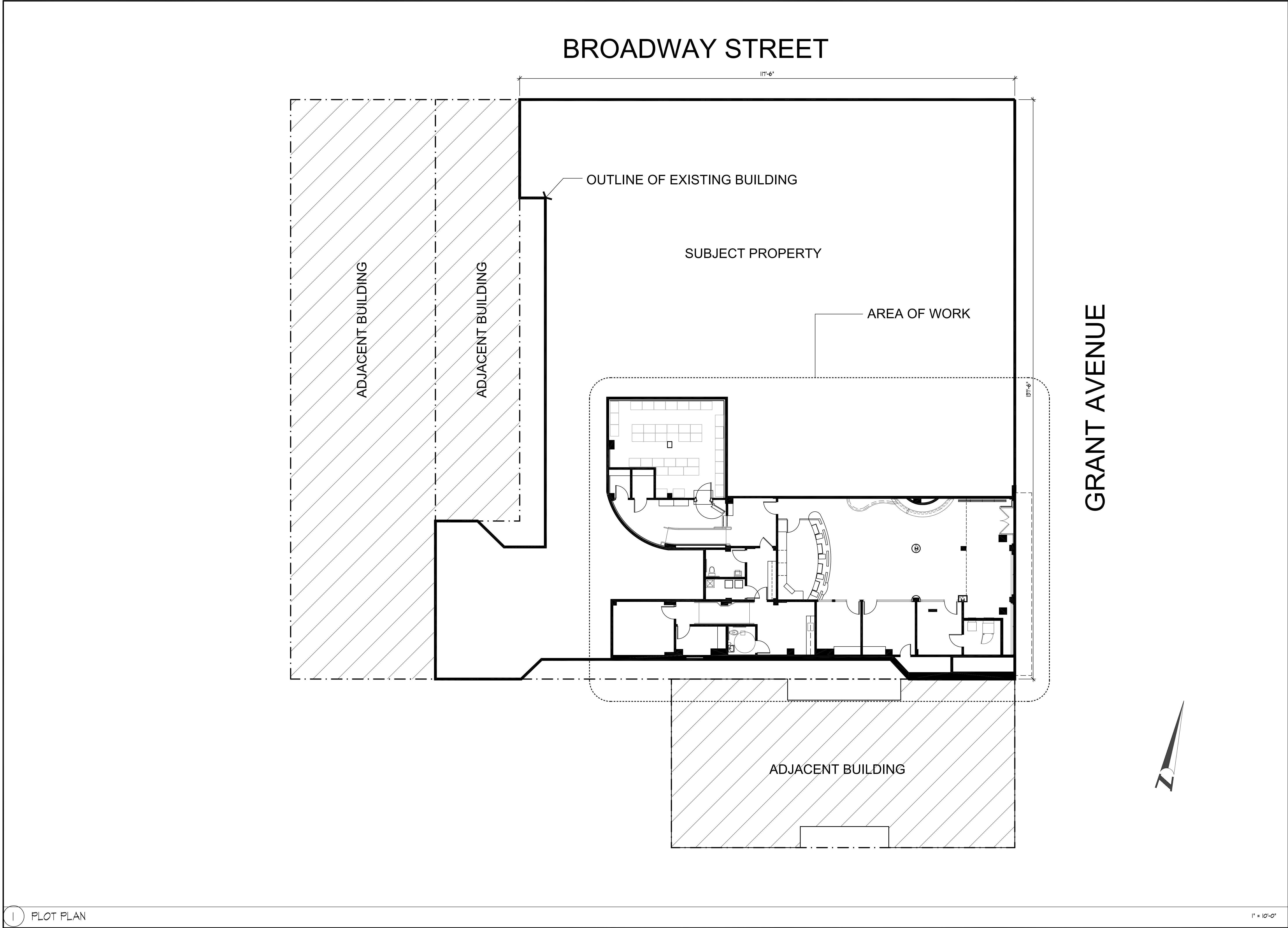
## SITE PLAN AND GENERAL NOTES

DATE: APRIL 10, 2017  
SCALE: AS NOTED  
DRAWN BY: AG  
CHECKED BY: AG  
JOB NUMBER: 17004

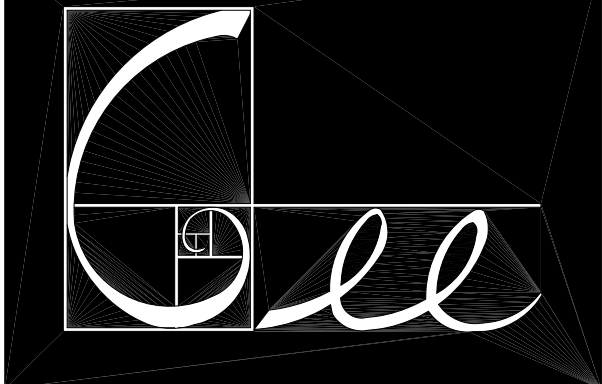
SHEET NUMBER:

A-1





A L L E N G E E



A R C H I T E C T S


Tel 415-386-1753

790 - 37<sup>TH</sup> Avenue  
San Francisco  
California 94121

A Project For:  
CTBC BANK  
801 S. FIGUEROA, SUITE 2300  
LOS ANGELES, CA 90017

INTERIOR TENANT  
IMPROVEMENT  
1143 GRANT AVENUE  
SAN FRANCISCO, CA 94133

