



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 08/22/2019
CONSENT

Record No.: 2018-011004CUA
Project Address: 146 GEARY STREET
Zoning: C-3-R (Downtown – Retail)
80-130-F Height and Bulk District
Block/Lot: 0452/002
Applicant: Sharman Spector
117 Post Street
San Francisco, CA 94108
Staff Contact: Stephanie Cisneros – (415) 575-9186
stephanie.cisneros@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would authorize the existing illuminated, painted sheet-metal projecting Britex Fabrics sign currently located at 146 Geary Street. The project would also replicate the existing sign and be installed at 117 Post Street, the new location of Britex Fabrics, approximately 2 blocks northeast of the location of the existing historic sign. The replicated sign will closely match the existing with regard to materials, lighting, and design but will be slightly smaller to accommodate the storefront size and configuration of the new location of Britex Fabrics at 117 Post Street. The subject property at 146 Geary Street is an Article 11 Category IV Contributing Building within the Kearny-Market-Mason-Sutter Conservation district and is in a C-3-R (Downtown-Retail) Zoning District and an 80-130-F Height & Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Section 303 and 608.14, to designate and reconstruct a vintage sign.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment**
 - The Department has received one letter in support and no letters in opposition to the Project.

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 is consistent with the Objectives and Policies of the General Plan. The designation and replication of the Vintage Sign will help to preserve the character of the neighborhood and the landmark site. 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
Exhibit B – Conditions of Approval
Exhibit C – Environmental Determination
Exhibit D - Proposed Plans
Exhibit E – Map and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: AUGUST 22, 2019

1650 Mission St.
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Record No.: **2018-011004CUA**
Project Address: **146 GEARY STREET**
Zoning: C-3-R (Downtown – Retail)
80-130-F Height and Bulk District
Block/Lot: 0452/002
Applicant: Sharman Spector
117 Post Street
San Francisco, CA 94108
Property Owner: 146 Geary LLC
411 Theodore Fremd Ave.
Rye, New York 10580
Staff Contact: Stephanie Cisneros – (415) 575-9186
stephanie.cisneros@sfgov.org

ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 608.14 TO DESIGNATE AND REPLICATE A VINTAGE SIGN WITHIN THE C-3-R (DOWNTOWN – RETAIL) ZONING DISTRICT AND 80-130-F HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 3, 2019, Sharman Spector (hereinafter "Project Sponsor") filed Application No. 2019-011004CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to designate and replicate the existing illuminated, painted sheet-metal projecting Britex Fabrics sign (hereinafter "Project") currently located at 146 Geary Street, Block 0309 Lot 007 (hereinafter "Project Site"). The replicated sign will be installed at 117 Post Street, the new location of Britex Fabrics.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011004CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 22, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011004CUA.

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

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 requested in Application No. 2018-0110045CUA, subject to the conditions contained in “EXHIBIT B” 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.** The project would authorize the existing illuminated, painted sheet-metal projecting Britex Fabrics sign currently located at 146 Geary Street. The project would also replicate the existing sign and be installed at 117 Post Street, the new location of Britex Fabrics, approximately 2 blocks northeast of the location of the existing historic sign. The replicated sign will match the existing with regard to materials, lighting, and design but will be slightly smaller to accommodate the storefront size and configuration of the new location of Britex Fabrics at 117 Post Street. The subject property at 146 Geary Street is an Article 11 Category IV Contributing Building within the Kearny-Market-Mason-Sutter Conservation district and is in a C-3-R (Downtown-Retail) Zoning District and an 80-130-F Height & Bulk District.
3. **Site Description and Present Use.** The Project is located on the north side of Geary Street between Grant Avenue and Stockton Street on Assessor’s Block 0309, Lot 007. The subject property is an Article 11 Category IV Contributory building within the Kearny-Market-Mason-Sutter Conservation District. The work proposed for this project consists of authorizing the existing Britex Fabrics sign at 146 Geary Street as a Vintage Sign and replicating it such that the new sign closely matches the dimensions, illumination, materials and lettering of the existing. The replicated sign will be installed at 117 Post Street, the new location of Britex Fabrics – approximately one block away. Britex Fabrics, designated a Legacy Business on December 12, 2016 by the Small Business Commission, has been in operation since 1952 and moved from its original location at 146 Geary Street to 117 Post street in 2018. There is no permit record to indicate when the sign was constructed, however, photo documentation indicates the sign was installed between 1952, when the business moved into 146 Geary Street and 1974, which is the date of the earliest photo of the sign.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within a C-3-R Zoning District in the Downtown Area Plan. The immediate context is mixed in character with residential, commercial, recreational, and office uses. The immediate neighborhood includes a mix of three- to fifteen-story mixed-use developments along Geary Street. The block immediately

to the west consists of the Union Square plaza. The project site is located within the boundaries of the Downtown Area Plan. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown – General), P (Public), and C-3-O (Downtown – Office).

5. **Public Outreach and Comments.** As of the writing of this report, the Department has not received any public comment regarding the proposed project.
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. **Conditional Use Authorization.** Planning Code Section 608.14(a) states that Conditional Use Authorization may be sought to restore and maintain a vintage sign provided that: (a) the vintage sign to be restored, reconstructed or technologically improved depicts a use, person, place, thing, cultural icon or other valued character or characteristics of the City or a City neighborhood that, at the time of the vintage sign authorization, is at least 40 years old; (b) at least 50 percent of the area of the sign remains legible, (c) the sign does not visually obstruct or significantly impair or detract from, by glare or any other means, a City landmark or public vista; (d) the sign is not larger than the sign that existed prior to the vintage sign authorization and does not appear to be more visually prominent than the sign that existed prior to the vintage sign authorization; and (e) the sign is maintained in good condition, repair and working order.
 - B. **Vintage Signs.** Planning Code Section 608.14(b) requires: (1) the sign proposed for vintage sign authorization is at least 40 years old; and (2) the sign is a cultural artifact that depicts a particular residential, business, cultural, economic, recreational, or other valued resource of the past that contributes to the visual identity and character of a City neighborhood or the City as a whole.

