Executive Summary
Conditional Use

HEARING DATE: OCTOBER 24, 2019
CONTINUED FROM: AUGUST 29, 2019

Record No.: 2017-014849CUA
Project Address: 220 Post Street
Zoning: Downtown Retail (C-3-R) Zoning District
80-130-F Height and Bulk District
Block/Lot: 0294/007
Project Sponsor: Tuija Catalano
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 123 Mission Street, LLC
San Francisco, CA 94103
Staff Contact: Jonathan Vimr – (415) 575-9109
jonathan.vimr@sfgov.org
Recommendation: Approval with Conditions

PROJECT DESCRIPTION
The Project proposes the change in use of the existing third, fourth, and fifth floors from retail to general office use. Retail frontage would be retained along Post Street and partially returned along Campton Place.

REQUIRED COMMISSION ACTION
In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303 to establish approximately 18,525 square feet of office use on the third, fourth, and fifth floors within the Downtown-Retail (C-3-R) Zoning District and the 80-130-F Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS
- Third Floor Conversion. While the Project Sponsor has requested to convert all of floors three through five from retail to office, the Department is only recommending such change of use at the top two levels as conversion of the third floor does not appear to meet the requirements of Section 210.2(2) of the Planning Code. This is due to the fact that the subject property is relatively small in scale (five stories over basement) and was historically fully occupied by a retail use. Given this relatively limited size, conversion of three floors would result in the majority of occupied building space being converted to office use within a principally retail-oriented District. As the subject property is located only a block away from Union Square, the Department further
finds that categories of Retail Sales & Service use remain that could occupy the third floor and retain a semblance of the property’s role as an entirely retail-oriented structure.

- **Public Comment & Outreach.** To date, the Department has received three (3) letters in support of the project. No letters in opposition have been received.

- **Design Review Comments.** The scope of work does not include any exterior changes to the building. Related exterior alterations have been approved pursuant to Case Nos. 2017-014849PTA and 2019-002884PTA.

**ENVIRONMENTAL REVIEW**

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

**BASIS FOR RECOMMENDATION**

The Department finds that the Project, with the requested modification to omit conversion of the third floor, is on balance consistent with the Objectives and Policies of the General Plan. While the Project as authorized and conditioned in the Draft Motion establishes general office use at the fourth and fifth floors in place of retail, the Project would maintain full retail frontage along Post Street and ensure the areas along both Post Street and Campton Place possess active street frontages. With the retention of retail use at the third floor, the majority of the five-story over basement building would maintain its historic and principally permitted use. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval (Appendix A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E - Project Sponsor Submittal
ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303, TO ALLOW OFFICE USE ON FLOORS FOUR THROUGH FIVE FOR THE PROPERTY LOCATED AT 220 POST STREET, LOT 007 IN ASSESSOR’S BLOCK 0294, WITHIN THE C-3-R (DOWNTOWN, RETAIL) ZONING DISTRICT, 80-130-F HEIGHT AND BULK DISTRICT, AND DOWNTOWN PLAN AREA.

PREAMBLE

On November 13, 2017, David Silverman of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2017-014819CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to allow office space on floors above the second story and greater than 5,000 square feet, on the subject property at 220 Post Street, Block 0294, Lot 007 (hereinafter “Project Site”).

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

On August 29, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-014849CUA. At that hearing the project was continued to the Commission’s regular hearing on October 24, 2019.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-014849CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.
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 Authorization as modified to omit the conversion of the third floor in Application No. 2017-014849CUA, 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. Project Description. With modification to omit conversion of the third floor as recommended by the Department, the Project would result in a change of use from a Retail Sales and Service Use to an Office Use on the fourth and fifth floors of the subject building pursuant to Planning Code Sections 210.2 and 303. Certain exterior alterations have been previously approved by the Historic Preservation Commission in a Major Permit to Alter approval on July 17, 2019 under Case Number 2019-002884PTA, and by a staff delegated Minor Permit to Alter under Case Number 2017-014849PTA. Please note that in addition to the fourth and fifth floors, the Project Sponsor’s application includes a request to similarly convert the third floor from retail to office.

3. Site Description and Present Use. The Project is located on one lot (with a lot area of approximately 6,175 square feet) at 220 Post Street, on the north side between Stockton Street and Grant Avenue, which has approximately 50-ft of frontage along Post Street and 51.50-ft of frontage along Campton Place. The Project Site is developed with an existing five-story over basement commercial building completed in 1907, with full lot coverage. The existing building was formerly fully occupied by a retail use but is currently vacant.

