



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 19, 2019

Record No.: 2019-001995CUA
Project Address: 1 Front Street
Zoning: Downtown Office Commercial District (C-3-O) Zoning District
275-E Height and Bulk District
Block/Lot: 0646/003
Project Sponsor: First Republic Bank
c/o Corinna Wan
111 Pine Street
San Francisco, CA 94111
Property Owner: ONE FRONT STREET EAT LLC
1633 Broadway #1801
New York, NY 10019
Staff Contact: Carolyn Fahey – (415) 575-9139
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Recommendation: **Approval with Conditions**

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BACKGROUND

On August 17, 2016 a building permit was issued for the change of use to a Limited Restaurant and associated tenant improvements. On February 27, 2017 the Department issued a Notice of Enforcement; however, the café is not open to the public and is instead functioning in an unauthorized manner as a Non-Retail Sales and Service use, accessory to the office use in the building. **On July 18, 2018, a public hearing was held on application No. 2017-008783CUA that sought to establish a Non-Retail Sales and Service use at the site. The application was denied by the Planning Commission (Motion No. 20233). The project before the Commission today constitutes a new project.**

PROJECT DESCRIPTION

The Project proposes to establish and legalize 5,200 square feet of Non-Retail Sales and Service use (dba First Public Bank) located at the ground floor of the existing building. The space would function as First Republic's employee café. An approximately 610 square foot area that fronts onto Market Street would remain Retail Sales and Service, accessible to the general public.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 210.2, and 145.4 to allow a Non-Retail Sales and Service Use at the ground floor within the C-3-O Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** As of the writing of this report, staff has not received any public comment.
- **Project Updates.** The Project differs from the prior project in that it has incorporated a public café, accessible from the westernmost bay fronting onto Market Street. Additionally, the Project Sponsor made minor revisions in the course of Staff review. These changes include programmatic modifications to the interior layout of the proposed café (i.e. circulation, placement of trash, location of entry, placement of interior partition wall, etc.) to ensure the space functions.

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, on balance, consistent with the Downtown Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of ground floor retail space, the Project provides street level activation along the Market Street frontage and anchors the Market Street frontage, which is a goal for the City. 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
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Brief
Exhibit G – Previous Entitlement History



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: DECEMBER 19, 2019

Record No.: 2019-001995CUA
Project Address: 1 FRONT STREET
Zoning: C-3-O (Downtown – Office) Zoning District
275-E Height and Bulk District
Block/Lot: 0266/009
Project Sponsor: First Republic Bank
c/o Corinna Wan
111 Pine Street
San Francisco, CA 94111
Property Owner: ONE FRONT STREET EAT LLC
1633 Broadway #1801
New York, NY 10019
Staff Contact: Carolyn Fahey – (415) 575-9139
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 210.2 AND 145.4(e) OF THE PLANNING CODE TO ESTABLISH AND LEGALIZE 5,200 SQUARE FEET OF NON-RETAIL SALES AND SERVICE USE (DBA FIRST REPUBLIC BANK) LOCATED AT THE GROUND FLOOR OF THE EXISTING BUILDING. THE SPACE WOULD SERVE AS FIRST REPUBLIC'S EMPLOYEE CAFÉ. AN APPROXIMATELY 610 SQUARE-FOOT AREA THAT FRONTS ONTO MARKET STREET WOULD REMAIN RETAIL SALES AND SERVICE, ACCESSIBLE TO THE GENERAL PUBLIC. THE PROJECT IS LOCATED WITHIN THE C-3-O (DOWNTOWN – OFFICE) ZONING DISTRICT AND 275-E HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 28, 2016, Swinerton Builders on behalf of First Republic Bank filed Building Permit Application No. 2016.04.28.5955 with the Department of Building Inspection ("DBI") for ground floor tenant improvements and a change of use from lending institution to food/beverage handling. The permit was approved by the Planning Department on May 31, 2016, and fully issued by DBI on August 17, 2016.

On February 7, 2017, Planning Enforcement Case No. 2017-001613ENF was opened due to the use of the ground floor space as a private cafeteria for office employees in the subject building. Due to the private nature and dedicated use by only the employees of First Republic Bank, the use must therefore be considered a Non-Retail Sales and Service use, accessory to the office use on the floors above, and not otherwise a Restaurant or Limited Restaurant, as was authorized under the aforementioned building permit. Non-Retail Sales and Service uses, including office functions, require Conditional Use Authorization at the ground floor along Market Street and within the C-3-O Zoning District generally.

On February 25, 2019, the Project Sponsor filed Application No. 2019-001995CUA (hereinafter "Application") with the Department for a Conditional Use Authorization under Planning Code Section(s) 303, 210.2 and 145.4 to establish and legalize a Non-Retail Sales and Service use, accessory to the existing office use in the building, at the ground floor along Market Street and within the C-3-O (Downtown – Office) District and a 275-E Height and Bulk District (hereinafter "Project") at 1 Front Street, Block 0266 Lot 009 (hereinafter "Project Site"). The revised project proposal reduces the square footage allocated to the private café to allow for a 610 square foot public café fronting Market Street.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2019-001995CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On December 19, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-001995CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2019-001995CUA, 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.** The Project proposes to establish and legalize 5,200 square feet of Non-Retail Sales and Service use (dba First Public Bank) located at the ground floor of the existing building. The space would function as First Republic's employee café. An approximately 610 square foot area that fronts onto Market Street would remain Retail Sales and Service, accessible to the general public.
3. **Site Description and Present Use.** The Project Site is located on the northwest corner of Front and Market Streets, Lot 009 in Assessor's Block 0266 (District 3). The subject property is located within the C-3-O (Downtown – Office) District and the 275-E Height and Bulk District. The property is developed as a 38-story commercial office building with an adjacent two-story retail building. There are two ground-floor retail spaces, currently occupied by Limited Restaurant tenants (d.b.a.

“Philz Coffee”, and “Front Door Café”). In addition to the two retail spaces, the ground floor also previously contained a large retail banking branch for Bank of the West, a Financial Service use. This space is the subject of the current application, and has been fully renovated to function as the employee café for First Republic Bank, which has offices on upper floors of the building and in the surrounding neighborhood. Along Market Street, the building is shaped into five L-shaped “bays”; the employee café occupies two of the bays, with two of the bays, fronting Market Street and the plaza, occupied by a 610 square foot public café; and the fifth bay, closest to the corner of Front and Market Streets, being retained as a retail banking branch of First Republic Bank.