The Project proposes to replicate the existing Britex Fabrics projecting sign in kind to be installed at the new location of Britex (117 Post Street) as part of the Conditional Use Authorization. The sign was initially installed at 146 Geary sometime between 1952 (when Britex Fabrics moved into the location) and 1974. Britex Fabrics was designated as a Legacy Business by the Small Business Commission in 2016 and operated out of this location until 2018, when the business moved to 117 Post Street. The existing Britex Fabrics sign is a character-defining feature of the Legacy Business, which is an important cultural, historical, and architectural resource that is known worldwide. Britex Fabrics has operated in San Francisco for 60 years. The sign, in its current form, is fully legible and does not visually obstruct or significantly impair or distract from a City landmark or public vista. The existing sign will be replaced with a new replicated sign at 117 Post Street matching the historic sign in terms of its material, dimensions, and overall appearance. This cultural artifact contributes to the visual identity and character of the neighborhood by linking the community to another time in the neighborhood's history. Planning Code Section 303 findings are provided below.

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 replication and maintenance of the vintage sign is desirable and compatible with the neighborhood and offers the community an opportunity to recollect and/or commemorate a different time in the neighborhood's past.

- 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 approving the vintage sign will not alter the existing structure.

- (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;

Traffic will not be affected by the proposed vintage sign.

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

The vintage sign will have none of the above effects on the neighborhood.

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

The vintage sign has no impact on landscaping, screening, open space, parking and loading and service areas. It is appropriate for this illuminated sign to be replicated in-kind and be installed a new location given that the new location is where Britex Fabrics moved to in 2018 and continues to operate.

- 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 Neighborhood Commercial District.

The proposed vintage sign is not located in a Neighborhood Commercial District.

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

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 2.4

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.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

Allowing this vintage sign to be replicated and maintained contributes to the visual character of this neighborhood. The proposed vintage sign will help promote the preservation of features within this neighborhood that provide continuity with past development.

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

The proposed vintage sign will not have an impact on neighborhood serving retail uses and will not impact opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed vintage sign will contribute to preserving the neighborhood character while having no impact cultural and economic diversity of this neighborhood. The proposed vintage sign will not impact existing housing.

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

The City's affordable housing supply is not affected by this proposal.

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

The vintage sign will create no new traffic in the neighborhood.

- 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 proposed vintage sign will not displace any service or industry establishment or adversely affect industrial or service sector uses or related employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

The Project will contribute to the identity and preservation of the Kearny-Market-Mason-Sutter Conversation District.

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

The proposed vintage sign has no impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-011004CUA** subject to the following conditions attached hereto as "EXHIBIT B" in general conformance with plans on file, dated June 3, 2019, and stamped "EXHIBIT D", which is incorporated herein by reference as though fully set forth.

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 August 22, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 22, 2019

EXHIBIT B

AUTHORIZATION

This conditional use authorizes a vintage sign (d.b.a. **Britex Fabrics**) located at 146 Geary Street (Block 0309, Lot 007) pursuant to Planning Code Section(s) **303 and 608.14** within the **C-3-R (Downtown – Retail)** Zoning District and an **80-130-F** Height and Bulk District; in general conformance with plans, dated **June 3, 2019**, and stamped “EXHIBIT D” included in the docket for Record No. **2018-011004CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 22, 2019**, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 22, 2019**, under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit B of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
146 GEARY STREET		0310022
Case No.		Permit No.
2018-011004PRJ		201808076624
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. To authorize the existing projecting, sheet-metal, illuminated Britex Fabrics sign at 146 Geary Street as a Vintage Sign and erect a replicated, electric, projecting, double-faced, neon sign at 117 Post Street. ** MAHER: N/A **		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Stephanie Cisneros	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , 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 checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): The project will replicate the existing projecting Britex Fabrics sign at 146 Geary to be installed at 117 Post. The replicated sign will match the existing in design, materials, dimensions, lighting.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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.	
	Project Approval Action: Planning Commission Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/12/2019
	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