4. Surrounding Properties and Neighborhood. The Project Site is located within the C-3-R Zoning District in the Downtown Area Plan, a block away from Union Square, and also located within the Kearny-Market-Mason-Sutter Conservation District, with the subject building classified as a Category IV (Contributory Building). Land uses in the vicinity consist primarily of retail uses in buildings ranging from two to ten stories. The Project Site is well served by transit; the Montgomery and Powell BART and MUNI stations are within walking distance, with several MUNI bus lines within close proximity on Market Street. Other zoning districts in the vicinity of the Project site include: P (Public) and C-3-O (Downtown-Office) Zoning Districts. The Kearny-Market-Mason-Sutter Conservation District serves as the heart of San Francisco’s retail market and is composed of a rich collection of early 20th-century commercial buildings utilizing compatible detailing, color, materials, massing, and scale; the Conservation District retains high integrity of character.
5. **Public Outreach and Comments.** As of the date of this report, the Department has received three (3) letters in support of the proposed project. No letters in opposition have been received.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. **Use.** Per Planning Code Section 210.2, within the C-3-R Zoning District, Non-Retail Sales and Service uses require a Conditional Use Authorization if larger than 5,000 gross square feet in size or located above the ground floor.

      The project proposes to convert 18,525 square feet of vacant retail space at the third, fourth, and fifth floors to a Non-Retail Sales and Service Use (office) use and therefore, a Conditional Use Authorization is required for the property located within the C-3-R zoning district. Conformance with the specified criteria is discussed under item No. 7 below.

   B. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. The Planning Code requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered “active uses.”

      As proposed, the Project’s ground floor frontage along Post Street would continue to be devoted to retail use. This frontage is fenestrated with transparent windows and doorways, with most all of the depth of the ground floor remaining devoted to active rentable retail use. Thus, the Post Street frontage complies with Section 145.1. The existing level of transparency on the Property’s Campton Place frontage would be greatly enhanced from its current entirely opaque condition to one with high transparency, partial retail frontage, and a lobby meeting the definition of active use.

      The conversion to office at the upper floors would not create a substantive change to the public realm and exterior alterations were previously granted a Major Permit to Alter by the Historic Preservation Commission.

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

   A. The proposed 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 building envelope will not be changed. The size and intensity of use will essentially be unchanged. The conversion to office use in this contributory building will allow the building to be preserved...
without compromising its architectural integrity. The upper floor office uses will bring office employees to the building, who are expected to patronize nearby retail uses, including restaurants, on a regular basis and would thereby contribute to the District’s retail sector.

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:

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The conversion to office use will allow the building to be preserved without requiring extensive exterior alterations while maintaining the retail character of the neighborhood at the lower levels.

(2) 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 use change will not significantly affect traffic patterns, the type of volume of traffic generated, or the demand for off-street parking and loading. The property is located near BART and other public transit facilities including MUNI, enabling employees and visitors to the Building to walk, bicycle, and use public transit rather than automobiles.

(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No significant emissions of noise, glare, dust or odor would be produced by offices.

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

No landscaping, screening, open spaces, parking or loading areas exist. The existing building covers the entire lot.

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.

As modified to omit conversion of the third floor, the proposed project is consistent with the stated purposes of the C-3-R District in that the intended office use is limited to the upper two levels. This conversion will allow the structure to be preserved as a contributory building while maintaining the retail character of the subject property and neighborhood while also providing a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Planning Code Section 210.2(2)** establishes criteria for the Planning Commission to consider when reviewing applications for the development of non-retail sales and service if the use is located on the third floor, or floors four through six and the use is larger than 5,000 gross square feet in size. In the C-3-R District, in addition to the criteria set forth in Section 303, approval shall be given upon a determination that the use will not detract from the District’s primary function as an area for comparison shopper retailing and direct consumer services. On balance, the Department finds that the Project as modified complies with said criteria in that:

The Project Sponsor has proposed the conversion of the third through fifth floors of the contributory building in the Kearney-Market-Mason-Sutter Conservation District. While the existing third floor is not wrapped with an exterior glass façade or other features that would physically make it appear as an obvious retail level, the subject property is a relatively small scale (five stories over basement) building that has historically been fully occupied by retail use. Given this relatively limited size, conversion of three floors would result in the majority of the building being converted to office use within a principally retail-oriented District. Further, as the subject property is located only a block away from Union Square, the Department finds that categories of Retail Sales & Service use remain that could occupy the third floor and retain a semblance of the property’s role as an entirely retail structure. The department therefore supports the conversion on floors four and five, but does not support the conversion of floor three.

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

**COMMERCE AND INDUSTRY ELEMENT**

Objectives and Policies

**OBJECTIVE 1:**
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.
OBJECTIVE 3:
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.2
Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Policy 3.4
Assist newly emerging economic activities.

OBJECTIVE 4:
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1
Maintain and enhance a favorable business climate in the city.

Policy 4.2
Promote and attract those economic activities with potential benefit to the City.

Policy 4.11
Maintain an adequate supply of space appropriate to the needs of the incubator industries.

URBAN DESIGN ELEMENT
Objectives and Policies

OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

DOWNTOWN AREA PLAN
SPACE FOR COMMERCE
Objectives and Policies

OBJECTIVE 2:
MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR
FINANCIAL ADMINISTRATION, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.1
Encourage prime downtown office activities to grow as long as undesirable consequences of such
growth can be controlled.

Policy 2.2
Encourage location of office development to maintain a compact downtown core and minimize
displacement of other uses.

The Project proposes the conversion of retail space on floors three through five of the building to office use.
The Project does not call for any expansion of the building envelop. The Project is in proximity to ample
public transportation.

