



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 12, 2017

*Date:* October 5, 2017  
*Case No.:* **2017-008533CUA**  
*Project Address:* **1354 Castro Street**  
*Zoning:* 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 6506/007  
*Project Sponsor:* Stephen Chong  
111 Pine Street, Suite 1250  
San Francisco, CA 94111  
*Staff Contact:* Erika Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 728 OF THE PLANNING CODE TO ESTABLISH A NEW FORMULA RETAIL FINANCIAL SERVICES USE (D.B.A. FIRST REPUBLIC BANK) WITHIN THE 24<sup>th</sup> STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 6, 2017 Stephen Chong (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 728 to allow the establishment of a new formula retail financial services use (d.b.a. First Republic Bank) within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.

On October 12, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-008533CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-008533CUA, 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 Castro Street, between 24th and Jersey Streets, Block 6506, Lot 007. The subject property is located within the 24th Street – Noe Valley Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a two-story mixed-use building, with commercial on the ground floor and residential on the upper floor. The other tenant space, at 1352 Castro Street, is currently occupied by an alterations and dry cleaning personal service. The subject storefront is currently vacant, but was previously occupied by First American Title.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the 24th Street – Noe Valley NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units.
4. **Project Description.** The project sponsor proposes to establish a new formula retail use in the existing approximately 850 gross square foot vacant commercial storefront at the ground floor on the corner of Castro and Jersey Streets. The storefront is one of two storefronts in a two-story mixed-use building with residential uses on the upper floors constructed circa 1900. The subject use will be a financial services bank use (d.b.a. First Republic Bank). The project proposes interior tenant improvements, but no exterior changes to the existing building.
5. **Public Comment.** The Department has received no communications in opposition 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. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that space for active uses shall be provided within the first 25 feet of building depth on the

ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial tenant space has approximately 20 linear feet of frontage along Castro Street and 50 linear feet of frontage along Jersey Street. This entire approximately 850 square foot space will be occupied by the active use of First Republic Bank, which is a financial services use that complies with Section 145.1(c)(3). A majority of the frontage is dedicated to transparent glazed windows and a transparent glazed entry door. No exterior modifications are proposed.*

- B. **Parking.** Section 151 of the Planning Code requires no off-street parking in the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District.

*The proposed project includes no off-street parking spaces.*

- C. **Use.** Planning Code Section 728 states that Financial Services require Conditional Use Authorization on the ground floor.

*The proposed project is for a Formula Retail Financial Services use (d.b.a. First Republic Bank).*

- D. **Formula Retail.** Planning Code Section 303.1 defines Formula Retail as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or service mark. Planning Code Section 303.1 requires Conditional Use authorization for Formula Retail Uses.

*The proposed project is for a Formula Retail Financial Services use (d.b.a. First Republic Bank).*

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

*Any proposed signage will be submitted under a separate permit.*

7. **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 size of the proposed use is in keeping with other storefronts on the block face. The proposed financial services use will not impact traffic or parking in the District because it is a local neighborhood serving branch. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

- 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 and shape of the Project Site is compatible with the patterns of development in the area, and the Project does not involve any alterations to the exterior of the subject building. The Project would not physically expand the existing building or tenant space, and therefore would not alter the existing appearance. The character of the Project vicinity will be improved by activating a vacant commercial space within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District.*

- 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 proposed project is within easy walking distance of many potential customers and is well served by public transit. There is no parking on the subject site for the commercial use, and no parking is proposed as part of the proposed project. It is anticipated that the proposed project will not generate a noticeable increase in traffic volumes and patterns.*

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

*The project is not anticipated to produce noxious or offensive emissions related to noise, glare, dust or odor. There will be no kitchen and food will not be cooked on site. The proposed use is subject to the standard conditions of approval as outlined in Exhibit A.*

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



*The proposed project will improve the exterior appearance of the subject property by transforming a vacant storefront to an active storefront.*

- 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. The project as a whole is consistent with the objectives and policies of the General Plan as detailed below.*

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

*The proposed project is consistent with the stated purposes of Neighborhood Commercial Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

8. **Planning Code Section 303.1** requires Conditional Use authorization for the establishment of a Formula Retail Use in the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District. The Planning Commission shall consider the following criteria set forth in Section 303.1 in addition to the criteria set forth in Section 303(c):

- a. The existing concentrations of formula retail uses within the district and within the existing concentrations of Formula Retail uses within the vicinity of the proposed project.

*Based on a survey of properties within a 300 foot radius of the subject property, there are 36 ground floor commercial storefronts within a 300 foot radius of the subject property, approximately 3 of which appear to be formula retail uses, accounting for 8 percent of all ground floor commercial uses within a 300 foot radius of the subject property. The formula retail uses within a 300 foot radius of the subject property are Bank of America, the UPS Store, and Walgreens. With the proposed formula retailer, the concentration of formula retail within a 300 foot radius of the subject property would increase to 11 percent.*

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

*Similar retail uses are other banks or financial services uses. Within a 300 foot radius of the subject property, there is only one other similar retail use – the Bank of America branch located on the corner of 24<sup>th</sup> and Castro Streets. No additional similar uses are located within a 300 foot radius of the subject property.*

- c. The compatibility of the proposed formula retail use within the existing architectural and aesthetic character of the district.

*The subject property is located within an existing two-story mixed-use building with commercial on the ground floor and residential on the upper floors. The surrounding neighborhood has a mixed use character that includes residential units over ground floor retail. The existing building*

*on the subject property is compatible with the architectural and aesthetic character of the district. The existing building will remain unchanged except for interior tenant improvements.*

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

*Based on a survey of properties within a 300 foot radius of the subject property, the subject space is currently the only vacant ground floor commercial space out of a total of 36 ground floor commercial storefronts within a 300 radius of the subject property. The existing vacancy rate within 300 feet of the subject property is less than 1 percent. The vacancy rate would change to 0 percent with the proposed formula retail use.*

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district and within the vicinity of the proposed project.

*Neighborhood serving uses are not clearly defined in the Planning Code, but rather explained as uses that serve those who live and work nearby. As such, this analysis considers neighborhood serving uses to include: limited restaurants, grocery stores and markets, drug stores and pharmacies, variety merchandise, financial services and some trade shops. Based on a survey of properties within a 300 foot radius of the subject property, neighborhood serving uses account for 100 percent of all ground floor commercial uses with 36 storefronts.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1:

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

#### Policy 1.2:

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 proposed development will provide a desirable service to the neighborhood. The proposed commercial activity will add a neighborhood serving use to the neighborhood. No undesirable consequences that cannot be mitigated are anticipated by the proposed financial services use.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The project will replace a vacant storefront with a commercial activity that is consistent with the character and uses of the surrounding neighborhood.*

**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.*

**Policy 6.4:**

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

*The proposed Formula Retail use will add a neighborhood serving financial services use to the neighborhood.*

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

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

*The Project will not displace any existing retail uses within the neighborhood and will activate a storefront that is currently vacant. There are no proposed expansions to the existing store footprint.*

- 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 residential units in the surrounding neighborhood would not be adversely affected by the project.*

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

*No housing will be removed for this Project.*

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

*The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The site is well served by transit.*

- 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. The project proposes to replace a vacant storefront with an active neighborhood serving use.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

- 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. The Project does not have an impact on open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the 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. 2017-008533CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 30, 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, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 12, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:      October 12, 2017

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to allow the establishment of a new formula retail financial services use (d.b.a. First Republic Bank) located at 1354 Castro Street, Block 6506, Lot 007 pursuant to Planning Code Section(s) 303 and 725 within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commerical District and a 40-X Height and Bulk District; in general conformance with plans, dated March 30, 2017, and stamped “EXHIBIT B” included in the docket for Case No. 2017-008533CUA and subject to conditions of approval reviewed and approved by the Commission on October 12, 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 October 12, 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)*

### MONITORING - AFTER ENTITLEMENT

6. **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)*

7. **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)*

## OPERATION

8. **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>*

9. **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>*

10. **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)*





# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: OCTOBER 12, 2017

*Date:* October 5, 2017  
*Case No.:* **2017-008533CUA**  
*Project Address:* **1354 Castro Street**  
*Zoning:* 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 6506/007  
*Project Sponsor:* Stephen Chong  
111 Pine Street, Suite 1250  
San Francisco, CA 94111  
*Staff Contact:* Erika Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes to establish a new formula retail use in the existing approximately 850 gross square foot vacant commercial storefront at the ground floor on the corner of Castro and Jersey Streets. The storefront is one of two storefronts in a two-story mixed-use building with residential uses on the upper floors constructed circa 1900. The subject use will be a financial services bank use (d.b.a. First Republic Bank). The project proposes interior tenant improvements, but no exterior changes to the existing building.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Castro Street, between 24<sup>th</sup> and Jersey Streets, Block 6506, Lot 007. The subject property is located within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a two-story mixed-use building, with commercial on the ground floor and residential on the upper floor. The other tenant space, at 1352 Castro Street, is currently occupied by an alterations and dry cleaning personal service. The subject storefront is currently vacant, but was previously occupied by First American Title.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the 24<sup>th</sup> Street – Noe Valley NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units.

## 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	September 22, 2017	September 22, 2017	20 days
Posted Notice	20 days	September 22, 2017	September 12, 2017	30 days
Mailed Notice	30 days	September 12, 2017	September 12, 2017	30 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received no communications in opposition to the proposal.