4. **Surrounding Properties and Neighborhood.** The subject property is located in the center of the Financial District along Market Street, and is surrounded predominantly by other mid- to high-rise office towers. Ground floors, where not occupied by office lobbies, tend to contain Limited Restaurants, retail Financial Services, and other small personal service and business service uses designed to meet the daytime needs of surrounding office workers, and include a number of formula retail businesses. The area is well-served by transit operating both within the City of San Francisco and broader region.
5. **Public Outreach and Comments.** At the writing of this report, the Department had received no communication regarding the proposal.
6. **Project Updates.** The Project differs from the prior project in that it has incorporated a public café, accessible from the westernmost bay fronting onto Market Street. Additionally, the Project Sponsor made minor revisions in the course of Staff review. These changes include programmatic modifications to the interior layout of the proposed café (i.e. circulation, placement of trash, location of entry, placement of interior partition wall, etc.) to ensure the space functions.
7. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Floor Area Ratio.** Planning Code Section 210.2 states that the basic Floor Area Ratio (FAR) in the C-3-O District is limited to 9.0 to 1. However, pursuant to Planning Code Sections 123, through the acquisition and use of Transferable Development Rights (TDR) at the property site, the gross floor area of a structure within the C-3-O District may exceed the stated basic FAR, up to a maximum FAR of 18 to 1.

The previous retail Financial Service use that occupied the subject space at the ground floor was not exempt from Gross Floor Area; therefore the conversion to Non-Retail Sales and Service accessory office use does not result in the addition of any Gross Floor Area to the property, or any corresponding increase to the existing FAR. No other addition or expansion is proposed.
 - B. **Office Use.** Planning Code Section 210.2 states that Non-Retail Sales and Service office uses require Conditional Use Authorization if located at or below the ground floor.

The project has submitted an application for Conditional Use Authorization to permit and legalize the ground floor employee café as a Non-Retail Sales and Service use, accessory to the office use in the building by First Republic Bank. See Section 7, below, for Section 303 Conditional Use findings.

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

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

- D. **Required Ground Floor Commercial Uses.** Planning Code Section 145.4 requires active commercial uses along Market Street in all C-3 Districts, however, such requirement may be modified through the Conditional Use process within C-3 Districts.

The project has submitted an application for Conditional Use Authorization to permit and legalize the ground floor employee café as a Non-Retail Sales and Service use, accessory to the office use in the building by First Republic Bank. See Section 7, below, for Section 303 Conditional Use findings.

- E. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, a TDM Plan shall be required for projects resulting in new construction of 10,000 square feet of non-residential use, or for changes of use of more than 25,000 square feet.

The Project is not required to submit a TDM Plan, as it does not propose new construction of non-residential uses, and it does not involve a change of use in excess of 25,000 square feet.

8. **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 proposal is desirable for and compatible with the surrounding neighborhood in that it would result in the visual activation of a ground-floor space that was previously underutilized as a retail banking branch, often viewed with shades or other coverings over the windows. Although it would not be generally open to the public, the proposed employee café would function similarly to other Limited Restaurants in the Financial District serving meals during work hours, particularly at breakfast and

lunch, with periodic activity in the evening. Additionally, while some First Republic Bank employees do work in the subject building, the company also has other nearby office locations (including at 111 Pine Street, 201 California, and 405 Howard) which will draw employees onto the street, fostering additional pedestrian activity. The employee café provides jobs for 21 full-time employees. Lastly, First Republic Bank will retain one of the Market Street “bays” as a retail banking branch for their company open to the public so that there is still some public-facing element along Market Street. Existing retail uses within the Market Street plaza and along Front Street (currently occupied by tenants d.b.a. “Philz Coffee” and “Front Door Café”) will also be retained.

- 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;

As there is no proposed building expansion as part of the project, 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 size of the employee café is generally consistent with the size of other retail and food-serving businesses along Market Street and within the Downtown area.

- (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 Planning Code does not require parking or loading for the conversion of approximately 5,200 square feet to an employee café, accessory to the office use in the building. The site is very well-served by transit along the Market Street corridor, and loading will continue to occur within the existing adjacent parking garage located on Lot 007 of this Block.

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

The proposal will not result in any noxious or offensive emissions related to noise, glare, dust or odor.

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

The proposal does not require any treatments associated with landscaping, screening, open spaces, parking and loading areas, service areas, lighting or signs.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The Project is consistent with the purpose of the Downtown – Office District, which is characterized by its role as an employment center at both a regional and national level. The Project allows First Republic Bank to create an employee café within and proximate to its office locations; provision of an employee café has been identified by the bank and its employees as an important amenity for employee hiring and retention, particularly considering the prevalence of similar employee dining amenities at other companies throughout the Downtown neighborhood and region.

9. **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 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.5

Emphasize the special nature of each district through distinctive landscape and other features.

Policy 1.6

Make centers of activity more prominent through design of street features and by other means.

Policy 1.10

Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.

OBJECTIVE 2:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 2.7

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

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

The Project introduces a street-facing entry along Market Street with the addition of the proposed public café. The new café entrance is proposed on the building's 120 linear foot frontage (without this new access point, there is currently approximately 240 linear feet between the two existing lobby entrances onsite). The private café will visually anchor the Market Street frontage, provide a more attractive entrance to the existing public plaza, and create a break in the Market Street's 120-foot frontage that is currently fairly monotonous in its Modern building design and site planning.

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 1.1

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

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

OBJECTIVE 2:

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

Policy 2.1

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

Policy 2.2

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposal to maintain 4,250 square feet of existing retail space at the northern and southern corners of the property (1) visually anchors the building and provides a gateway-like effect landmarking and articulating the existing plaza entrance; (2) introduces an activated street presence with a new street facing public café with a public entrance directly onto Market Street; and (3) gives the impression of street activation along the full Market Street frontage by bookending the Market Street frontage with the public café on the westernmost corner and the public bank on the easternmost (fronting onto Front Street).

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The building's ground floor retains 4,250 square feet of existing ground floor retail space; the proposed 5,199 square feet of private cafe use allows for an improved employee experience, thereby allowing the existing thirty-nine-year-old building to provide a competitive level of service in the Bay Area, in terms of both attracting top employers and for those employers to in turn attract and retain top employees at global markets.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, 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.

OBJECTIVE 3:

IMPROVE DOWNTOWN SAN FRANCISCO'S POSITION AS THE REGION'S PRIME LOCATION FOR SPECIALIZED RETAIL TRADE.

Policy 3.5

Meet the convenience needs of daytime downtown workers.

The Project consists of the conversion of approximately 5,200 square feet of ground floor retail space, last used as a retail banking branch office, to accessory office use as an employee café. The Project will enable the subject bank employer, which was started and is headquartered here in San Francisco, to expand its activity slightly, and remain competitive, particularly as an employer in a changing market. Employee cafes and similar amenities are increasingly common among large employers and has been identified by bank management and current employees as an important hiring and retention tool in this instance. The café itself will employ 21 full-time employees within the food service sector, jobs which help to provide opportunities to semi-skilled workers.