Conversion of the fourth and fifth floors to office use in this contributory building will provide a necessary
and desirable result for this part of the Kearny-Market-Mason-Sutter Conservation District, as it will
allow this building to be preserved without compromising the architectural integrity of the building. The
creation of office use space will help with efforts to retain businesses as well as attract new business.

Conversion of the third floor to office use would result in an undesirable consequence of converting the
majority of the building from retail to office. As the subject property is developed with a five-story structure
located only a block away from Union Square, the Department finds that there remain viable Retail Sales &
Service categories that could occupy the third floor and retain a semblance of the property's historic role as
an entirely retail structure.

The Project does not propose a large office use such that it would trigger an office allocation entitlement.
Rather, the Project proposes to activate and maintain an historic building that is now vacant. In doing so,
the Project ensures that the historic buildings is well-maintained and that the area is activated.

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

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

Office uses in the building will provide opportunities for resident employment. Retail use will be
maintained at the lower levels.

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 site does not possess any existing housing. The Project will not alter the scale, height, and massing of the building envelope and would continue to conserve and protect the cultural and economic diversity of the neighborhood.

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

*The Project will not demolish any residential unit or displace any residents.*

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

*The building is well served by public transportation with access to BART and all Muni light rail lines approximately a quarter mile away and over twenty Muni bus lines within approximately a quarter mile of the building. The Project does not include any off-street parking.*

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 Site is currently vacant and would not displace an existing tenant. Industrial use is generally not permitted within the Downtown-Retail Zoning District.*

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

*The Project will not affect earthquake preparedness; all current Building Code standards will be met.*

G. That landmarks and historic buildings be preserved.

*The Project does not propose any interior or exterior changes to the historic building. Separate Minor Permit to Alter and Major Permit to Alter encompassing interior and exterior tenant improvements were previously issued with the work being found to satisfy the Secretary of the Interior’s Standards for Rehabilitation.*

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

*The proposed use will not have any negative effect on parks or open space.*

11. 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.
12. 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 Authorization Application No. 2017-014849CUA subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 10, 2019 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. 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 24, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 24, 2019
EXHIBIT A

AUTHORIZATION

This authorization is for the granting of a Conditional Use Authorization to allow 12,350 square feet of office use on floors four and five of the building located at 220 Post Street, Lot 007 in Assessor’s Block 0294 pursuant to Planning Code Sections 210.2 and 303 within the C-3-R (Downtown, Retail) Zoning District, Downtown Plan Area, and the 80-130-F Height and Bulk District; in general conformance with plans, dated October 10, 2019 and stamped “EXHIBIT B” included in the docket for Record No. 2017-014849CUA and subject to conditions of approval reviewed and approved by the Commission on October 24, 2019, under Motion No. ___________. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit 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 24, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

PERFORMANCE

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

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

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

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

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

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

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

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

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

   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
DESIGN – COMPLIANCE AT PLAN STAGE

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

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

PROVISIONS

7. Downtown Park Fee. 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

8. Union Square Park, Recreation, and Open Space Fee. The Project is subject to the Union Square Park, Recreation and Open Space Fee, as applicable, pursuant to Planning Code Section 435.

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](http://sfdpw.org)*

12. **Community Liaison.** Prior to issuance of 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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)*
Appendix B:
Plans and Renderings
EXHIBIT B
REDUCE SIZE FOR HVAC SHAFT.

SLOPE 15'-0"

FIRE RISER, PROPOSED LOCATION

2-HR RATED PARTITION @ GAS PLY-WOOD AND AIRTIGHT 60 MIL WRAP.

PROTECT (E) ESCALATOR WITH 1/2" IDENTIFICATION IN PATH OF EGRESS

NEW SOLID BRONZE/ BRASS HINGES, PAINT TO MATCH SAMPLE. INSTALL PLATFORM FOR SAFETY FLOOR MOUNTED ON MECH. BARS, AND HANDRAILS PROVIDE BACKING FOR SINK, GRAB BARS AND HANDRAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

SAYTON ELEVATOR SHAFI, TYPE 1-3/4" WALL.

COLUMNS AT ELEVATOR SHAFT, TYP.

2-HR RATED FIREPROOFING ON STEEL STRUCTURAL MEMBER BELOW

ATTACH ELEVATOR GUIDE RAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

2-HOUR RATING OF ELEV SHAFT CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE LIMITERS - 4" OPEN MAX. RECAULK LATCH, PULL AND SLIDE ROD, JOINTS TYP. SEE A2.00-2.02.

FLOOR INFILL. SSD FOR ADDITIONAL INFO


REPLACE (E) 8" DIA. TIMBER COL. TO STRUCTURAL MEMBER BELOW

REPLACE (E) 8" DIA. TIMBER COL. TO STRUCTURAL MEMBER BELOW

REPLACE (E) CONCRETE: PATCH AS REQ'D FOR FLAT SURFACE THOUGHOUT

PLYWOOD SHEATHING TO MATCH LIGHTWEIGHT CONCRETE OVER SEALED CONCRETE

NEW SOLID BRONZE/ BRASS HINGES, PAINT TO MATCH SAMPLE. INSTALL PLATFORM FOR SAFETY FLOOR MOUNTED ON MECH. BARS, AND HANDRAILS PROVIDE BACKING FOR SINK, GRAB BARS AND HANDRAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

SAYTON ELEVATOR SHAFI, TYPE 1-3/4" WALL.