## ISSUES AND OTHER CONSIDERATIONS

- Based on a survey of properties within a 300 foot radius of the subject property, there is only one other similar retail use – the Bank of America branch located on the corner of 24<sup>th</sup> and Castro Streets. No additional similar uses are located within a 300 foot radius of the subject property.
- Based on a survey of properties within a 300 foot radius of the subject property, there are 36 ground floor commercial storefronts, approximately 3 of which appear to be formula retail uses, accounting for 12 percent of all ground floor commercial uses.
- Based on a survey of properties within a 300 foot radius of the subject property, the space is currently the only vacant ground floor commercial space out of a total of 36 ground floor commercial storefronts within a 300 foot radius of the subject property. The existing vacancy rate within 300 feet of the subject property is less than 1 percent. The vacancy rate would change to 0 percent with the proposed formula retail use.
- Based on a survey of properties within a 300 foot radius of the subject property, neighborhood serving uses account for 100 percent of all ground floor commercial uses with 36 storefronts.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a new formula retail use within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District, pursuant to Planning Code Sections 303 and 728.

**BASIS FOR RECOMMENDATION**

- The project would provide the kinds of traditional banking services necessary to serve the residents of the neighborhood.
- The project adds a neighborhood serving use to the neighborhood.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- There is not an overconcentration of financial banking services in this neighborhood serving district.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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Attachment Checklist

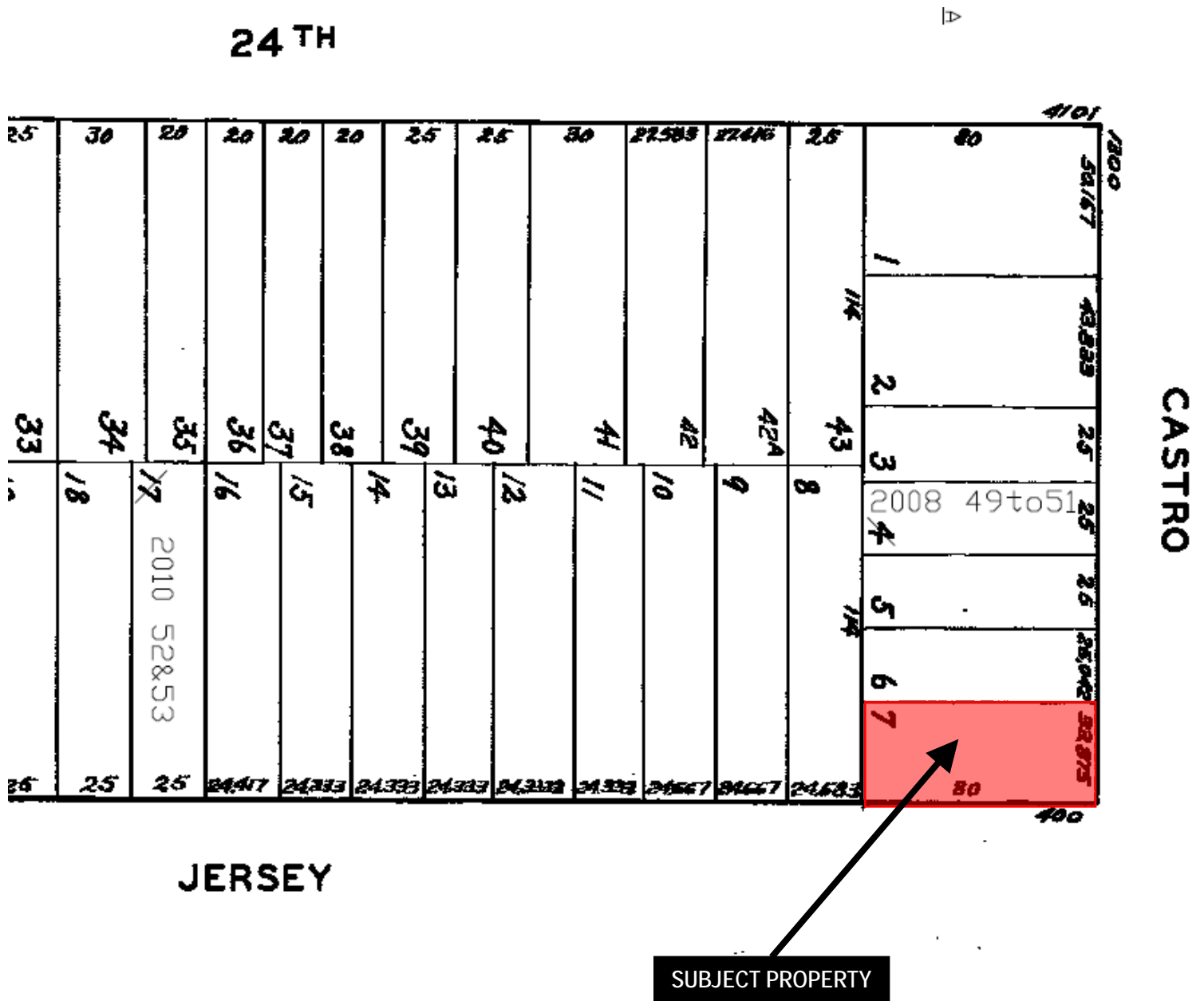
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|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input checked="" 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 checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
| <input type="checkbox"/> Formula Retail Use Map         | <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

\_\_\_\_\_  
Planner's Initials

ESJ: G:\DOCUMENTS\Projects\CUI\Castro 1354\ExecutiveSummary\_template.doc

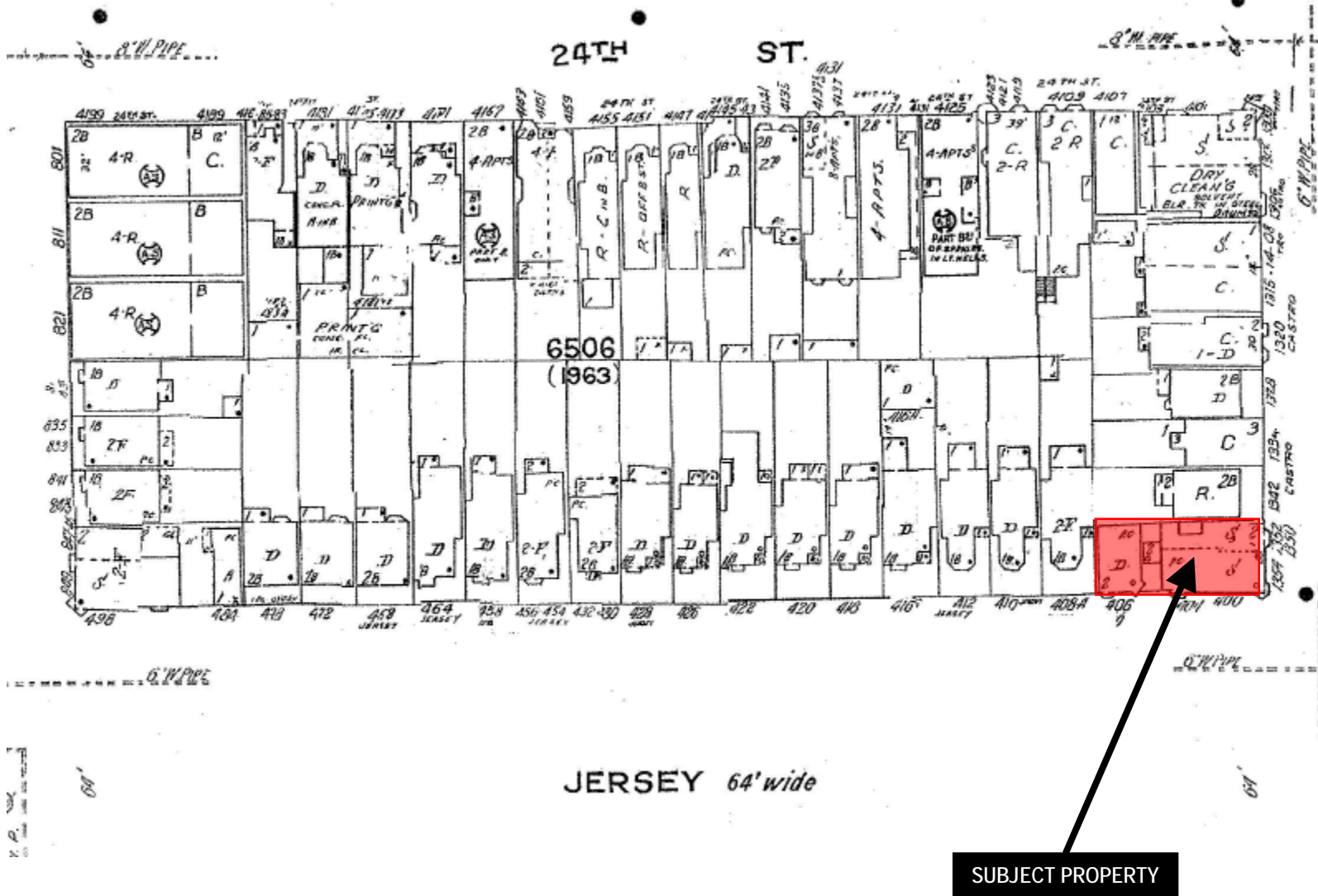
# Parcel Map



Conditional Use Hearing  
**Case Number 2017-008533CUA**  
 First Republic Bank  
 1354 Castro Street