The employee café will essentially function as other food-serving establishments in the area, helping to meet the daytime convenience needs of workers, albeit a specific set of workers, in the vicinity. Additionally, as many of the bank employees who will use the café come from other nearby office buildings, the Project will result in increased pedestrian activity on Market Street and the surrounding neighborhood, and is not limited to employees simply remaining entirely within the subject building envelope. In reviewing the application, the Department discussed with the Project Sponsor the possibility of opening the café, or a portion of the café to the public; however, the size and capacity of the café has been designed specifically to handle the demand from bank employees and could not likely accommodate a larger, and more variable number of customers. Additionally, there are company security concerns which could be difficult to address, in that some employees may find the cafeteria an appropriate venue to hold working lunches or other business-related lunches with clients. Lastly, a Condition of Approval has been added such that employee café space must remain in its accessory function, and may not be otherwise converted to general office space with desks or other standard pieces of office equipment.

For these reasons, the Project is, on balance, consistent with the Objectives and Policies of the General Plan.

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.

The Project proposal includes the retention of 4,250 square feet of existing ground floor retail space, of the building's 22,505 GSF on the ground floor. The existing retail space is comprised of four separate retail tenant spaces, with two coffee shop cafes (one existing and one proposed), a corner shop, and a bank. The variety of retail services provided in these spaces allows for a variety of different business, employment, and service opportunities, and has the potential to draw a diverse clientele from the surrounding area. Lastly, the Project results in a net addition of service-sector jobs, with approximately 21 full-time employees employed.

- 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 is consistent with the existing neighborhood character and would have no effect on housing.

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

The Project will have no effect on the City's supply of affordable housing.

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

The Project will not impede MUNI transit service or overburden streets or neighborhood parking. No additional parking or loading is required by the conversion to the employee café, and the site is well-served by transit in the area.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will provide increased employment opportunity in the service sector downtown, and will not displace any existing industrial or service sector business.

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

The tenant improvements that were previously constructed in association with this café use meet all applicable Building and Fire Code requirements.

- G. That landmarks and historic buildings be preserved.

The Project will have no effect on designated landmarks or historic buildings.

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

The Project will have no effect on parks and 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 Application No. 2019-001995CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 18, 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 December 5, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

Draft Motion
Hearing Date: December 19, 2019

RECORD NO. 2019-001995CUA
1 Front Street

ABSENT:

ADOPTED: December 19, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a ground floor accessory office use located at 1 Front Street, Block 0266, and Lot 009 pursuant to Planning Code Section(s) **145.1, 210.2, and 303** within the **C-3-O** District and a **275-E** Height and Bulk District; in general conformance with plans, dated **November 19, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-001995CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 19, 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 **December 19, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

6. **Maintaining Accessory Nature of Office Use.** The subject approval establishes a Non-Retail Sales and Service use for purposes of an employee café, which is accessory to the other existing office uses in the building on upper floors. Should the subject space and employee café cease to operate in an accessory manner, specifically such that the space is proposed for further conversion to general office use, the Project Sponsor must seek a new Conditional Use Authorization to establish said conversion.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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 materials 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 buildings.

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

8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PROVISIONS

9. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

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

MONITORING - AFTER ENTITLEMENT

10. **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

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

12. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the

approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the subject tenant spaces and all sidewalks abutting the subject tenant spaces 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>

14. **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

15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

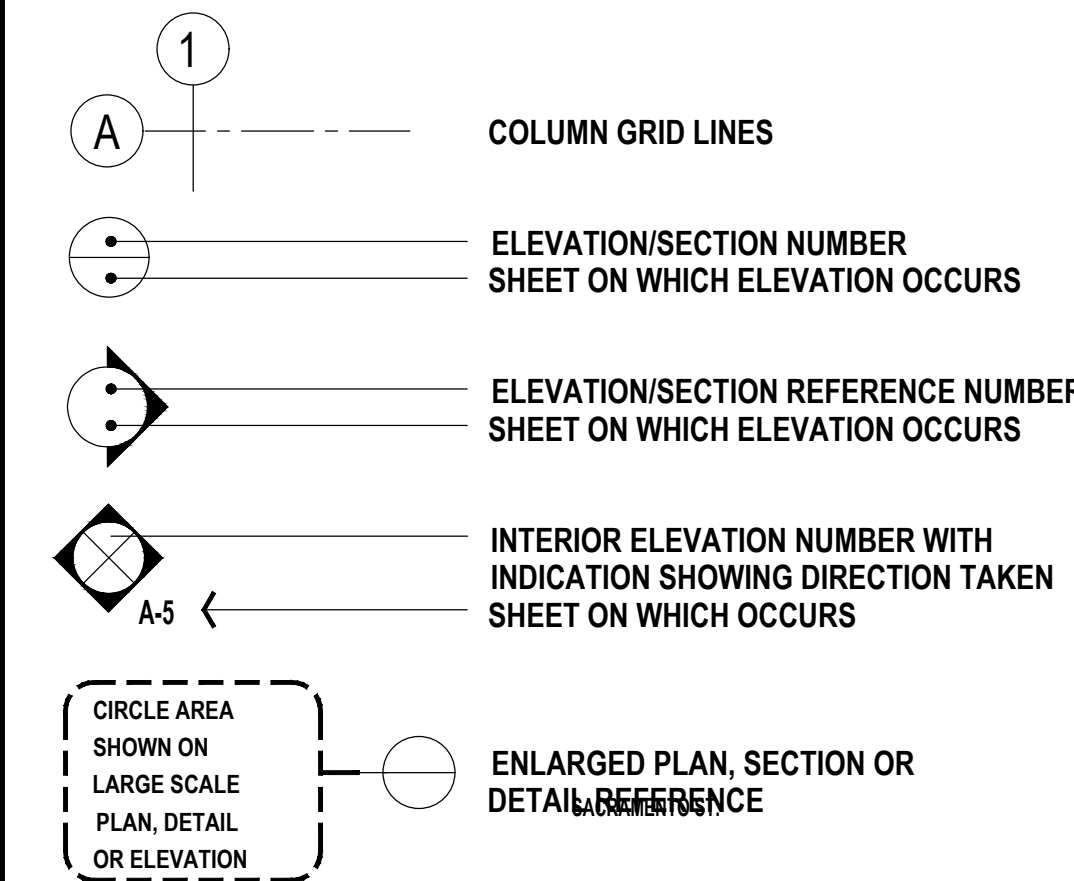
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

