



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 24, 2019

CONTINUED FROM: AUGUST 29, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 24, 2019

CONTINUED FROM AUGUST 29, 2019

1650 Mission St.  
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*Record No.:* 2017-014849CUA  
*Project Address:* 220 POST STREET  
*Zoning:* C-3-R (Downtown-Retail) Zoning District  
80-130-F Height and Bulk District  
*Block/Lot:* 0294/007  
*Project Sponsor:* Tuija Catalano  
1 Bush Street, Suite 600  
San Francisco, CA 94101  
*Property Owner:* AG 220 Post, LLC  
170 Grant Street, Sixth Floor  
San Francisco, CA 94108  
*Staff Contact:* Jonathan Vimr – (415) 575-9109  
jonathan.vimr@sfgov.org

**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 20<sup>th</sup>-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](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – 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](http://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](http://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](http://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](http://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](http://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 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



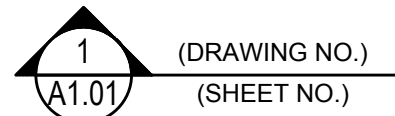
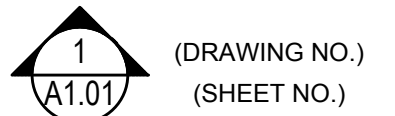
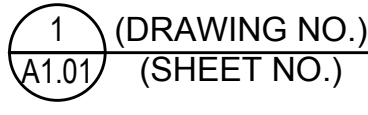
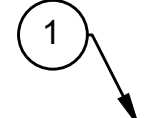
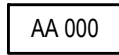
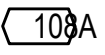
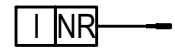


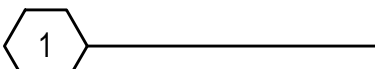
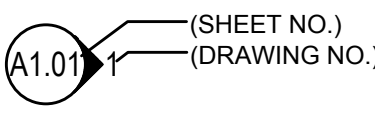
MEP Engineer:  
Syska Hennessy Group, Inc.  
425 California Street, Suite 700  
San Francisco, CA 94104  
T: (415)-288-5932  
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170 Grant Avenue, Sixth Floor  
San Francisco, CA 94108  
T: (415) 655-7002  
E: mark@ccrpllc.com  
Contact: Mark Stefan



	(DRAWING NO.) (SHEET NO.)	SECTION TAG		(DRAWING NO.) (SHEET NO.)	EXTERIOR ELEVATION TAG
	(DRAWING NO.) (SHEET NO.)	DETAIL TAG			KEYNOTE TAG
		ROOM TAG			DOOR NUMBER
		PARTITION TAG, FIRE RATING			WINDOW TAG
		DATUM POINT, DIMENSION POINT			
		GRIDLINE (F.O.S. AT FRAMING; CENTERLINE AT STRUCT. COL.)			
	(SHEET NO.) (DRAWING NO.)	INTERIOR ELEVATION			

## DRAWING SYMBOLS

5



## VICINITY MAP

3

ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME
A.C.T.	ACOUSTIC CEILING TILE	F.O.S.	FACE OF STUD	PTD	PAINTED
A.D.	AREA DRAIN	F.P.	FIRE PROOFING	Q.T.	QUARRY TILE
ARCH. STL.	ARCHITECTURAL STEEL	FTG	FOOTING	R	RISER
AUT. CLO.	AUTOMATIC CLOSER	GA	GAGE	RAD	RADIUS
AGGR	AGGREGATE	GALV	GALVANIZED	RE:	REFER TO
ALUM	ALUMINUM	GL	GLASS	REF	REFERENCE
ASPH	ASPHALT	G.B.	GRAB BAR	RCP	REFLECTED CEILING PLAN
BD	BOARD	GR	GRADE	REINF	REINFORCED
BM	BEAM	G.W.B.	GYPSUM WALL BOARD	REQ	REQUIRED
BITUM	BITUMINOUS	H.B.	HOSE BIB	RESIL.FL.	RESILIENT FLOORING
BLDG	BUILDING	HDWD	HARDWOOD	RR	RESTROOM
BLKG	BLOCKING	H.M.	HOLLOW METAL	REV	REVEAL
B.O.	BOTTOM OF	I.D.	INSIDE DIAMETER	RM	ROOM
CAB	CABINET	INS	INSULATION	R.O.	ROUGH OPENING
CEM	CEMENT	INT	INTERIOR	R.W.L.	RAIN WATER LEADER
C.L.	CENTER LINE	JST	JOIST	S.A.S.N.	SELF ADHERED SHEET MEMBRANE
CER	CERAMIC	JT	JOINT	SCH	SCHEDULE
C.T.	CEILING TILE	KIT	KITCHEN	S.C.D.	SEAT COVER DISPENSER
CLG	CEILING	K.P.	KICK PLATE	S.D.	SOAP DISPENSER
CLO	CLOSET	LAM	LAMINATE	SHR	SHOWER
CLR	CLEAR	LAM. GL.	LAMINTATED GLASS	SIM	SIMILAR
COL	COLUMN	LAV	LAVATORY	S.E.D.	SEE ELECTRICAL DRAWINGS
COL. L.	COLUMN LINE	LKR	LOCKER	S.M.D.	SEE MECHANICAL DRAWINGS
C.M.P.	COMPOSITE METAL PANEL	LT	LIGHT	S.P.D.	SEE PLUMBING DRAWINGS
CONC	CONCRETE	M.B.	MOISTURE BARRIER	S.S.D.	SEE STRUCTURAL DRAWINGS
C.F.CLO.	CONCEALED FLOOR CLOSET	MAX	MAXIMUM	SPEC	SPECIFICATIONS
CONT'D	CONTINUED	MECH	MECHANICAL	S.ST	STAINLESS STEEL
CONT	CONTINUOUS	MIN	MINIMUM	STOR	STORAGE
C.B.	CORNER BREAD	MIR	MIRROR	STL	STEEL
CORR	CORRIDOR	MISC	MISCELLANEOUS	STN	STONE
DET	DETAIL	MTL	METAL	SUSP	SUSPENDED
DIA	DIAMETER	MUL	MULLION	T	TILE
DIM	DIMENSION	N	NEW	TC	TERRA COTTA
DS	DOWNSPOUT	NOM	NOMINAL	TD	TREAD
DWG	DRAWING	N.I.C.	NOT IN CONTRACT	TERR	TERRAZZO
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE	T.O.	TOP OF
DIFFER	DIFFUSER	NR	NOT RATED	T.O.C.	TOP OF CURB
D.S.P.	DRY STANDPIPE	O.C.	ON CENTER	T.O.W.	TOP OF WALL
EQ	EQUAL	OPP	OPPOSITE	TYP	TYPICAL
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
E.P.	ELECTRICAL PANEL	OPNG	OPENING	V.B.	VAPOR BARRIER
ELEV	ELEVATOR	OR.MTL.	ORNAMENTAL METAL	VEST	VESTIBULE
EQPT	EQUIPMENT	O.F.D.	OVERFLOW DRAIN	V.C.T.	VINYL COMPOSITE TILE
EXST	EXISTING	P.C.	PRECAST CONCRETE	V.I.F.	VERIFY IN FIELD
EXT	EXTERIOR	PLAS	PLASTER	W	WITH
F.A.	FIRE ALARM	PLWD	PLYWOOD	W/O	WITHOUT
F.D.	FLOOR DRAIN	P.LAM.	PLASTIC LAMINATE	WD	WOOD
FDN	FOUNDATION	PL	PLATE	WP	WATERPROOFING
F.E.C.	FIRE EXTINGUISHER CABINET	P	PAINT		
F.H.C.	FIRE HOSE CABINET	PNL	PANEL		
F.O.C.	FACE OF CONCRETE	PT	POINT		
F.FL.	FINISH FLOOR	P.T.	PORCELAIN TILE		
FL	FLOOR	P.T.D.	PAPER TOWEL DISPENSER		
FLASH	FLASHING	P.T.D/R	PAPER TOWEL DISPENSER AND RECEPTACLE		
F.O.F.	FACE OF FINISH	P.T.R.	PAPER TOWEL RECEPTACLE		
		PTN	PARTITION		

## ABBREVIATIONS

4

## PROJECT ADDRESS

220 POST STREET  
SAN FRANCISCO, CA 94108  
APN / PARCEL NO: 0294/007

## EXISTING + PROPOSED OCCUPANCY USE

EXISTING OCCUPANCY USE: M  
PROPOSED OCCUPANCY USE: M (NO CHANGE) + A3 (ROOF DECK)

## CONSTRUCTION CLASSIFICATION

EXISTING TYPE OF CONSTRUCTION: 3-B  
PROPOSED TYPE OF CONSTRUCTION: 3-A  
AUTOMATIC FIRE SPRINKLERS: YES

## PLANNING ZONE

PLANNING ZONE: C-3-R - DOWNTOWN - RETAIL

## FLOOR AREA

BASEMENT	3RD FLOOR	TOTAL
EXISTING: 7070 GSF PROPOSED: 7070 GSF CHANGE OF USE: 0 GSF	EXISTING RETAIL: 6175 GSF PROPOSED RETAIL: 0 GSF EXISTING OFFICE: 0 GSF PROPOSED OFFICE: 6175 GSF CHANGE OF USE: 6175 GSF	EXISTING RETAIL: 30875 GSF <b>PROPOSED RETAIL: 12350 GSF</b> EXISTING OFFICE: 0 GSF <b>PROPOSED OFFICE: 18525 GSF</b>
1ST FLOOR EXISTING RETAIL: 6175 GSF PROPOSED RETAIL: 6175 GSF EXISTING OFFICE: 0 GSF PROPOSED OFFICE: 0 GSF CHANGE OF USE: 0 GSF	4TH FLOOR EXISTING RETAIL: 6175 GSF PROPOSED RETAIL: 0 GSF EXISTING OFFICE: 0 GSF PROPOSED OFFICE: 6175 GSF CHANGE OF USE: 6175 GSF	
2ND FLOOR EXISTING RETAIL: 6175 GSF PROPOSED RETAIL: 6175 GSF EXISTING OFFICE: 0 GSF PROPOSED OFFICE: 0 GSF CHANGE OF USE: 0 GSF	5TH FLOOR EXISTING RETAIL: 6175 GSF PROPOSED RETAIL: 0 GSF EXISTING OFFICE: 0 GSF PROPOSED OFFICE: 6175 GSF CHANGE OF USE: 6175 GSF	

## BUILDING CODE

CALIFORNIA ADMINISTRATIVE CODE (CAC), 2016 EDITION  
CALIFORNIA BUILDING CODE (CBC), 2016 EDITION  
CALIFORNIA ELECTRICAL CODE (CEC), 2016 EDITION  
CALIFORNIA MECHANICAL CODE (CMC), 2016 EDITION  
CALIFORNIA PLUMBING CODE (CPC), 2016 EDITION  
CALIFORNIA FIRE CODE (CFC), 2016 EDITION  
STATE OF CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS, 2016 EDITION  
STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS, 2016 EDITION

THE ARCHITECT OF THE RECORD ON THIS PROJECT WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

## FIRE PROTECTION

FIRE PROTECTION SYSTEM TO BE DESIGN BUILD.  
EXIT WAY FINDING SIGNAGE TO BE DESIGN BUILD.  
BUILDING TO BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (UNDER SEPARATE PERMIT) IN ACCORDANCE WITH NFPA-13 AND CODE SECTION 903.3.1.1.

## SUMMARY OF WORK

CHANGE OF USE FROM RETAIL TO OFFICE ON 3RD - 5TH FLOORS.

EXTERIOR CHANGES WERE PREVIOUSLY APPROVED BY PLANNING STAFF IN A MINOR PERMIT TO ALTER, ON OCTOBER 25, 2018, UNDER CASE # 2017-014849PTA, AND BY THE HISTORIC PRESERVATION COMMISSION IN A MAJOR PERMIT TO ALTER, ON JULY 17, 2019, UNDER CASE # 2019-002884PTA, AND ARE SHOWN IN THE FOLLOWING SHEETS FOR GENERAL REFERENCE ONLY.

## PROJECT INFORMATION

2

Change of Use Application	DRAWING INDEX	
	SHEET	DESCRIPTION
	G	GENERAL
		COVER PAGE
	G0.00	GEN INFO INDEX
	G0.02A	ALTA/ACSM SURVEY PLAN
	G0.02B	UTILITY PLAN
	A	ARCHITECTURAL
	A1.01	PARTITION PLAN - 1ST FLOOR
	A1.07	PARTITION PLAN - ROOF DECK
	A1.08	PLAN - ROOF
	A2.00	ELEVATION - POST STREET
	A2.01	ELEVATION - POST STREET - EXISTING SITE PHOTOGRAPHS
	A2.02	ELEVATION - CAMPTON PLACE
	A2.03	ELEVATION - CAMPTON PLACE - EXISTING SITE PHOTOGRAPHS
		TI LAYOUT - 3RD FLOOR
		TI LAYOUT - 4TH FLOOR
		TI LAYOUT - 5TH FLOOR
		VIEWS - CAMPTON PLACE STOREFRONT
		VIEWS - CAMPTON PLACE LOBBY
		VIEWS - OFFICE
		VIEWS - ROOF DECK

## WZ | ARCHITECTURE

245 VALLEJO STREET  
SAN FRANCISCO, CA 94111

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

220 POST ST  
SAN FRANCISCO, CA 94108

Rev. Date Remarks

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.  
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Project No:

Drawing Title:

**GENERAL  
INFORMATION**

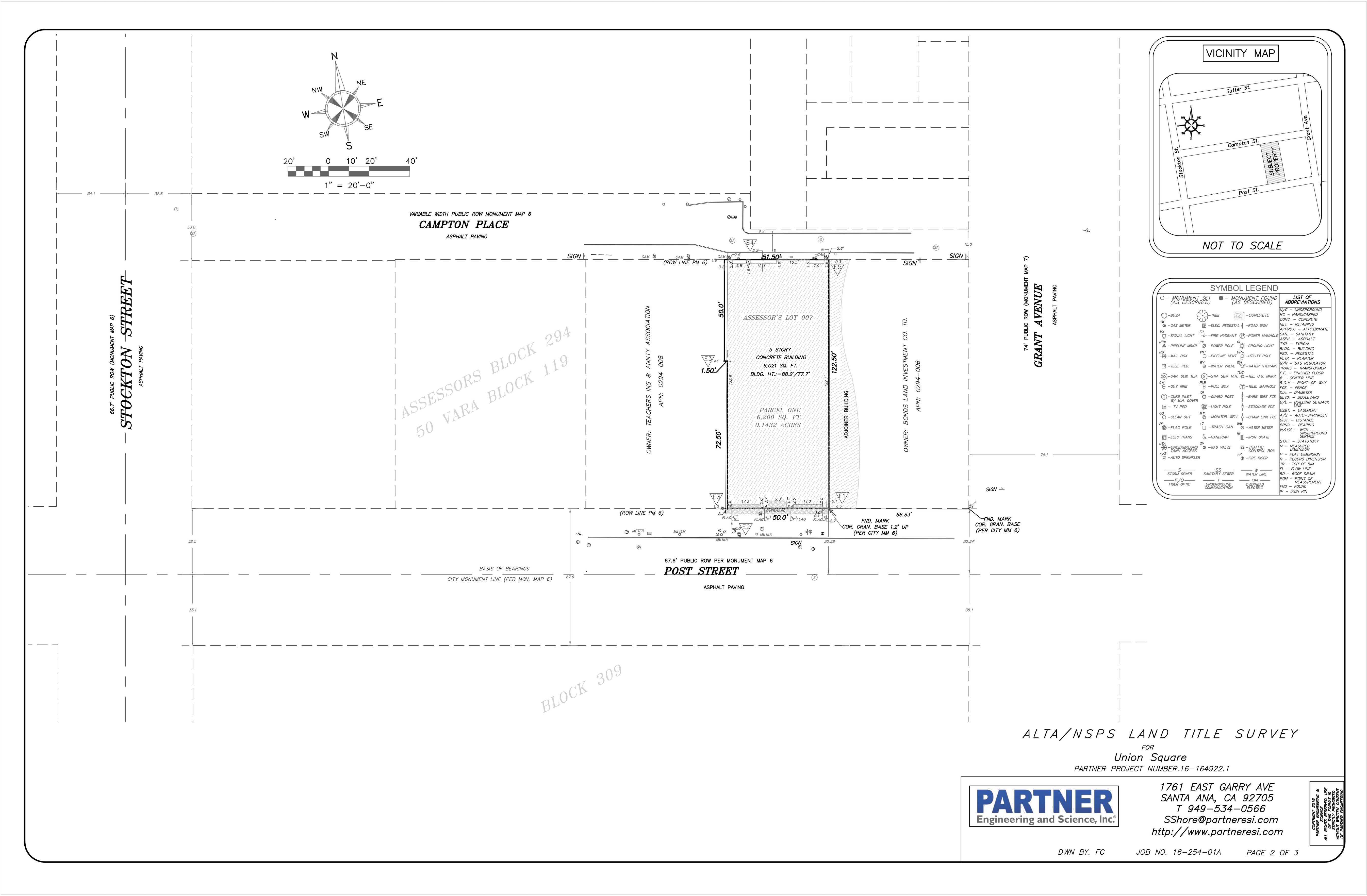
Sheet No:

**G-0.01**

## DRAWING INDEX

1







DESCRIPTION:

REAL PROPERTY SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF POST STREET, DISTANT THEREON 68 FEET AND 10-1/2 INCHES WESTERLY FROM THE WESTERLY LINE OF GRANT AVENUE; AND RUNNING THENCE WESTERLY ALONG SAID LINE OF POST STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 72 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 1 FOOT AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 50 FEET TO THE SOUTHERLY LINE OF CAMPTON PLACE; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF CAMPTON PLACE 51 FEET AND 6 INCHES; AND THENCE AT A RIGHT ANGLE SOUTHERLY 122 FEET AND 6 INCHES TO THE POINT OF COMMENCEMENT.