# Sanborn Map\*

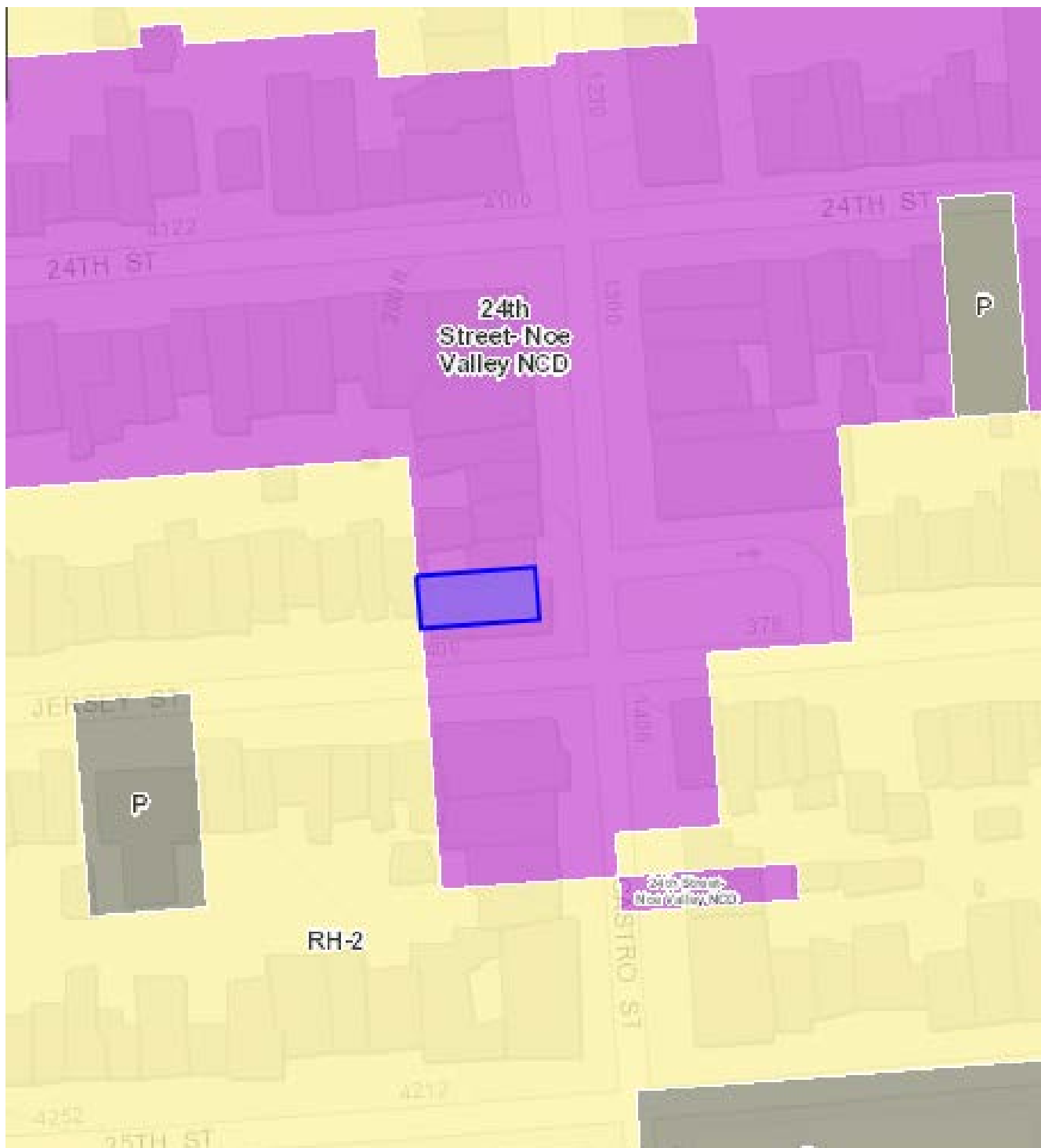


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2017-008533CUA  
First Republic Bank  
1354 Castro Street

# Zoning Map



Conditional Use Hearing  
Case Number 2017-008533CUA  
First Republic Bank  
1354 Castro Street

## Height & Bulk Map



Conditional Use Hearing  
**Case Number 2017-008533CUA**  
 First Republic Bank  
 1354 Castro Street