LIST OF ABBREVIATIONS

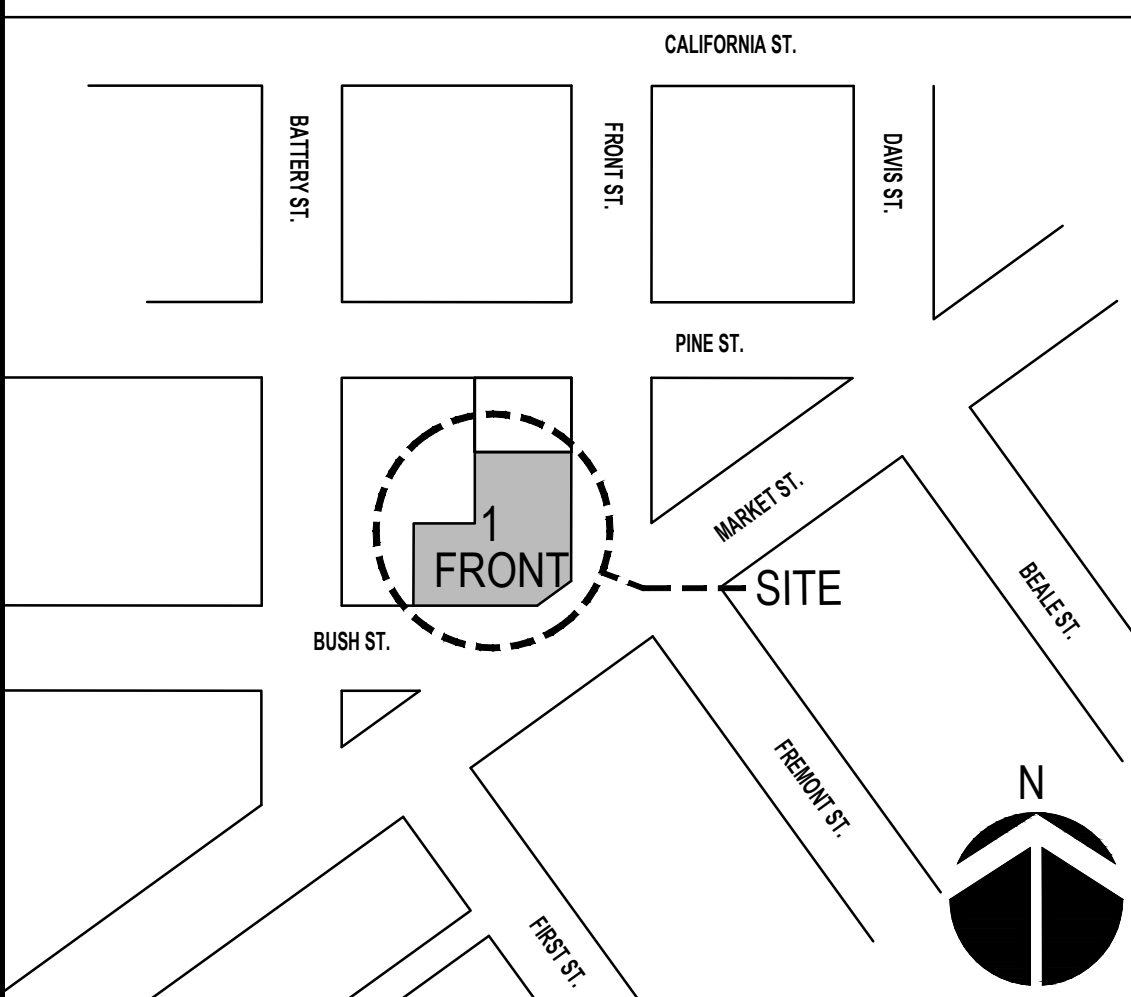
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BETW.	BETW.	BETW.	BETW.	BETW.	BETW.
BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.
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C.C.	C.C.	C.C.	C.C.	C.C.	C.C.
CER.	CER.	CER.	CER.	CER.	CER.
C.J.T.	C.J.T.	C.J.T.	C.J.T.	C.J.T.	C.J.T.
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CL.R.	CL.R.	CL.R.	CL.R.	CL.R.	CL.R.
CLG.	CLG.	CLG.	CLG.	CLG.	CLG.
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F.O.S.	F.O.S.	F.O.S.	F.O.S.	F.O.S.	F.O.S.
F.D.	F.D.	F.D.	F.D.	F.D.	F.D.
F.H.C.	F.H.C.	F.H.C.	F.H.C.	F.H.C.	F.H.C.
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H	H.B.	H.B.	H.B.	H.B.	H.B.
H.C.	H.C.	H.C.	H.C.	H.C.	H.C.
HOW.	HOW.	HOW.	HOW.	HOW.	HOW.
HW.	HW.	HW.	HW.	HW.	HW.
H.M.	H.M.	H.M.	H.M.	H.M.	H.M.
HORIZ.	HORIZ.	HORIZ.	HORIZ.	HORIZ.	HORIZ.
H.P.	H.P.	H.P.	H.P.	H.P.	H.P.
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HT.	HT.	HT.	HT.	HT.	HT.
I	INCL.	INCL.	INCL.	INCL.	INCL.
INFO.	INFO.	INFO.	INFO.	INFO.	INFO.
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INSUL.	INSUL.	INSUL.	INSUL.	INSUL.	INSUL.
INT.	INT.	INT.	INT.	INT.	INT.
INTER.	INTER.	INTER.	INTER.	INTER.	INTER.
J	JAN. CLO.	JAN. CLO.	JAN. CLO.	JAN. CLO.	JAN. CLO.
J.T.	J.T.	J.T.	J.T.	J.T.	J.T.
JR.	JR.	JR.	JR.	JR.	JR.

