Executive Summary
Conditional Use and Variance

HEARING DATE: FEBRUARY 8, 2018

Date: February 1, 2018
Case No.: 2017-010480CUAVAR
Project Address: 655 Montgomery Street
Zoning: C-3-O (Downtown – Office)
200-S Height and Bulk District
Block/Lot: 0208/028
Project Sponsor: Darren Barboza
RMW Architecture and Interiors
160 Pine Street
San Francisco, CA  94111
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The project sponsor requests Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2, to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, the last two which may also be utilized by the other retail or office tenants at the property. The space was last used as a Restaurant (d.b.a. Tommy Toy’s), but has been vacant since its closure in 2013. The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning controls, the residential square footage is now included in the calculation of FAR, such that the existing building has an FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed the maximum FAR limit in the District.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the southwest corner of Montgomery and Washington Streets (and also Columbus Avenue), with lot frontage to the south also along Merchant Street, Lot 028 in Assessor’s Block 0208 (District 3). The subject property is located within the C-3-O (Downtown – Office) District and the 200-S Height and Bulk District. The property is developed as a 24-story, 300-foot tall mixed-use building containing approximately 4,000 square feet of ground floor retail commercial space spread over three distinct spaces, offices on upper floors up through floor 17, and 33 residential condominiums on floors 18-24. The office lobby and entries, as well as the current retail spaces, are all primarily oriented toward Montgomery Street, while the residential lobby and entry faces Washington Street to the north. Two of
the three ground floor retail spaces are currently occupied by Limited Restaurants (d.b.a. Proper Food, and La Boulangerie), with the third, and largest of the spaces, currently vacant and the subject of the current application.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property functions in many ways as a transitional site between the taller buildings of the Financial District (C-3-O) to the south and east, and the lower-height surrounding neighborhoods – Chinatown to the west, and Broadway/North Beach to the north. The Transamerica Pyramid is directly across from the subject property to the east, while to the immediate west lie the Hilton hotel and Portsmouth Square Plaza. Properties to the north are located within the Washington-Broadway SUD, as well as the Jackson Square SUD and Historic District. The surrounding area is predominantly commercial in nature with upper-floor offices and ground-floor retail, including food and beverage establishments and personal services, where not occupied by building lobbies.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

HEARING NOTIFICATION

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<th>TYPE</th>
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PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any communications regarding the proposed conversion to office use.

- Prior to submittal of the Conditional Use Authorization application, the property owner and management company had made substantial efforts to market and lease the existing space for continued retail use, including exploring alternative options with architects to reconfigure or further demise the space, which were ultimately found infeasible and not likely to increase retail viability. Since the space became vacant in 2013, more than 200 prospective tenants have toured the space, all declining to move forward with a lease offer. Additionally, a major brokerage firm declined to be considered for the brokerage contract. In exploring alternative uses for the space, a survey was conducted among the existing tenants regarding the provision of building amenities. The results of that survey identified a need or desire for both a shared conference facility, as well as a lounge or inside seating area available to those tenants, thus influencing the proposal at hand.
ISSUES AND OTHER CONSIDERATIONS

- The subject space has several physical constraints that decrease its overall viability as a leasable retail space. Perhaps most notable is the lack of direct visible street frontage into the space, which when compared to its leasable area of approximately 2,712 square feet, is relatively small. Along Washington Street, there is approximately 22 feet of linear frontage, however there is no entrance along this side of the building. Rather, the entrance is on the Merchant Street side of the building, with approximately 30 feet of frontage oriented parallel to Merchant Street and approximately 6 feet oriented parallel to Montgomery Street. Merchant Street does not have a high level of pedestrian activity, and is primarily used as an access alley by automobiles to the various parking garages on the block. Furthermore, even these identified frontages do not provide a high level of visibility into the subject space, as they are physically separated from their associated streets due to the building’s outer colonnade and arcade area; along Washington, this separation is approximately 16 feet, while along Merchant and Montgomery Streets, there are separations of approximately 13 feet and 52 feet, respectively. Lastly, due to the upsloping topography of Merchant and Washington Streets in a westerly direction along the block, the actual floor of the retail space is situated below the grade of the corresponding adjacent sidewalk.

- The proposal would result in the conversion of approximately 2,134 square feet of space from retail to office; however, the overall number of leasable ground floor retail spaces on the property would still remain as three. The proposal would thus retain 578 square feet along the Merchant Street side, where the current entry is located, and which could be a more marketable space as retailers have trended toward smaller footprints. Preserving, or creating a fourth retail space along Washington Street has been considered, but would likely be difficult due to the existing sidewalk grade change and ceiling heights, particularly when considering accessibility requirements. Additionally, the residential entry of the building is along Washington Street, and these residents generally want to maintain this entrance separate from any retail or office uses in the building.

- The project will require a Variance from Section 123 of the Planning Code. Within the C-3-O District, there is a basic Floor Area Ratio (FAR) of 9:1, which may be increased up to a maximum FAR of 18:1 through the transfer of development rights. The building was originally approved and constructed with a commercial FAR of 14:1, and with additional bonus floor area of 83,680 square feet for residential use. Following the approval of the Downtown Plan, and under current C-3-O zoning controls, however, this residential square footage does now count toward the building’s FAR, such that the existing building has a legal, nonconforming FAR of approximately 18.8:1. In changing the use from retail to office, the project is also converting floor area that was previously exempt from FAR, to area that is not exempt. Therefore, the project requires a variance to allow the existing nonconforming building to further increase its FAR ratio above 18:1; if granted, the project would still need to obtain and transfer TDR to the property prior to the change of use being completed.
REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service office use at the ground floor within the C-3-O (Downtown – Office) District and 200-S Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project results in a better utilization of existing ground floor space that is no longer viable for retail tenancy.
- The subject space has minimal linear frontage and visibility along the adjacent public rights-of-way, and the area converted to office is largely internal to the existing building footprint. That is to say, the loss of retail square footage and the addition of an office use should not be detrimental to the overall activation or character of the pedestrian environment.
- Although overall retail square footage is being reduced, the overall number of leasable ground floor retail spaces is remaining at three for the property.
- The project meets all applicable requirements of the Planning Code and is consistent with the General Plan.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photos
Context Photos
CEQA CatEx Checklist
Hearing Notice Poster
Project Sponsor Letter
Reduced Plans, 11x17
Executive Summary
Hearing Date: February 8, 2018