BEING PART OF 50 VARA BLOCK NO. 119.

PARCEL TWO:

THE RIGHT OF ENCROACHMENT OF IMPROVEMENTS ONTO THE LAND ADJOINING PARCEL ONE ABOVE TO THE EAST, AS SET FORTH IN THAT CERTAIN ENCROACHMENT AGREEMENT, RECORDED ON OCTOBER 1, 1975, IN LIBER C071 OF OFFICIAL RECORDS, PAGE 288 UNDER RECORDER'S SERIAL NUMBER Y24605 AND RE-RECORDED JULY 14, 1978, IN C605 OF OFFICIAL RECORDS PAGE 918 UNDER RECORDER'S SERIAL NUMBER B003810.

PARCEL THREE:

THE RIGHT OF ENCROACHMENT OF AN EXTERIOR ILLUMINATED SIGN ONTO THE LAND ADJOINING PARCEL ONE ABOVE TO THE WEST, AS SET FORTH IN THAT CERTAIN ENCROACHMENT AGREEMENT RECORDED OCTOBER 3, 1998, IN REEL G731 OF OFFICIAL RECORDS, IMAGE 0453 UNDER RECORDER'S SERIAL NUMBER 98-C058517-00 AND AS RE-RECORDED ON JANUARY 14, 1997 IN REEL G798, OF OFFICIAL RECORDS IMAGE 0275 UNDER RECORDER'S SERIAL NUMBER 97-G101924.

APN: LOT 007; BLOCK 0294.

BASIS OF SURVEY:

- THIS SURVEY IS BASED ON THE PRELIMINARY REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY DATED NOVEMBER 23, 2011, ORDER NUMBER 0227010950-DP
- CITY OF SAN FRANCISCO MONUMENT MAP NUMBER 6 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- MAP OF 50 VARA BLOCK 119 (BOOK 16A, PAGE 92) ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ENGINEERS CERTIFICATE:

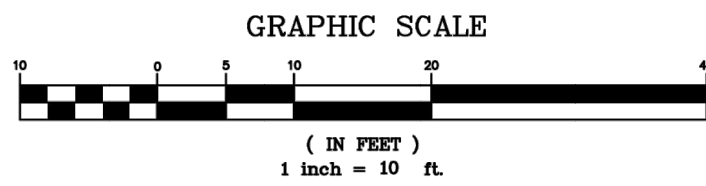
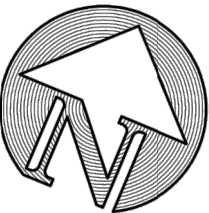
TO: 220 POST ST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OLD REPUBLIC TITLE COMPANY, EAST WEST BANK, AS COLLATERAL AND ADMINISTRATIVE AGENT FOR ITSELF AND BANK SHWOPAC, ACTING THROUGH ITS LOS ANGELES BRANCH, COLLECTIVELY AS LENDER, AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN SEPTEMBER 1995 AND UPDATED IN 1997, 2003, 2006, 2008, 2011 AND NOW IN 2012 IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES NO ITEMS OF TABLE THEREOF.

THE FIELD WORK FOR THIS UPDATE WAS COMPLETED ON JANUARY 24, 2012.

SIGNED:  
KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14786  
EXPIRES: MARCH 31, 2013

DATE: 3/19/12



SCALE:  
HORIZ. 1" = 10'  
VERT. NONE  
1 of 1

GENERAL NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF, AND IN FEET AND INCHES.
- THE UTILITIES EXISTING ON THE SURFACE HAVE BEEN LOCATED BY FIELD SURVEY.
- ALL TITLE INFORMATION HEREON WAS PREPARED SOLELY FOR AND IN CONFORMANCE WITH OUR CLIENTS OR HIS AGENTS REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO KCA ENGINEERS, INC. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
- THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF KCA ENGINEERS, INC.
- ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY KCA ENGINEERS IN RELATION THERETO SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN IN CONNECTION WITH THE CURRENT TRANSACTION.
- ONLY PERTINENT VISIBLE SIDEWALK FEATURES ARE SHOWN HEREON.
- ARCHITECTURAL DETAILING, COPING, LIGHTS, PIPES AND OTHER DETAILS MAY EXTEND INTO THE STREET RIGHT-OF-WAY OR ONTO ADJACENT PROPERTY, OR MAY PROJECT ONTO THE SUBJECT PROPERTY.
- DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
- "CERTIFY" IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
- "CORRECT" OR "CORRECTLY" IS DEFINED AND LIMITED TO MEAN CONFORMING TO A CONVENTIONAL STANDARD.
- NO BASEMENTS OR UNDERGROUND FACILITIES ARE INCLUDED IN THIS SURVEY.
- THERE IS CURRENTLY NO FLOOD HAZARD BOUNDARY MAP COVERING THIS PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING ON THE SITE.
- THERE IS NO EVIDENCE OF THE RECENT USE OF THE SITE AS A WASTE DUMP.
- THIS MAP UPDATE DATED JANUARY 2012 WAS PREPARED IN ACCORDANCE WITH OUR PROPOSAL DATED JANUARY 23, 2012. ONLY THOSE ITEMS NOTED IN THAT PROPOSAL HAVE BEEN ADDRESSED.
- THERE IS NO ONSITE PARKING.
- CAMPTON PLACE AND POST STREET ARE PUBLIC STREETS.

ENCROACHMENTS:

THE FOLLOWING LIST OF ENCROACHMENTS ARE FOR INFORMATION ONLY. THE SURVEY TAKES PRECEDENCE OVER ANY ITEM LISTED OR OMITTED.

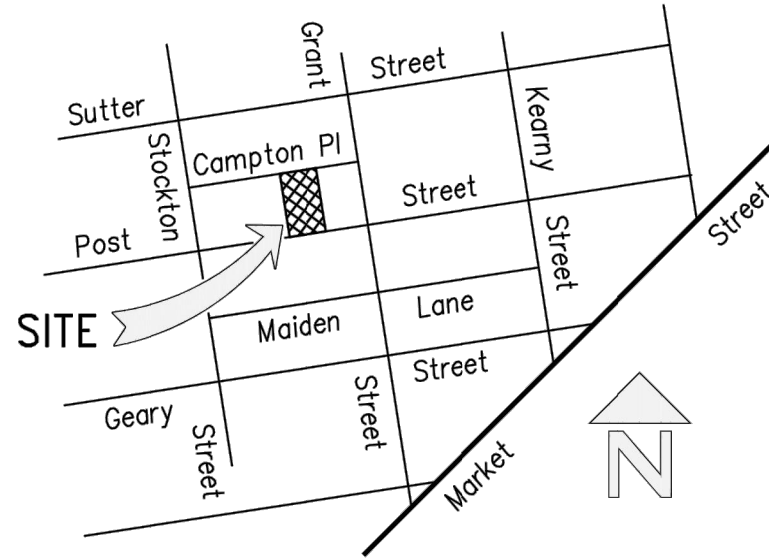
- WEST SIDE:
- ROOF, BUILDING, SIGN AND SUPPORT COLUMNS WITH APPURTENANCES AND STEEL BEAMS.
- NORTH SIDE:
- SURVEILLANCE CAMERA, FIRE ESCAPE, LIGHTS, HOSE BIB, EXHAUST PIPE, BASEMENT, ROOF PIPE, CORNICE AND DRAIN.
- EAST SIDE:
- BUILDING, VENT PIPES AND CORNICE.
- SOUTH SIDE:
- BUILDING, FLAGPOLES, AWNING, CORNICE, BASEMENT AND SPRINKLER STANDPIPE.

TITLE REPORT EXCEPTIONS:

- THE FOLLOWING TITLE REPORT EXCEPTIONS ARE NOT PLOTTABLE AS THEY REFLECT TAXES AND ASSESSMENTS, SPECIAL TAXES, SUPPLEMENTAL TAXES, DEEDS OF TRUST, FINANCING STATEMENT, ALTA/ACSM SURVEY, LIENS AND LIEN CLAIMS, ANY UNRECORDED AND SUBSISTING LEASES, REQUIREMENTS OF THE TITLE COMPANY, RIGHTS AND CLAIMS OF PARTIES IN POSSESSION. (EXCEPTIONS 1 THROUGH 5 AND 11 THROUGH 19)
- ENCROACHMENT AGREEMENT C071 O.R. 286 AND C605 O.R. 918 (EXCEPTION 6) EXACT LIMITS NOT PLOTTABLE.
- LEGALLY REQUIRED NOTICE OF PRESERVATION DESIGNATION D944 O.R. 1033 (EXCEPTION 7) NOT PLOTTABLE, BLANKET IN NATURE.
- ENCROACHMENT AGREEMENT G731 O.R. 0453 AND G798 OR. 0275 (EXCEPTION 8) EXACT LIMITS NOT PLOTTABLE.
- MINOR SIDEWALK ENCROACHMENT G925 O.R. 0148 (EXCEPTION 9) EXACT LOCATION NOT PLOTTABLE.
- MINOR SIDEWALK ENCROACHMENT H718 O.R. 0418 (EXCEPTION 10) EXACT LOCATION NOT PLOTTABLE.

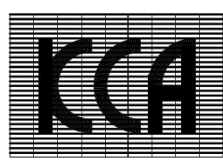
LEGEND

- SSCO SANITARY SEWER CLEANOUT
- +- SURVEY LINE POINT
- CLEAR CLEAR OF PROPERTY LINE
- OVER OVER PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- < XX.X' > BUILDING DIMENSION



VICINITY MAP  
No Scale

**KCA ENGINEERS, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

DESIGN/DATE: 2/13/12  
CHECKED/DATE: 1/28/12  
DATE: 8/16/11  
JOB NO. 4604

REVISIONS  
NO. DATE DESCRIPTION

ATTORNEY COMMENTS (4604F)  
FOR REVIEW (4604F)  
FINAL  
FOR REVIEW

REVISIONS  
NO. DATE DESCRIPTION

SAN FRANCISCO

ALTA/ACSM LAND TITLE SURVEY OF  
216-220 POST STREET  
ASSESSOR' BLOCK 0294, LOT 007

CALIFORNIA

NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

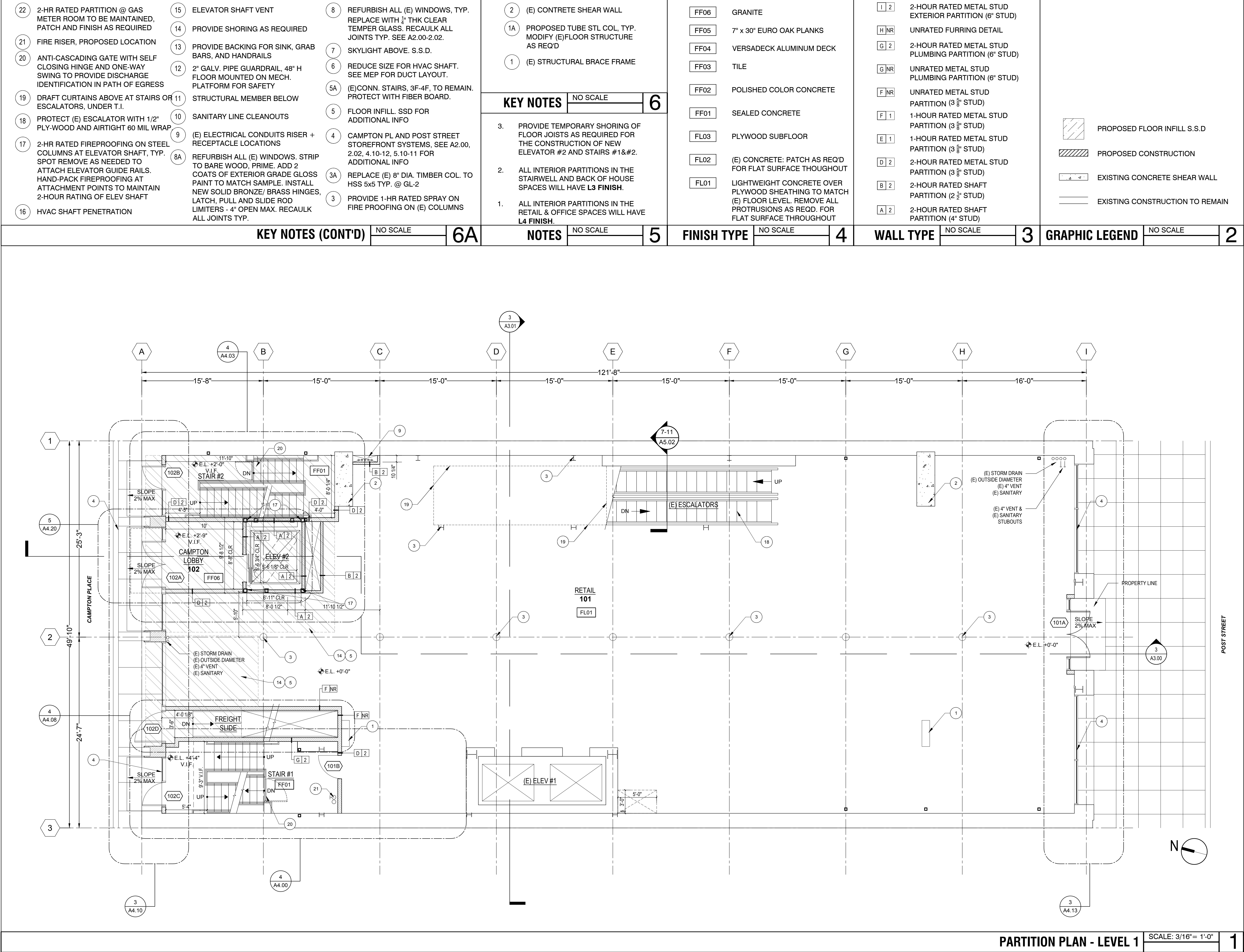
NOTE: If this drawing is not 24"x36" it has been revised from its original size. Scale noted on drawings/details are no longer applicable. © 2012 WZ Architecture Inc.