ATTACH ELEVATOR GUIDE RAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

2-HOUR RATING OF ELEV SHAFT CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE LIMITERS - 4" OPEN Max. RECAULK LATCH, PULL AND SLIDE ROD, JOINTS TYP. SEE A2.00-2.02.

FLOOR INFILL. SSD FOR ADDITIONAL INFO


REPLACE (E) 8" DIA. TIMBER COL. TO STRUCTURAL MEMBER BELOW

REPLACE (E) CONCRETE: PATCH AS REQ'D FOR FLAT SURFACE THOUGHOUT

PLYWOOD SHEATHING TO MATCH LIGHTWEIGHT CONCRETE OVER SEALED CONCRETE

NEW SOLID BRONZE/ BRASS HINGES, PAINT TO MATCH SAMPLE. INSTALL PLATFORM FOR SAFETY FLOOR MOUNTED ON MECH. BARS, AND HANDRAILS PROVIDE BACKING FOR SINK, GRAB BARS AND HANDRAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

SAYTON ELEVATOR SHAFI, TYPE 1-3/4" WALL.

ATTACH ELEVATOR GUIDE RAILS.

ANTI-CASCADING GATE WITH SELF CLOSING Hinge AND ONE-WAY SWING TO PROVIDE ESCAPE.

2-HOUR RATING OF ELEV SHAFT CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE LIMITERS - 4" OPEN Max. RECAULK LATCH, PULL AND SLIDE ROD, JOINTS TYP. SEE A2.00-2.02.

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(E) STONE CLADDING TO REMAIN
(N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH LAMINATED GLASS
(N) BASE STONE CLADDING TO BE REPLACED

(F) PEDIMENT TO BE REMOVED
(F) STONE CLADDING TO BE REMOVED
(F) LANTERN TO REMAIN
(F) STOREFRONT SYSTEM TO BE REMOVED
(F) OPAQUE PANEL TO BE REMOVED

(G) Awning to be removed
(G) Awning to be removed
(G) STOREFRONT SYSTEM TO BE REMOVED
(G) OPAQUE PANEL, TO BE REMOVED

(H) JAMB TO BE REMOVED
(H) JAMB TO BE REMOVED
(H) STOREFRONT SYSTEM TO BE REMOVED
(H) OPAQUE PANEL, TO BE REMOVED

(E) BASE STONE CLADDING
(REFURBISH) (E) WINDOWS, STRIPE (E) PAINT FRAME AND TRIM, PAINT TO MATCH SAMPLE.
PROVIDE ALTERNATIVE, REPLACE (E) GLASS WITH LAMINATED GLASS.

STRIPE EXISTING PAINT FROM NORTH & SOUTH FACADES, AND WEST FACING PARTY WALL.
PASTE, FRAME, AND PAINT TO MATCH ARCHITECT'S COLOUR SAMPLE. SATIN FINISH ON WALLS, HIGH GLOSS FINISH ON WINDOWS + TRIMS.

(E) AWNINGS ON ALL FLOORS, TO BE REMOVED.

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EXISTING SITE PHOTOGRAPHS

A2.01

ELEVATION - POST STREET (N.I.C.: REFERENCE ONLY)

220 POST ST
SAN FRANCISCO, CA 94108

NOTE: If this drawing is not 24”x36” it has been revised from its original size.
Scale noted on drawings/details are no longer applicable.

© 2012 WZ Architecture Inc.

Owner:
CITY CENTER REALTY PARTNERS
167 GRANT AVE, SIXTH FLOOR
SAN FRANCISCO, CA 94108

Rev. Date Remarks
08/07/2018 Permit Application
11/09/2018 Addendum #1
03/08/2019 Plan Review Comments
06/11/2019 Plan Review Comments
EXISTING SITE PHOTOGRAPHS

ELEVATION - CAMPTON PLACE
220 POST ST
SAN FRANCISCO, CA 94108

NOTE: If this drawing is not 24"x36" it has been revised from its original size. Scale noted on drawings/details are no longer applicable.

© 2012 WZ Architecture Inc.

Owner:
CITY CENTER REALTY PARTNERS
167 GRANT AVE, SIXTH FLOOR
SAN FRANCISCO, CA 94108

Rev. Date Remarks
Permit Set Plan Review Comments
07/31/2019
10/03/2019
Appendix C:

Environmental Determination
# CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
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</tbody>
</table>

**Addition/ Alteration**

- [ ] Demolition (requires HRE for Category B Building)
- [ ] New Construction

**Project description for Planning Department approval.**

Request for Conditional Use Authorization to permit change of use for approximately 18,525 sq ft. of retail to office use on third, fourth and fifth floors.