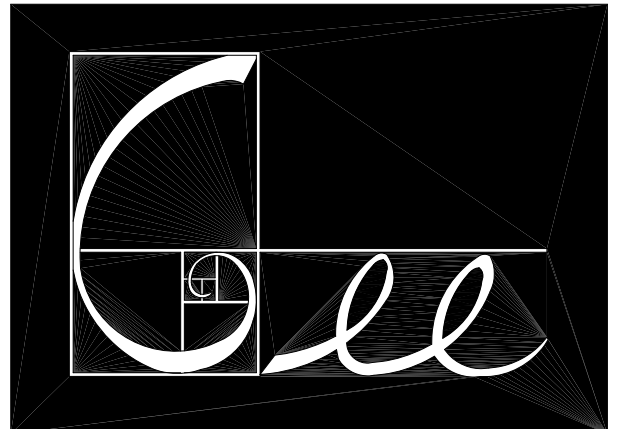
REVISIONS:  
NOPDR #1 7/26/2017

ARCHITECT'S STAMP  


SHEET TITLE:  
PLOT PLAN

DATE: APRIL 10, 2017  
SCALE: AS NOTED  
DRAWN BY: AG  
CHECKED BY: AG  
JOB NUMBER: 17004

SHEET NUMBER:  
A-2



ARCHITECTS  
Tel 415-386-1753

790 - 37TH Avenue  
San Francisco  
California 94121

A Project For:  
CTBC BANK  
801 S. FIGUEROA, SUITE 2300  
LOS ANGELES, CA 90017

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1143 GRANT AVENUE  
SAN FRANCISCO, CA 94133