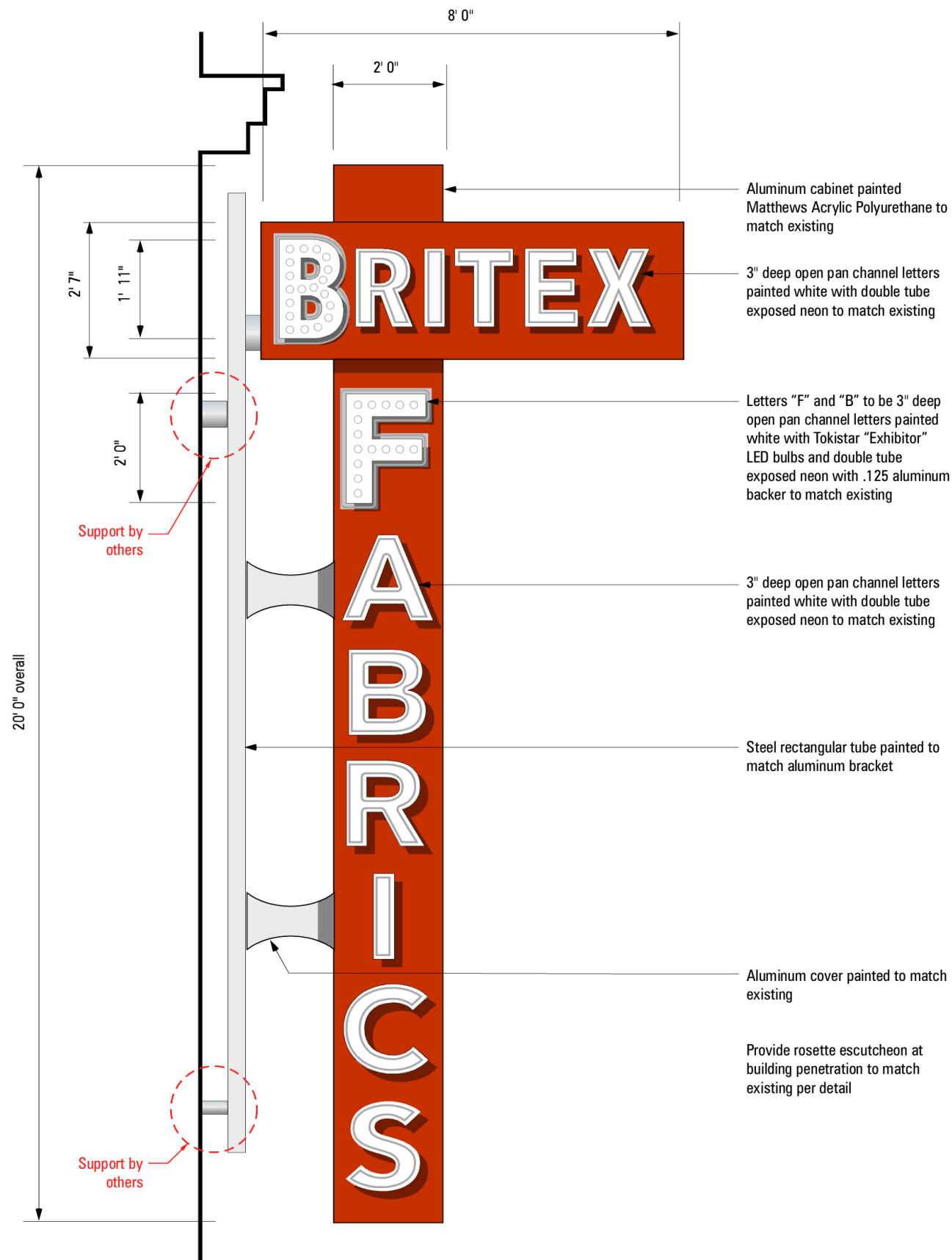
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
146 GEARY STREET		0310/022
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011004PRJ	201808076624	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified 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.	

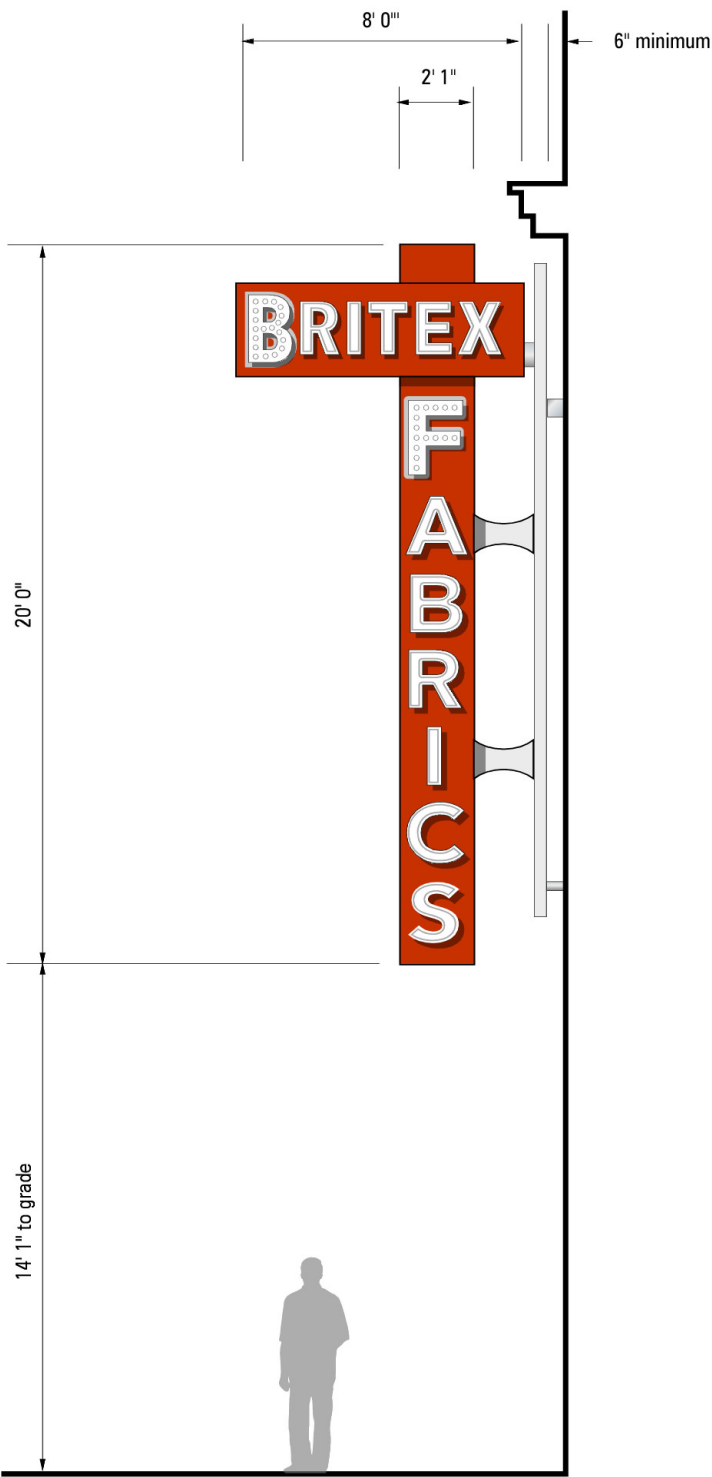
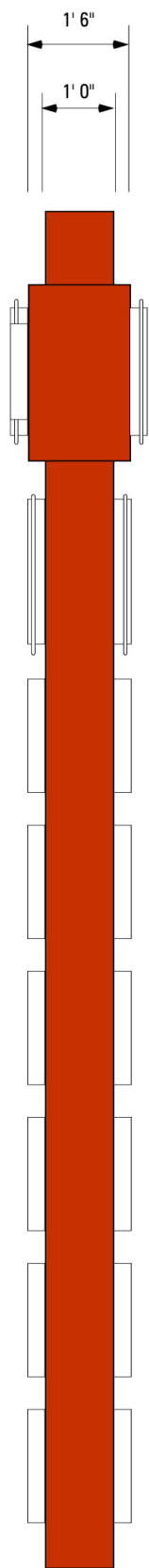
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<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:



SIGN ELEVATION

SCALE: 3/8" = 1'-0"



SIGN ELEVATION

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



1051 46th Avenue
Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com

Project		
Britex Fabrics		
117 Post St. San Francisco, CA		
Date:		
1-19-18		
Sales:		
<input type="checkbox"/> Alyssa Moukhlis		
Design:		
<input type="checkbox"/> Andre C.		
File Name/Location:		
2018/B/Britex Fabrics		
Rev.	Date	Description
D	2-2-18	Revise per engineering
E	5-3-18	Revise size of cabinet
F	5-11-18	Add specifications
G	6-7-18	Add scope clarifications
H	6-20-18	Revise height to grade
I	5-28-19	Change support location
J	6-3-19	Revise support location
Customer Approval		

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KEARNEY STREET

MAIDEN LANE

SIDEWALK

ADJACENT PROPERTY

PL 17.50'

PL 60'

PL 20'

PL 122.50'

ADJACENT PROPERTY

PL 62.50'

117 POST STREET

PL 37.50'

ADJACENT PROPERTY

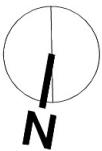
SIDEWALK

A

POST STREET

SITE PLAN

Scale: 1/16" - 1' 0"



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Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com

Project

Britex Fabrics

117 Post St.
San Francisco, CA

Date:
1-19-18

Sales:
☐ Alyssa Moukhlis

Design:
☐ Andre C.

File Name/Location:
2018/B/Britex Fabrics

Rev.	Date	Description

Customer Approval

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80157



VIEW TRAVELING FROM GRANT



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Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com

Project

Britex Fabrics

117 Post St.
San Francisco, CA

Date:
1-19-18

Sales:
☐ Alyssa Moukhlis

Design:
☐ Andre C.

File Name/Location:
2018/B/Britex Fabrics

Rev.	Date	Description
A	5-28-19	Change support location
B	6-3-19	Change support location

Customer Approval

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VIEW FROM KEARNY



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Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815
www.arrowsigncompany.com

Project

Britex Fabrics

117 Post St.
San Francisco, CA

Date:
1-19-18

Sales:
☐ Alyssa Moukhlis

Design:
☐ Andre C.