# Aerial Photo

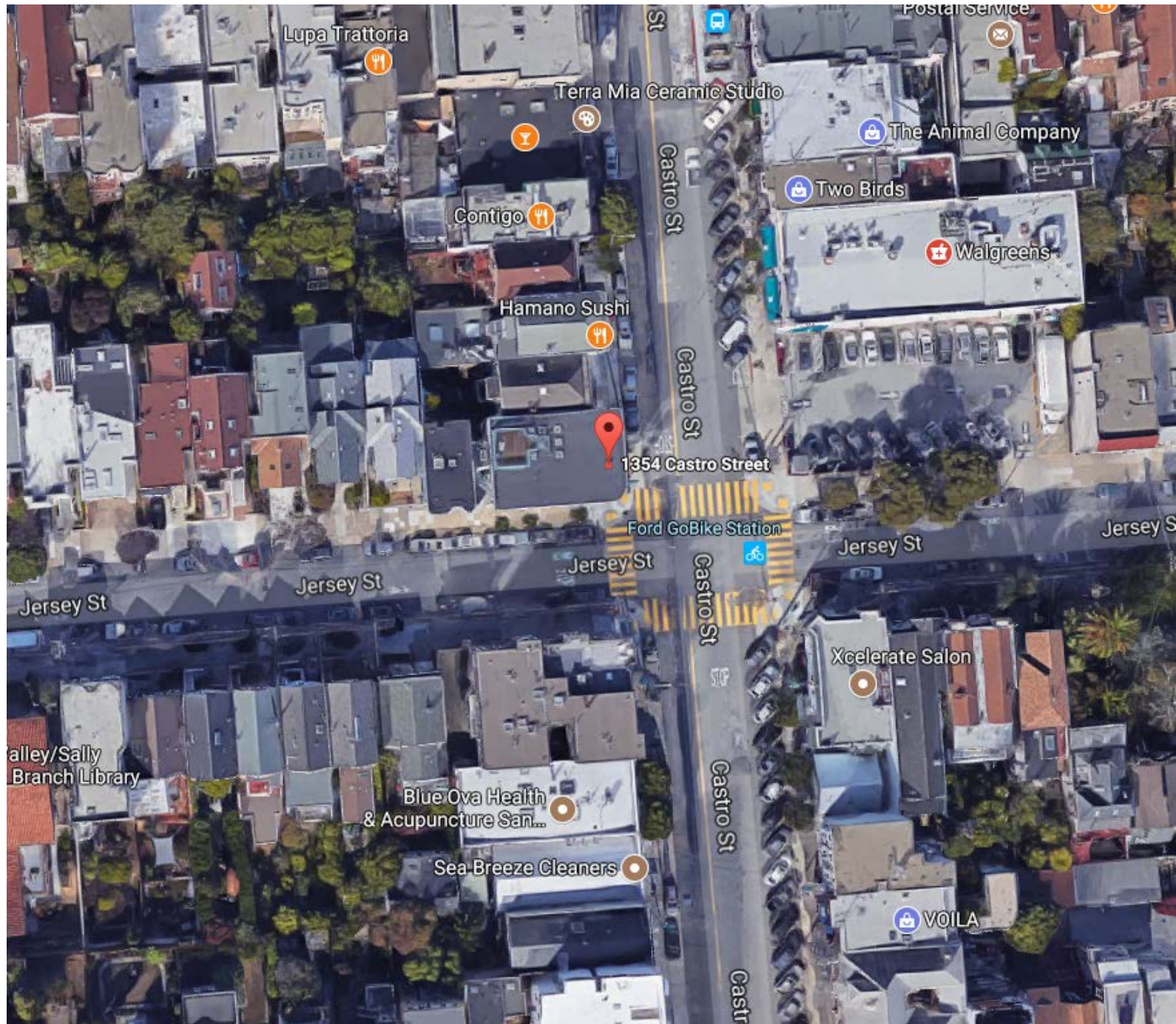






Exhibit A





Exhibit B





Exhibit C





Exhibit D





Exhibit E





Exhibit F





Exhibit G

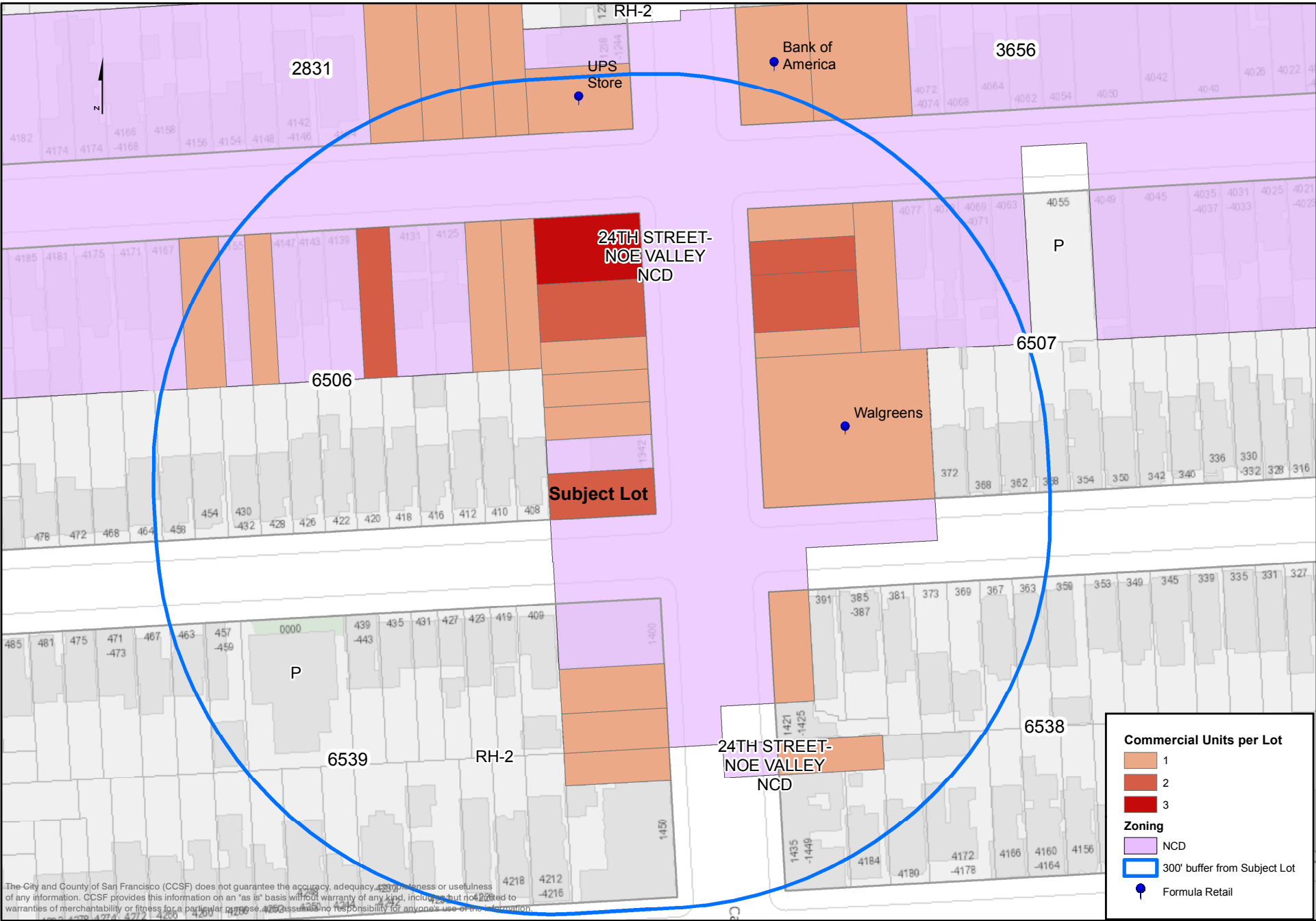




Exhibit H



Commercial and Formula Retail Uses Surrounding 1354 Castro Street



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Noe Valley Association  
A Community Benefit District  
[noevalleyassociation.org](http://noevalleyassociation.org)

June 12, 2017

San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: First Republic Bank in Noe Valley

Dear Planning Commissioners,

At our recent board meeting we took a vote and it was unanimously approved after a brief discussion, that the Noe Valley Association goes on record supporting the occupancy of First Republic Bank at 1354 Castro. First American Title Company previously occupied the site.

The NVA board has the highest regard for First Republic, as they have been an exemplary business in terms of their support for improving the commercial district and activating the new Noe Valley Town Square. In particular, Anthony Cuadro from First Republic has been an engaging and thoughtful contributor to Noe Valley Merchant meetings, of which the NVA is also a member.

We as a Community Benefit District request that the conditional use permit be fully granted to First Republic Bank.

Sincerely,

Debra Niemann, Executive  
Noe Valley Association, CBD

Rachel Swann, President  
Debra Niemann, VP of Gov't Affairs  
Cameron Silva, VP of Gov't Affairs  
Dani-Sheehan-Meyer, VP of Marketing  
Nick Demopoulos, Treasurer  
Anthony DeLaCruz, Secretary

June 10, 2017

Corinna Wan  
SVP, First Republic Bank  
653 Irving Street  
San Francisco, CA 94122

RE: First Republic Bank

Dear Ms. Wan:

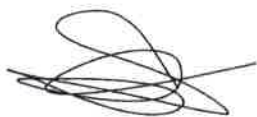
I am the President of the Noe Valley Merchants & Professionals Association. On May 25, 2017 at the monthly meeting of the Noe Valley Merchants & Professionals Association Board of Directors, Anthony Cuadro, Manager at First Republic Bank, made a presentation concerning their occupancy at 1354 Castro St., along the 24<sup>th</sup> Street Commercial Corridor.

They were wholeheartedly received as a very necessary service for the community. It became extremely obvious that their financial services requires ground floor occupancy.

It was moved and seconded that the Noe Valley Merchants & Professionals Association goes on record of supporting their occupancy along the 24<sup>th</sup> Street commercial corridor. After a full and energetic discussion, the motion was approved by our Board of Directors.

We, as a community, request that you approve their application. This will make our neighborhood a safe, healthy, and responsive community for all.

Sincerely,



Rachel E. Swann  
President, Noe Valley Merchants & Professionals Association  
CC: Anthony Cuadro, Manager – First Republic Bank  
acuadro@firstrepublic.com

PO Box 460574  
San Francisco, CA 94146  
415.964.8040  
operations@noevalleymerchants.com