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Block Book Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos
- Project sponsor submittal
  - Drawings: Existing Conditions
    - Check for legibility
  - Drawings: Proposed Project
    - Check for legibility
  - 3-D Renderings (new construction or significant addition)
    - Check for legibility
- Wireless Telecommunications Materials
  - Health Dept. review of RF levels
  - RF Report
  - Community Meeting Notice
- Housing Documents
  - Inclusionary Affordable Housing Program: Affidavit for Compliance

Exhibits above marked with an “X” are included in this packet

AWP: G:\Plan Checks\655 Montgomery\Case Report\Executive Summary_655 Montgomery.doc
ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 210.2 OF THE PLANNING CODE TO ESTABLISH A NON-RETAIL SALES AND SERVICE OFFICE USE AT THE GROUND FLOOR WITHIN THE C-3-O (DOWNTOWN – OFFICE) DISTRICT AND 200-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 9, 2017, Darren Barboza on behalf of CBRE (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 210.2 to establish a Non-Retail Sales and Service office use at the ground floor within the C-3-O (Downtown – Office) District and a 200-S Height and Bulk District.

On February 8, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-010480CUAVAR.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 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. 2017-010480CUAVAR, 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 site is located on the southwest corner of Montgomery and Washington Streets (and also Columbus Avenue), with lot frontage to the south also along Merchant Street, Lot 028 in Assessor’s Block 0208 (District 3). The subject property is located within the C-3-O (Downtown – Office) District and the 200-S Height and Bulk District. The property is developed as a 24-story, 300-foot tall mixed-use building containing approximately 4,000 square feet of ground floor retail commercial space spread over three distinct spaces, offices on upper floors up through floor 17, and 33 residential condominiums on floors 18-24. The office lobby and entries, as well as the current retail spaces, are all primarily oriented toward Montgomery Street, while the residential lobby and entry faces Washington Street to the north. Two of the three ground floor retail spaces are currently occupied by Limited Restaurants (d.b.a. Proper Food, and La Boulangerie), with the third, and largest of the spaces, currently vacant and the subject of the current application.

3. **Surrounding Properties and Neighborhood.** The subject property functions in many ways as a transitional site between the taller buildings of the Financial District (C-3-O) to the south and east, and the lower-height surrounding neighborhoods – Chinatown to the west, and Broadway/North Beach to the north. The Transamerica Pyramid is directly across from the subject property to the east, while to the immediate west lie the Hilton hotel and Portsmouth Square Plaza. Properties to the north are located within the Washington-Broadway SUD, as well as the Jackson Square SUD and Historic District. The surrounding area is predominantly commercial in nature with upper-floor offices and ground-floor retail, including food and beverage establishments and personal services, where not occupied by building lobbies.

4. **Project Description.** The project sponsor requests Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2, to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, the last two which may also be utilized by the other retail or office tenants at the property. The space was last used as a Restaurant (d.b.a. Tommy Toy’s), but has been vacant since its closure in 2013. The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning controls, the residential
square footage is now included in the calculation of FAR, such that the existing building has an
FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot
within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed
the maximum FAR limit in the District.

5. **Public Comment.** To date, the Department has not received any communications regarding the
proposed conversion to office use. Prior to submittal of the Conditional Use Authorization
application, the property owner and management company had made substantial efforts to
market and lease the existing space for continued retail use, including exploring alternative
options with architects to reconfigure or further demise the space, which were ultimately found
infeasible and not likely to increase retail viability. Since the space became vacant in 2013, more
than 200 prospective tenants have toured the space, all declining to move forward with a lease
offer. Additionally, a major brokerage firm declined to be considered for the brokerage contract.
In exploring alternative uses for the space, a survey was conducted among the existing tenants
regarding the provision of building amenities. The results of that survey identified a need or
desire for both a shared conference facility, as well as a lounge or inside seating area available to
those tenants, thus influencing the proposal at hand.

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. **Floor Area Ratio.** Planning Code Section 210.2 states that the basic Floor Area Ratio (FAR) in
the C-3-O District is limited to 9.0 to 1. However, pursuant to Planning Code Sections 123,
through the acquisition and use of Transferable Development Rights (TDR) at the property
site, the gross floor area of a structure within the C-3-O District may exceed the stated basic
FAR, up to a maximum FAR of 18 to 1.

The existing structure was first authorized under Planning Commission Motion Nos. 9294 and
10186, and Building Permit Application No. 8108844. This authorization was prior to adoption of the
Downtown Plan, and allowed for construction of “a commercial FAR of 14 to 1, and additional bonus
floor area of 83,680 gross square feet for residential use.” Under current C-3-O zoning controls, this
residential square footage is included in the calculation of gross floor area, and thus contributes toward
FAR, resulting in the existing building having a legal, noncomplying FAR of 18.8 to 1.