Demolition and replacement of ground floor storefronts with proposed. Addition of light fixtures at Compton Place store front. Refurbish upper floor building facades, install new elevator and lobby at Compton Place. Roof deck and skylight with new minimally visible penthouses.

## STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- [ ] **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- [ ] **Class 3 - New Construction.** Up to three new single-family residences or six 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.
- [ ] **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  - (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  - (c) The project site has no value as habitat for endangered rare or threatened species.
  - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - (e) The site can be adequately served by all required utilities and public services.

For Environmental Planning Use Only

- [ ] Class ___
## STEP 2: CEQA IMPACTS

**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th><strong>Air Quality:</strong> 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, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Materials:</strong> 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?</td>
</tr>
<tr>
<td><em>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</em></td>
</tr>
<tr>
<td><strong>Transportation:</strong> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> 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? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Topography) <em>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</em></td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <em>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</em></td>
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<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <em>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</em></td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):**
STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

- 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.

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

Check all that apply to the project.

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

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 PROJECT PLANNER

Check all that apply to the project.

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

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (specify or add comments):

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
     - a. Per HRER or PTR dated (attach HRER or PTR)
     - b. Other (specify):
   - [ ] Reclassify to Category C

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

- [ ] 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: Jonathan Vimr

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

TO BE COMPLETED BY PROJECT PLANNER

- [ ] No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action: Planning Commission Hearing</th>
<th>Signature: Jonathan Vimr</th>
</tr>
</thead>
<tbody>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
<td>09/26/2019</td>
</tr>
</tbody>
</table>

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 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.

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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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
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Appendix D:
Maps and Context Photos
Sanborn Map*

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

*South (Post Street) façade.

Conditional Use Authorization
Case Number 2017-014849CUA
220 Post Street
Site Photo*

*North (Compton Place) elevation.

Conditional Use Authorization
Case Number 2017-014849CUA
220 Post Street
Appendix E:
Project Sponsor Submittal

Conditional Use Authorization
Case Number 2017-014849CUA
220 Post Street
Re: 220 Post – CU for Change of Use  
Planning Dept. Case No. 2017-014849CUA  
Brief in Support of the Project  
Hearing Date: October 24, 2019  
Our File No.: 10133.02

Dear President Melgar and Commissioners:

Our office represents AG 220 Post, LLC, the owner and City Center Realty Partners, LLC, the authorized representative, ("Project Sponsor") of 220 Post Street, Assessor’s Block 0294, Lot 007 ("Property"). The Project Sponsor proposes to convert the existing upper floors (at 3rd, 4th and 5th levels) from retail to office use ("Project"). We understand that the Department is only recommending approval of the 4th and 5th floor conversion, however, we strongly believe that the 3rd floor conversion is in compliance with the applicable CU criteria, and request your approval for all three upper floors.

A. PROJECT BENEFITS

- Conversion of upper floors helps re-activate the entire building and eliminate existing vacancies;
- Conversion results with a compatible mix of lower level retail and upper floor office uses;
- Activation and greater transparency along Campton Place, increasing security and overall activeness along the alley.
- Office occupancy at the 3rd-5th floors brings office tenants to the building and neighborhood, resulting in regular patrons and additional foot-traffic for existing retail and restaurant uses; and
- Payment of the (new) $6/sf Union Square Park, Recreation and Open Space fee, along with other impact fees.
B. **UPPER FLOOR RETAIL-TO-OFFICE LEGISLATION**

The Project’s CU application was filed approx. two (2) years ago, in November 2017, but has been on hold during the pendency of the City’s re-evaluation and implementation of policies and controls applicable to upper floor uses in Union Square. Conversion of retail uses in the C-3-R zoning district (encompassing primarily the Union Square neighborhood) have been subject to the CU requirement since 1985, the adoption of the Downtown Plan. Starting in March 2017, the Planning Commission held a hearing re retail trends in the C-3-R district and discussed the appropriateness of the then-existing retail-to-office requirements.

In May 2018, the Board of Supervisors (“BOS”) adopted interim controls that effectively paused all pending retail-to-office applications from proceeding until permanent controls were adopted. Many property owners and other stakeholders worked closely and cooperatively with (District) Supervisor Peskin on the permanent controls, which were approved by the BOS in early 2019, and became effective on March 15, 2019.

In summary, the permanent controls, per BOS Ordinance No. 23-19, provide as follows:

<table>
<thead>
<tr>
<th>Building Floor</th>
<th>Office Permissibility and Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors 1-2</td>
<td>Not Permitted; Office uses (and other Non-Retail Sales and Service uses) are not permitted unless the use offers on-site services to the general public.</td>
</tr>
<tr>
<td>Floor 3</td>
<td>CU required; Office uses require a CU, and are subject to consideration of newly-adopted factors.</td>
</tr>
<tr>
<td>Floor 4-6, with &lt;5,000 sf</td>
<td>Principally permitted.</td>
</tr>
<tr>
<td>Floor 4-6, with &gt;5,000 sf</td>
<td>CU required; Office uses require a CU, but are subject only to standard CU criteria only.</td>
</tr>
<tr>
<td>Floor 7 &amp; above</td>
<td>All office uses are principally permitted.</td>
</tr>
</tbody>
</table>

Prior to the BOS’ adoption of the permanent controls, the Planning Commission also held a hearing, on October 18, 2018. All but one of the Commissioners spoke in favor of allowing flexibility on the 3rd floor uses, and the Commission recommended allowing office uses on the 3rd floor with a CU.