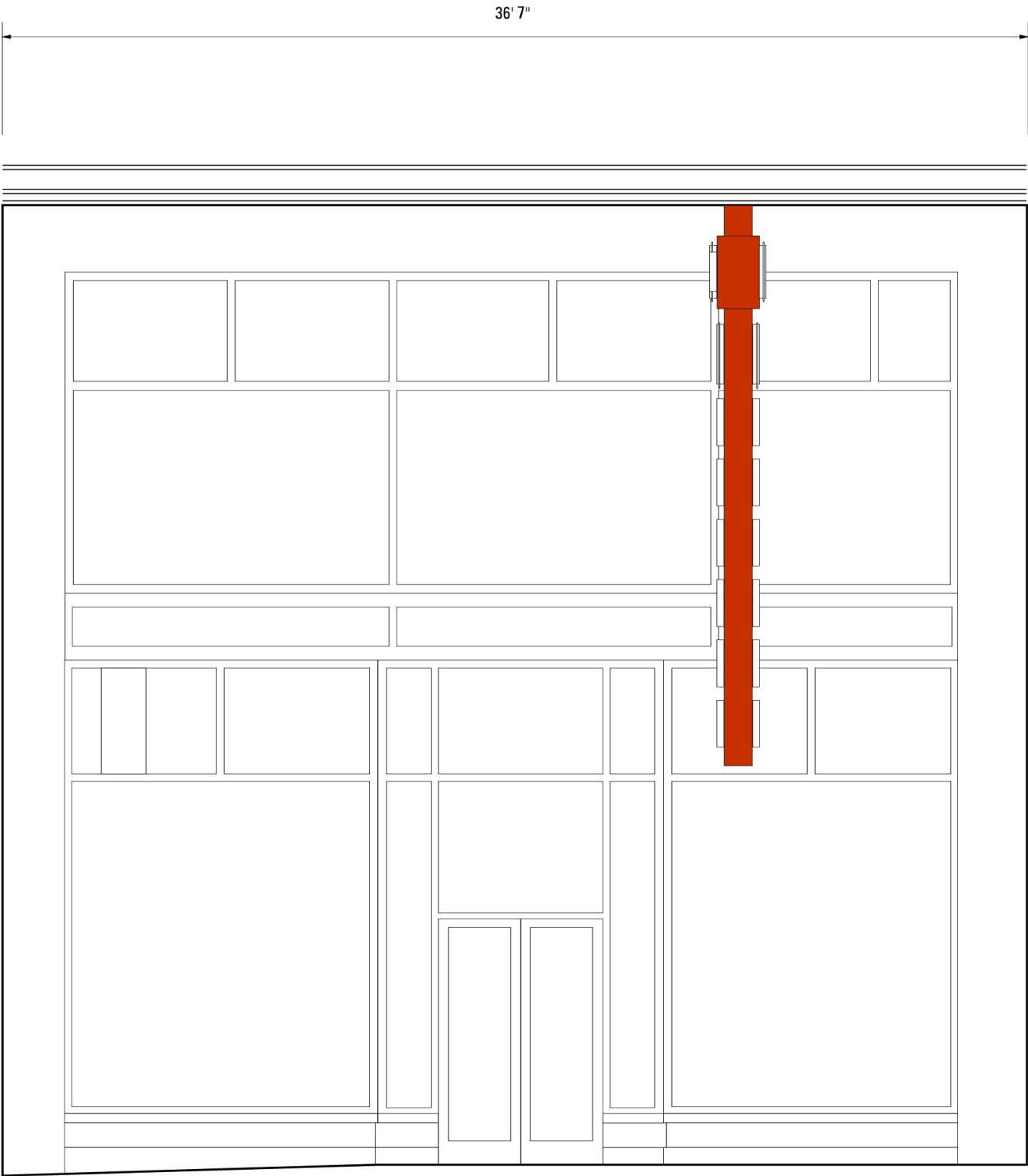
File Name/Location:
2018/B/Britex Fabrics

Rev.	Date	Description
A	5-28-19	Change support location
B	6-3-19	Change support location

Customer Approval

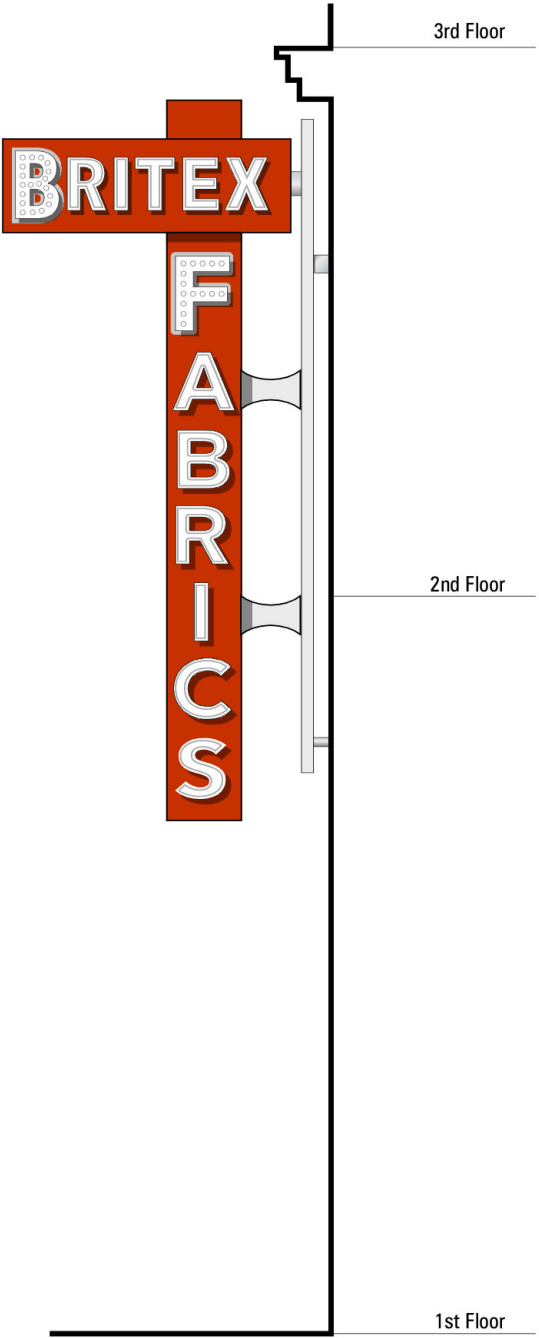
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FRONT ELEVATION

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



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Project

Britex Fabrics

117 Post St.
San Francisco, CA

Date:
1-19-18

Sales:
☐ Alyssa Moukhlis

Design:
☐ Andre C.