The existing ground floor retail space is exempt from gross floor area calculations; however, the
proposed office use would not be exempt. The proposed project therefore results in a net increase to
gross floor area and FAR. As the existing building is already noncomplying with respect to the
maximum FAR, a variance is required in this case to further exceed the maximum FAR ratio of 18 to 1
in the subject District. A Variance application has been filed for this requirement and will be
considered by the Zoning Administrator at this same hearing. Should the request for Variance be
granted, the project would still then be required to acquire and use TDR at the site. No physical
expansions of the building or other alterations are proposed.

B. **Office Use.** Planning Code Section 210.2 states that Non-Retail Sales and Service office uses
require Conditional Use Authorization if located at or below the ground floor.
The project has submitted an application for Conditional Use Authorization to permit the proposed office use at the ground floor of the existing building.

C. Privately-Owned Public Open Space. Planning Code Section 138 requires project sponsors to provide public open space in certain amounts, when a permit is filed to construct a new building, or propose an addition of Gross Floor Area equal to 20 percent or more of the existing building.

The project does not propose new construction of a building or addition of Gross Floor Area greater than 20 percent of the existing; therefore the requirements of this section do not apply to the project.

D. Shadows on Public Open Spaces. Planning Code Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, new buildings and additions to existing buildings taller than 50 feet in Downtown Commercial Districts should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147.

The project does not propose any new construction or any structural expansion to the existing building; therefore the requirements of this section do not apply to the project.

E. Ground Level Wind. Planning Code Section 148 requires that new construction and additions to existing buildings in Downtown Commercial Districts will not cause ground-level wind currents to exceed pedestrian comfort levels.

The project does not propose any new construction or any structural expansion to the existing building; therefore the requirements of this section do not apply to the project.

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 proposed office use at the ground floor of the existing building will consist of a building management office, break room area, and shareable conference room, the latter two of which will also be made available for use by other ground floor retail tenants, or upper floor office tenants at the property site. The subject space proposed for conversion, at 2,134 square feet, is relatively small in size and contains limited street frontage; additionally, the frontage along Merchant Street is proposed to remain as a smaller retail space, thus further minimizing the project’s overall impact to the surrounding neighborhood. Office uses are a generally compatible use within the C-3-O District, and the project will, in part, also serve to benefit and support the other existing retail spaces at the property, providing employee and business amenity spaces in the form of a break room and conference room, that is otherwise not currently available to these small-footprint retailers. The project will result in better
utilization of a ground floor space that has been vacant since 2013, while still retaining in total, three leasable ground floor retail spaces.

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

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

The project does not involve any exterior modifications to the existing structure, and so would have minimal detrimental effect on the subject property or surrounding vicinity.

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 for the proposed conversion of approximately 2,134 square feet to office use. It is not expected that the project would result in any substantial increase in trips to the project site, and the area is also well-served by transit.

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

The project will involve a minimal amount of interior construction work only, and is not expected to result in any noxious or offensive emissions.

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

The project does not require any treatments with respect to landscaping, screening, open space, parking and loading, service areas, lighting, or signs.

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 as detailed below.

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

The proposed project is consistent with the stated purpose of the C-3-O District in that it is creating a small amount of additional office space within the primary office-oriented District in the City. Although located at the ground floor, the subject space is largely internal to the existing building, and should not negatively affect the overall pedestrian retail environment. Conversely, the project will
maintain the overall number of leasable retail spaces on site, and result in a smaller retail space that may have a higher likelihood of being occupied given market trends toward smaller retail footprints. Lastly, the shared break room and conference room facilities will help bolster the long-term viability of the other existing ground floor retailers and upper-floor office tenants on site.

8. **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 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 office conversion is desirable in that it will help to fill a larger vacant retail space with a use that is compatible with the City's generalized land use plan. The project should not result in any substantial undesirable consequences, and will still largely help to keep retail uses in the spaces of the building that are most immediately adjacent to the public rights-of-way.

**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 help retain existing commercial activity at the project site, as it will provide a shared break room and conference room facility to existing retail tenants that did not previously have access to such amenities. Additionally, the allocation of space to a dedicated building management office can help improve operational efficiencies and overall satisfaction for the building's other office tenants. Lastly, while a retail
use is very unlikely to reoccupy the subject space as it exists currently, the reconfiguration to a smaller leasable retail area may successfully attract additional commercial activity to the site.

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:

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 space proposed for office conversion would occupy a former retail space that has sat vacant since 2013, so no existing neighborhood-serving retail use is being displaced or eliminated. The project, in part, helps to create office-like amenities to be made available for the other existing retailers on site, which may help to encourage viability of these other retail spaces. Lastly, the project still preserves the overall number of leasable retail spaces at three, and results in a space that has a higher likelihood for occupancy.

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

The project will have no effect on existing housing and neighborhood character.

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

The project will have no effect on the City’s supply of affordable housing.

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

The project is not likely to result in any detrimental effects with regard to transit, traffic or parking. The site is well-served by existing transit 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 prior retail establishment ceased operation in 2013, and the subject space has been vacant since that time. The project will result in the creation of a smaller retail space that may be more likely to be occupied by a retail tenant, which could encourage future resident employment in the service sector.

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 effect on existing parks and open spaces, as there is no exterior alterations or expansions proposed.