C. **PROJECT DESCRIPTION**

The existing building is a 5-story, approx. 30,875-sf building with retail on all levels. The Project proposes to convert the three upper floors, floors 3-5, from retail to office uses. The lower floors, floors 1 and 2, will remain as retail uses. The building is relatively small, with approx. 6,175 sf floor plates. The CU applies to all requested conversion levels, however, only the 3rd floor conversion is subject to the additional controls and factors that were adopted in 2019 via Ord. 23-19 Retail-to-Office Conversion legislation.

The existing building at the Property has been vacant since November 1, 2016. The Project Sponsor has taken extensive efforts to lease all four levels to a retail tenant, such as Prada, Chanel,
D. PROJECT’S COMPLIANCE WITH CU CRITERIA AND CONSIDERATIONS

The Project is consistent with the general CU criteria by being a necessary and desirable use that is compatible with the context. The retail industry has changed and continues to evolve. The large department store models are disappearing and retail is becoming more experiential shopping, reducing the need for stores to carry large inventories on-site. Retailers of every size and product category have decreased their footprint due to the competition of the internet. Street visibility and pedestrian access remain key factors to making retail successful. The difficulty with upper floor retail is that it is often not visible and easily accessible and rarely, if ever, would a retailer choose to occupy upper floor space without also having ground level presence. Requiring retailers to take 3rd or higher floor area in conjunction with ground and 2nd floor space severely inhibits overall leasability and results in increased vacancies due to the fact that retailers are taking ever smaller footprints. Increasingly, retailers simply do not want retail space on the 3rd or higher levels, regardless of whether the space is stand-alone space or in conjunction with lower levels.

Allowing 3rd and upper floors to be converted to office or other non-retail uses directly helps in the leasability of lower levels. Office uses bring tenants to the building and Union Square on a regular basis, creating patrons to nearby retail services, including restaurants and cafes, thus helping maintain Union Square as the City’s premier retail destination. Upper floor office uses also help keep buildings fully leased, allowing property owners to maintain their buildings and increasing the pool of feasible retail tenants who are interested in the ground and 2nd floor areas only. In sum, the mix of retail and office uses in buildings is an ideal mix of uses that decreases vacancies and promotes overall vibrancy and successfulness of Union Square.

The Retail-to-Office legislation that was approved earlier in 2019 includes additional criteria and factors for the Commission to evaluate, under Section 210.3, footnote 2. The Commission must only make these findings for the proposed 3rd floor conversion, with the 4th and 5th floor conversions being subject only to standard Section 303 CU criteria. The following examines the Project’s 3rd floor compliance with the additional criteria/factors:

(a) The proposed use would not require modification of the location that would negatively impact existing architectural, historic and aesthetic features, or otherwise inhibit the conversion back to a principally-permitted use in the future;

RESPONSE: The Project complies with this requirement. No changes¹ are proposed at the primary Post Street façade, which will remain occupied and improved with retail uses at the ground level. The secondary façade, at Campton Place, is currently improved with a solid, non-inviting and non-transparent façade, and has been previously approved with a

¹ See HPC Motion No. 0382, with Major Permit to Alter approval on July 17, 2019 under Case No. 2019-002884PTA, and Planning Staff approval of a Minor Permit to Alter on October 25, 2018 under Case No. 2017-014849PTA.
more transparent and pedestrian-friendly lobby that provides access to stairs and elevator to the upper floors and a portion of the retail façade extending from Post Street. The lobby areas along Campton Place can serve any principally- or conditionally permitted use in an identical manner, thus eliminating any need for future changes if the upper floor areas were converted back to principally-permitted uses. In sum, the Project will have no impact on existing architectural, historic or aesthetic features, and does not in any way inhibit future conversion back to a principally permitted use.

(b) The proposed use would not have an actual or potential adverse impact on adjacent zoning districts in which non-retail sales and services uses are not permitted; and

RESPONSE: The Project complies with this requirement. As shown below, the Property is located approx. one block from Union Square, surrounded by other C-3-R zoned properties. The closest non-C-3-R zoning district in the C-3-O (Downtown Office) district approx. 1.5 blocks east of the Property. C-3-O is primarily intended for office uses, and principally permits and contain office uses. Thus, the Project will have absolutely no adverse impact on adjacent zoning districts where office uses are not permitted.

(c) The proposed use will not result in the development of non-retail sales and service uses such that the District’s primary function is no longer an area for comparison shopper retailing and direct consumer services.

RESPONSE: The Project complies with this requirement. The Project proposes to convert the upper floors into office uses, leaving the ground and second floors for retail uses. By proposing office uses on the upper floors at a location and building levels that have proven to be unleasable for retail uses, the Project is expected to help facilitate full building occupancy by retail and office tenants, resulting in new patrons to nearby retail uses. Additionally, the primary ground floor façade, at Post, remains entirely as a retail façade. The secondary ground floor façade, at Campton Place, will contain an office lobby entrance, as well as transparent window towards the ground floor retail space.