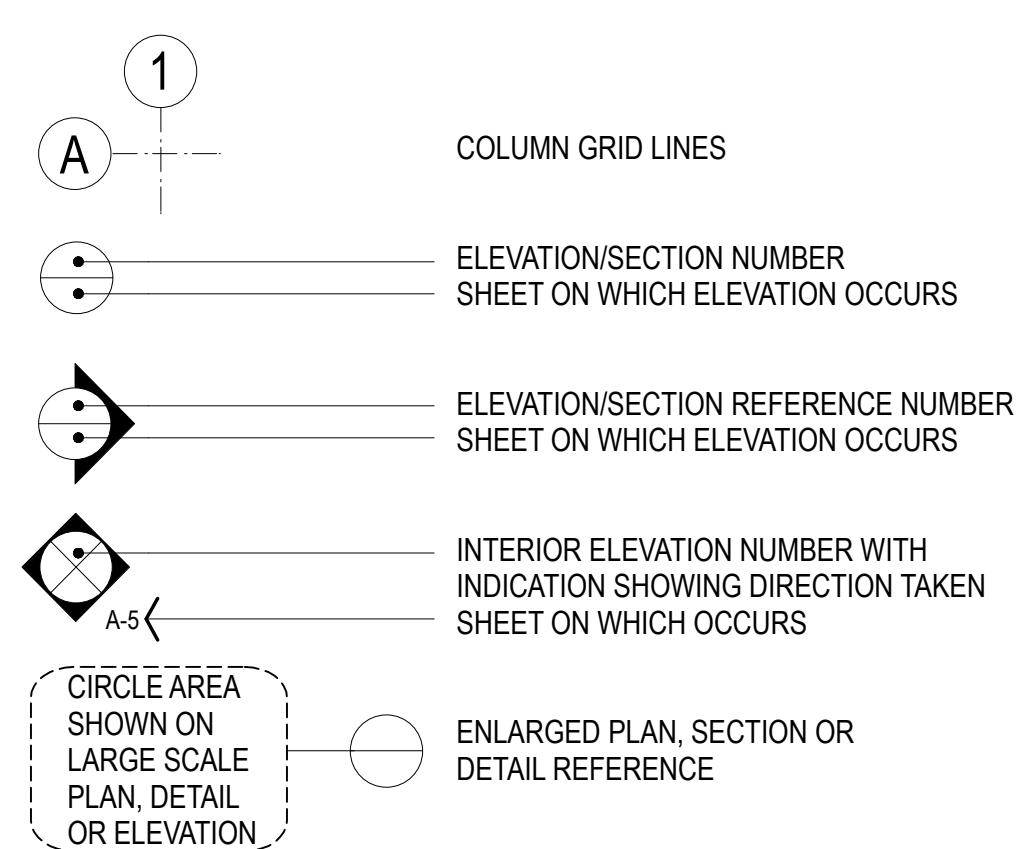
## LIST OF ABBREVIATIONS

<b>A</b> @ - T A.D. - ADJ. - ALUM. - A.P. - APPROX. - ARCH. -	<b>AT</b> ACOUSTICAL TILE AREA DRAIN ADJUSTABLE ALUMINUM ACCESS PANEL APPROXIMATE ARCHITECT (URAL)	<b>K</b> KIT. -  <b>L</b> LAM. - LAV. - LT. WT. - L.P. -	<b>KITCHEN</b>   <b>LAMINATED</b> <b>LAVATORY</b> <b>LIGHTWEIGHT</b> <b>LOW POINT</b>
<b>B</b> BD. - BTWN. - BLDG. - BLK. - BM. - BOT. -	<b>BOARD</b> BETWEEN BUILDING BLOCK BEAM BOTTOM	<b>M</b> MACH. - MATL. - MAX. - MECH. - MET. - MFG. - MIN. - MISC. - MTD. - MUL. -	<b>MACHINE</b> <b>MATERIAL</b> <b>MAXIMUM</b> <b>MECHANICAL</b> <b>METAL</b> <b>MANUFACTURING</b> <b>MINIMUM</b> <b>MISCELLANEOUS</b> <b>MOUNTED</b> <b>MULLION</b>
<b>C</b> CAB. - C.B.C. - C.C. - CEM. - CER. - C. JT. - C. - CLR. - CLG. - CLO. - COL. - CONC. - CONT. - CONST. - CORR. -	<b>CABINET</b> CALIF. BUILDING CODE CENTER TO CENTER CEMENT CERAMIC CONTROL JOINT CENTERLINE CLEAR CEILING CLOSET COLUMN CONCRETE CONTINUOUS CONSTRUCTION CORRIDOR	<b>N</b> N.I.C. - NO. - NOM. - N.T.S. -  <b>O</b> O.C. - O.D. - OPNG. - O.H. - OZ. -	<b>NOT IN CONTRACT</b> <b>NUMBER</b> <b>NOMINAL</b> <b>NOT TO SCALE</b>  <b>ON CENTER</b> <b>OUTSIDE DIAMETER</b> <b>OPENING</b> <b>OPPOSITE HAND</b> <b>OUNCE</b>
<b>D</b> DEPT. - DET. - DIA. - DIAG. - DIM. - DR. - DWG. - D.F. -	<b>DEPARTMENT</b> DETAIL DIAMETER DIAGONAL DIMENSION DOOR DRAWING DOUGLAS FIR	<b>P</b> PR. - PARTN. - PLAS. - PL. LAM. - PL. GL. - PLYWD. - POL. - PT. - DOUGLAS FIR	<b>PAIR</b> PARTITION PLASTER PLASTIC LAMINATE PLATE GLASS PLYWOOD POLISHED POINT
<b>E</b> EA. - EL. - OR ELEV. - ELEC. - EQ. - EQUIP. - ETC. - (E) - EXP. - EXT. -	<b>EACH</b> ELEVATION ELECTRICAL EQUAL EQUIPMENT ETCETERA EXISTING EXPOSED OR EXPANSION EXTERIOR	<b>R</b> RD. - RECT. - REF. - REFRIG. - REG. - REINF. - REQD. - REV. - RM. - R.O. -	<b>ROUND</b> <b>RECTANGULAR</b> <b>REFERENCE</b> <b>REFRIGERATOR</b> <b>REGISTER</b> <b>REINFORCED</b> <b>REQUIRED</b> <b>REVISION</b> <b>ROOM</b> <b>ROUGH OPENING</b>
<b>F</b> FAB. - FR. - F.O.S. - F.D. - F.C. - FIN. - FL. OR FLR. - FLUOR. - FT. -	<b>FABRICATE(D)</b> FIRE RESISTIVE FACE OF STUD FLOOR DRAIN FIRE EXTINGUISHER CABINET FINISH FLOOR FLOURESCENT FEET	<b>S</b> SCHD. - SECT. - SHT. - SIM. - SPECS. - SQ. - S.S. - STD. - STUR. - SUSP. -	<b>SCHEDULE</b> <b>SECTION</b> <b>SHEET</b> <b>SIMILAR</b> <b>SPECIFICATIONS</b> <b>SQUARE</b> <b>SERVICE SINK</b> <b>STANDARD</b> <b>STORAGE</b> <b>SUSPENDED</b>
<b>G</b> GA. - GALV. - GEN. - GL. - GYP. BD. - G.S.M. -	<b>GAUGE</b> GALVANIZED GENERAL GLASS GYPSUM BOARD GALV. SHEET METAL	<b>T</b> T. - T.B.D. - TEL. - THK. - THRESH. - T.O. - TYP. -	<b>TREAD</b> <b>TO BE DETERMINED</b> <b>TELEPHONE</b> <b>THICK OR THICKNESS</b> <b>THRESHOLD</b> <b>TOP OF</b> <b>TYPICAL</b>
<b>H</b> H.B. - H.C. - HDW. - HWD. - H.M. - HORIZ. - H.P. - HRC. - HT. -	<b>HOSE BIB</b> HANDICAP HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HIGH POINT HOUR HEIGHT	<b>U</b> U.B.C. - UNF. - U.O.N. -	<b>UNIFORM BUILDING CODE</b> <b>UNFINISHED</b> <b>UNLESS OTHERWISE NOTED</b>
<b>I</b> INCL. - INFO. - I.D. - INSUL. - INT. - INTER. -	<b>INCLUDE, INCLUSIVE</b> INFORMATION INSIDE DIAMETER INSULATION INTERIOR INTERMEDIATE	<b>V</b> VERT. - VEST. - V.A.T. - V.I.F. - VOL. -	<b>VERTICAL</b> <b>VESTIBULE</b> <b>VINYL ASBESTOS TILE</b> <b>VERIFY IN FIELD</b> <b>VOLUME</b>
<b>J</b> JAN. CLO. - JT. - JR. -	<b>JANITOR'S CLOSET</b> JOINT JUNIOR	<b>W</b> W.C.T. - WI. - W.C. - WD. - WH. - W.P. -	<b>WAINSCOT</b> <b>WITH</b> <b>WATER CLOSET</b> <b>WOOD</b> <b>WATER HEATER</b> <b>WATERPROOF</b>