23 SITE PLAN

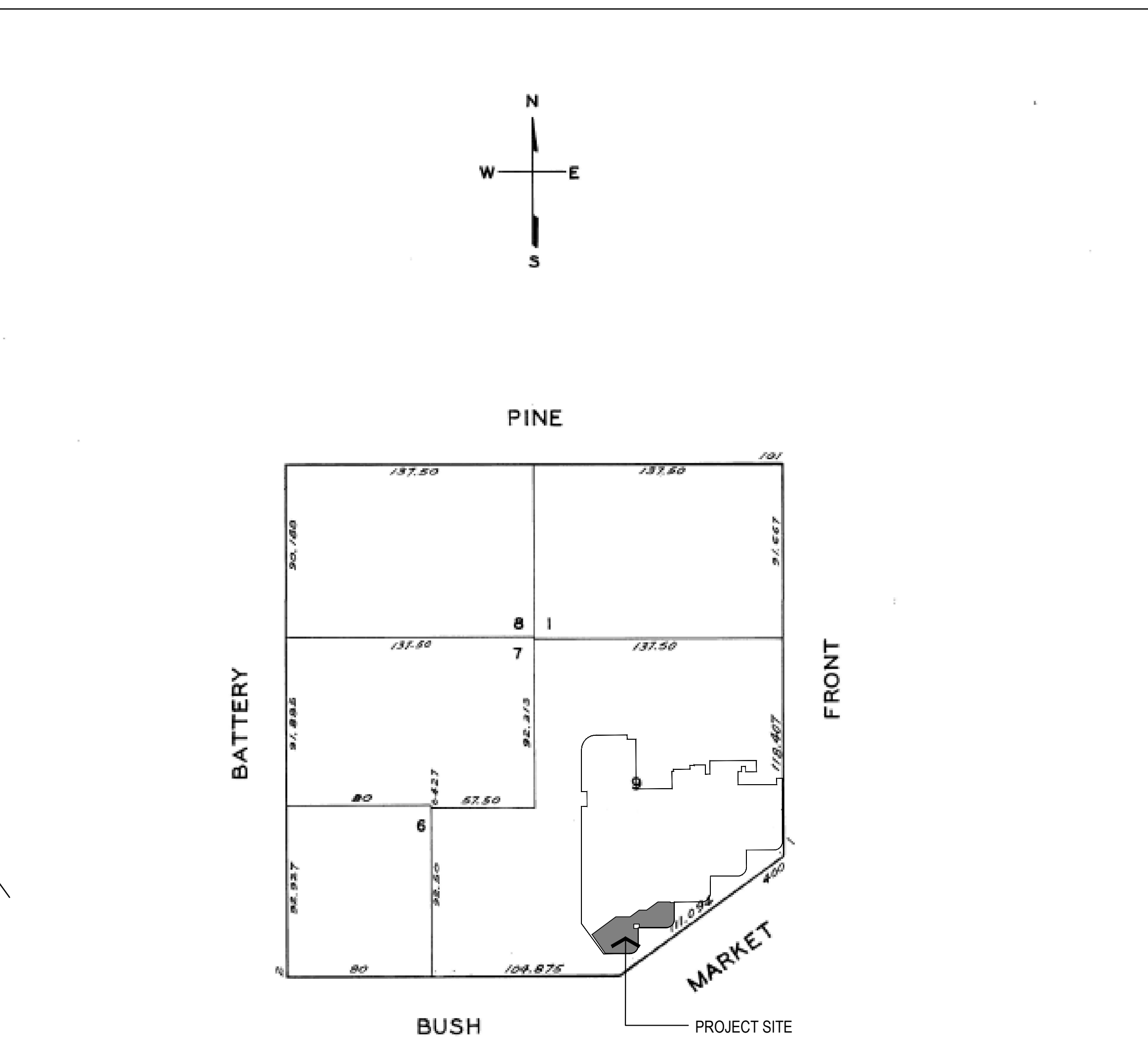
ARCHITECTURAL SYMBOLS



AREA LOCATION MAP :



ASSESSOR'S BLOCK MAP



PROJECT DESCRIPTION:

FIRST REPUBLIC SEEKS CONDITIONAL USE AUTHORIZATION FOR ITS EXISTING EMPLOYEE CAFE, WHICH OPERATES ON THE MARKET STREET GROUND FLOOR OF THE ONE FRONT STREET OFFICE BUILDING.

AS PART OF ITS APPLICATION, FIRST REPUBLIC SEEKS TO ESTABLISH A NEW PUBLIC RESTAURANT IN 680 SQUARE FOOT PORTION OF THE EXISTING EMPLOYEE CAFE WHICH WOULD SERVE MEMBERS OF THE GENERAL PUBLIC DURING THE EMPLOYEE CAFE'S OPEN HOURS.

IN ADDITION, FIRST REPUBLIC PROPOSES TO OPEN THE EMPLOYEE CAFE AS AN EVENT SPACE OUTSIDE OF THE EMPLOYEE CAFE'S REGULAR OPERATING HOURS, TO PROVIDE A MEETING SPACE FOR COMMUNITY GROUPS UP TO FOUR TIMES PER WEEK.

PROJECT DATA :

ADDRESS:	ONE FRONT STREET
ASSESSOR'S PARCEL NO.:	0266009
YEAR BUILT:	1981
BUILDING AREA:	605,459 SQ. FT.
PARCEL AREA:	27,411 SQ. FT.
NO. OF STORIES:	38, 2 STORY ANNEX + BASEMENT
ZONING DISTRICT:	C-3-O DOWNTOWN
HEIGHT & BULK DISTRICTS:	275-E
SPECIAL USE DISTRICT:	WITHIN 1/4 MILE OF EXISTING FRINGE FINANCIAL SERVICES
TYPE OF CONSTRUCTION:	TYPE 1A
FULLY SPRINKLERED BUILDING:	YES
AREA OF IMPROVEMENT:	GROUND FLOOR RETAIL: 611 SQ. FT.

NAME OF OCCUPANCY	AREA	USE	O.L.F.	LOAD
(E) SEATING / SERVING AREA	1779 SF	UNCONCEN. ASSY.	15/SF	118.60
(E) KITCHEN/FOOD PREP	1750 SF	KITCHEN	200/SF	8.75
(E) STORAGE	1226 SF	STORAGE	300/SF	4.09
(E) TOILETS	442 SF	OTHER	100/SF	4.42
EMPLOYEE CAFE SUB-TOTAL	5199 SF	SUB-TOTAL O.L.:		135.86
(N) PUBLIC RESTAURANT	611 SF	UNCONCEN. ASSY.	15/SF	40.73
FLOOR TOTAL:	5810 SF	TOTAL OCCUPANT LOAD:		176.59

LIST OF DRAWINGS :

ARCHITECTURAL:	PROJECT DIRECTORY/DATA, PROJECT DESCRIPTION, LIST OF DRAWINGS, SITE PLAN, PLOT PLAN & VICINITY MAP
CUA-1	PROJECT DIRECTORY/DATA, PROJECT DESCRIPTION, LIST OF DRAWINGS, SITE PLAN, PLOT PLAN & VICINITY MAP
CUA-2	GROUND FLOOR - PREVIOUS TENANT PLAN
CUA-3	GROUND FLOOR - EMPLOYEE CAFE AND PUBLIC RESTAURANT PLAN
CUA-4	EXTERIOR STOREFRONT ELEVATIONS, DOOR & WINDOW SPECIFICATIONS

FIRST REPUBLIC BANK
ARCHITECTURAL
DESIGN & DEVELOPMENT
111 PINE STREET
SAN FRANCISCO
CALIFORNIA 94111
TEL: 415.392.1400

Architect _____ Reg. No. _____

FIRST REPUBLIC BANK

ONE FRONT STREET
GROUND FLOOR
EMPLOYEE CAFE AND PUBLIC
RESTAURANT
SAN FRANCISCO, CA 94111

Issuances and Revisions

Date	Description
01/25/19	FOR CONDITIONAL USE
11/19/19	FOR CONDITIONAL USE UPDATE