Project No:

Drawing Title:  
**PARTITION PLAN - LEVEL 1**

Sheet No:

**A1.01**





[illegible]

Rev.	Date	Remarks
------	------	---------

NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

NOTE: If this drawing is not 24"x36" it has been revised from its original size.  
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Project No:

Drawing Title:  
**ROOF TERRACE -  
PROPOSED**

Sheet No:  
**A1.07**

220 POST ST  
SAN FRANCISCO, CA 94108

Rev.	Date	Remarks
------	------	---------

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Project No

Drawing Title:

ROOF PLAN -  
PROPOSED

Sheet No.

## A1.08

1



- |     |                                     |     |   |
|-----|-------------------------------------|-----|---|
| M01 | (E) STONE CLADDING TO REMAIN        | M08 | (E) BASE STONE CLADDING   |
| M02 | (E) PEDIMENT TO BE REMOVED          | M09 | (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH $\frac{9}{16}$ " LAMINATED GLASS  |
| M03 | (E) LANTERN TO REMAIN               | M10 | (N) BASE STONE CLADDING TO BE REPLACED  |
| M04 | (E) AWNING TO BE REMOVED            | M11 | REFURBISH (E) WINDOWS. STRIP (E) PAINT.PRIME AND PAINT TO MATCH SAMPLE<br><b>PROVIDE ALTERNATE, REPLACE (E) GLASS WITH LAMINATED GLASS.</b>   |
| M05 | (E) STOREFRONT SYSTEM TO BE REMOVED | M12 | STRIP EXISTING PAINT FROM NORTH & SOUTH FACADES, AND WEST FACING PARTY WALL. PATCH, PRIME AND PAINT TO MATCH ARCHITECT'S COLOUR SAMPLE. <b>SATIN FINISH ON WALLS; HIGH GLOSS FINISH ON WINDOWS + TRIMS.</b> |
| M06 | (E) JAMB TO BE REMOVED              | M13 | (E) AWNINGS ON ALL FLOORS, TO BE REMOVED.   |
| M07 | (E) OPAQUE PANEL TO BE REMOVED      |     |   |

KEY NOTES

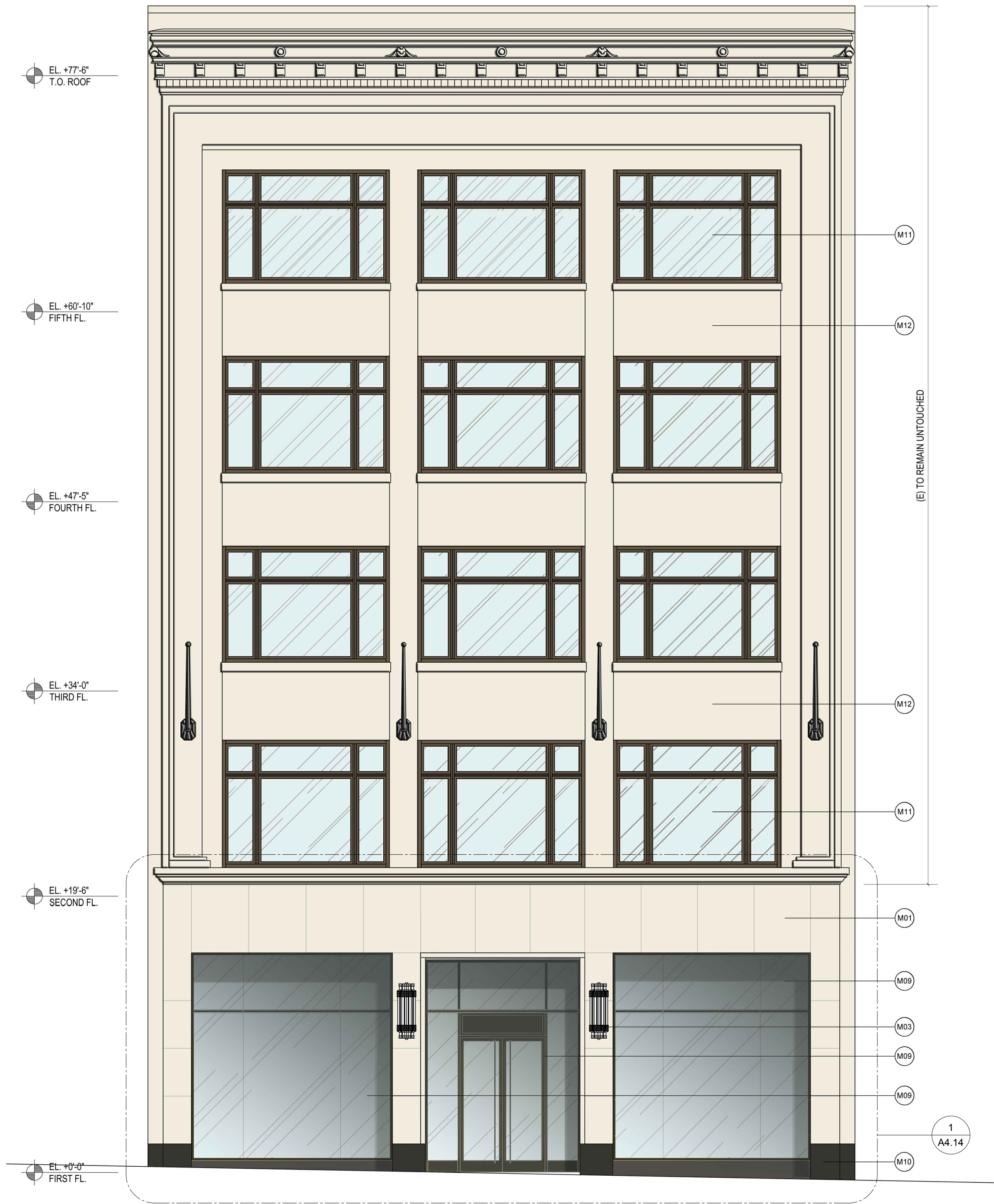
NO SCALE

3

GRAPHIC LEGEND

NO SCALE

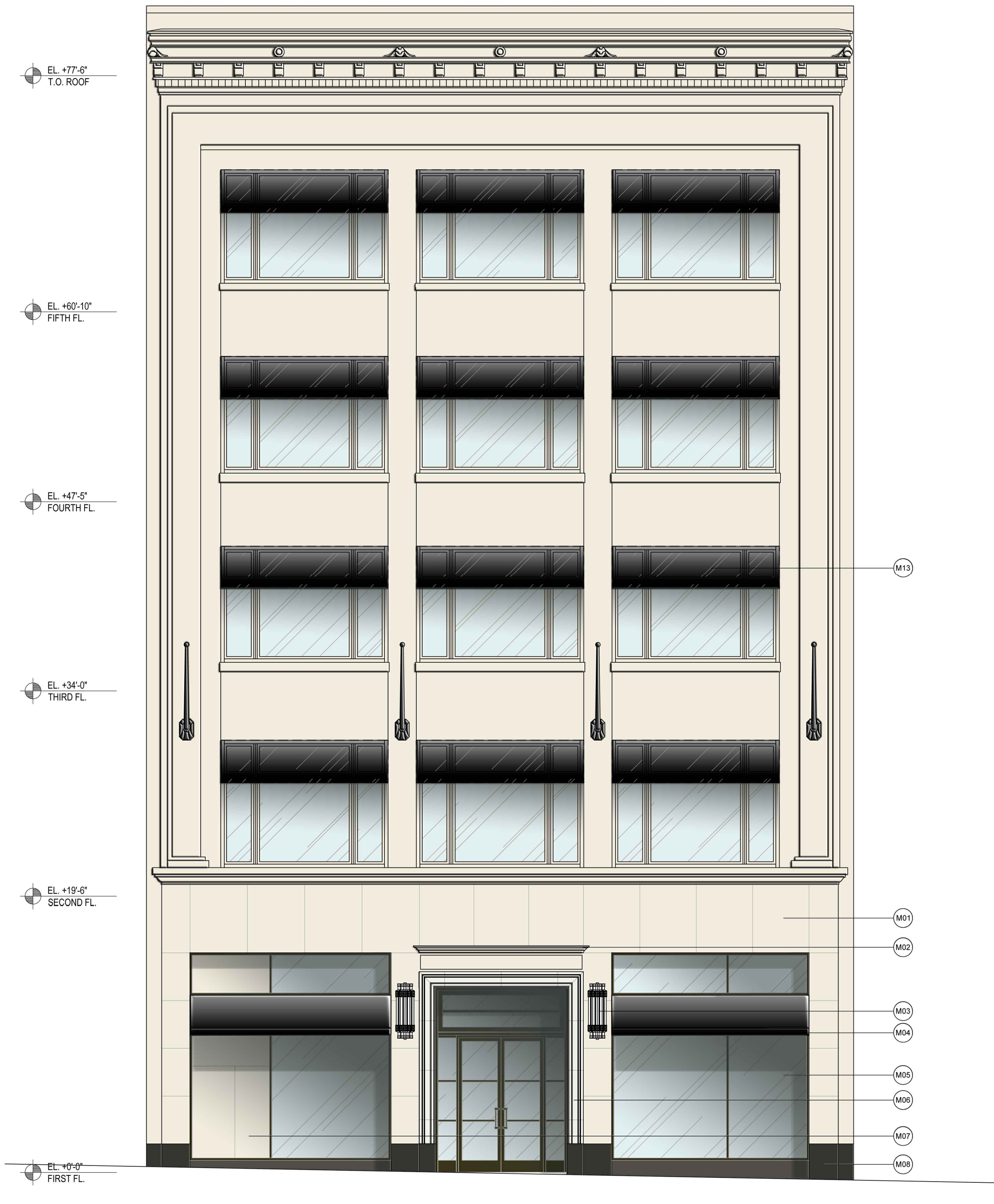
2



PROPOSED (N.I.C. FOR REFERENCE ONLY)

SCALE: 3/16" = 1'-0"

2



EXISTING

SCALE: 3/16" = 1'-0"

1



220 POST ST  
SAN FRANCISCO, CA 94108

Rev.	Date	Remarks
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Project No:  
Drawing Title:  
ELEVATION - POST  
STREET(N.I.C.-  
REFERENCE ONLY)  
Sheet No:  
**A2.01**



- (M01) (E) PAINTED BRICK WALL TO REMAIN. TO BE REPAINTED TO MATCH ARCHITECT'S COLOUR SAMPLE.
- (M02) (E) STUCCO INFILL WALL TO BE REMOVED
- (M03) (E) LIGHTS TO BE REMOVED
- (M04) (E) WINDOW WITH BLANK WALL BEHIND
- (M05) (E) CAST-IRON COLUMNS TO REMAIN
- (M06) (E) ACCESS DOOR TO SERVICE ELEVATOR TO BE REMOVED

- (M07) (N) METAL ACCESS DOOR FOR SERVICE FREIGHT SLIDE; SURFACE FINISHED WITH BACK-PAINTED GLASS
- (M08) (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH  $\frac{9}{16}$ " CLEAR LAMINATED GLASS
- (M09) (N) REMOVE METAL PANELS. REFURBISH (E) WINDOW FRAMES. STRIP (E) PAINT. PRIME AND PAINT TO MATCH SAMPLE. REPLACE PANELS WITH  $\frac{1}{8}$ " TEMPERED GLASS AS BASE BID. **PROVIDE ALTERNATE 1**, REPLACE PANELS AND FRAMING WITH INSULATED GLASS PANELS. **PROVIDE ALTERNATE 2**, REPLACE PANELS AND FRAMING WITH (N) OPERABLE WINDOW SYSTEM.

- (M10) STRIP EXISTING PAINT FROM NORTH & SOUTH FACADES, AND WEST FACING PARTY WALL. PATCH, PRIME AND PAINT TO MATCH ARCHITECT'S COLOUR SAMPLE.
- (M11) (N) GLASS AND METAL BLADE SIGN WITH INTERNAL HALO LED LIGHTING. TO BE INSTALLED UNDER SEPARATE PERMIT.
- (M12) (N) PAINTED ALUMINUM/GLASS CANOPY. SEE A4.10 - A4.12
- (M13) (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH  $\frac{9}{16}$ " FROSTED LAMINATED GLASS
- (M15) (E) STAIR #1 PENTHOUSE

- (M16) (N) PAINTED ALUMINUM SLAT SCREEN
- (M17) (N) GALVANIZED SAFETY HANDRAIL BY MECHANICAL UNITS
- (M18) (N) ROOF DECK WITH GLASS HAND RAIL
- (M19) (N) ELEVATOR #2 PENTHOUSE. TO BE CLAD IN CEMENT BOARD. SEE A5.62. FINISH TAG W08.
- (M20) (N) SKYLIGHT. TO BE CLAD IN CEMENT BOARD. SEE A5.62. FINISH TAG W08.