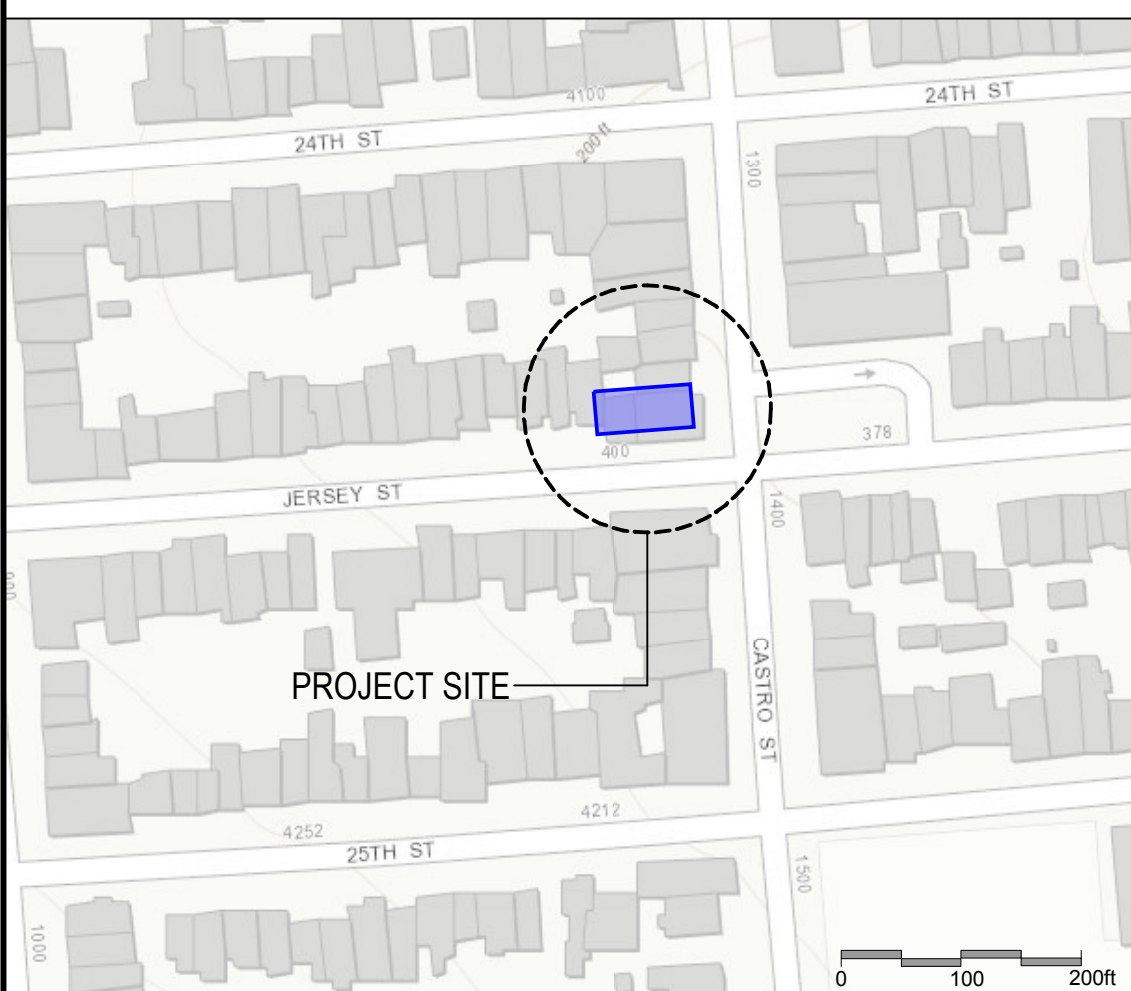
23 SITE PLAN



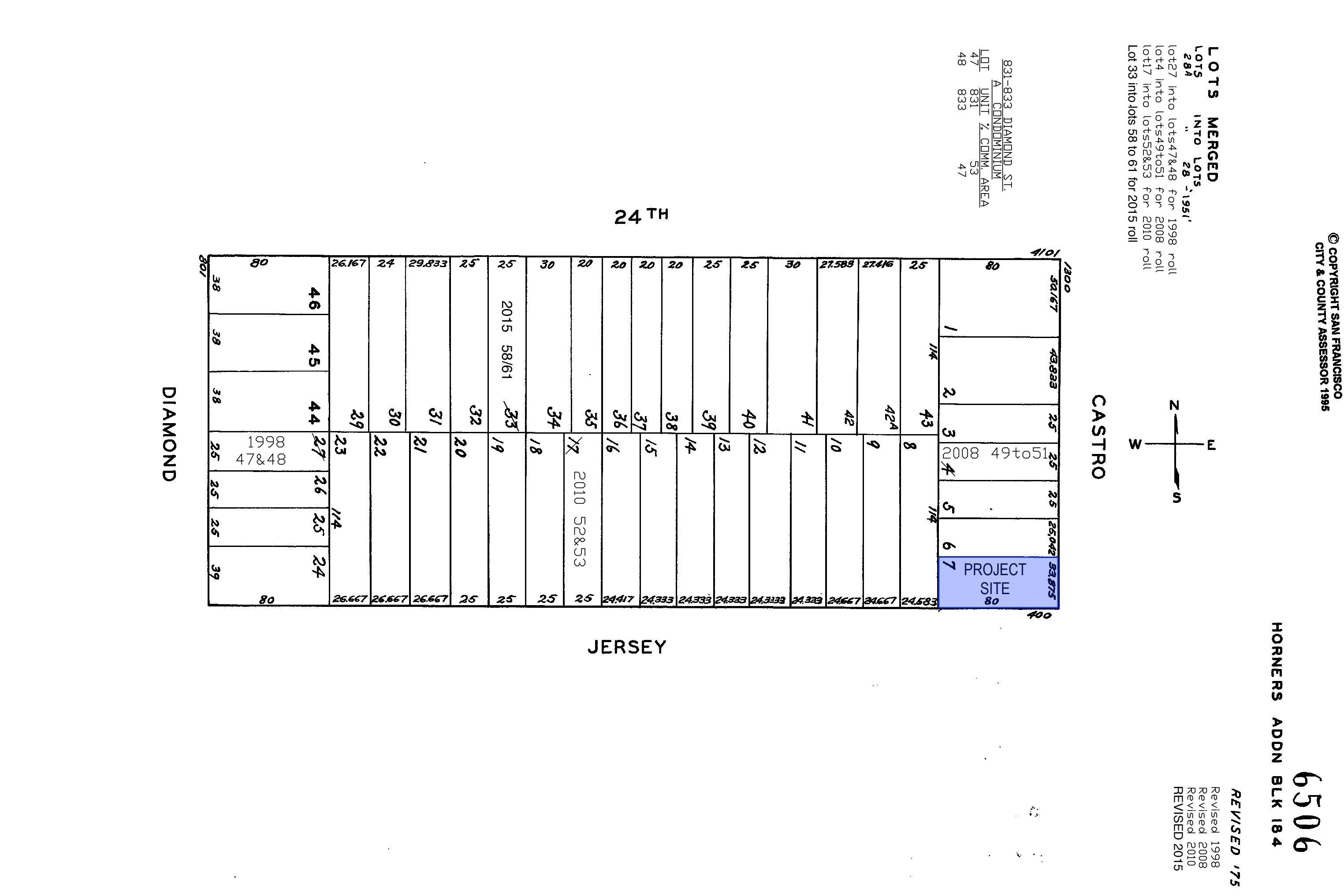
## ARCHITECTURAL SYMBOLS



## VICINITY MAP



## ASSESSOR'S BLOCK MAP



## PROJECT DIRECTORY

## ARCHITECT

FIRST REPUBLIC BANK  
111 PINE STREET  
SAN FRANCISCO, CA 94111  
ATTN: STEPHEN CHONG  
O: 415.364.4407  
C: 415.503.8747

## TENANT

FIRST REPUBLIC BANK  
111 PINE STREET  
SAN FRANCISCO, CA 94111  
ATTN: CORINNA WAN  
PH: 415.392.1400  
FX: 415.288.1482

## OWNER

BARTHOLOMEW MURPHY &  
EILEEN W. MOORE  
C/O. MURPHY INVESTMENTS INC.  
1355 VALENCIA STREET  
SAN FRANCISCO, CA 94110  
PH: 415.648.4000

## MECHANICAL ENGINEER

MECHANICAL DESIGN STUDIO  
1801 OAKLAND BLVD. SUITE 110  
WALNUT CREEK, CA 94596  
ATTN: DOREL ANGHIEL  
PH: 925.210.0100  
FX: 925.210.0144

## ELECTRICAL ENGINEER

PINNACLE ENGINEERING  
150 N. WIGET LANE  
WALNUT CREEK, CA 94598  
ATTN: DAVID HOLLAS  
PH: 925.279.3012  
FX: 925.279.3011

## CONTRACTOR

T.B.D.

## PROJECT DATA

ADDRESS:	1354 CASTRO STREET
ASSESSOR'S PARCEL NO.:	6506 / 007
YEAR BUILT:	1900
BUILDING AREA:	4,624 SF
PARCEL AREA:	2,709 SF
NO. OF STORIES:	2 FLOORS (GROUND FLOOR TENANT SUITE)
ZONING DISTRICTS:	NCD - 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL
HEIGHT & BULK DISTRICTS:	40-X
SPECIAL USE DISTRICTS:	NONE
SPECIAL SIGN DISTRICTS:	NONE
LEGISLATIVE SETBACKS:	NONE
COASTAL ZONE:	NOT IN COASTAL ZONE
PORT:	NOT UNDER PORT JURISDICTION
LIMITED & NON-CONFORMING USES:	NONE
NEIGHBORHOOD-SPECIFIC IMPACT FEES:	NONE
REDEVELOPMENT AREAS:	NONE
TYPE OF CONSTRUCTION:	TYPE V - A: PROTECTED WOOD FRAME
FULLY SPRINKLERED BUILDING:	NO
AREA OF IMPROVEMENTS:	GROUND FLOOR TENANT SUITE: 850 SF
FLOOR AREA RATIO:	0.585

## LIST OF DRAWINGS

ARCHITECTURAL:
CUA-1 PROJECT DIRECTORY/DATA, PROJECT DESCRIPTION, LIST OF DRAWINGS, SITE PLAN, PLOT PLAN, & VICINITY MAP
CUA-2 GROUND FLOOR SPACE PLAN
CUA-3 EXISTING ELEVATIONS, PHOTOGRAPH KEY PLAN, CURRENT SITE PHOTOGRAPHS

## PROJECT DESCRIPTION

**PROPOSED PROJECT TO CONVERT AN EXISTING VACANT GROUND FLOOR RETAIL SUITE INTO A FIRST REPUBLIC BANK BRANCH.**

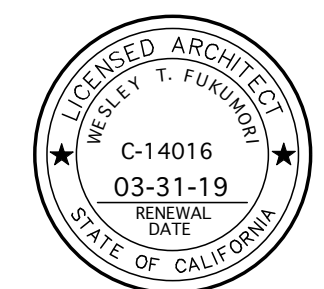
**SCOPE:**  
GROUND FLOOR INTERIOR TENANT IMPROVEMENT OF EXISTING RETAIL SPACE. NO AREA CHANGE REMODEL TO CONVERT VACANT 850 SQ. FT. RETAIL USE TO A NEW FIRST REPUBLIC BANK BRANCH. NO EXTERIOR WALK-UP ATM IS PROPOSED IN THE REMODEL PROGRAM.

**EXISTING BUILDING USE SUMMARY:**  
THE GROUND FLOOR IS OCCUPIED BY TWO (2) TENANT SUITES APPROXIMATELY 850 SQ. FT. EACH ACCESSED BY SEPARATE ENTRANCES ON CASTRO STREET.

THE UPPER FLOOR IS OCCUPIED BY A 1,800 SQ. FT. RESIDENTIAL UNIT ACCESSED BY A GROUND FLOOR ENTRANCE STAIRWELL ON JERSEY STREET.

THE TOTAL BUILDING AREA IS 4,624 SQ. FT. WHICH INCLUDES A SEPARATE 700 SQ. FT. SINGLE STOREY GARAGE BUILDING AT THE WEST END OF THE SITE OFF OF JERSEY STREET.

FIRST REPUBLIC BANK  
ARCHITECTURAL  
DESIGN & DEVELOPMENT  
111 PINE STREET  
SAN FRANCISCO  
CALIFORNIA 94111  
TEL: 415.364.4406



Architect

Reg. No.