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. 2017-010480CUAVAR subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 26, 2018, 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 February 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES: 

NAYS: 

ABSENT: 

ADOPTED: February 8, 2018
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Non-Retail Sales and Service office use located at 655 Montgomery Street, Block 0208 and Lot 028, pursuant to Planning Code Section(s) 303 and 210.2 within the C-3-O (Downtown – Office) District and a 200-S Height and Bulk District; in general conformance with plans, dated January 26, 2018, and stamped “EXHIBIT B” included in the docket for Case No. 2017-010480CUAVAR and subject to conditions of approval reviewed and approved by the Commission on February 8, 2018 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 8, 2018 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance under Section 305, from the maximum FAR limit identified under Planning Code Section 123, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on
the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.  
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Transferable Development Rights.** Pursuant to Section 128, and pending approval of the project’s associated Variance, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which further exceeds the maximum FAR of 18.0 to 1, as the existing building is legal nonconforming with a current FAR of 18.8 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.  
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

**PROVISIONS**

8. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.  
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

**MONITORING – AFTER ENTITLEMENT**

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

**OPERATION**

11. **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. **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*
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Exhibits
Sanborn Map*

* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Aerial Photo
(oriented north)

(oriented south)
(oriented southeast, along Columbus Ave.)

Context Photos
(Intersection of Montgomery & Washington, looking southwest)
Conditional Use Authorization and Variance Hearing
Case Number 2017-010480CUAVAR
655 Montgomery Street
Block 0208 Lot 028
Conditional Use Authorization and Variance Hearing

Case Number 2017-010480CUAVAR

655 Montgomery Street
Block 0208 Lot 028

(Intersection of Montgomery & Washington, looking northwest to Columbus Avenue)

(On Montgomery Street, looking west toward project)
Conditional Use Authorization and Variance Hearing
Case Number 2017-010480CUAVAR
655 Montgomery Street
Block 0208 Lot 028
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
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<th>Block/Lot(s)</th>
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<tbody>
<tr>
<td>655 Montgomery Street</td>
<td>0208 / 028</td>
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<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
<th>Plans Dated</th>
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<tbody>
<tr>
<td>2017-010480CUAVAR</td>
<td></td>
<td>1/26/18</td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition** (requires HRER if over 45 years old)
- **New Construction**
- **Project Modification** (GO TO STEP 7)

Project description for Planning Department approval.
Change of use from vacant retail to non-retail sales and service office use, for building management office, and shared break room and conference room space. Portion of existing retail space to be retained for retail use. No other exterior alterations or additions.

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an Environmental Evaluation Application is required.*

- **Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **Class 3 – New Construction/Conversion of Small Structures.** 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.
- **Class**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

- **Air Quality:** 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)? 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)

- **Hazardous Materials:** 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. 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
### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
**TO BE COMPLETED BY PROJECT PLANNER**

#### PROPERTY IS ONE OF THE FOLLOWING:

- **Category A:** Known Historical Resource. **GO TO STEP 5.**
- **Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- **Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

---

**Comments and Planner Signature (optional):**

---

**Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).**

**Transportation:** 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?

**Archeological Resources:** 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)

**Subdivision/Lot Line Adjustment:** 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)

**Slope = or > 20%:** 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) **If box is checked, a geotechnical report is required.**

**Seismic: Landslide Zone:** 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) **If box is checked, a geotechnical report is required.**

**Seismic: Liquefaction Zone:** 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) **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an **Environmental Evaluation Application** is required, unless reviewed by an **Environmental Planner.**

- **Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
### STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Further Information</th>
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<tbody>
<tr>
<td></td>
<td>1. Change of use and new construction. Tenant improvements not included.</td>
<td></td>
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<td></td>
<td>2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.</td>
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<td></td>
<td>3. Window replacement that meets the Department’s Window Replacement Standards. Does not include</td>
<td>storefront window alterations.</td>
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<tr>
<td></td>
<td>4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or</td>
<td>replacement of a garage door in an existing opening that meets the Residential Design</td>
</tr>
<tr>
<td></td>
<td>replacement of a garage door in an existing opening that meets the Residential Design Guidelines.</td>
<td>Guidelines.</td>
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<tr>
<td></td>
<td>5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.</td>
<td></td>
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<tr>
<td></td>
<td>6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-</td>
<td>way.</td>
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<td></td>
<td>7. Dormer installation that meets the requirements for exemption from public notification under Zoning</td>
<td>Administrator Bulletin No. 3: Dormer Windows.</td>
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<tr>
<td></td>
<td>8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in</td>
<td>each direction; does not extend vertically beyond the floor level of the top story of</td>
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<td>the structure or is only a single story in height; does not have a footprint that is</td>
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<td>more than 50% larger than that of the original building; and does not cause the</td>
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<td>removal of architectural significant roofing features.</td>
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</tbody>
</table>

**Note:** Project Planner must check box below before proceeding.

- Project is not listed. **GO TO STEP 5.**
- Project **does not conform** to the scopes of work. **GO TO STEP 5.**
- Project involves **four or more** work descriptions. **GO TO STEP 5.**
- Project involves **less than four** work descriptions. **GO TO STEP 6.**

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

Check all that apply to the project.

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

**SAN FRANCISCO**
**PLANNING DEPARTMENT**
Revised: 6/21/17
9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status**. (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - Reclassify to Category A
   - Reclassify to Category C

   a. Per HRER dated:  
      
   b. Other (specify):

   (attach HRER)

**Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

- [ ] Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.

- [ ] Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

**Comments (optional):**

**Preservation Planner Signature:**

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- [ ] Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):
  - Step 2 – CEQA Impacts
  - Step 5 – Advanced Historical Review

STOP! Must file an Environmental Evaluation Application.

- [✓] No further environmental review is required. The project is categorically exempt under CEQA.

**Planner Name:** Andrew Perry

**Project Approval Action:** Planning Commission Hearing

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

**Signature:**

Andrew W. Perry

**Digitally signed by Andrew W. Perry**

Date: 2018.01.29 10:13:53 -08'00'

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.

Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
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<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
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<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
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</table>

Modified Project Description:

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required.