Date _____

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

Scale: AS NOTED

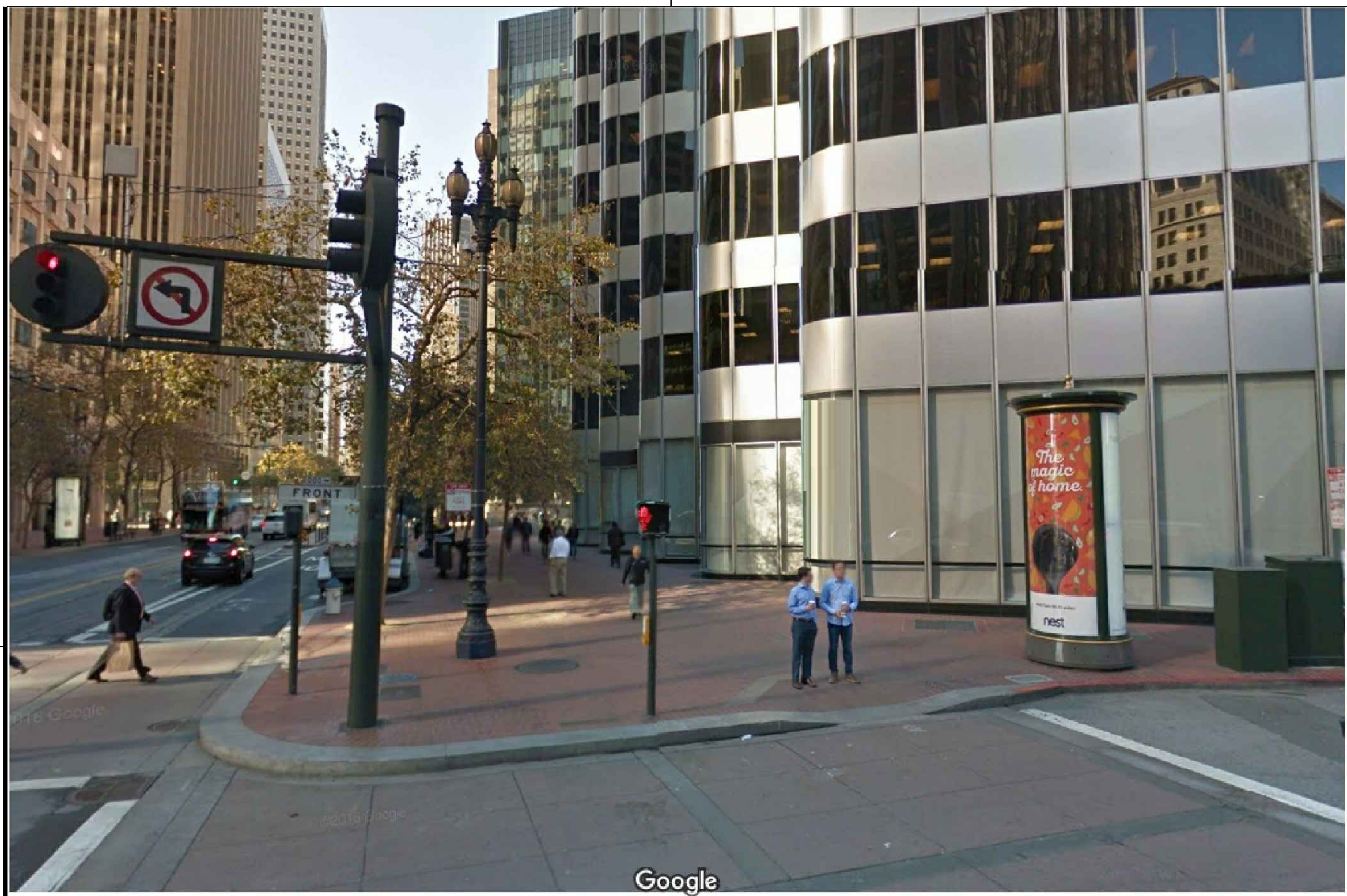
Project No. _____

CUA-1

Sheet No. _____ Revision _____

FIRST REPUBLIC BANK
CONDITIONAL USE APPLICATION
ONE FRONT STREET
GROUND FLOOR - EMPLOYEE CAFE AND PUBLIC RESTAURANT
SAN FRANCISCO, CA 94111

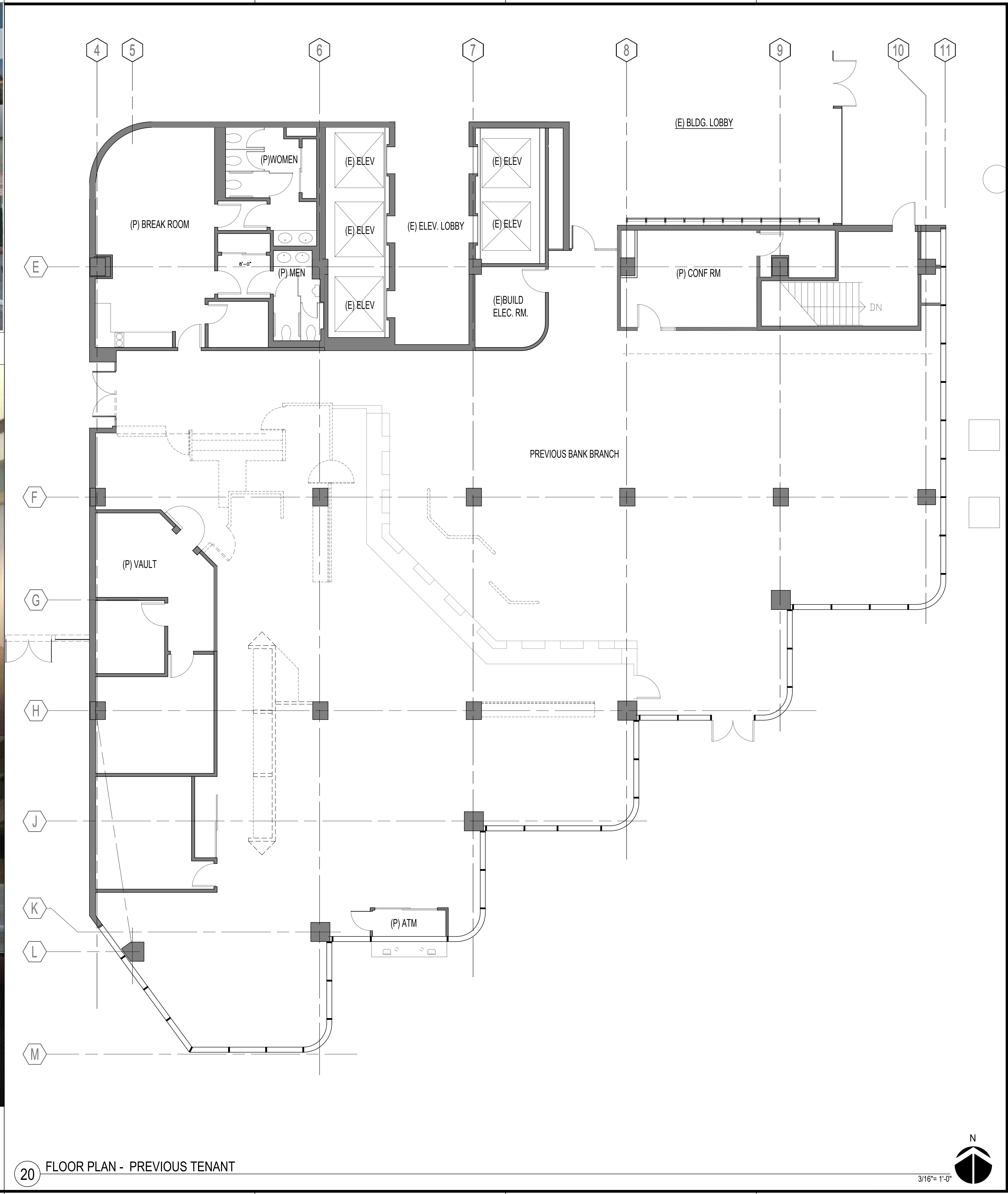
ARCHITECT	TENANT	OWNER
FIRST REPUBLIC BANK 111 PINE STREET, SUITE 1250 SAN FRANCISCO, CA 94111 ATTN: WES FUKUMORI PH: 415.392.1400	FIRST REPUBLIC BANK 111 PINE STREET, SUITE 1250 SAN FRANCISCO, CA 94111 ATTN: CORINNA WAN PH: 415.392.1400	PARAMOUNT GROUP, INC. ONE FRONT STREET, SUITE 1960 SAN FRANCISCO, CA 94111 ATTN: KAT MENDOZA PH: 415.391.4445
MECHANICAL ENGINEER	ELECTRICAL ENGINEER	GENERAL CONTRACTOR
MECHANICAL DESIGN STUDIO INC. 4415 COWELL ROAD, SUITE 100 CONCORD, CA 94518 ATTN: DOREL ANGHEL PH: 925.210.0100 FX: 925.210.0144	PINNACLE ENGINEERING 150 N. WIGET LANE WALNUT CREEK, CA 94598 ATTN: DAVID HOLLAS PH: 925.279.3012 FX: 925.279.3011	SWINERTON BUILDERS 260 TOESENDR STREET SAN FRANCISCO, CA 94107 ATTN: SHAO-YUAN HU