In sum, the Project is entirely supportive of maintaining the District’s primary function as a retail area. The 3rd-5th floors are also not practically speaking appropriate or leasable for
retail uses, and instead are desirable as uses that can support the nearby retail functions.

Additionally, the Commission is to consider the following:

(1) Whether the proposed use would complement or support principally-permitted uses in the District; and

RESPONSE: Providing office uses on the building’s three upper floors will bring office tenants to the building and the neighborhood on a daily basis, resulting in new patrons to the nearby retail businesses. The office tenants are, at minimum, expected to frequent nearby cafes and restaurants, helping support them. The subject block along Campton Place includes mostly buildings that provide back-of-house access to businesses facing either Post or Sutter Street and do not provide any pedestrian-friendly activity or transparent ground floor façades. The creation of a more transparent entrance along Campton Place for the proposed upper floor office uses helps increase foot traffic and security for nearby businesses by bringing additional people down Campton Place.

The following images and elevations show how stark the existing façade is compared to the proposed conditions with the activation of the upper floors with office uses.
Whether the site of the proposed use is not conducive to any principally-permitted uses in the District by virtue of physical limitations, including but not limited to the size and orientation of the floor plate and the nature of independent access to the third floor.

RESPONSE: The subject building is not conducive to retail sales and service uses on the 3rd thru 5th levels for several reasons. Due to the building design, the proposed office floors have extremely poor street visibility and accessibility from pedestrian perspective. The building is also a mid-block building, further limiting upper floor visibility, which is critical for the success of retail uses.

The existing building simply does not support retail uses on the 3rd (or higher) floors. The primary Post Street façade is approx. 50’ wide and only provides ground floor access to the retail space. The likelihood of finding a retail tenant that wants to take 18,500 sf on three building levels (1st thru 3rd) is practically impossible and in fact the Project Sponsor has actively tried to find such a user over the last 3 years and has failed to find such a tenant. A stand-alone retail tenant on the 3rd floor only would not be provided access from the primary Post Street façade (in the absence of creating a separate lobby at the ground floor as that must be reserved for a potential retail tenant on the second floor, thereby significantly reducing existing ground floor retail display), and would already be at a disadvantage having to access the 3rd floor space from Campton Place. Campton Place is a narrow alley that is improved with back-of-house, non-transparent façades. Equally important, Campton Place is an alley that is not frequented with pedestrian foot-traffic. The likelihood that a retail business would want a stand-alone 3rd floor space that is accessible from an alley that provides minimal foot-traffic and marginal street visibility and has significant security issues, is less than miniscule.

The (non)leasability of the upper floors for retail uses is not just a guess, but is based on actual marketing efforts by the Project Sponsor, which have not been successful. With the changes in retail industry, combined with the physical size, location and accessibility of the 3rd thru 5th floors, the demand and desirability for retail uses at these levels is simply non-existent.

E. COMMUNITY OUTREACH

The proposed conversion, including the conversion of the 3rd floor, is overwhelmingly supported by the Project’s neighbors. Attached you will find support letters that collectively contain 41 signatures in support of the Project, including a letter from members at The Scheve Building at 210 Post, with 33 signatures representing 18 different businesses, a letter from employees at 236 and 240 Post, with 7 signatures, and letters from the Taj Campton Place’s General Manager, at 340 Stockton Street (across the street from the Property), and from the CFO for the owner of 135 Post Street.
F. CONCLUSION

The proposed Project has been pending for several years, in part delayed by the consideration and implementation of new C-3-R retail-to-office conversion policies and controls. With the permanent controls now in place, the Project seeks to convert two upper floors to office use, in full compliance with the permanent controls. We respectfully ask for the Commission’s approval for the Project on October 24th. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Tuija I. Catalano

cc: Vice President Joel Koppel
Commissioner Frank Fung
Commissioner Milicent Johnson
Commissioner Kathryn Moore
Commissioner Dennis Richards
Jonas P. Ionin, Commission Secretary
John Rahaim, Planning Director
Claudine Asbagh, Team Manager
Jonathan Vimr, Project Planner
Mark Stefan, Project Sponsor
Koonshing Wong, WZ Architects

Enclosures:
Exh. A-1 – Support letter from Members at The Shreve Building, 210 Post, 33 signatures
Exh. A-2 – Support letter from Employees at 236 and 240 Post, 7 signatures
Exh. A-3 – Support letter from David Tom, CFO of Seaker & Sons, 135 Post Street
Exh. A-4 – Support letter from Corinna Luebbe, General Manager of Taj Campton Place, 340 Stockton
September 12, 2019

San Francisco Planning Commission
Attn: Claudine Asbagh
1650 Mission St #400
San Francisco, CA 94103

Re: Planning Dept. Case No. 2017-014849CUA / Planning Commission Hearing Date: October 24, 2019

Dear Commissioners:

Collectively, we are tenants next door at 210 Post, The Shreve Building and are supporters of the conversion of the upper floors of 220 Post Street to office use.