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

- [ ] The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Signature or Stamp:</th>
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SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 6/21/17
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NOTICE OF PUBLIC HEARING

Hearing Date: Thursday, February 8, 2018
Time: Not before 1:00 PM
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400
Record Type: Conditional Use Authorization & Variance
Hearing Body: Planning Commission & Zoning Administrator

PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>Applicant:</th>
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</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>Applicant:</td>
</tr>
<tr>
<td>Cross Street(s):</td>
<td>Darren Barboza</td>
</tr>
<tr>
<td>Block /Lot No.:</td>
<td>Company:</td>
</tr>
<tr>
<td>Zoning District(s):</td>
<td>RMW Architecture and Interiors</td>
</tr>
<tr>
<td>Area Plan:</td>
<td>Applicant Address:</td>
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<tr>
<td>Record No.:</td>
<td>160 Pine Street</td>
</tr>
</tbody>
</table>

APPLICANT INFORMATION

| Applicant: Darren Barboza |
| Company: RMW Architecture and Interiors |
| Applicant Address: 160 Pine Street |
| City, State: San Francisco, CA |
| Telephone: (415) 781-9800 |
| E-Mail: dbarboza@rmw.com |

PROJECT DESCRIPTION

The proposal is for Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, which may also be utilized by the other retail or office tenants at the property.

The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning, the residential square footage is now included in the calculation of FAR, such that the existing building has an FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed the maximum FAR limit in the District.

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).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: 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: http://www.sf-planning.org or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: Andrew Perry Telephone: (415) 575-9017 E-Mail: andrew.perry@sfgov.org
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 Clerk of 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 Variance application by the Zoning Administrator may be made to the Board of Appeals within 10 calendar days after the Variance Decision Letter is issued by the Zoning Administrator. 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 of Appeal’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. 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.
January 17, 2018

Hon. Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA  94103

Re: 655 Montgomery Street
Case No. 2017-010480CUA/VAR
Conditional Use Authorization
Hearing Date:  February 8, 2018

Dear President Hillis and Commissioners:

I am writing on behalf of DPF 655 Montgomery LP (the “Property Owner”) and CBRE (the “Project Sponsor”) regarding our request to permit a portion of a small vacant (and unleaseable) retail space in the mixed-use Montgomery-Washington Tower at 655 Montgomery Street to be converted to a building management office and shared tenant amenity space. In the C-3-O zoning district in which 655 Montgomery Street is located, office space on the ground floor is permitted but only with conditional use authorization by the Planning Commission, necessitating this hearing. The ground floor of the building also contains two other occupied retail spaces, plus the office lobby and a residential lobby for the building’s upper floor condominiums, none of which will be altered as a consequence of this application.

Description. The subject space totals 2,712 square feet and is set back from both Montgomery and Washington Streets behind an arcade, is partially below grade, and has only a few windows. (See attached photographs.) It has been vacant since the prior tenant, Tommy Toy’s Cuisine Chinoise restaurant, closed in 2013. After spending four years unsuccessfully seeking a replacement retail tenant, the Property Owner proposes to retain 578 square feet of the space fronting Montgomery Street as a small leasable retail space and convert the remaining 2,134 square feet space at the rear of the ground floor to a building management office and an amenity space for use by the all of the building’s other retail and office tenants, including a break room and shared conference room.

The Property’s other two existing retail spaces, fronting the Washington and Montgomery Street sidewalks (which benefit from more visibility and are currently occupied by retail tenants), would remain as-is.

The Proposed Office Use Warrants Conditional Use Authorization. General office uses are permitted on the ground in the C-3-O district as a conditional use when conditions warrant their approval. Such conditions exist here. The subject space is partially below grade; has almost no visibility from the sidewalk because it is behind a deep arcade; has only a few...
windows which are below sidewalk level; and has been vacant for over four years. The Owner has committed to retain the only retail viable portion of the space, with frontage on Montgomery Street, in retail use, along with the two other occupied and active retail spaces in the building. The small proposed office use will be an active one, including the building management offices and a break room and shared conference facility for upper floor tenants. The proposed office conversion furthers the purposes of the C-3-O district by increasing the face-to-face business contacts and enhancing the other retail business on the Property by removing a vacant, unused retail space and replacing it with a vibrant office and amenity space.

We look forward to the February 8 hearing. Please contact my colleague Steve Vettel (415-954-4902) or me prior to the hearing if we can provide any additional information.

Sincerely,

Ashley Breakfield

Encl.

cc: Planning Commissioners
    Andrew Perry, Planner (via email)
    Trish Moosbrugger, CBRE (via email)
    RMW Architecture & Interiors, Architects (via email)
    Steven L. Vettel, Farella Braun & Martel (via email)
ATTACHMENT 1
TO
PLANNING COMMISSION LETTER BRIEF

655 MONTGOMERY STREET
CASE NO. 2017-010480CUA/VAR
ENLARGED VIEW FROM INTERIOR TOWARDS CLAY STREET

655 MONTGOMERY STREET
INTERIOR VIEW TOWARDS WASHINGTON STREET
655 MONTGOMERY STREET
INTERIOR VIEW TOWARDS WASHINGTON STREET
1. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. CLEAN AND RETURN ADJACENT AREAS TO ITS EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

1. PORTION OF EXISTING PARTITION TO BE REMOVED FOR NEW FRAMED OPENING.

1. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM REFER TO REFLECTED CEILING PLANS FOR EXTENT OF CEILING SYSTEM AND CEILING-OTHER PARTS OF THE BUILDING.

2. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, WARNING SIGNS, LIGHTS AND OTHER SAFETY MEASURES AS REQUIRED BY CODES AND REGULATIONS TO PROTECT THE PUBLIC AND SAFETY PROVISIONS FOR BUILDING OCCUPANTS.

3. PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.

4. WHERE APPLICABLE, SALVAGE EXISTING SERVICEABLE FIRE EXTINGUISHERS AND CABINETS FOR REUSE. REMOVE UNSERVICEABLE EXISTING FIRE EXTINGUISHERS AND CABINETS. REPLACE BUT NOT LIMITED TO, DUST CONTROL, NOISE LIMITATIONS, AND OTHER MEASURES TO PREVENT DISTURBANCE TO BUILDING OCCUPANTS AND NEIGHBORS. ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.

5. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT REMOVE CAREFULLY, CLEAN, PACK OR CRATE, LABEL CONTENTS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.

6. PROVIDE AT LEAST 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT THE OWNER'S OR ADJACENT ITEMS. PROVIDE CONSTRUCTION SPECIFICATIONS AND CHARTS AS INDICATED TO MAKE ITEMS FUNCTIONAL FOR USE INDICATED.

7. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEMS FUNCTIONAL FOR USE INDICATED.
1. OWNER’S OR TENANT’S FURNITURE VENDOR TO VERIFY LOCATIONS OF FLOOR MONUMENTS FOR NIC FURNITURE AND COORDINATE WITH CONTRACTOR. NOTIFY ARCHITECT BEFORE PROCEEDING WITH CORING WORK.

2. REFER TO THE DESIGN-BUILD ELECTRICAL DRAWINGS FOR:
   - WIRING AND CIRCUITING LAYOUT
   - SWITCHING
   - MONOPLEX POWER
   - MONOPLEX DATA
   - ALTERNATE KEYNOTES
   - DEDICATED FOURPLEX POWER
   - APPROPRIATE GOVERNING AGENCIES SUBSTANTIATING COMPLIANCE WITH CALIFORNIA’S TITLE 24 ORANGE COLOR AND OUTLETS FOR EMERGENCY POWER IN RED COLOR.

3. REFER TO THE DESIGN-BUILD MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT LOCATION; ONE PULL STRING PER CONNECTION PORT. TENANT’S VENDOR TO FURNISH AND INSTALL GARBAGE DISPOSAL, COFFEE MAKER (NIC), COPIER (NIC), WAP (NIC), FAX, IP PHONE, ALTERNATE KEYNOTES, AND LOCATION; ONE PULL STRING PER CONNECTION PORT. TENANT’S VENDOR TO FURNISH AND INSTALL MONOPLEX POWER, 208V, 4-PHASE, 3-POLE, 4-CONDUCTOR, 3-WIRE (WAP ON 1 PHASE)

4. PREPARE AND SUBMIT REQUIRED DOCUMENTS TO THE ARCHITECT, OWNER, AND APPROPRIATE GOVERNING AGENCIES SUBSTANTIATING COMPLIANCE WITH CALIFORNIA’S TITLE 24

5. REFER TO DETAIL FOR LOCATION OF THERMOSTATS, PULLBOXES, SWITCHES AND OUTLETS.

6. MOUNT TELEPHONE, DATA AND ELECTRICAL WALL OUTLETS VERTICALLY, UNLESS OTHERWISE NOTED.

7. MOUNT TELEPHONE, DATA AND ELECTRICAL WALL OUTLETs AT CABINETS HORIZONTALLY, UNLESS OTHERWISE NOTED; MOUNT ABOVE BACKSPLASH WHERE OCCURS.

8. MOUNT UNDIMENSIONED OUTLETS WITHIN 1'-0" HORIZONTALLY FROM THE LOCATION WHERE SHOWN GROUPED TOGETHER, GANG DEVICES WITH A SINGLE COVERPLATE WHEN OTHERWISE NOTED; MOUNT ABOVE BACKSPLASH WHERE OCCURS.

9. WHERE SHOWN GROUPED TOGETHER, GANG DEVICES WITH A SINGLE COVERPLATE WHEN OTHERWISE NOTED.

10. HORIZONTAL DIMENSIONS SHOWN ARE FROM/TO THE MIDPOINT OF A GROUP OF ADJACENT UNDIMENSIONED OUTLETS.

11. MOUNT TYPICAL ELECTRICAL WALL OUTLETs AT 1'-6" AFF TO CENTERLINE OF DEVICE PLATE, UNLESS OTHERWISE NOTED.

12. PROVIDE ELECTRICAL OUTLETs IN THE VICINITY OF WET AREAS (SUCH AS AT SINKS AND LAVATORIES) WITH GROUND FAULT CIRCUIT INTERRUPTER, UNLESS OTHERWISE NOTED.

13. PROVIDE ALTERNATE PRICE FOR DATA CABLING LOCATION; ONE PULL STRING PER CONNECTION PORT. TENANT’S VENDOR TO FURNISH AND INSTALL MONOPLEX POWER, 208V, 4-PHASE, 3-POLE, 4-CONDUCTOR, 3-WIRE (WAP ON 1 PHASE)

14. PROVIDE ALTERNATE KEYNOTES

15. PROVIDE ALTERNATE KEYNOTES

16. PROVIDE ALTERNATE KEYNOTES

17. PROVIDE ALTERNATE KEYNOTES

18. PROVIDE ALTERNATE KEYNOTES

19. PROVIDE TELEPHONE AND COMMUNICATIONS CABLES THAT CAN BE USED IN CEILING PLATE, UNLESS OTHERWISE NOTED.

20. TIE TELEPHONE/ DATA CABLES INDEPENDENTLY TO STRUCTURE AS REQUIRED BY CODE.

21. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

22. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

23. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

24. FOLLOW ELECTRICAL EQUIPMENT MANUFACTURER’S WRITTEN INSTRUCTIONS AND ALTERNATE KEYNOTES.

25. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION. PROCEED WITH WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED.

26. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

27. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

28. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

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38. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.

39. REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR ALTERNATE KEYNOTES.
CARPET:
- MFR: PPG
- STYLE: OPENWORK BIAS 5T043
- NUMBER: 1084-1
- LOCATION: THROUGHOUT, UON

MFR: BENJAMIN MOORE
- FINISH: EGGSHELL, UON
- COLOR: STRIPPLE 64505
- LOCATION: ACCENT AS NOTED

MFR: BENJAMIN MOORE
- LOCATION: RESTROOM
- STYLE: OPENWORK BIAS 5T043
- COLOR: GALVANIZED 92515

PLASTIC LAMINATE:
- TYPE: TILE
- MFR: WILSONART
- COVERED HALLWAY ARCADE
- NUMBER: D354-60
- LOCATION: VERTICAL SURFACES AS NOTED

W -1
- NUMBER: 299-58
- LOCATION: VERTICAL SURFACES AS NOTED
- STYLE: IC BRITES WHITE
- INSTALLATION: -

LUXURY VINYL TILE:
- MFR: LVT-1
- NUMBER: 7725SE-314
- INSTALLATION: -

W -1
- LOCATION: AS NOTED
- STYLE: CHROMASPIN

WOOD VENEER:
- COVERED HALLWAY ARCADE
- NUMBER: 3141
- LOCATION: RESTROOMS, AS NOTED

LIFT: RESIDENTIAL LOBBY
- INSTALLATION: -

LIFT: RESIDENTIAL ELEVATOR LOBBY
- INSTALLATION: -

WINDOW FILM:
- RESIDENTIAL ELEVATOR LOBBY
- INSTALLATION: -

FINISH TRANSITION
- UNLESS OTHERWISE NOTED.

A. CLEAN UP AS WORK PROGRESSES. AT COMPLETION OF PAINTING, REMOVE PAINT MATERIALS AND EQUIPMENT. REMOVE PAINT SPOTS AND CLEAN AREAS THOROUGHLY.

B. RETOUCH OR REFINISH PAINTED SURFACES DAMAGED BY NEW WORK.

C. IN AREAS WHERE THE STRUCTURE IS EXPOSED (NO CEILING), PAINT STRUCTURAL MEMBERS, PARTITIONS PAINT P-16. PROVIDE STRAIGHT RESILIENT BASE AT CARPET FLOORING AND COVE BASE AT RESILIENT ELEMENTS. PAINT COLOR AS SCHEDULED.

1. PROVIDE ROOM FINISHES AS FOLLOWS:
2. PROVIDE ROOM FINISHES AS FOLLOWS:
3. PAINT ACCESS DOORS/ PANELS AND BOXES TO MATCH COLOR OF ADJACENT WALL/ CEILING SURFACES, UNLESS OTHERWISE NOTED.
4. PAINT GYPSUM BOARD CEILINGS WITH FLAT FINISH, UNLESS OTHERWISE NOTED.
5. PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION WORK. COLOR AND FINISH TO MATCH ADJACENT SURFACES, UNLESS OTHERWISE NOTED.
6. LEVEL THE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF SCHEDULED FLOOR COVERINGS.
7. LEVEL THE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF SCHEDULED FLOOR COVERINGS.
8. WHERE FLOORING TRANSITION OCCURS AT CASED OPENINGS, LOCATE TRANSITION AT INSIDE FACE OF OPENING, UNLESS OTHERWISE NOTED.
9. ALIGN VERTICAL JOINTS ON WALLS WITH FLOORING AND BASE JOINTS, UNLESS OTHERWISE NOTED.
10. WHERE FLOORING TRANSITION OCCURS AT CASED OPENINGS, LOCATE TRANSITION AT INSIDE FACE OF OPENING, UNLESS OTHERWISE NOTED.
11. THE CLOSED POSITION, SUCH THAT THERE ARE NO VISIBLE FINISH TRANSITIONS PEEKING THROUGH FROM UNDER THE DOOR.
12. THE CLOSED POSITION, SUCH THAT THERE ARE NO VISIBLE FINISH TRANSITIONS PEEKING THROUGH FROM UNDER THE DOOR.
13. LAY CARPET IN OPEN AREAS IN THE SAME DIRECTION, TYPICAL, UON. PATTERN DEVIATION UNLESS OTHERWISE NOTED.
14. LAY CARPET IN OPEN AREAS IN THE SAME DIRECTION, TYPICAL, UON. PATTERN DEVIATION UNLESS OTHERWISE NOTED.
15. FABRICATE CARPET FROM A SINGLE DYE LOT.
16. PROVIDE STRAIGHT RESILIENT BASE AT CARPET FLOORING AND COVE BASE AT RESILIENT ELEMENTS. PAINT COLOR AS SCHEDULED.
17. PROVIDE RESILIENT BASE FROM A CONTINUOUS ROLL.
18. INTERIOR FINISHES TO COMPLY WITH THE ALLOWABLE COMBUSTIBLE MATERIAL LIST AND INSTALLATION PER CBC. INTERIOR WALL FINISHES TO COMPLY WITH CLASSIFICATIONS LISTED IN THE CBC FOR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
19. CLEAR AND ALL PREPARATION AND INSTALLATION INSTRUCTIONS.
20. SUBMIT THE FOLLOWING FOR ARCHITECT'S REVIEW PRIOR TO ORDER OR FABRICATION.
21. PAINT ACCESS DOORS/ PANELS AND BOXES TO MATCH COLOR OF ADJACENT WALL/ CEILING SURFACES, UNLESS OTHERWISE NOTED.
22. PAINT GYPSUM BOARD CEILINGS WITH FLAT FINISH, UNLESS OTHERWISE NOTED.
23. PLASTIC LAMINATE FINISH ON CUSTOM CABINETS TO COMPLY WITH AWI STANDARDS FOR PREPARATION AND INSTALLATION INSTRUCTIONS.
24. SUBMIT THE FOLLOWING FOR ARCHITECT'S REVIEW PRIOR TO ORDER OR FABRICATION.
A. THREE (3) 5" LONG SAMPLES OF WALL BASE
B. THREE (3) 8 1/2" X 11" BRUSH OUT SAMPLES OF EACH PAINT COLOR
C. THREE (3) 5" X 7" SAMPLES OF EACH CARPET AND CARPET TILES
D. THREE (3) 5" X 7" SAMPLES OF EACH CARPET AND CARPET TILES
E. SAMPLES OF OTHER FINISH MATERIALS WHERE SCHEDULED
F. SAMPLES OF OTHER FINISH MATERIALS WHERE SCHEDULED
G. THREE (3) 5" LONG SAMPLES OF BASE COAT
H. LEWocol:
I. PROJECT & MANUFACTURERS' MANUALS FOR ADDITIONAL INFORMATION, INCLUDING SURFACE ALIGNMENT AND TO DETERMINE QUANTITIES REQUIRED TO COMPLETE THE WORK.