REVISIONS:  
NOPDR #1 7/26/2017

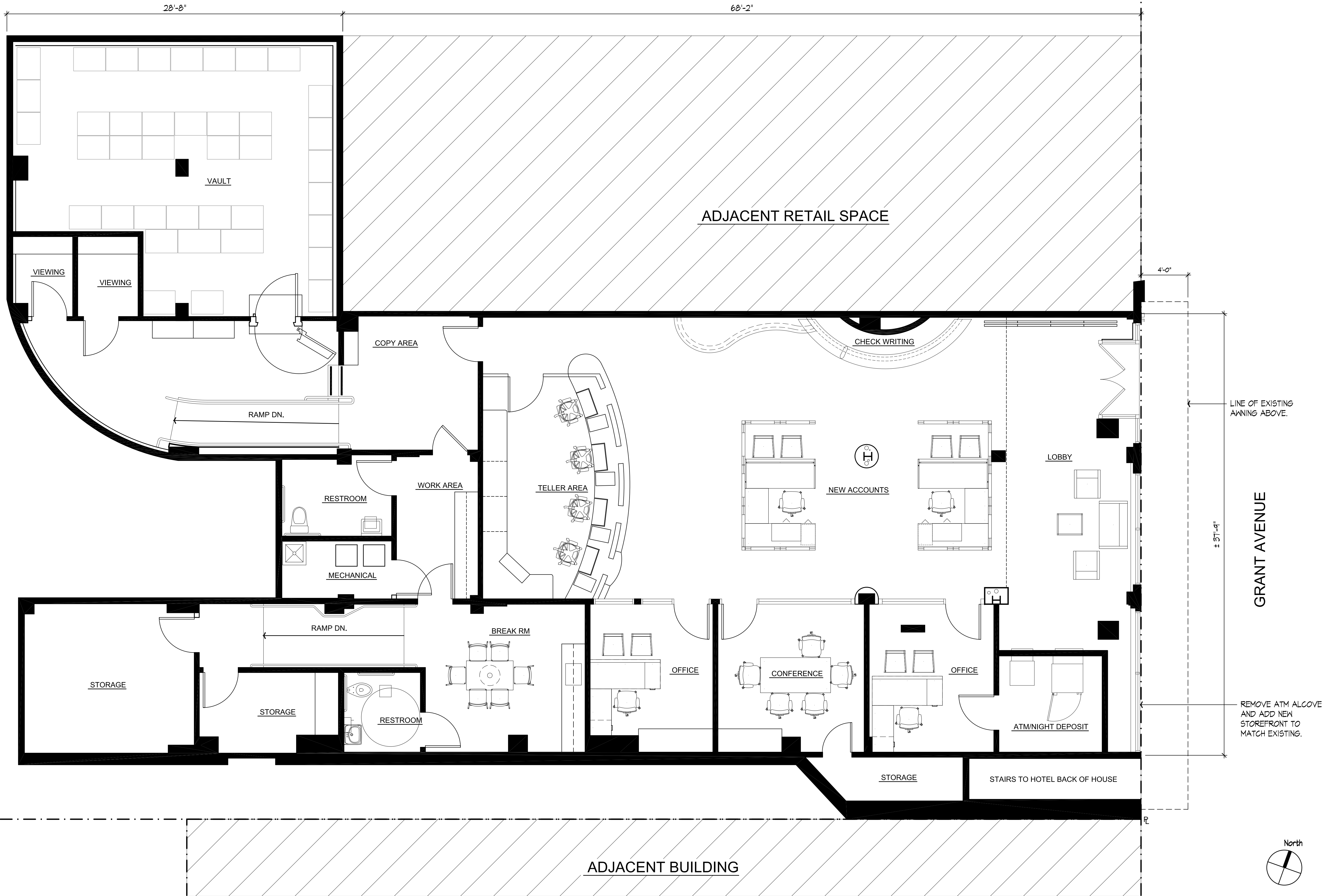
ARCHITECT'S STAMP



SHEET TITLE:  
FLOOR PLAN

DATE: APRIL 10, 2017  
SCALE: AS NOTED  
DRAWN BY: AG  
CHECKED BY: AG  
JOB NUMBER: 17004

SHEET NUMBER:  
A-3





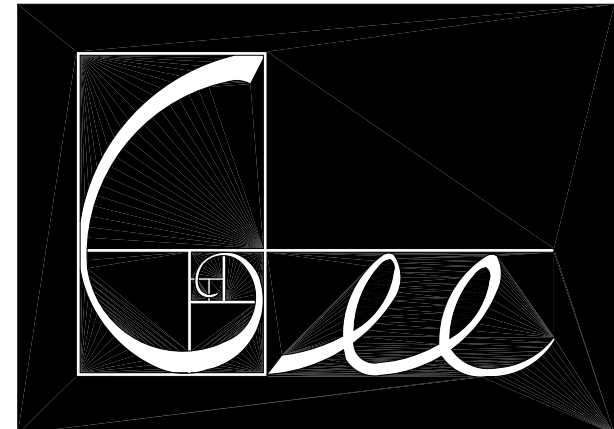
GENERAL NOTES

1. PATCH AND REPAIR WALLS TO LIKE NEW CONDITION.
2. PAINT TO MATCH EXISTING, U.O.N.
3. CLEAN AND POLISH STAINLESS STEEL AWNING BRACKETS TO LIKE NEW CONDITION.