File Name/Location:
2018/B/Britex Fabrics

Rev.	Date	Description
A	9-5-18	Delete detail
B	6-3-18	Revise location

Customer Approval

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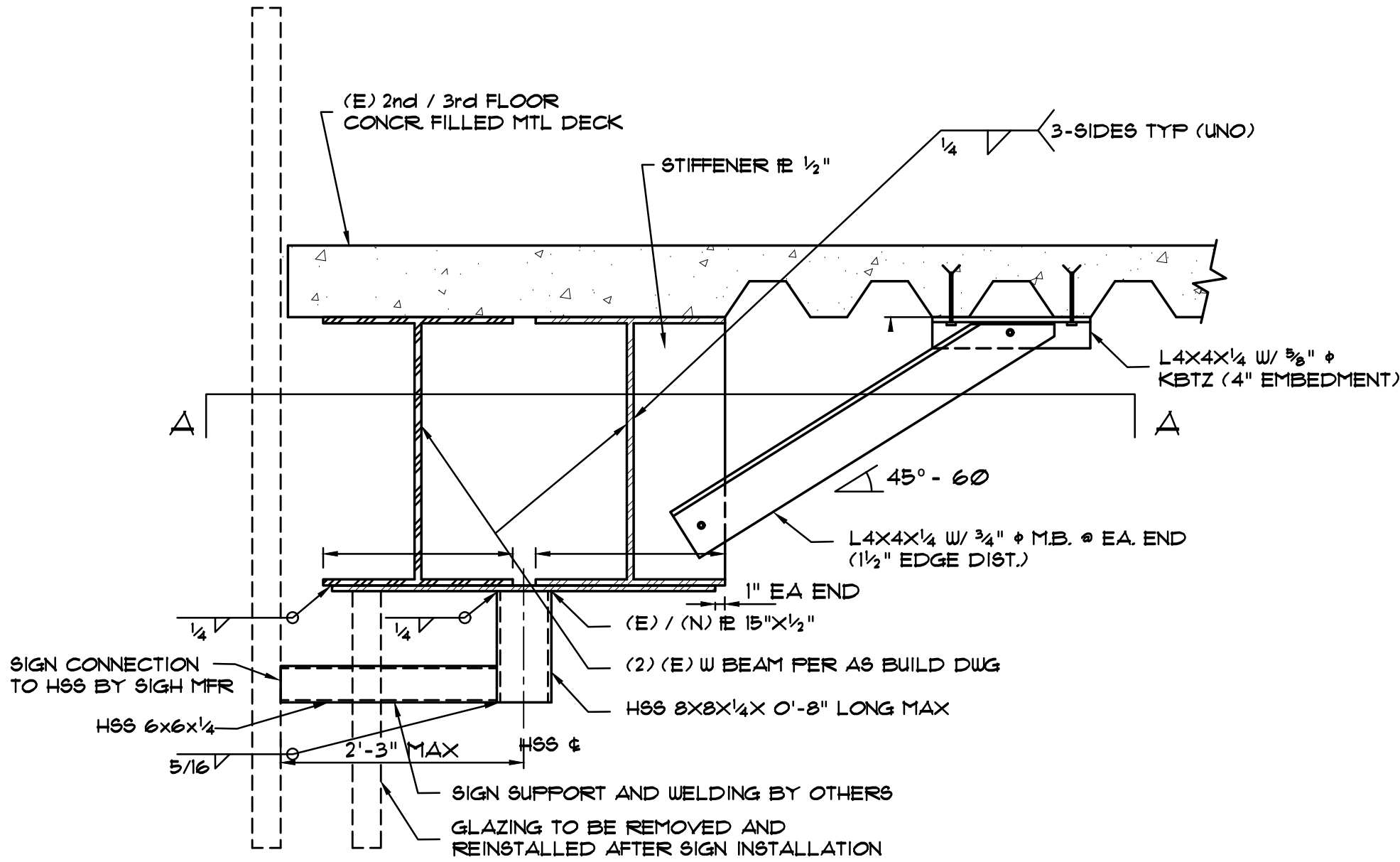
80157

GENERAL NOTES:

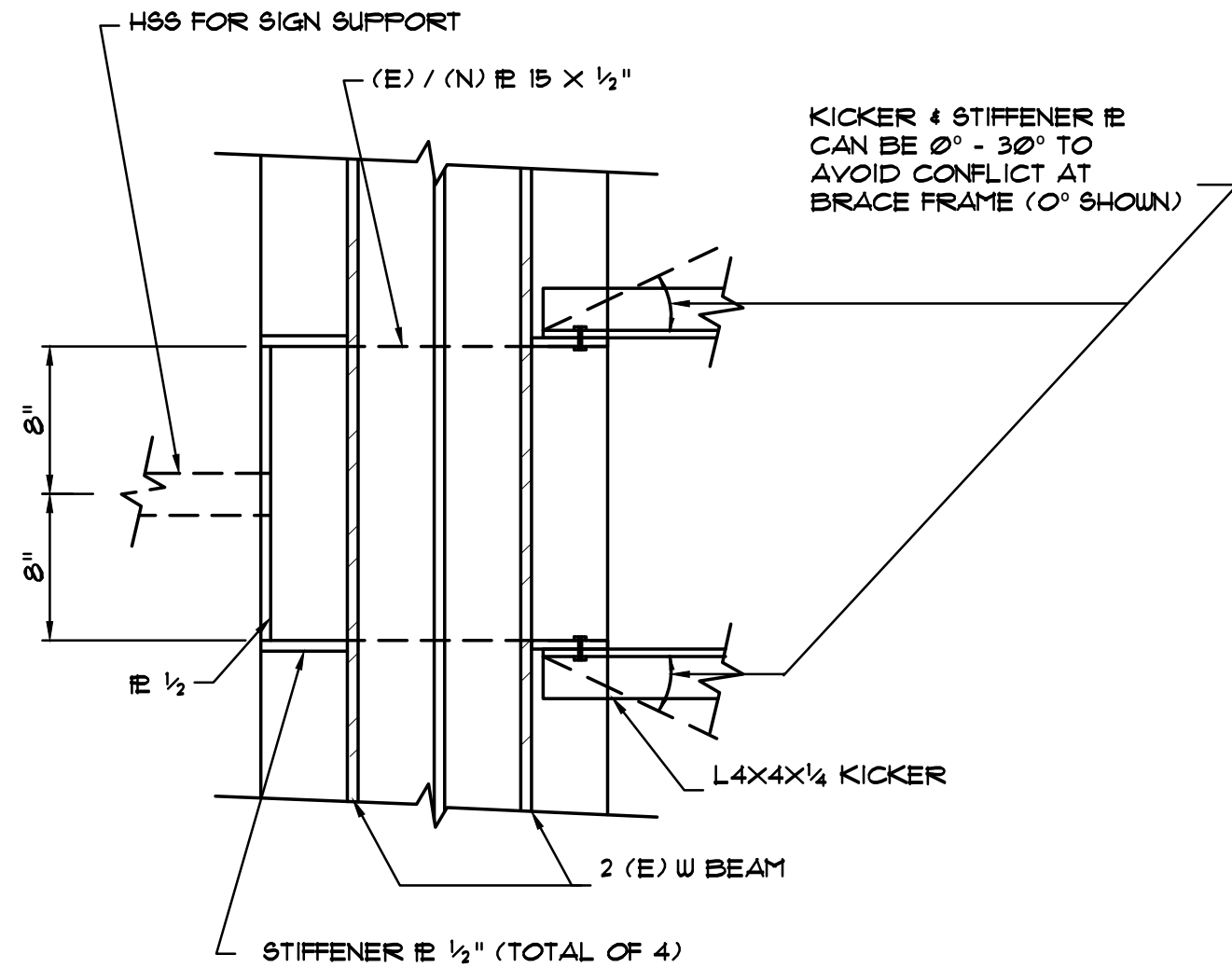
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "2016 CBC", AND SF BUILDING CODE AMENDMENTS AND ORDINANCES, LATEST EDITION.
2. DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMPTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
3. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
4. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
5. DO NOT SCALE THESE DRAWINGS.
6. STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
8. DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE.
9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
10. ALL SITE WORK, EXCAVATION, BACKFILL ETC. SHALL CONFORM TO SOIL REPORT PREPARED BY GEO ENGINEERING CONSULTANTS, DATED SEP. 2, 2016. PROJECT NUMBER P16-0352