FINISH FLOOR PLAN NOTES

FINISH PLAN & SCHEDULE

FINISH MATERIAL LEGEND

KEYNOTES
0.145" X 1" POWDER ACTUATED FASTENER @ 16" OC MAX, TYP.

UON; REFERENCE FASTENER MFR.

TO FLUTES FOR SIM AND APPLICABLE NOTES.

FLUTED STL DECK WITH CONCRETE FILL.

3 #10 SCREWS AT EACH STUD, TYP.

6 - 1 1/4" REQUIRED TO SPAN 2 DECK FLUTES.

SLIPTRACK SYSTEMS SLP-TRK BRAND TRACK MFR.)

NOTE:

FILL FLUTES OF MTL DECKING ABOVE 4 7/8" TO UNDERSIDE OF STL DECK OR SLAB ABOVE.

3 5/8" X 20 GA (0.0329") STL STUDS AT 24" OC; ONE LAYER OF 5/8" GYP BD ONE SIDE.

3 1/2" MINERAL FIBER INSUL, FRICTION FIT IN STUD CAVITY.

(TESTED W/ 3" MIN MINERAL FIBER INSUL)

LIMITING HT GUIDELINES @ 5 PSF PER SSMA:

L/240: 15'-3".

PARTITION AS SCHEDULED INSULATION

METAL STUDS, 20 GA MIN, FULL HEIGHT, SIZE AS SCHEDULED.

AUTHORITIES HAVING JURISDICTION.

NOTES:

1. AT RATED PARTITIONS, PROVIDE ELEC OUTLET/ DEVICE BOXES TESTED FOR USE IN FIRE-RESISTIVE ASSEMBLIES.

2. WHERE ELEC BOXES ARE TO BE LOCATED ON FLUSH MOUNT STEEL BACKING, 6" x 1 1/4" x 14 GA

VERIFY HEIGHT WITH FRAMING MFR. BRACE AS NEEDED.

EXISTING GYP BD PARTITION EXISTING CASING AT CORNER FASTENED TO STUDS W/ 3, TYPE S SCREWS; VERTICAL TAPE & JOINT COMPOUND.

PIPE OR DUCT (FIRE TAPE @ RATED PTN)

WALL FINISH: PAINT OR THIN-SET TILE AS SCHEDULED.

WALL FINISH: PAINT OR THIN-SET TILE AS SCHEDULED.

LIMITING HT GUIDELINES @ 5 PSF PER SSMA:

L/240: 17'-5" & L/360: 15'-3".

1. IN LIEU OF GYP BD, PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT, WATER-RESISTANT BACKING BD, UNLESS OTHERWISE SPECIFIED.

2. PROVIDE THIN-SET TILE AS SCHEDULED.

3. WHERE LARGE FORMAT TILES ARE SCHEDULED, PROVIDE TILE BACKER BOARD, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD; SEE SPEC.

ADJACENT ROOMS W/O INTERVENING DOORS):

PROVIDE TILE BACKER BOARD W/ WATERPROOFING MEMBRANE OVER, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD; SEE SPEC. PROVIDE THIN-SET TILE AS SCHEDULED.

PARTITION @ (E) CONSTRUCTION - END CONDITION

PARTITION @ (E) FULL-HT SLAB-TO-SLAB DRYWALL PTN, VIF AT WC & (E) PTN

ONE ROW OF 3 5/8" X 20 GA (0.0329") STL STUDS AT 16" OC.

SIDE IN STUD CAVITY.

WALL FINISH: THIN-SET TILE AS SCHEDULED @ WC SIDE.

WALL FINISH: THIN-SET TILE AS SCHEDULED @ WC SIDE.

PAINT AS SCHEDULED @ SIDE W/O WC

PARTITION FINISH: PAINT OR THIN-SET TILE AS SCHEDULED. W/ THIN-SET TILE AS SCHEDULED.

MAX DEFLECTION ALLOWED FOR WALLS & PTN: L/240.

DEFLECTION LIMITS:

L/240 FOR WALLS SCHEDULED TO BE PAINTED.

L/360 FOR WALLS SCHEDULED TO RECEIVE THIN-SET TILE.

PUBLISHED DATA.

LIMITING HEIGHTS: CALCULATE FROM & VERIFY W/ FRAMING MFR.

PARTITION @ (E) CONSTRUCTION - END CONDITION

PARTITION THROUGH NON-RATED ACOUSTICAL PARTITION

PARTITION @ (E) COLUMN/STRUCTURE

STUB PARTITION END

PARTITION TYPES

A9.1