ONE FRONT STREET BUILDING - MARKET STREETS LOOKING WEST (PREVIOUS)




ONE FRONT STREET BUILDING - GROUND FLOOR PREVIOUS TENANT





FIRST REPUBLIC BANK
ARCHITECTURAL
DESIGN & DEVELOPMENT
111 PINE STREET
SAN FRANCISCO
CALIFORNIA 94111
TEL: 415.392.1400

Architect _____ Reg. No. _____



FIRST REPUBLIC BANK

ONE FRONT STREET
GROUND FLOOR
EMPLOYEE CAFE AND PUBLIC
RESTAURANT
SAN FRANCISCO, CA 94111

Issuances and Revisions	
Date	Description
01/25/19	FOR CONDITIONAL USE
11/19/19	FOR CONDITIONAL USE UPDATE

Date _____


Sheet Title
GROUND FLOOR
PREVIOUS TENANT
FLOOR PLAN

Scale: AS NOTED

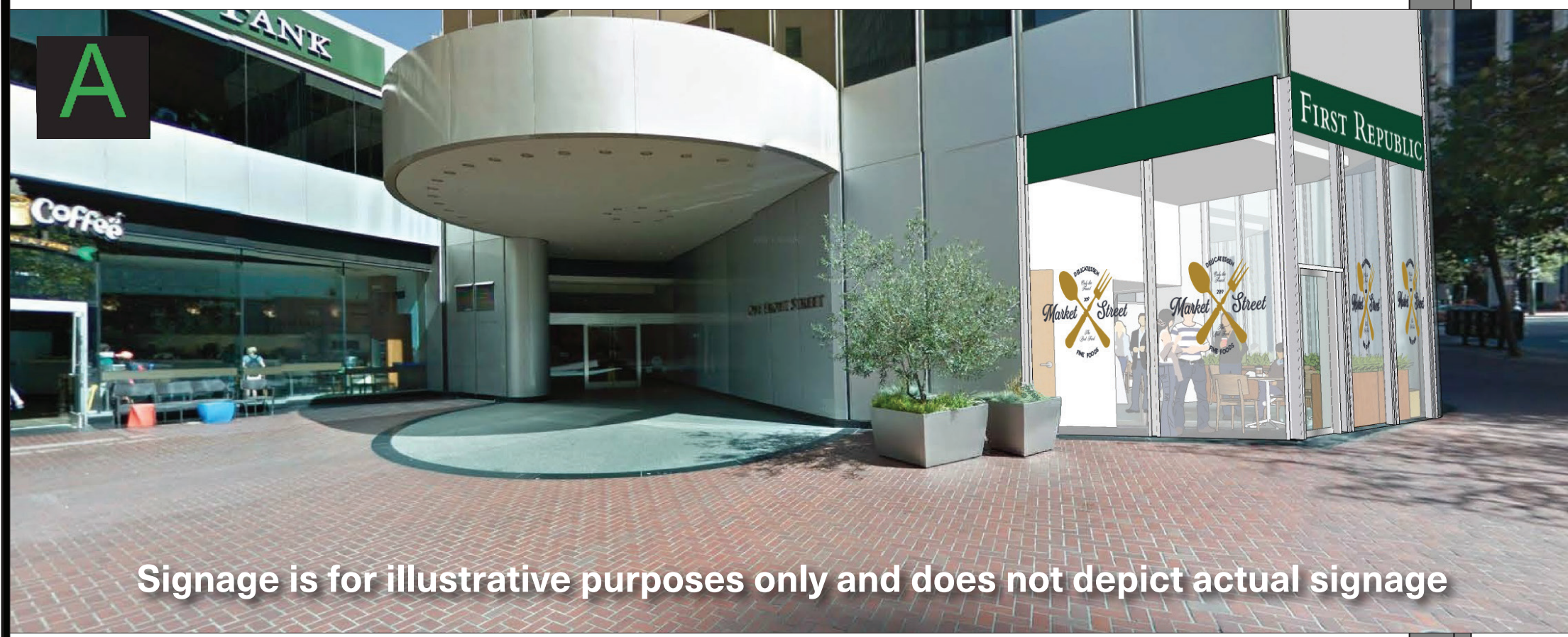
Project No. _____

CUA-2

Sheet No. _____ Revision _____



3/16" = 1'-0"