STRUCTURAL STEEL:

1. ALL STEEL WORK SHALL CONFORM TO MANUAL OF STEEL CONSTRUCTION LATEST EDITION.
2. STRUCTURAL STEEL WIDE FLANGE BEAM SHALL BE ASTM A-992 AND STEEL PLATES SHALL BE ASTM A-36. STRUCTURAL STEEL PIPE SHALL BE ASTM A-53, GRADE B. STRUCTURAL STEEL TUBE SHALL BE ASTM A-500, GRADE B.
3. ALL CONNECTION BOLTS SHALL BE ASTM A-307.
4. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODE, BY CERTIFIED WELDERS.
5. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
6. ALL INTERIOR STEEL MEMBERS SHALL BE SHOP PRIMED.



(N) SIGNAGE 12 DETAIL
BRACE DETAIL
1" = 1'-0"

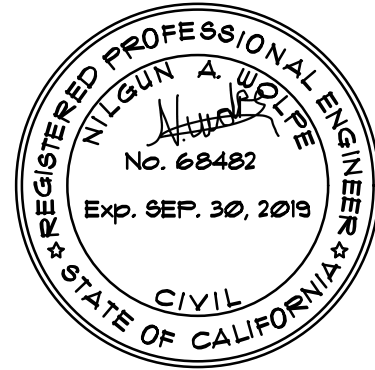


2 A-A PLAN VIEW
1" = 1'-0"

NY ENGINEERING

Consulting Engineers

NILGUN A. WOLFE (P.E.)
250 S. Van Ness Ave, Suite 19
San Francisco, CA 94102
Tel: (415) 568-1210
Email: NYengineering@ECCglobal.net
Web: www.nyengineering.net



GENERAL NOTES
& TYPICAL DETAILS

117 POST STREET
SAN FRANCISCO, CA

Submitted on:

Revisions:



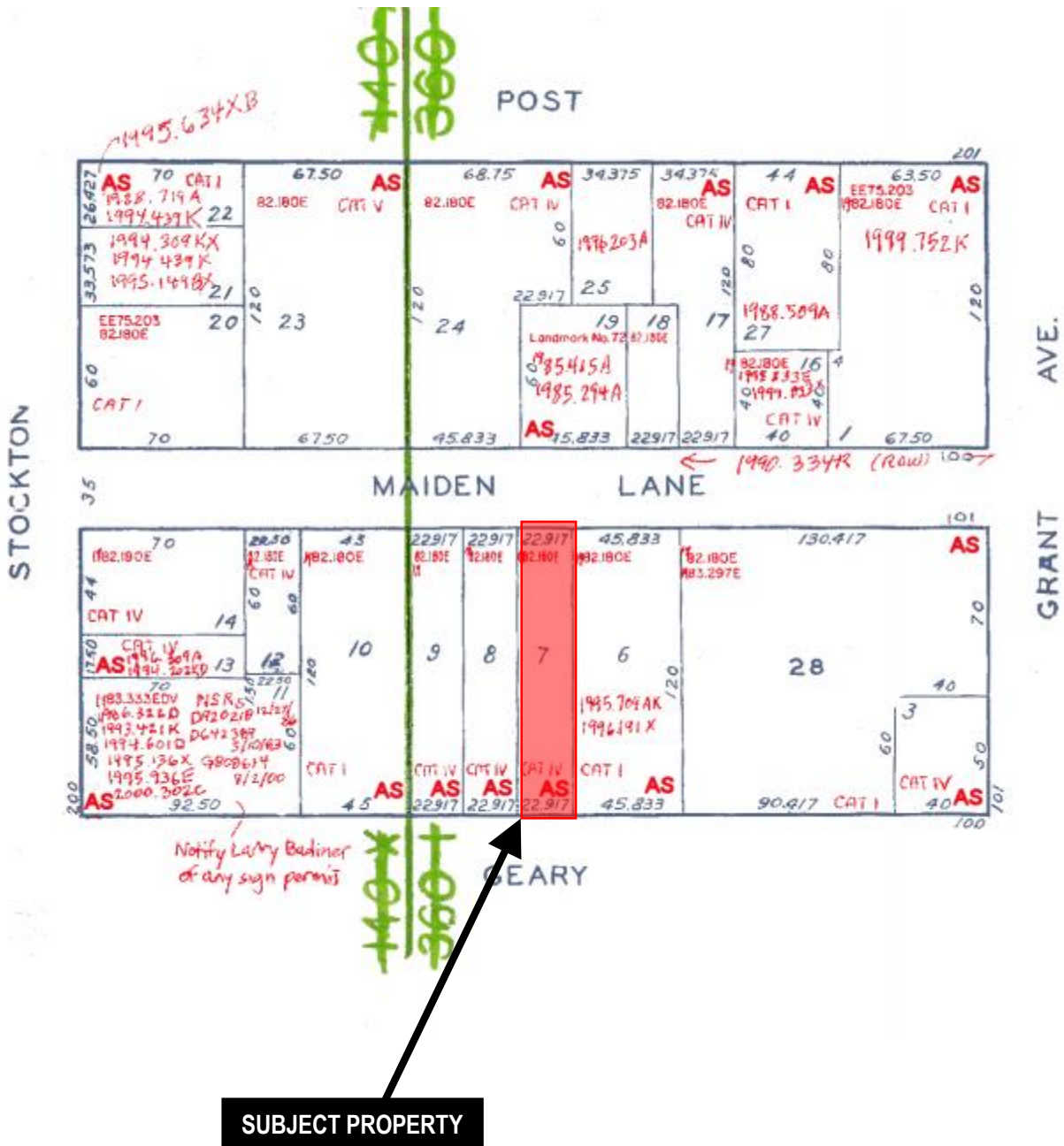
JUN 3, 2017

Scale: AS SHOWN

Drawing No.

S-1

Parcel Map

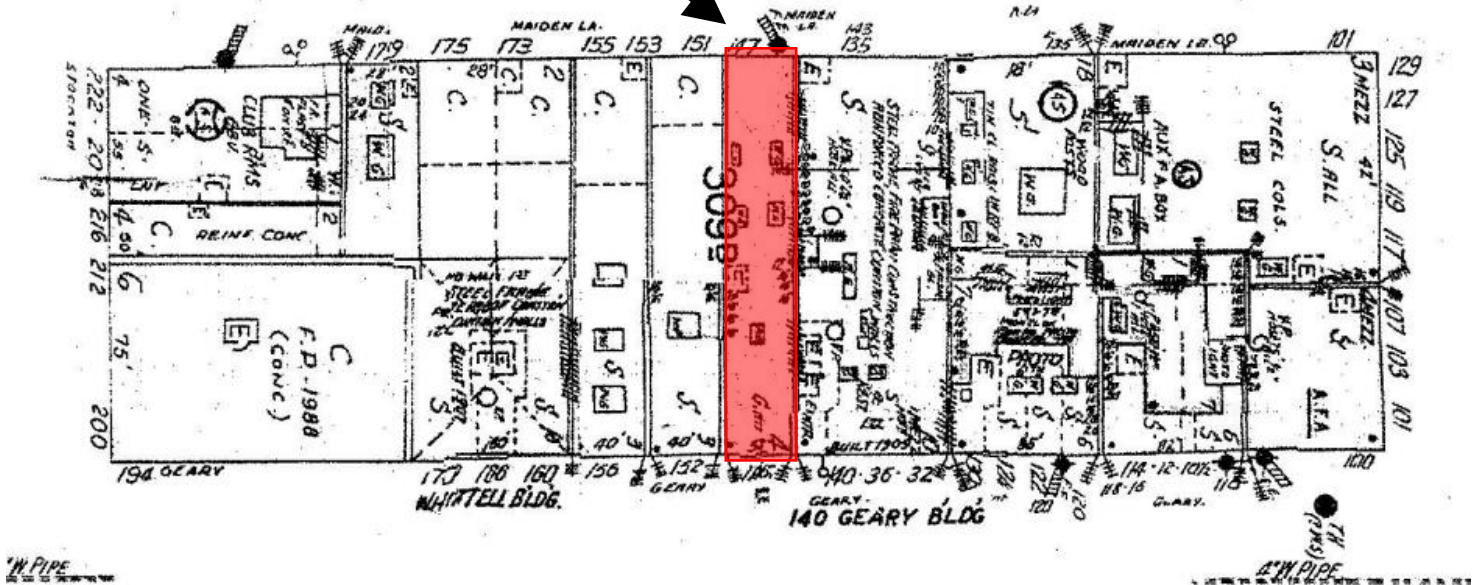


Conditional Use Authorization Hearing
Case Number 2018-011004CUA
Vintage Sign Authorization
146 Geary Street



Sanborn Map*

SUBJECT PROPERTY



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



Current Photo



Conditional Use Authorization Hearing
Case Number 2018-011004CUA
Vintage Sign Authorization
146 Geary Street

Historic Photo

Ca. 1974



SUBJECT SIGN

Conditional Use Authorization Hearing
Case Number 2018-011004CUA
Vintage Sign Authorization
146 Geary Street