With retail’s noticeably shrinking footprint, we have observed a growing number of vacancies in Union Square, meanwhile demand for office in San Francisco remains high. We are supportive of plans to convert 220 Post Street’s floors 3 to 5 to office and urge the Commission to approve this CUP.

We are confident that the change in zoning will result in a fully occupied building, adding more vibrancy to the surrounding neighborhood. A reduction in vacancies increases visits, tax revenue and will add to the overall environment of Union Square. Additionally, office employees will bring extra life to the area, shoppers to our retail and patrons to our restaurants.

Prolonged vacancies add to blight and ultimately create an environment that is antithetical to a safe, thriving and healthful San Francisco.

We see no downside to converting vacancies to office. We fully support and applaud the renovation of 220 Post with an additional entrance at Campton and the sooner the space is leased the better for the business owners and visitors of Union Square.

Signatures on the following page(s)
Respectfully from The Shreve Building

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<thead>
<tr>
<th>Name</th>
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<tr>
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Respectfully from The Shreve Building

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<td>NIC COSTINIANO</td>
<td>FEDEX</td>
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<td>EDMUND R. WEBER</td>
<td>JEWELERS</td>
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Employees at 236 Retailer- Salvatore Ferragamo

September 12, 2019

San Francisco Planning Commission
Attn: Claudine Asbagh
1650 Mission St #400
San Francisco, CA 94103

Re: Planning Dept. Case No. 2017-014849CUA / Planning Commission Hearing Date: October 24, 2019

Dear Commissioners:

Collectively, we are tenants next door at 236 and 240 Post, The Shreve Building and are supporters of the conversion of the upper floors of 220 Post Street to office use.

With retail’s noticeably shrinking footprint, we have observed a growing number of vacancies in Union Square, meanwhile demand for office in San Francisco remains high. We are supportive of plans to convert 220 Post Street’s floors 3 to 5 to office and urge the Commission to approve this CUP.

We are confident that the change in zoning will result in a fully occupied building, adding more vibrancy to the surrounding neighborhood. A reduction in vacancies increases visits, tax revenue and will add to the overall environment of Union Square. Additionally, office employees will bring extra life to the area, shoppers to our retail and patrons to our restaurants.

Prolonged vacancies add to blight and ultimately create an environment that is antithetical to a safe, thriving and healthful San Francisco.

We see no downside to converting vacancies to office. We fully support and applaud the renovation of 220 Post with an additional entrance at Campton and the sooner the space is leased the better for the business owners and visitors of Union Square.

Signatures on the following page(s)
Respectfully from 236 Post

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<thead>
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<tr>
<td>Laura Lin</td>
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<td>Silvia Skv</td>
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<td>In. Dr. Y. Lawrence</td>
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<td>Dr. W. Weinmann</td>
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September 11, 2019

San Francisco Planning Commission
Attn: Claudine Asbagh
1650 Mission St #400
San Francisco, CA 94103

Re: Planning Dept. Case No. 2017-014849CUA
Planning Commission Hearing Date: October 24, 2019

We own 135 Post Street. We support the conversion of the upper floors of 220 Post Street to office use.

With retail's noticeably shrinking footprint, we have observed a growing number of vacancies in Union Square, meanwhile demand for office in San Francisco remains high. We are supportive of plans to convert 220 Post Street's floors 3 to 5 to office and urge the Commission to approve this CUP.

We are confident that the change in zoning will result in a fully occupied building, adding more vibrancy to the surrounding neighborhood. A reduction in vacancies increases visits, tax revenue and will add to the overall environment of Union Square. Additionally, office employees will bring extra life to the area, shoppers to our retail and patrons to our restaurants.

Prolonged vacancies add to blight and ultimately create an environment that is antithetical to a safe, thriving and healthful San Francisco.

We see no downside to converting vacancies to office. We fully support and applaud the renovation of 220 Post with an additional entrance at Campton and the sooner the space is leased the better for the business owners and visitors of Union Square.

Respectfully,

David Tom
CFO
Seaker & Sons
456 Montgomery Street, Suite 700
San Francisco, CA 94104-1240
Date: 09/03/2019

San Francisco Planning Commission
Attn: Claudine Asbagh
1650 Mission St #400
San Francisco, CA 94103

Re: Planning Dept. Case No. 2017-014849CUA
   Planning Commission Hearing Date: October 24, 2019

We own Taj Campton Place at 340 Stockton Street and our building faces 220 Post Street in Campton Alley. We support the conversion of the upper floors of 220 Post Street to office use.

With retail’s noticeably shrinking footprint, we have observed a growing number of vacancies in Union Square, meanwhile demand for office in San Francisco remains high. We are supportive of plans to convert 220 Post Street’s floors 3 to 5 to office and urge the Commission to approve this CUP.

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We fully support and applaud the renovation of 220 Post with an additional entrance at Campton and the sooner the space is leased the better for the business owners and visitors of Union Square.

Respectfully,

[Signature]
Corinna Luebbe, General Manager