- (M07) BACK PTD. GLASS PANEL
- (M08) 9/16" LAMINATED CLEAR GLASS

KEY NOTES

NO SCALE

GRAPHIC LEGEND

NO SCALE



PROPOSED

SCALE: 3/16" = 1'-0"

2



EXISTING

SCALE: 3/16" = 1'-0"

1

220 POST ST  
SAN FRANCISCO, CA 94108

Rev. Date Remarks

NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

Project No:  
Drawing Title:

ELEVATION - CAMPTON PLACE

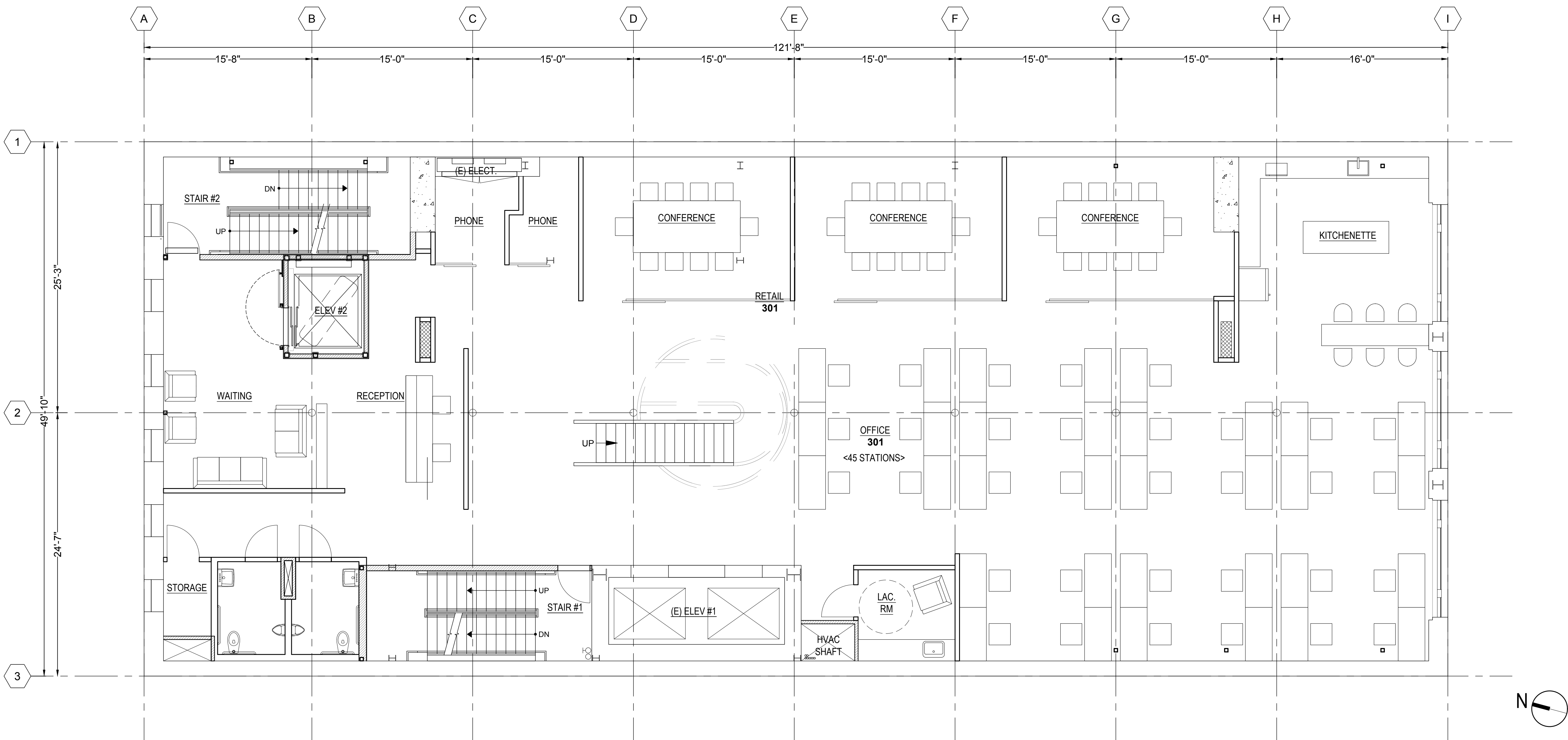
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A2.02





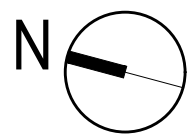
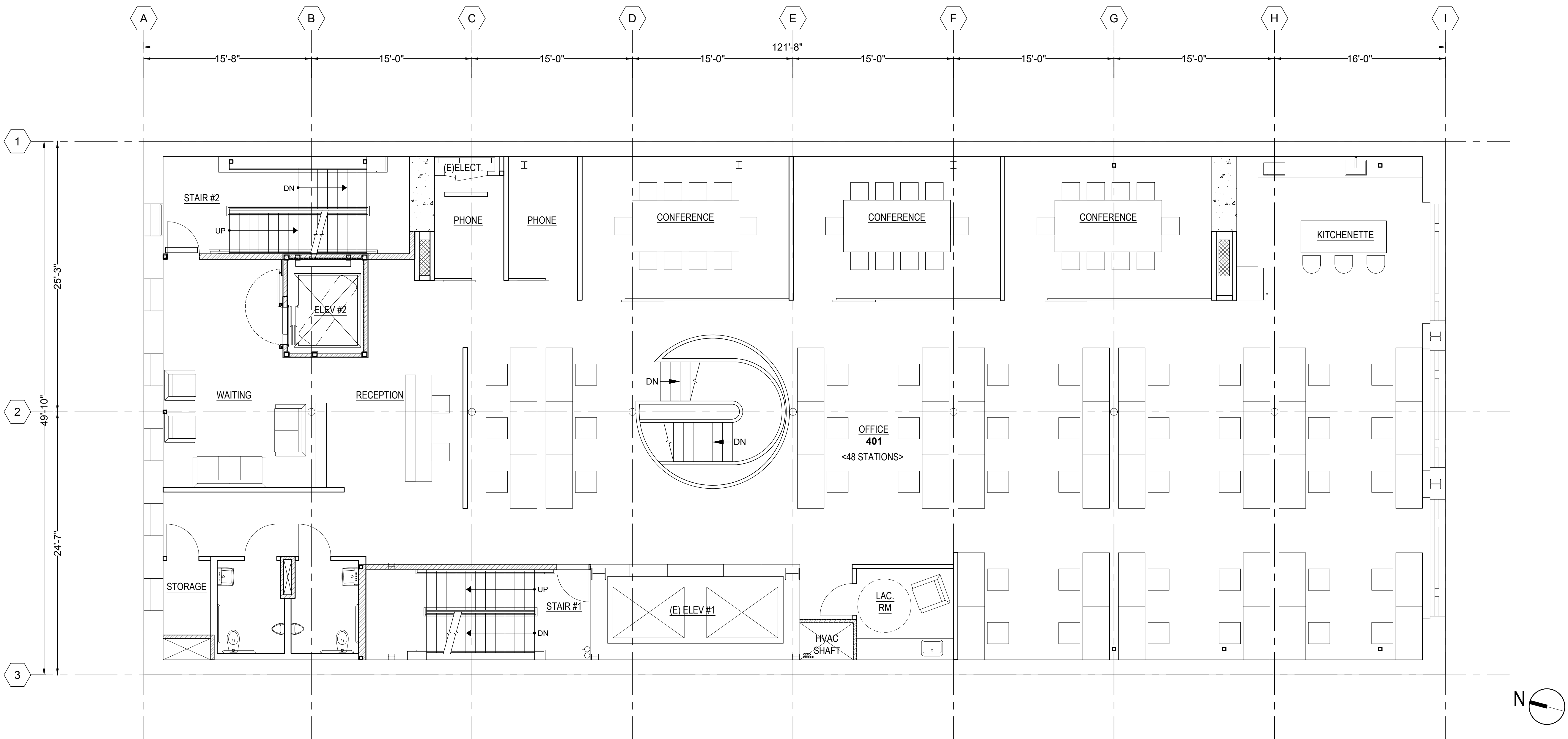




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Project No:  
Drawing Title:  
TI LAYOUT - LEVEL 3

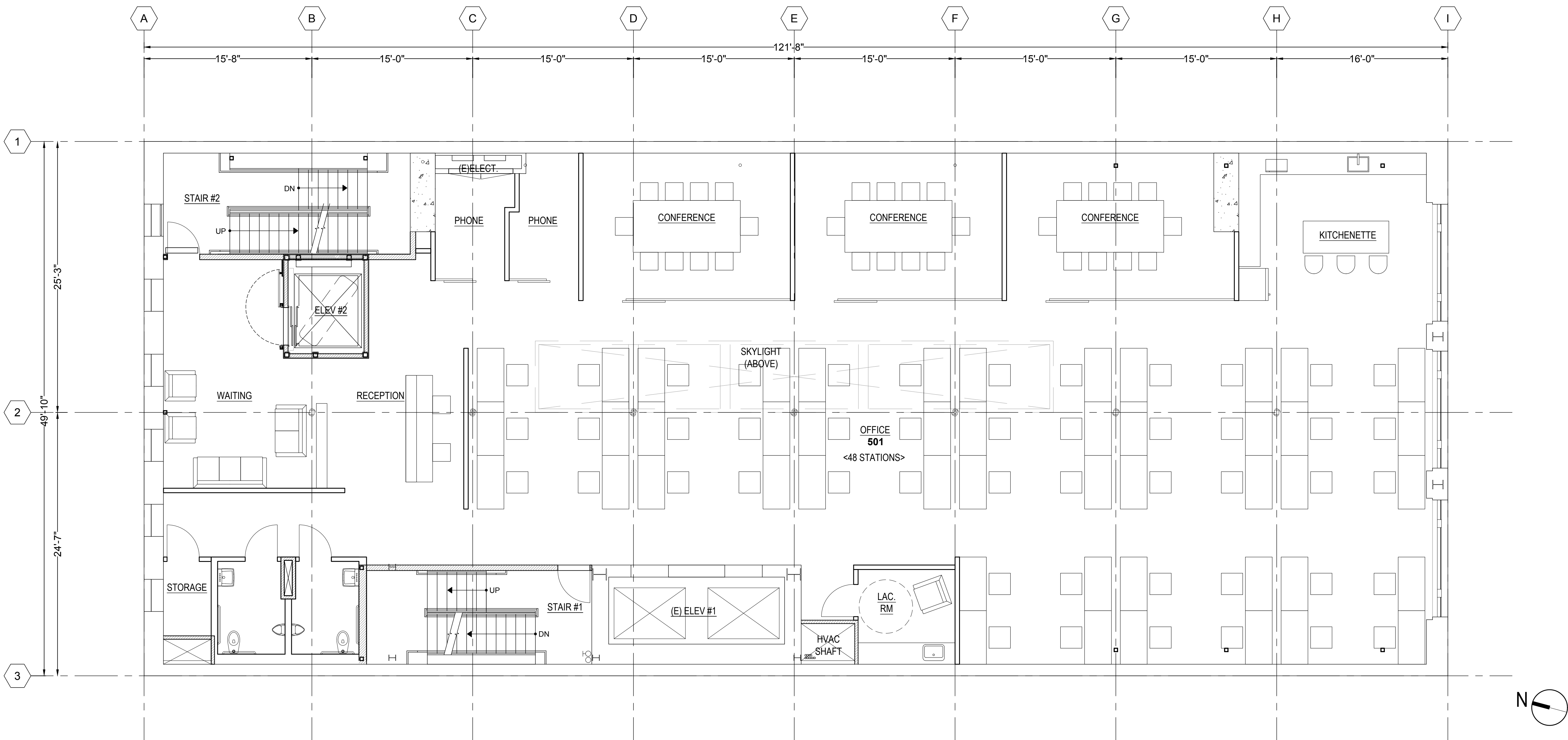
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Drawing Title:  
**TI LAYOUT - LEVEL 4**

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Drawing Title:  
**TI LAYOUT - LEVEL 5**

Sheet No:





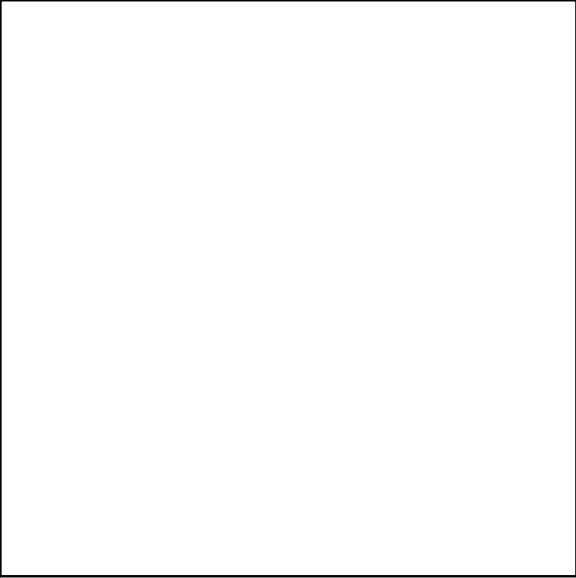
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Project No:

Drawing Title:  
VIEWS - CAMPTON PL  
STOREFRONT

Sheet No:





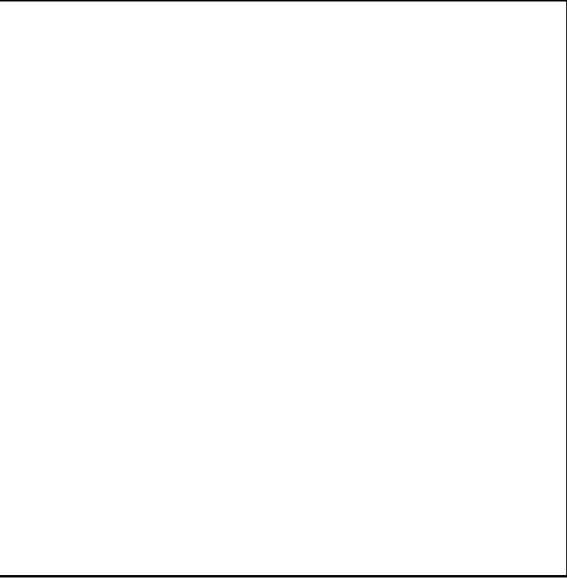








Rev.	Date	Remarks
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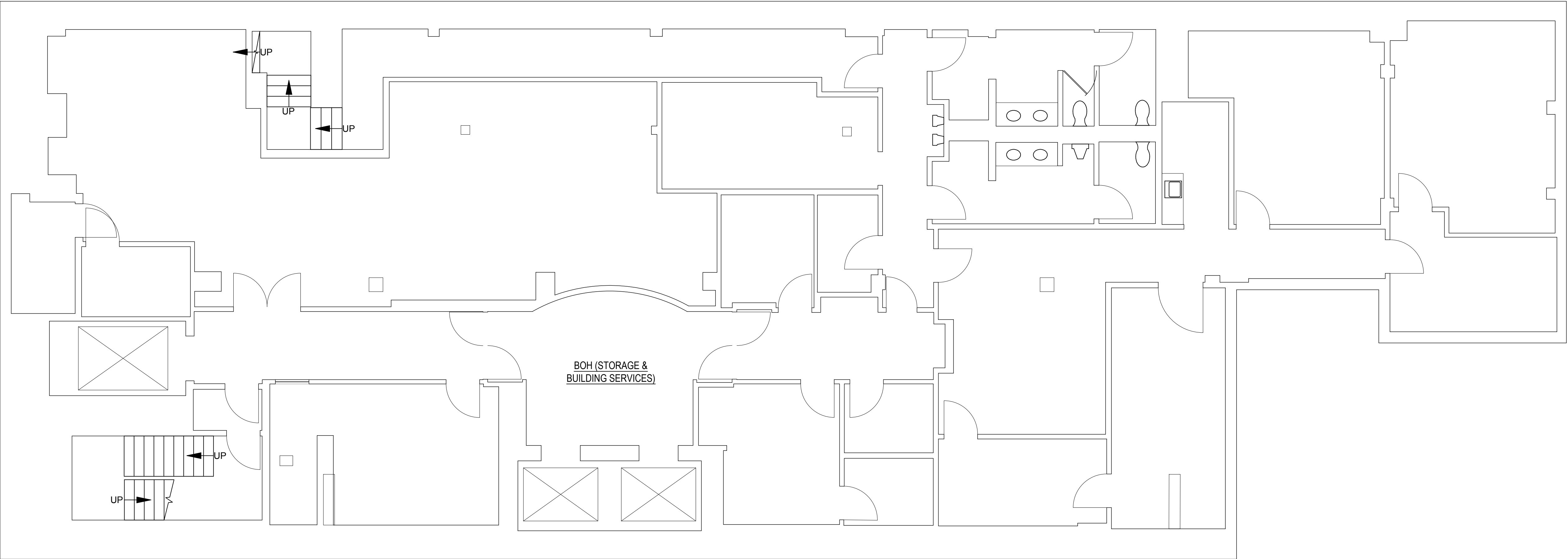
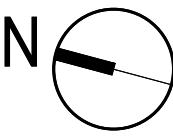


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Project No:  
Drawing Title:  
VIEWS - ROOF DECK

Sheet No:





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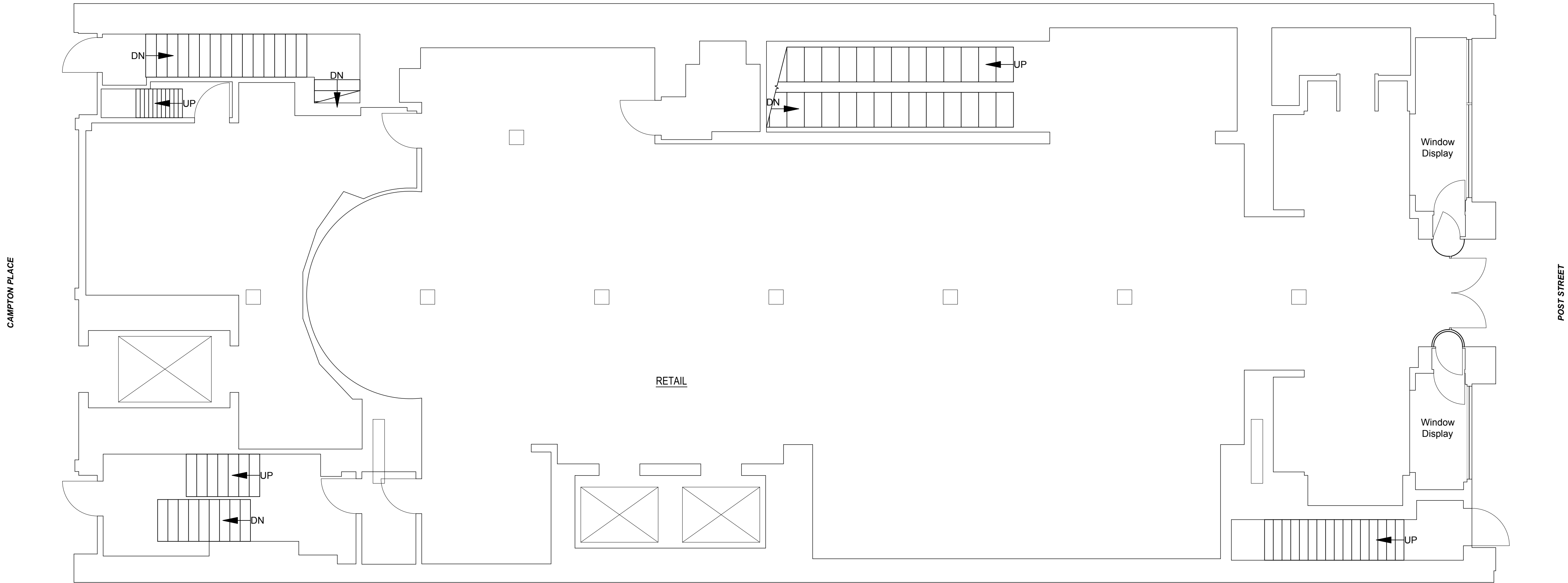
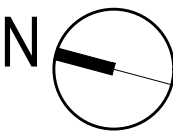
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Project No:  
Drawing Title:  
EXISTING PARTITION  
PLAN - BASEMENT

Sheet No:  
A1.00





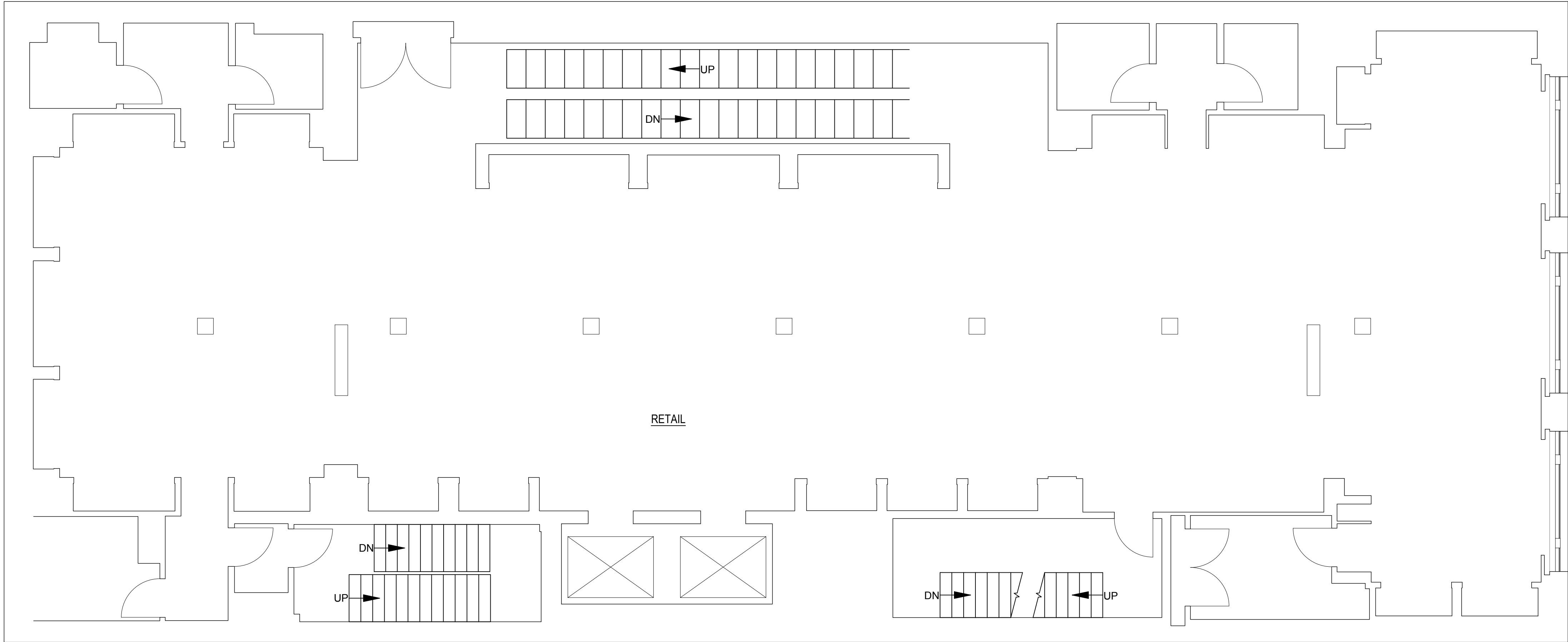
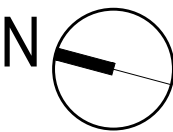
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Drawing Title:  
EXISTING PARTITION  
PLAN - LEVEL 1

Sheet No:  
A1.01



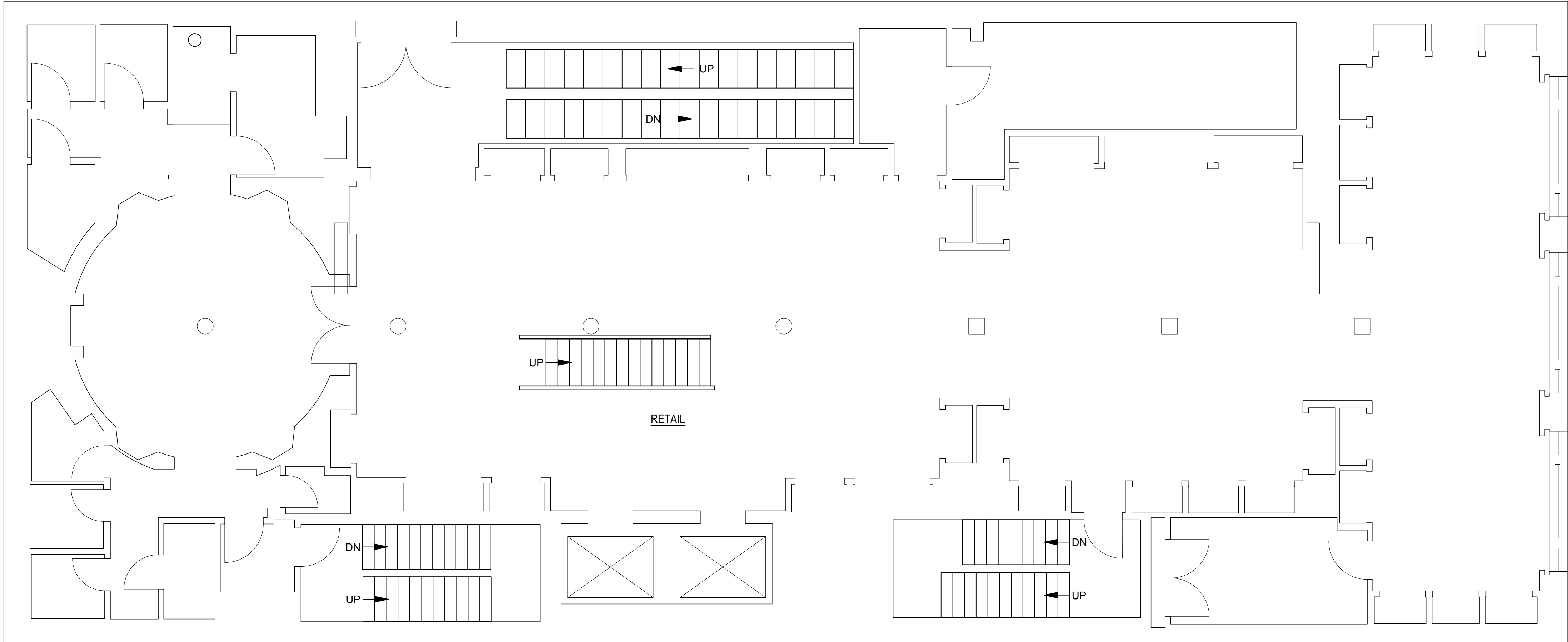
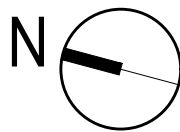
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EXISTING PARTITION  
PLAN - LEVEL 2

Sheet No:  
A1.02



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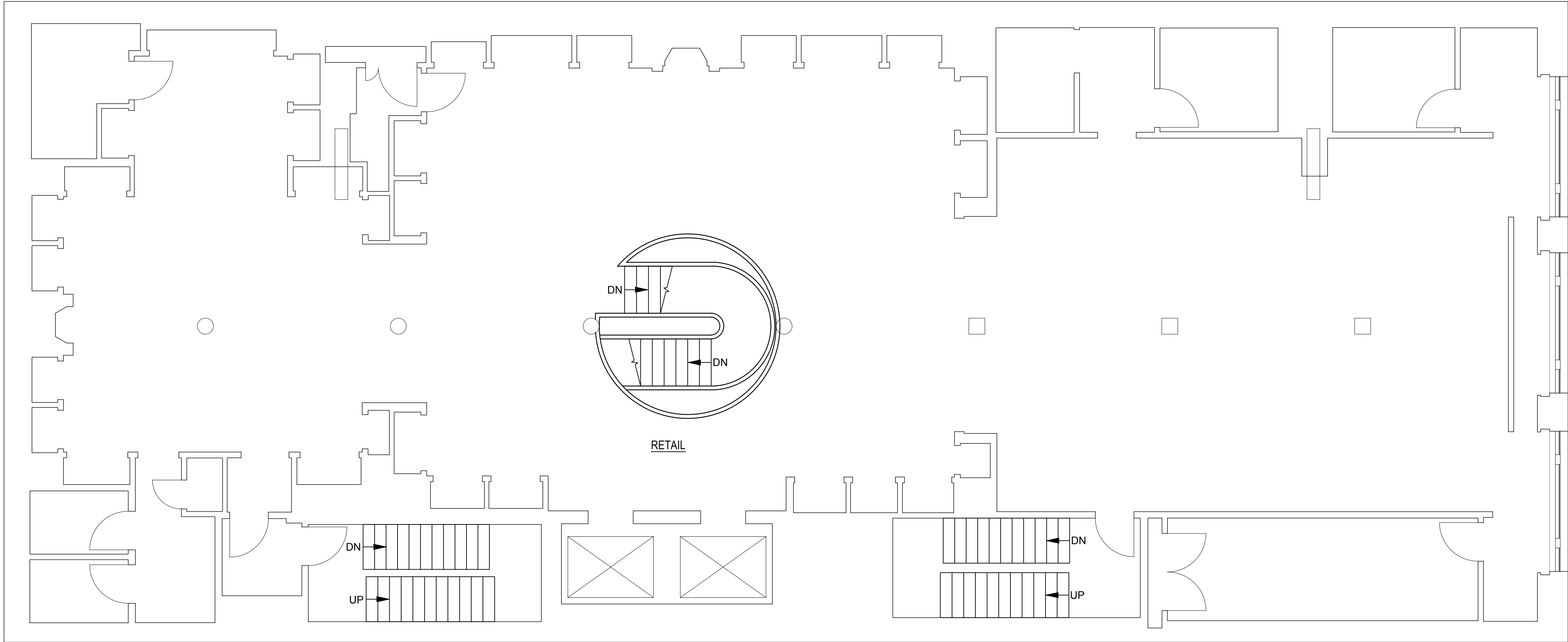
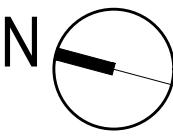
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Project No:

Drawing Title:  
EXISTING PARTITION  
PLAN - LEVEL 3

Sheet No:

A1.03



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Rev.	Date	Remarks
	07/31/2019	Construction Set (Updated)

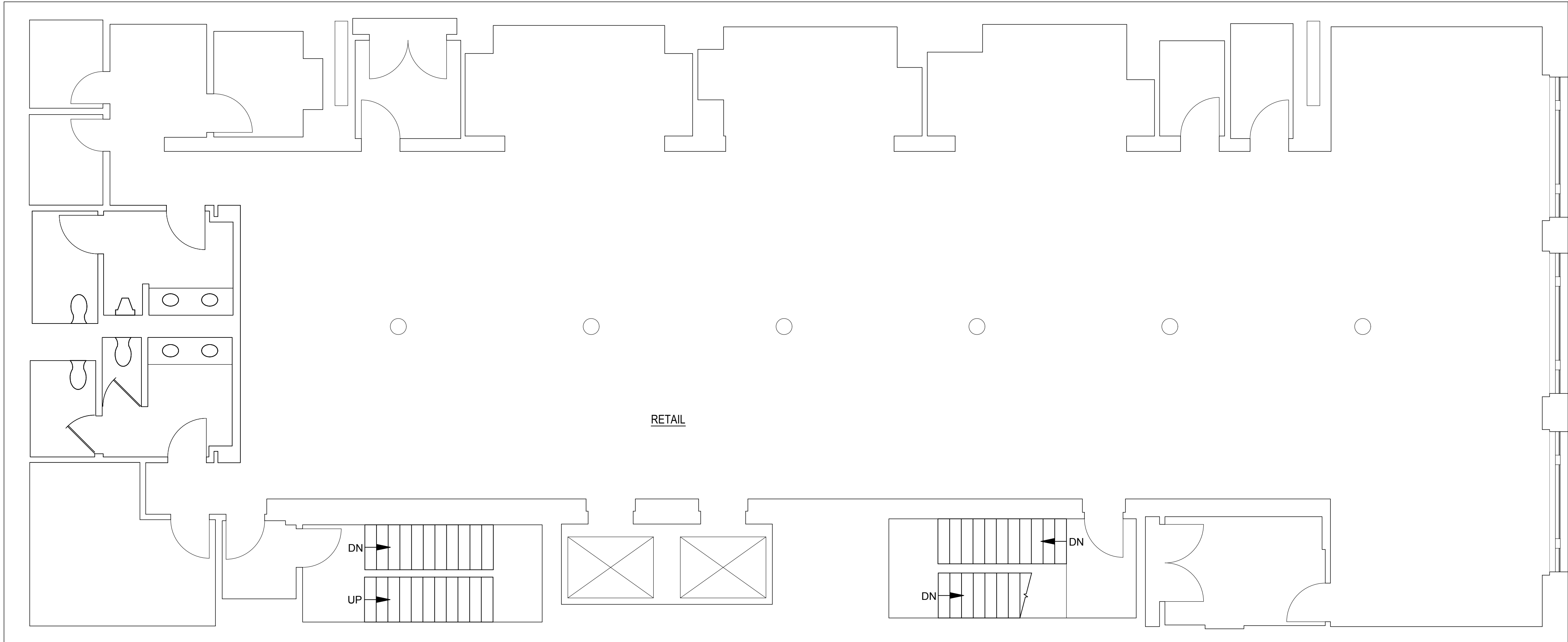
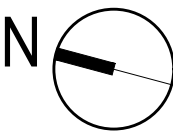
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Project No:

Drawing Title:  
EXISTING PARTITION  
PLAN - LEVEL 4

Sheet No:

A1.04



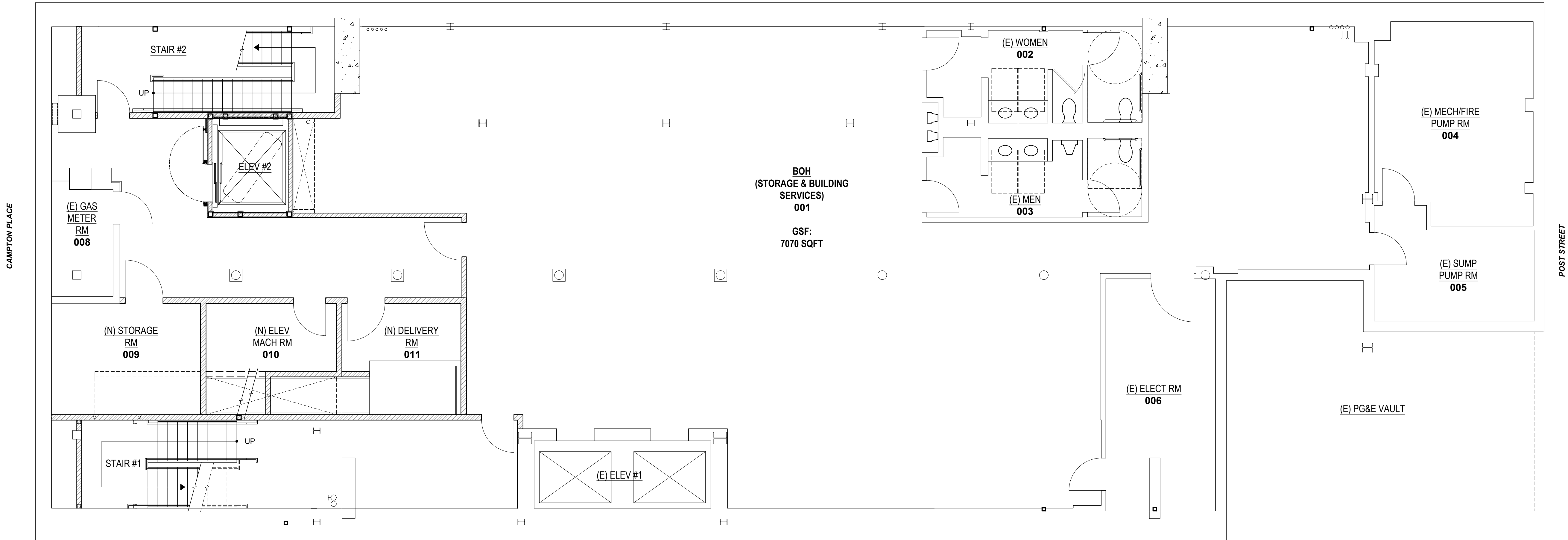
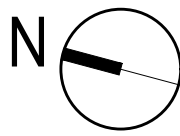
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Project No:  
Drawing Title:  
EXISTING PARTITION  
PLAN - LEVEL 5

Sheet No:  
A1.05



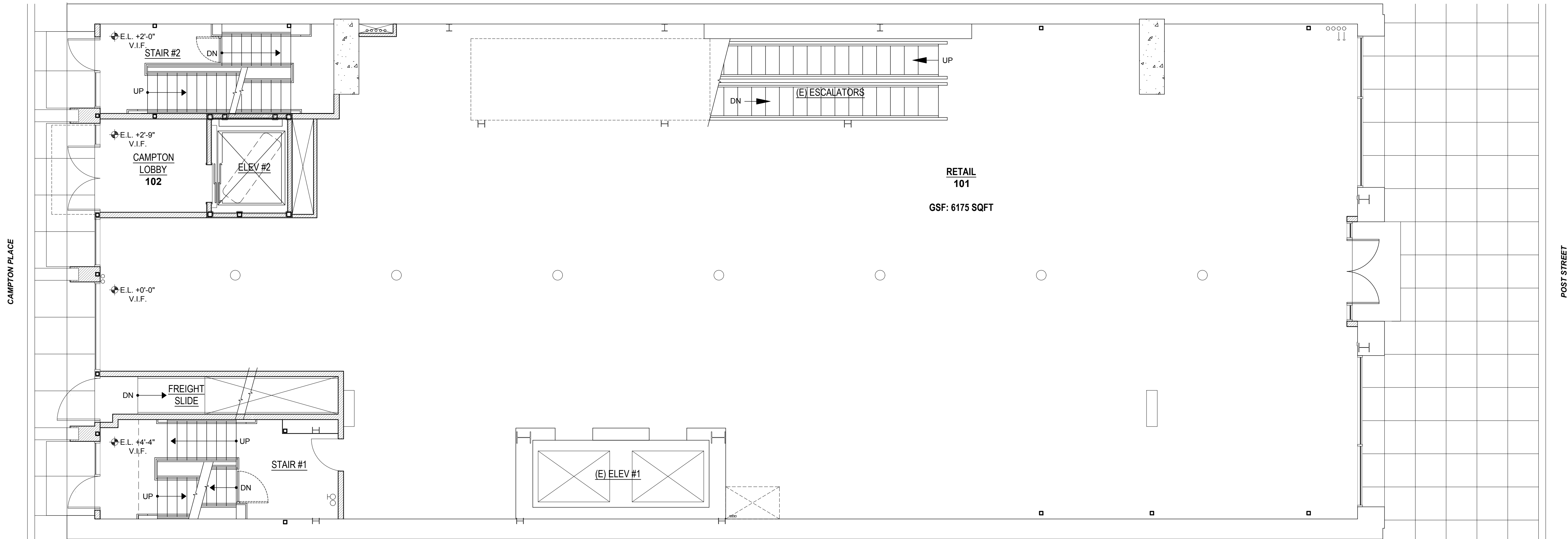
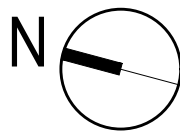
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Project No:  
Drawing Title:  
**PROPOSED PARTITION  
PLAN - BASEMENT**

Sheet No:  
**A1.00**



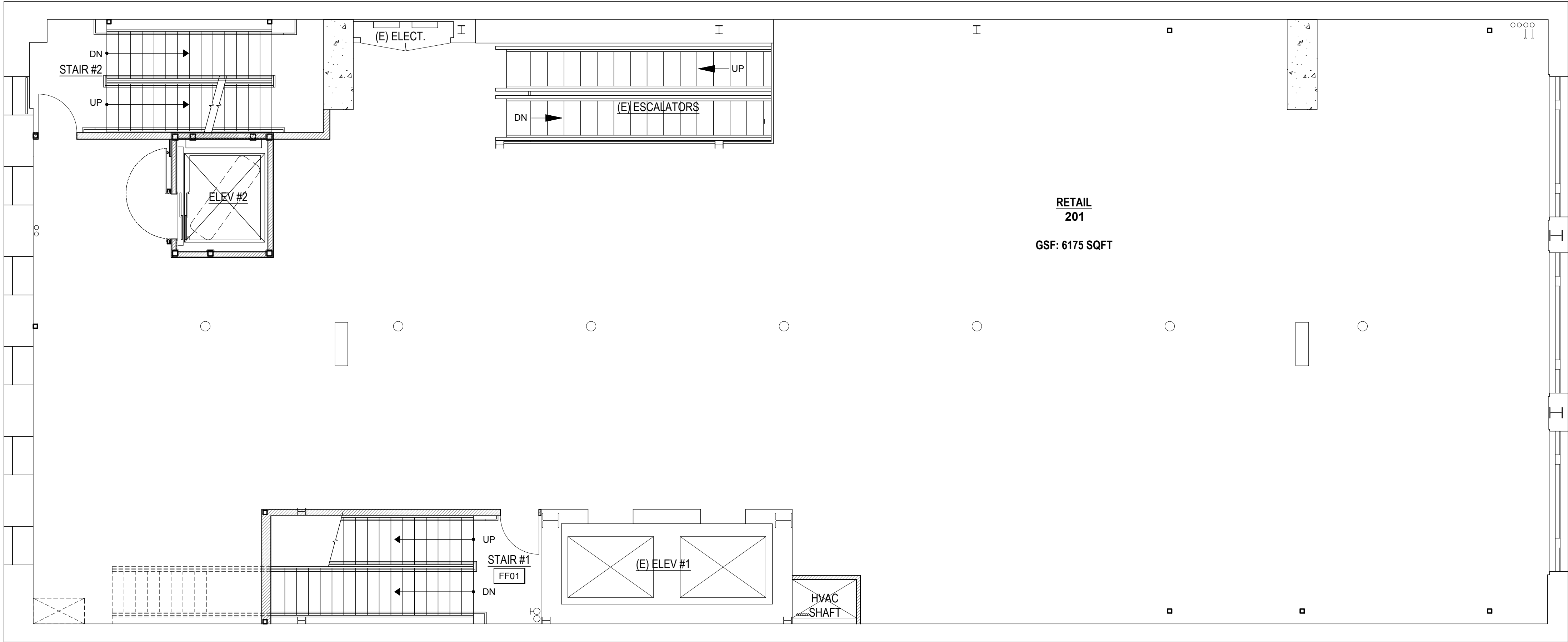
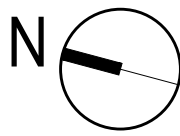
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Project No:  
Drawing Title:  
**PROPOSED PARTITION  
PLAN - LEVEL 1**

Sheet No:  
**A1.01**



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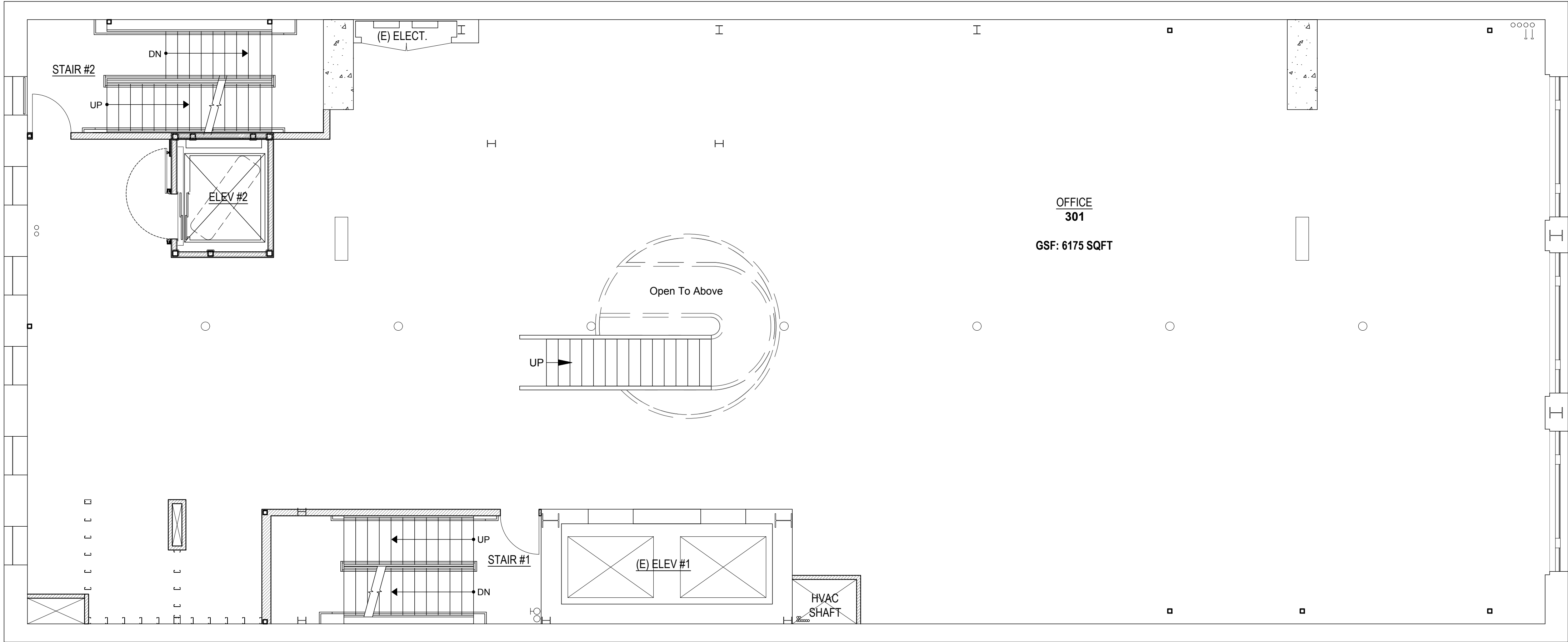
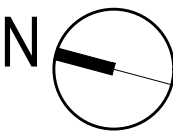
Rev.	Date	Remarks
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Project No:  
Drawing Title:  
**PROPOSED PARTITION  
PLAN - LEVEL 2**

Sheet No:  
**A1.02**





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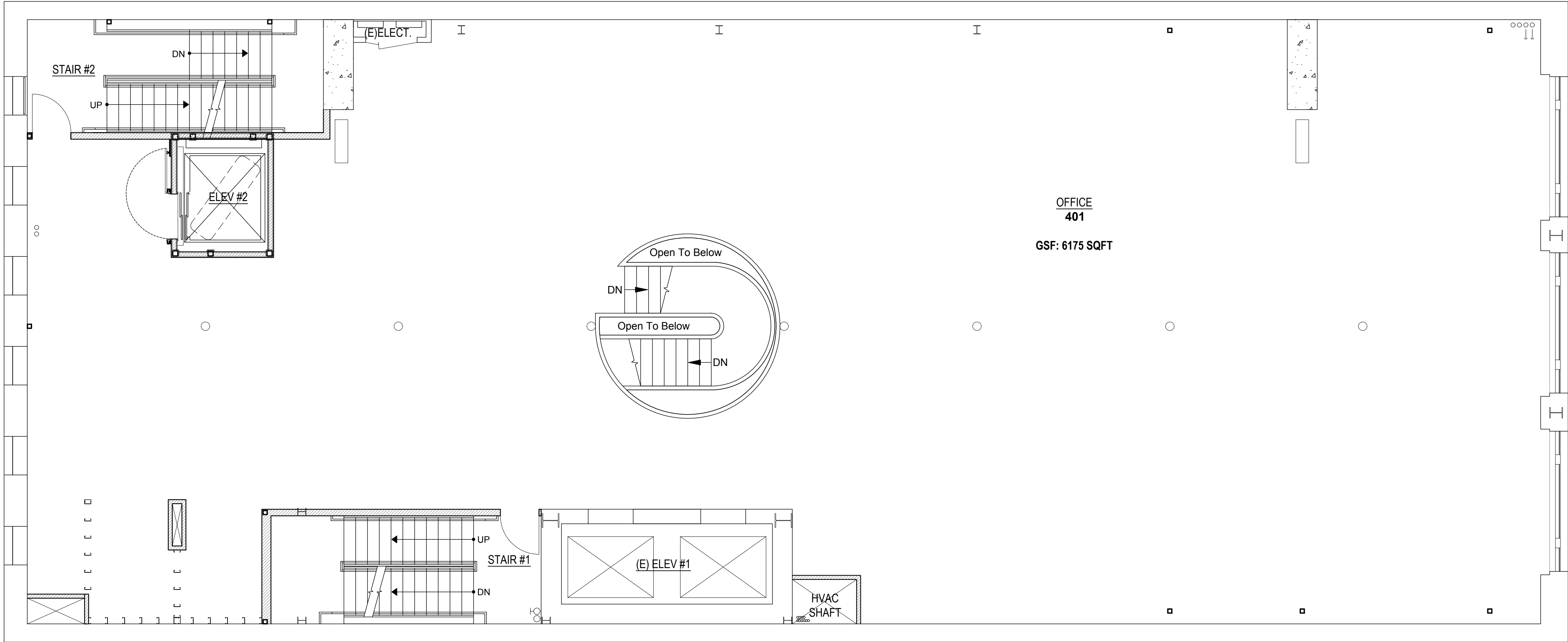
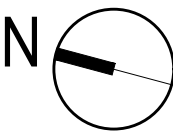
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Project No:

Drawing Title:  
PROPOSED PARTITION  
PLAN - LEVEL 3

Sheet No:

A1.03



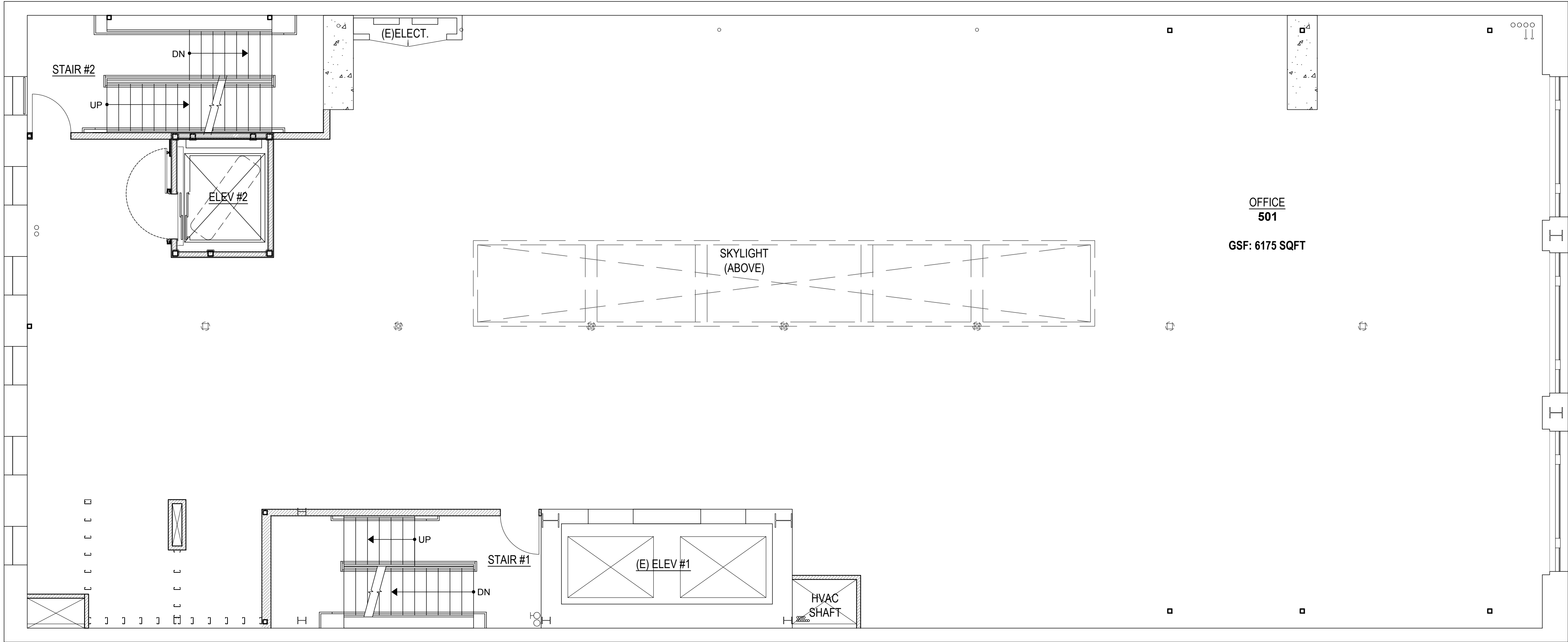
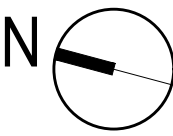
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	07/31/2019	Construction Set (Updated)

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Drawing Title:  
**PROPOSED PARTITION  
PLAN - LEVEL 4**

Sheet No:  
**A1.04**



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Drawing Title:  
**PROPOSED PARTITION  
PLAN - LEVEL 5**

Sheet No:  
**A1.05**

# **Appendix C:**

## **Environmental Determination**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
220 POST ST		0294007
<b>Case No.</b>		<b>Permit No.</b>
2017-014849PRJ		201806212631
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> 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

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> 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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>



### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Jonathan Vimr	

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

<input checked="" type="checkbox"/>	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.	
	<b>Project Approval Action:</b> Planning Commission Hearing  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Jonathan Vimr  09/26/2019
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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
220 POST ST		0294/007
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014849PRJ	201806212631	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	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

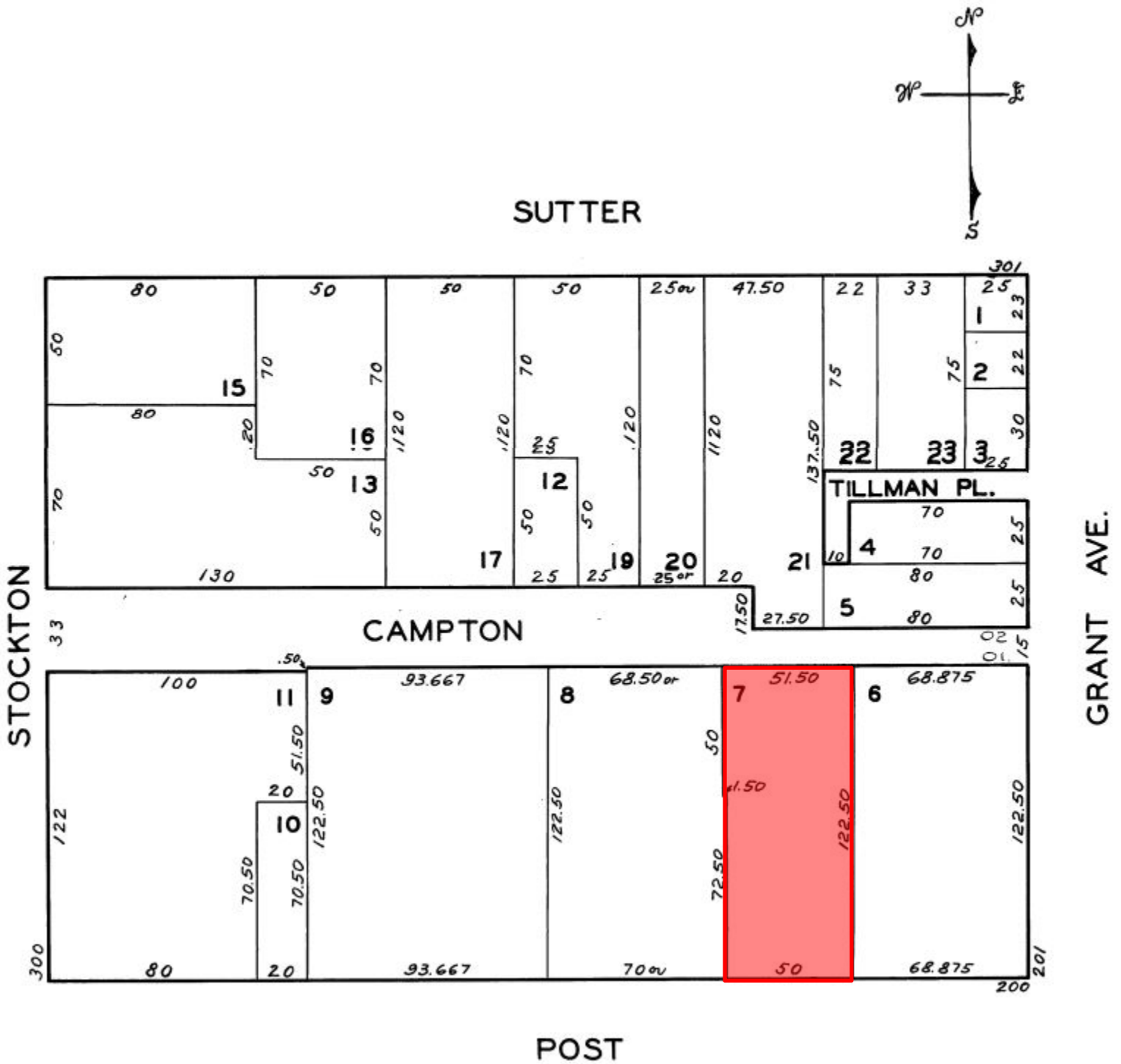
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall 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.	
Planner Name:	Date:

# **Appendix D:**

## **Maps and Context Photos**

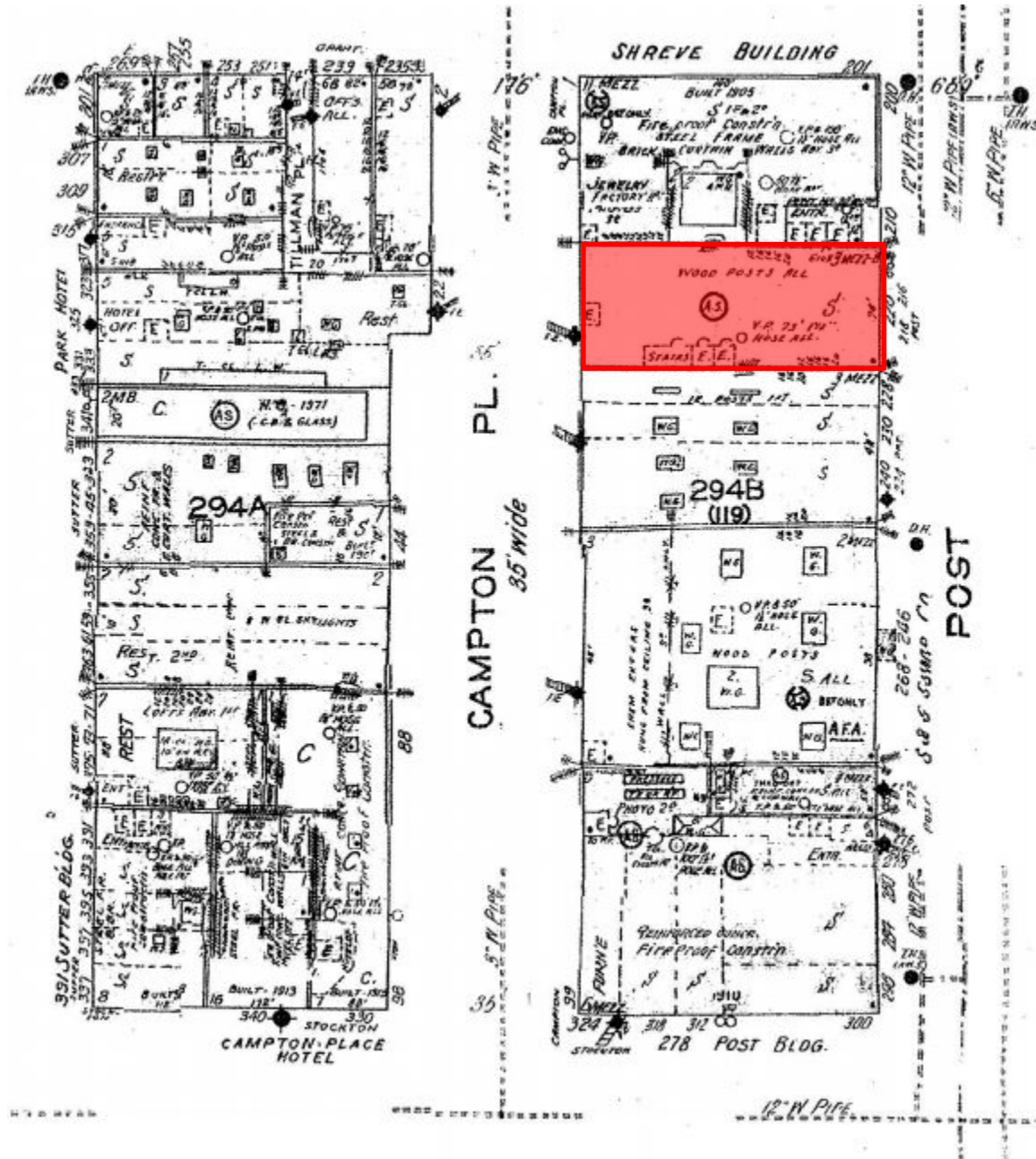


# Parcel Map



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

# Sanborn Map\*

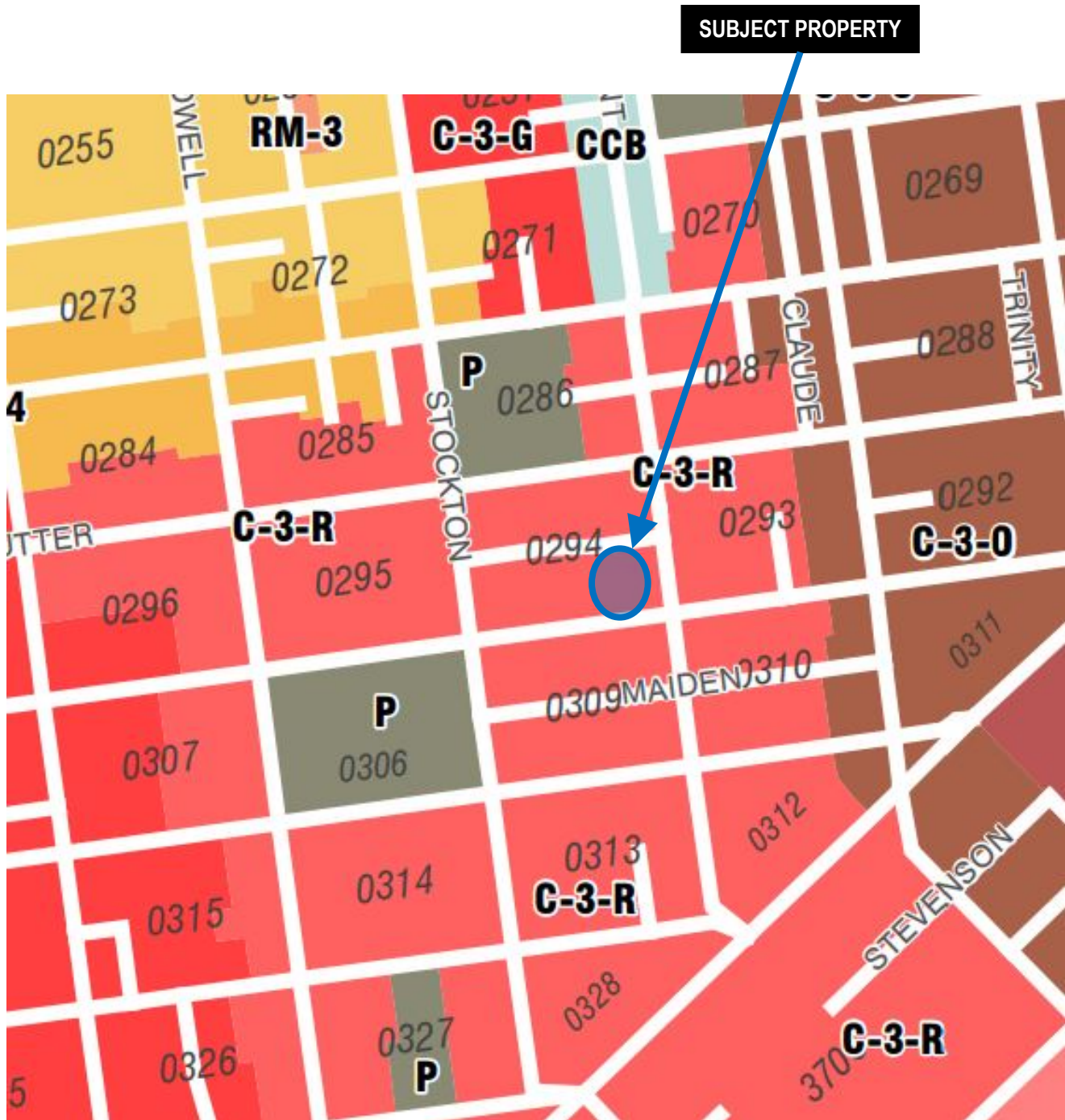


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



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

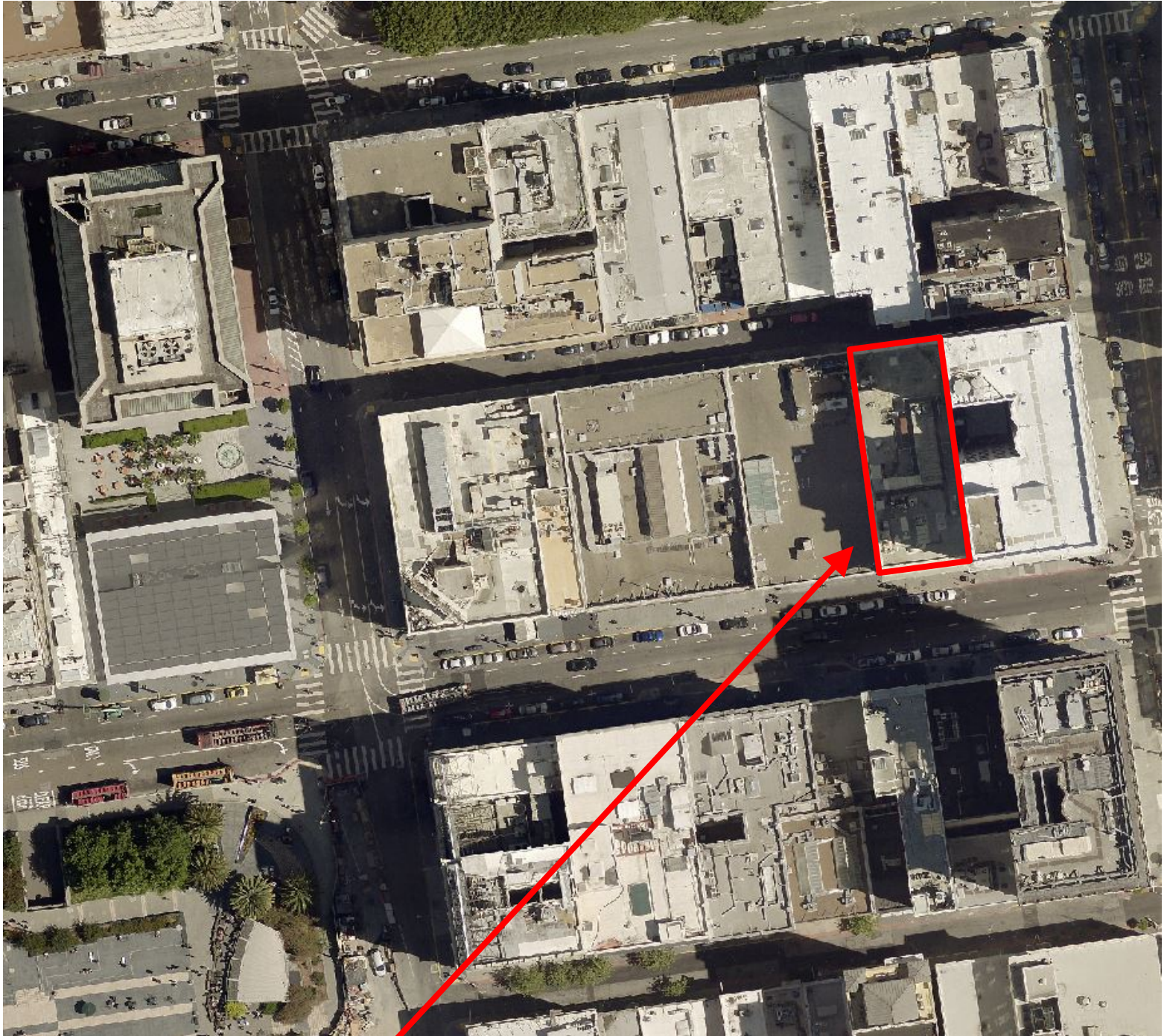
# Zoning Map



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



# Aerial Photograph



**SUBJECT PROPERTY**



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



# Site Photo\*



**SUBJECT PROPERTY**

*\*South (Post Street) façade.*

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

# Site Photo\*

SUBJECT PROPERTY



*\*North (Campton Place) elevation.*

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



# **Appendix E:**

## **Project Sponsor Submittal**

# REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano  
tcatalano@reubenlaw.com

October 10, 2019

## **Delivered Via Messenger**

President Myrna Melgar  
Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**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 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> levels) from retail to office use (“**Project**”). We understand that the Department is only recommending approval of the 4<sup>th</sup> and 5<sup>th</sup> floor conversion, however, we strongly believe that the 3<sup>rd</sup> 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 3<sup>rd</sup>-5<sup>th</sup> 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.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
456 8th Street, 2<sup>nd</sup> Floor, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

**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:

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

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 3<sup>rd</sup> floor uses, and the Commission recommended allowing office uses on the 3<sup>rd</sup> 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 3<sup>rd</sup> 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,

Cos, Lululemon, Luis Vutton, Aduemar Piquet, Richard Mille, Other Stories, Maserati, Real Real, Rent the Runway, Alo Yoga, Ralph Lauren, Tesla, Tom Ford, Peter Lik, Room and Board, Club Monaco, Under Armour, James Perse, Trunk Club, Muji, Tory Burch, Tod's, Massimo Dutti, and Versace.

**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 3<sup>rd</sup> or higher floor area in conjunction with ground and 2<sup>nd</sup> 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 3<sup>rd</sup> or higher levels, regardless of whether the space is stand-alone space or in conjunction with lower levels.

Allowing 3<sup>rd</sup> 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 2<sup>nd</sup> 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 3<sup>rd</sup> floor conversion, with the 4<sup>th</sup> and 5<sup>th</sup> floor conversions being subject only to standard Section 303 CU criteria. The following examines the Project's 3<sup>rd</sup> 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 changes<sup>1</sup> 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

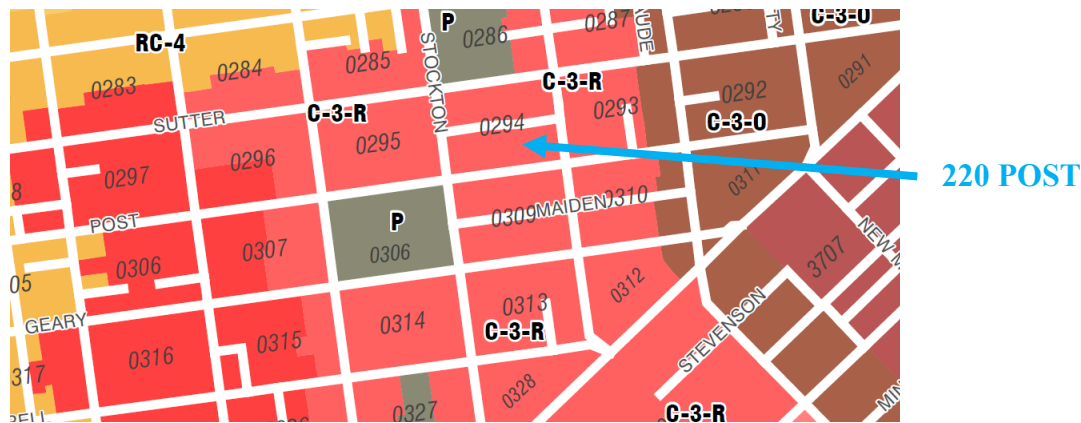
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<sup>1</sup> See HPC Motion No. 0382, with Major Permit to Alter approval on July 17, 2019 under Case No. 2019-002884PTA, and Planning Staff approval of a Minor Permit to Alter on October 25, 2018 under Case No. 2017-014849PTA.

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 unleaseable 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 3<sup>rd</sup>-5<sup>th</sup> 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.



**EXISTING**



**vs.**

**PROPOSED**





- (2) *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 3<sup>rd</sup> thru 5<sup>th</sup> 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 3<sup>rd</sup> (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 (1<sup>st</sup> thru 3<sup>rd</sup>) 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> thru 5<sup>th</sup> 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 3<sup>rd</sup> 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 24<sup>th</sup>. 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

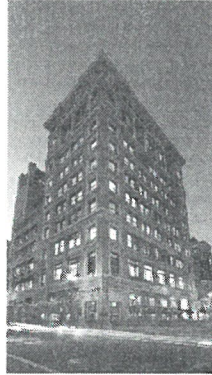
Enclosures:

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



**Members at The Shreve Building**

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

Name	Business Name	Signature
<u>Rich Lee</u>	<u>Cushman + Wakefield</u>	<u>[Signature]</u>
<u>Isabelle Lee</u>	<u>Cushman &amp; Wakefield</u>	<u>Isabelle Lee</u>
<u>Dino Vicenzo</u>	<u>ABLE Engineering</u>	<u>[Signature]</u>
<u>Jared Holstein</u>	<u>Perpetuum</u>	<u>[Signature]</u>
<u>Thomas Hunt</u>	<u>Thomas Hunt</u>	<u>[Signature]</u>
<u>MARK WATSON</u>	<u>W+SON</u>	<u>[Signature]</u>
<u>DAN ASHKENAZY</u>	<u>IDJ</u>	<u>[Signature]</u>
<u>ALBERTO WEBER</u>	<u>EDMUND WEBER Sevelers</u>	<u>[Signature]</u>

Respectfully from The Shreve Building

Name

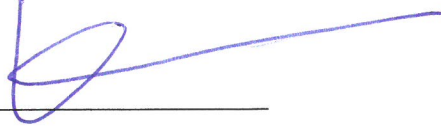


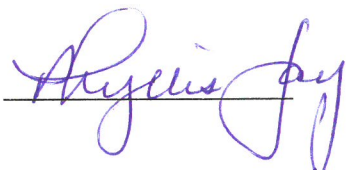
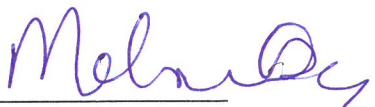
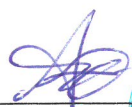
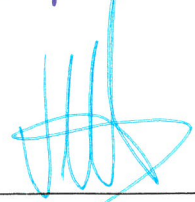
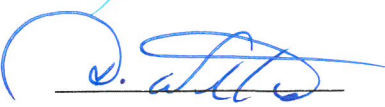
Business Name

Signature

Marsha KobuchiCushman & WakefieldMarsha KobuchiFreem - HydromoriamCushman & Wakefield[Signature]Anne-Marie de GramontGears & Jewels[Signature][Signature]Anna Crowleyhoneypot[Signature]Myint MaungCushman & WakefieldMyint Maung[Signature]UPS[Signature]Arjan KhatabiKiton[Signature]

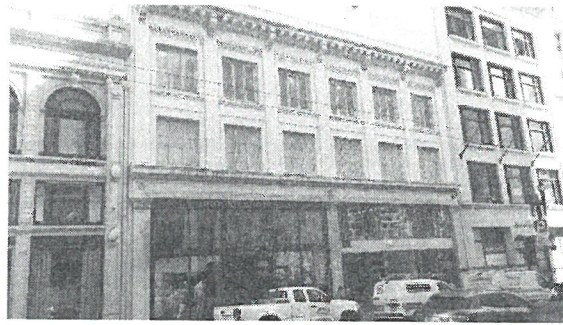


Respectfully from The Shreve Building

Name	Business Name	Signature
<u>Fritz Boneberg</u>	<u>Kiton</u>	<u></u>
<u>Marco Sepulveda</u>	<u>Kiton</u>	<u></u>
<u>Tenzin Kilden</u>	<u>ProTech</u>	<u></u>
<u>Phyllis Jay</u>	<u>GrJay Law Office</u>	<u></u>
<u>Melanie Rost</u>	<u>Dolby Chadwick Gallery</u>	<u></u>
<u>Andrew DeCava</u>	<u>Go Atte</u>	<u></u>
<u>VITO L. SANTANATO</u>	<u>KITON SF</u>	<u></u>
<u>Donjanie Wilke</u>	<u>PhoTech</u>	<u></u>

Respectfully from The Shreve Building

Name	Business Name	Signature
<u>LISA CHADWICK</u>	<u>Dolby Chadwick Gallery</u>	<u>[Signature]</u>
<u>Rachelle Agundes</u>	<u>11</u>	<u>[Signature]</u>
<u>Matthew Coleman</u>	<u>Harry Winston</u>	<u>[Signature]</u>
<u>Elizabeth Roman</u>	<u>Harry Winston</u>	<u>[Signature]</u>
<u>Gordon Brown</u>	<u>ProTech</u>	<u>[Signature]</u>
<u>STAN TOY</u>	<u>ProTech</u>	<u>[Signature]</u>
<u>NIC COSTINIANO</u>	<u>FEDEx</u>	<u>[Signature]</u>
<u>EDMUND R. WEBER</u>	<u>JEWELERS</u>	<u>[Signature]</u>



**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.

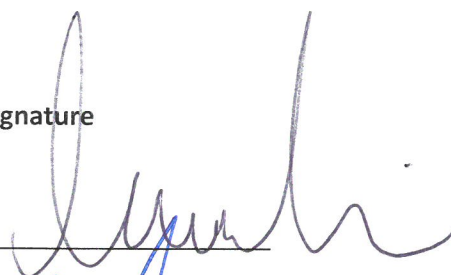
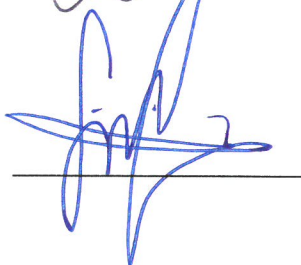
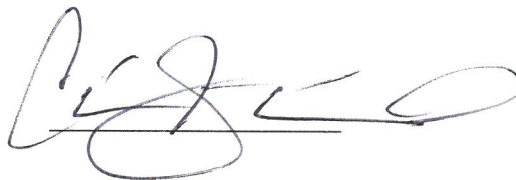
We see no downside to converting vacancies to office. We fully support and applaud the renovation of 220 Post with an additional entrance at Campton and the sooner the space is leased the better for the business owners and visitors of Union Square.

Signatures on the following page(s)

Respectfully from 236 Post

Name

Signature

Laura LinSilvia SkyAdam SmallVega CampbellW. J. CampbellCHRISTOPHER  
STRECHERGuillermo  
LawrenceDebra Robinson

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.

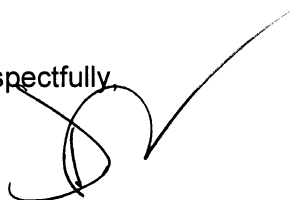
With retail's noticeably shrinking footprint, we have observed a growing number of vacancies in Union Square, meanwhile demand for office in San Francisco remains high. We are supportive of plans to convert 220 Post Street's floors 3 to 5 to office and urge the Commission to approve this CUP.

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,

A handwritten signature in black ink, appearing to be 'David Tom', written over a horizontal line.

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.

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 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,

A handwritten signature in dark ink, appearing to read "Corinna Luebke", written over a horizontal line.

Corinna Luebke, General Manager