KEYNOTES

1. EXISTING ENTRY AREA.
2. EXISTING STOREFRONT.
3. EXISTING AWNING BRACKET.
4. RELOCATE EXISTING ATM AREA TO INTERIOR. TILE WALL BELOW STOREFRONT TO BE FLUSH TO FACE OF STOREFRONT LINE. NEW TILE BELOW TO MATCH EXISTING ADJACENT.
5. EXISTING AWNING.
6. PROPOSED SIGNAGE AREA. SEE SHEET A-5 FOR PLANNING APPROVAL.
7. NOT USED.
8. NEW STOREFRONT TO MATCH EXISTING.
9. EXISTING FIRE ESCAPE.

A L L E N G E E



A R C H I T E C T S  
T e l 4 1 5 - 3 8 6 - 1 7 5 3

7 9 0 - 3 7 <sup>TH</sup> Avenue  
San Francisco  
California 9 4 1 2 1

A Project For:

CTBC BANK  
801 S. FIGUEROA, SUITE 2300  
LOS ANGELES, CA 90017

INTERIOR TENANT  
IMPROVEMENT  
1143 GRANT AVENUE  
SAN FRANCISCO, CA 94133

REVISIONS:

NOPDR #1	7/26/2017
SIGNAGE REVISION	8/18/2017
SIGNAGE REVISION 2	8/28/2017

ARCHITECT'S STAMP



SHEET TITLE:

PARTIAL EXTERIOR  
ELEVATION

DATE: APRIL 10, 2017  
SCALE: AS NOTED  
DRAWN BY: AG  
CHECKED BY: AG  
JOB NUMBER: 17004

SHEET NUMBER:

A-4



NITE-LITE SIGNS

Project Name

CTBC Bank - Chinatown

Description

Exterior Signage

Address

1143 Grant Ave.  
San Francisco, CA

PID No.

1732

Date

8-25-17

Approval

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to the production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature

Date



Dimensions A: Pin Mounted Halo Channel Letters



Letters ☐ White ☒ Teal ☐ Spacer Color ☐ To Match Wall

Side Detail



Channel Letter Specs  
Face: .090" Aluminum Face  
Return: .060" Aluminum  
Back: .187" Clear Lexan  
Illumination  
Type: LED  
Power Supply: Self Contained  
Input: 120-220 VAC  
Output: 12 VDC  
Mounting  
Flex Connectors, Flex Conduit  
4-5 of 1/4" x 3" Screws and Shields

UL LISTED

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NITE-LITE SIGNS

Project Name

CTBC Bank - Chinatown

Description

Exterior Signage

Address

1143 Grant Ave.  
San Francisco, CA

City

San Francisco

State/Zip

CA

Date

PID No.

1732

Order Taken by

Approval

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature

Date

Dimensions B: Window Vinyl



Window	Window SQFT	Vinyl SQFT	%
A	13.2'	.2'	2%
B	9.6'	1'	10%
C	9.6'	.2'	2%
D	8.6'	.2'	2%

Faces ☐ White Vinyl ☒ Digital Print

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A L L E N G E E



A R C H I T E C T S

T e l 4 1 5 - 3 8 6 - 1 7 5 3

7 9 0 - 3 7 T H Avenue  
San Francisco  
California 9 4 1 2 1

A Project For:  
CTBC BANK  
801 S. FIGUEROA, SUITE 2300  
LOS ANGELES, CA 90017

INTERIOR TENANT  
IMPROVEMENT  
1143 GRANT AVENUE  
SAN FRANCISCO, CA 94133

REVISIONS:	
NOPDR #1	7/26/2017
SIGNAGE REVISION	8/18/2017
SIGNAGE REVISION 2	8/28/2017

ARCHITECT'S STAMP



SHEET TITLE:  
PROPOSED SIGNAGE

DATE: APRIL 10, 2017  
SCALE: AS NOTED  
DRAWN BY: AG  
CHECKED BY: AG  
JOB NUMBER: 17004

SHEET NUMBER:

A-5