FIRST REPUBLIC BANK

1354 CASTRO STREET  
GROUND FLOOR  
SAN FRANCISCO, CA 94114

## Issuances and Revisions

Date	Description
4/24/17	FOR CUA APPLICATION

Date 3/30/17

Sheet Title

PROJECT DIRECTORY/DATA,  
PROJECT DESCRIPTION,  
LIST OF DRAWINGS,  
SITE PLAN, PLOT PLAN,  
VICINITY MAP

Scale: AS NOTED

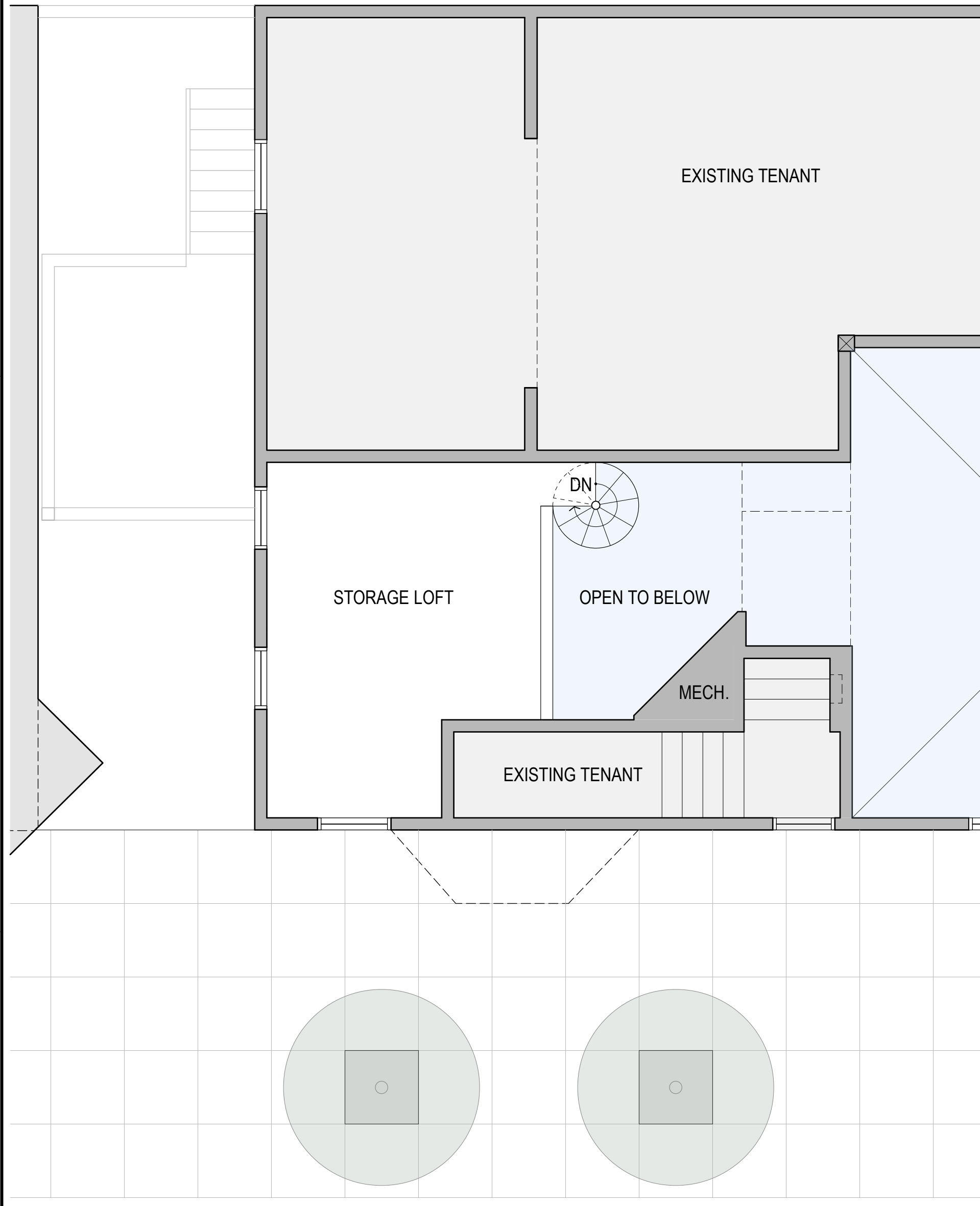
Project No.

CUA-1

Sheet No.

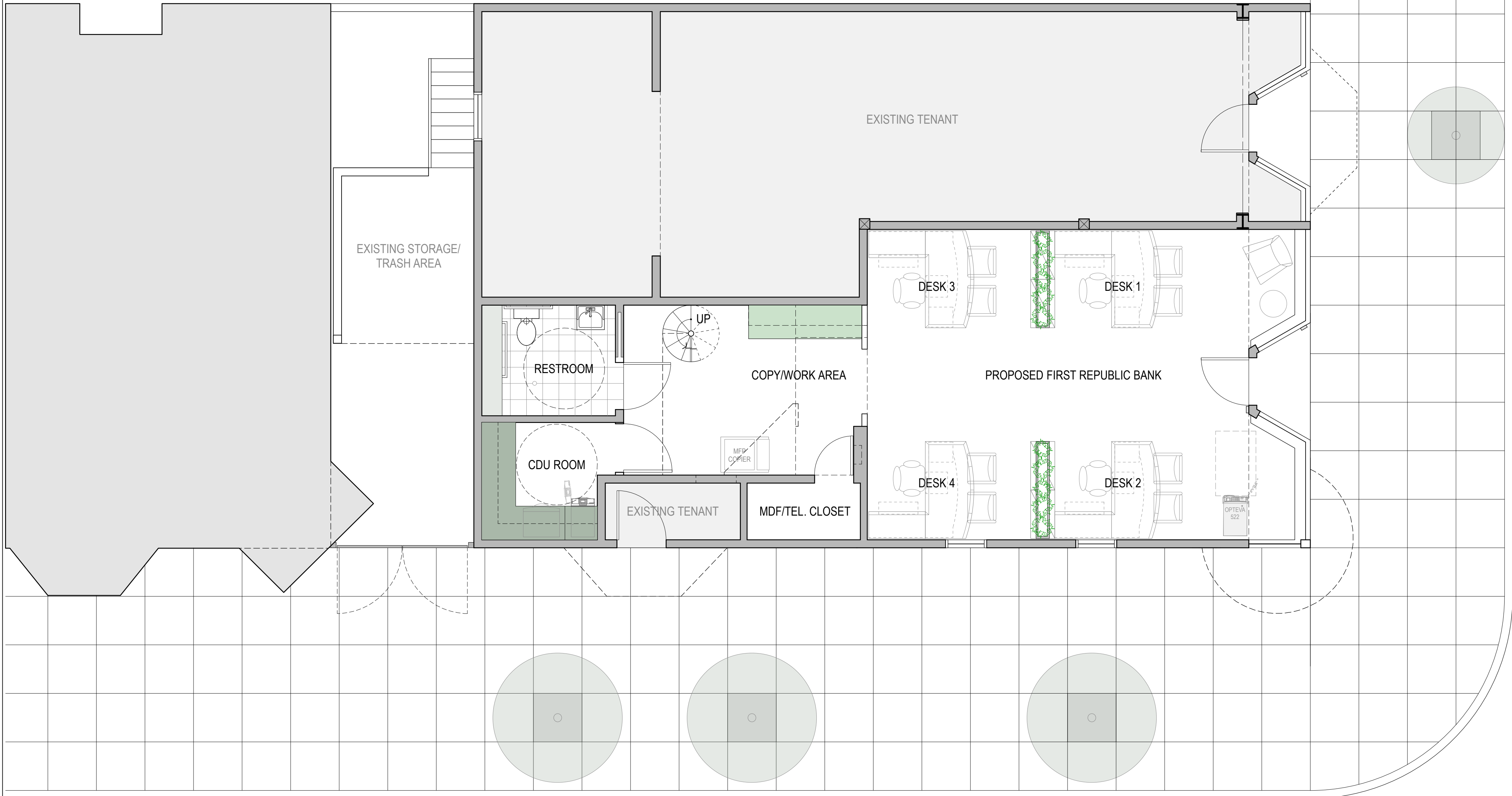
Revision





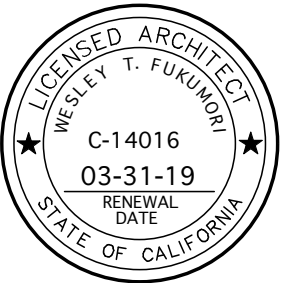
28

SECOND FLOOR STORAGE LOFT PLAN



18

GROUND FLOOR SPACE PLAN



Architect Reg. No.



FIRST REPUBLIC BANK

1354 CASTRO STREET  
GROUND FLOOR  
SAN FRANCISCO, CA 94114

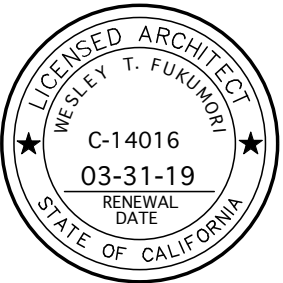
Issuances and Revisions	
Date	Description
4/24/17	FOR CUA APPLICATION

Date 4/07/17  
Sheet Title  
GROUND FLOOR SPACE PLAN

Scale: AS NOTED  
Project No.

CUA-2  
Sheet No. Revision



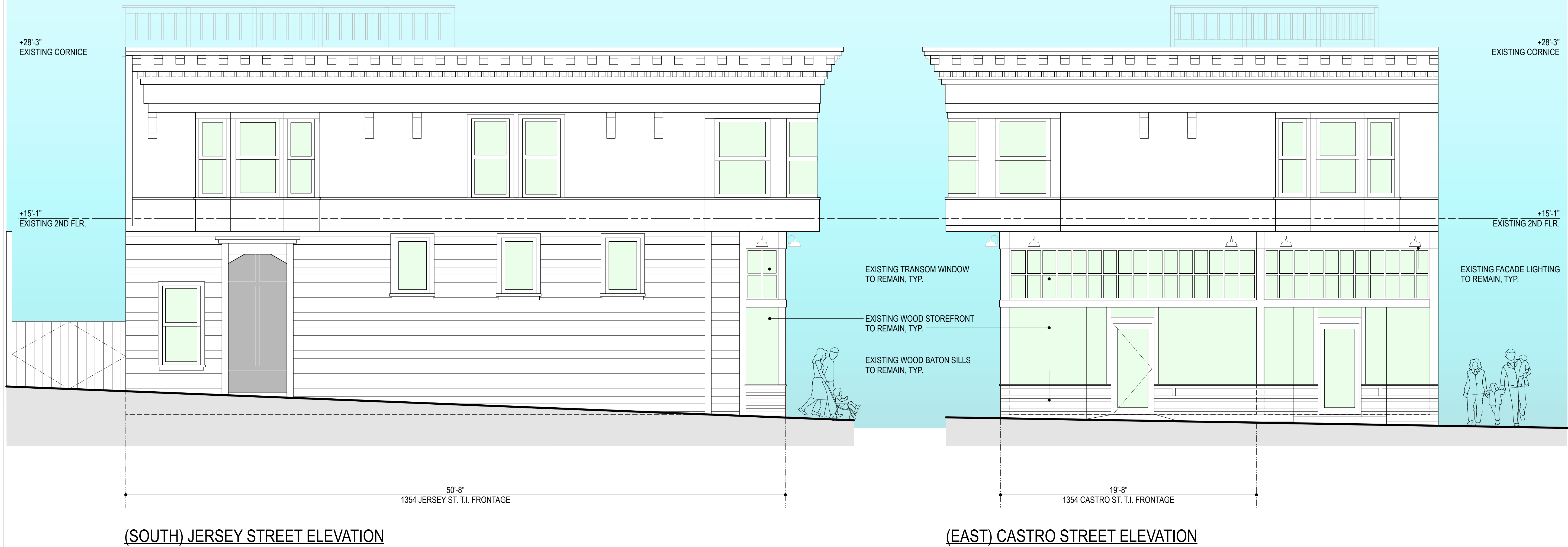


Architect Reg. No.



FIRST REPUBLIC BANK

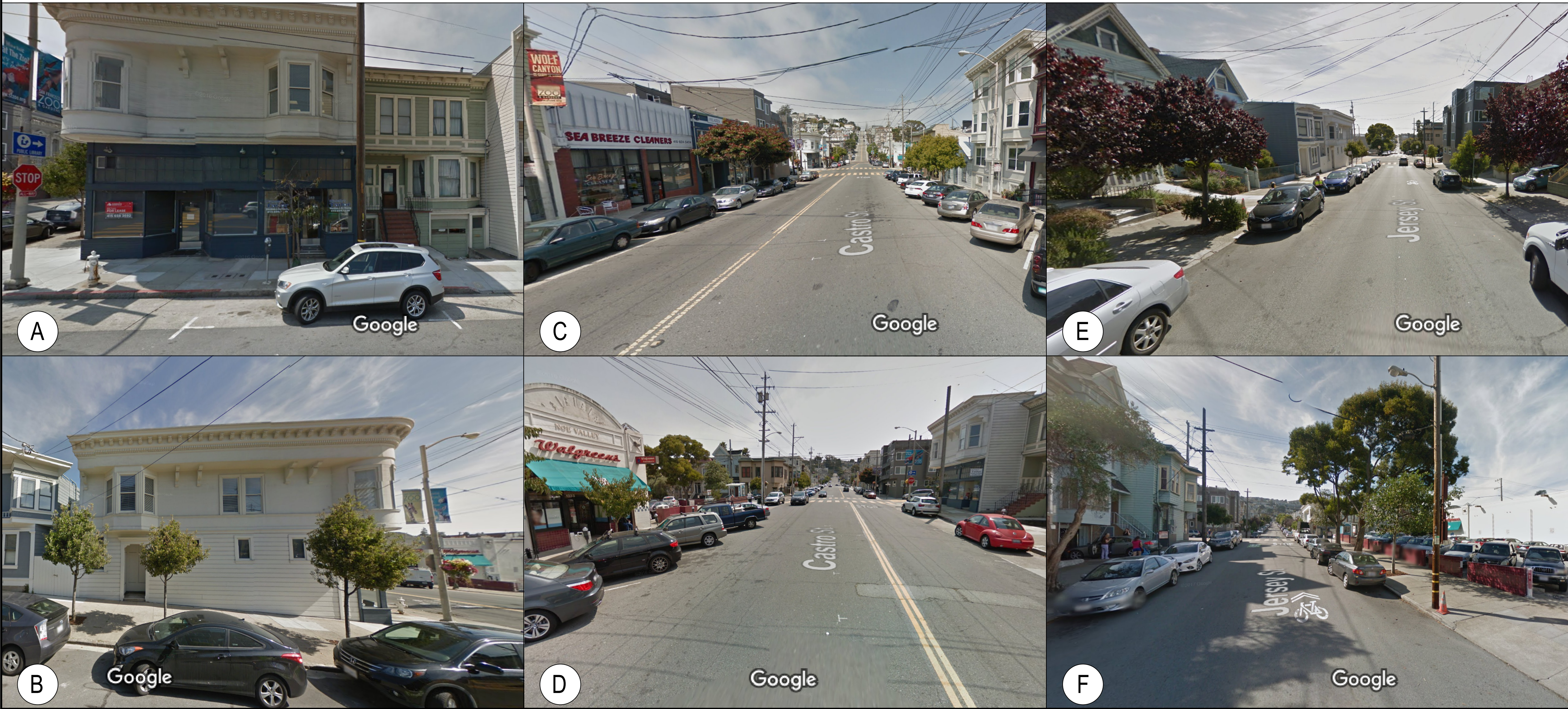
1354 CASTRO STREET  
GROUND FLOOR  
SAN FRANCISCO, CA 94114



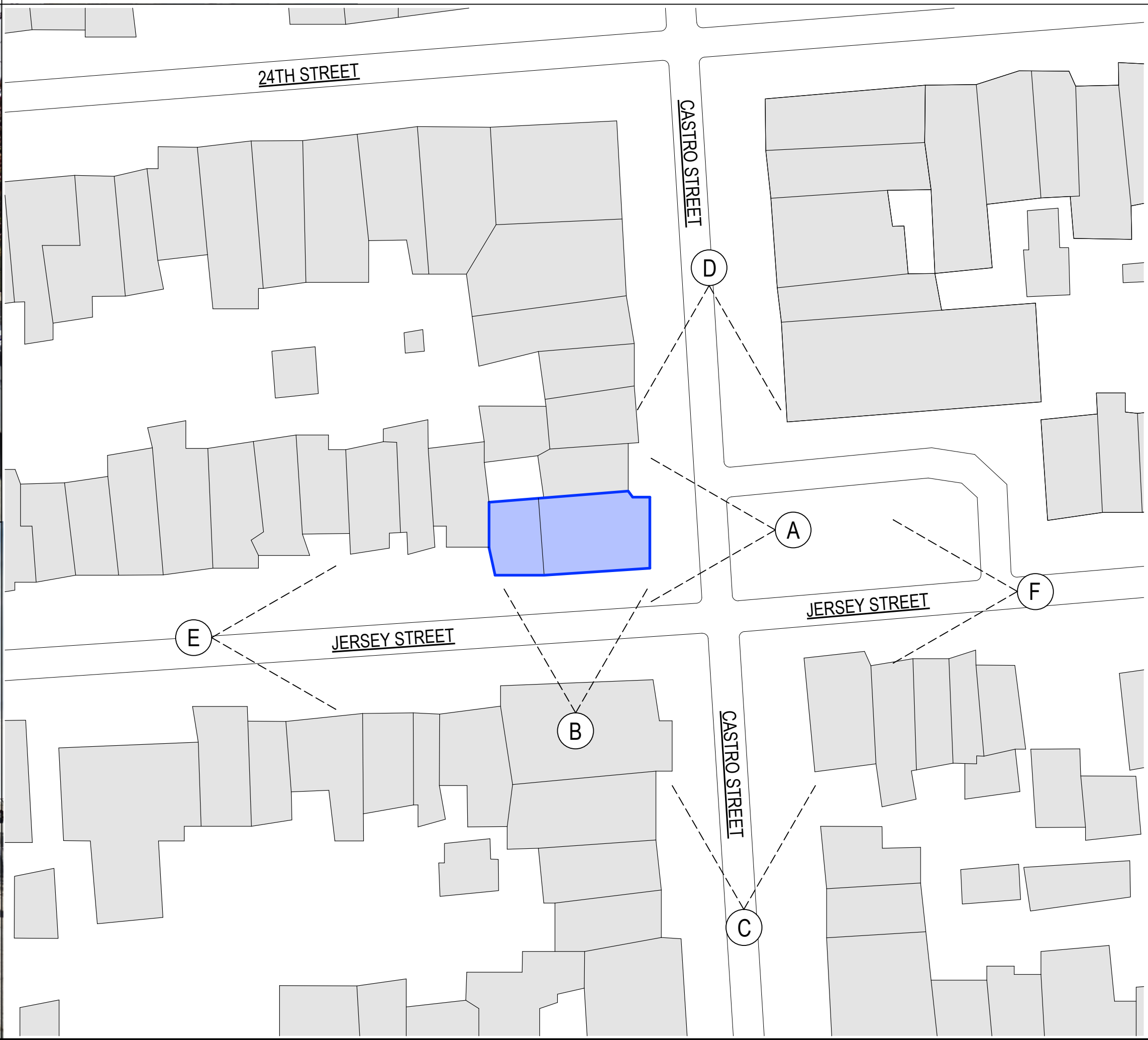
23 EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

CURRENT SITE PHOTOGRAPHS



PHOTOGRAPH KEY PLAN



Issuances and Revisions	
Date	Description
4/24/17	FOR CUA APPLICATION

Date	4/06/17
Sheet Title	EXISTING EXTERIOR ELEVATIONS, PHOTOGRAPH KEY PLAN, CURRENT SITE PHOTOGRAPHS
Scale:	AS NOTED
Project No.	CUA-3
Sheet No.	Revision