EXTERIOR VIEW AT ENTRY TO PUBLIC RESTAURANT



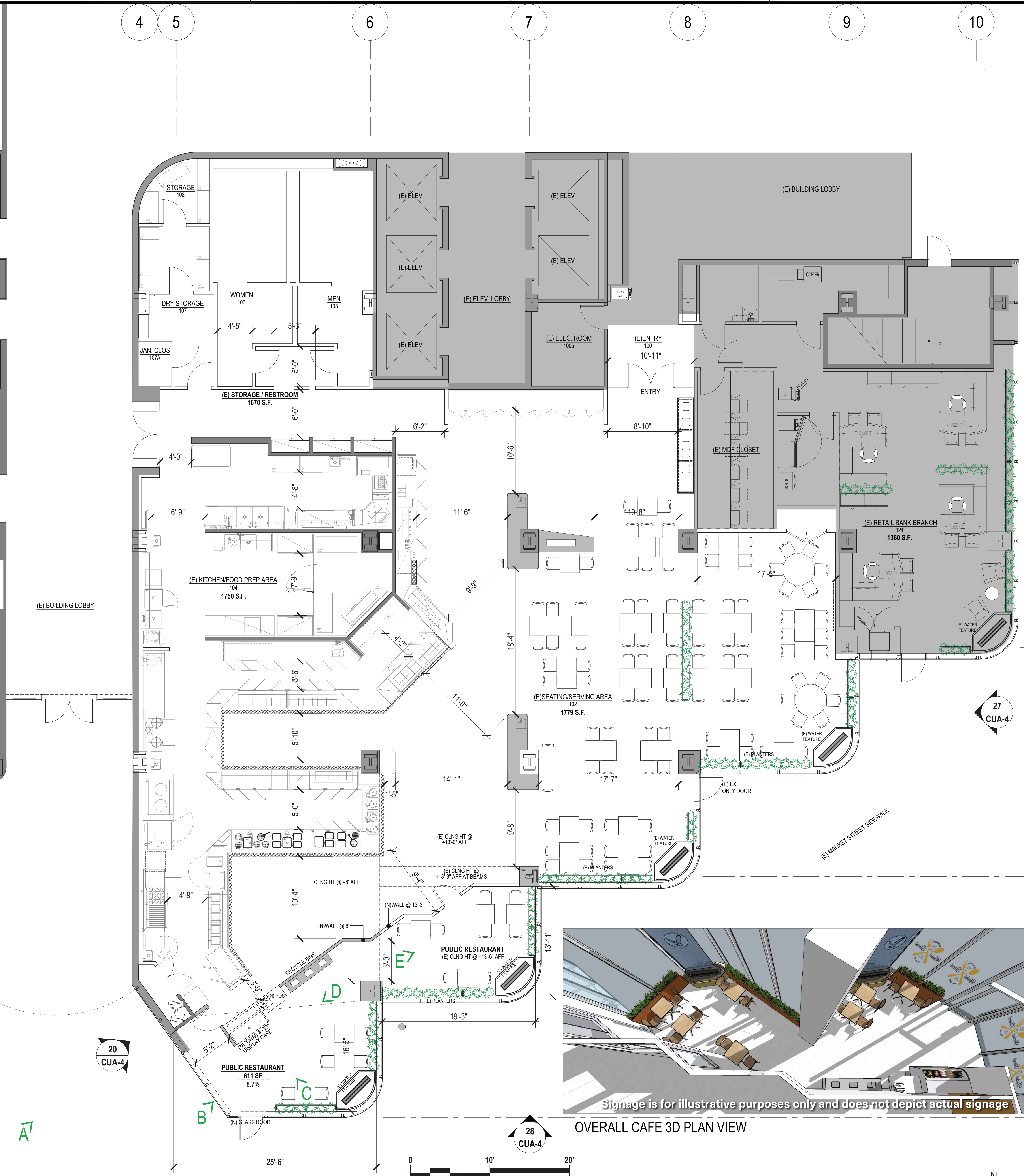
INTERIOR NORTHEAST VIEW AT POINT OF SALE



INTERIOR NORTH VIEW AT POINT OF SALE



A close-up photograph of a light-colored wooden floor. A black object, possibly a shoe or a piece of furniture, is partially visible in the upper right corner. The floor has a natural wood grain pattern.



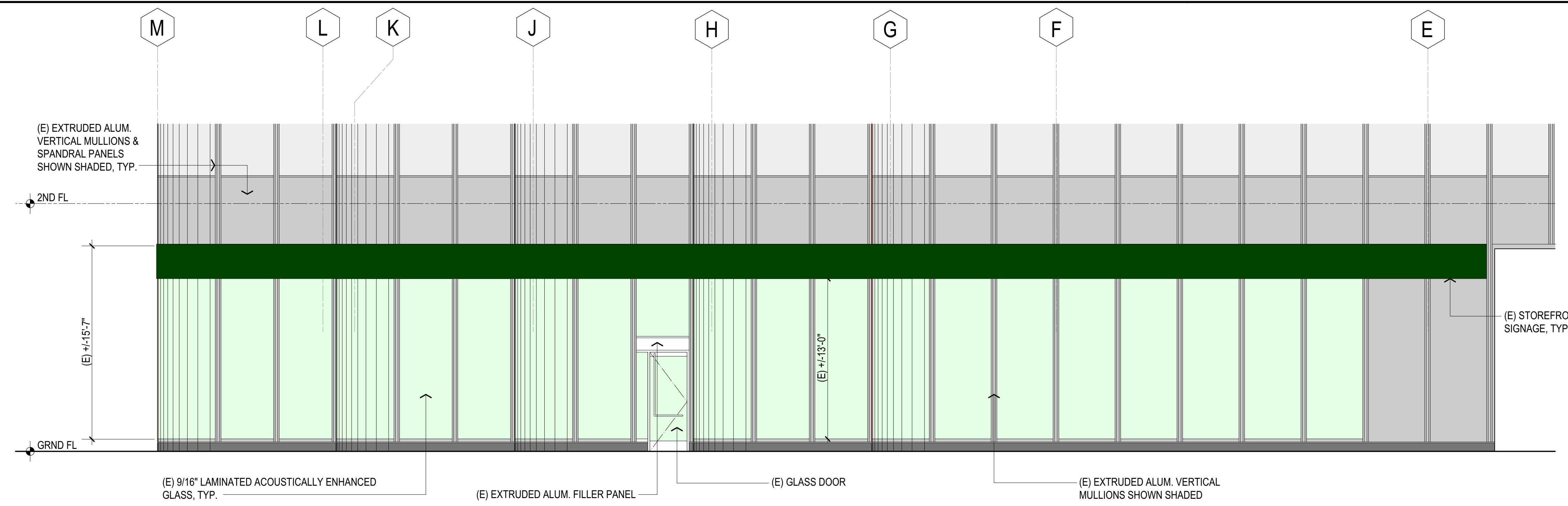
20 FLOOR PLAN - EMPLOYEE CAFE AND PUBLIC RESTAURANT



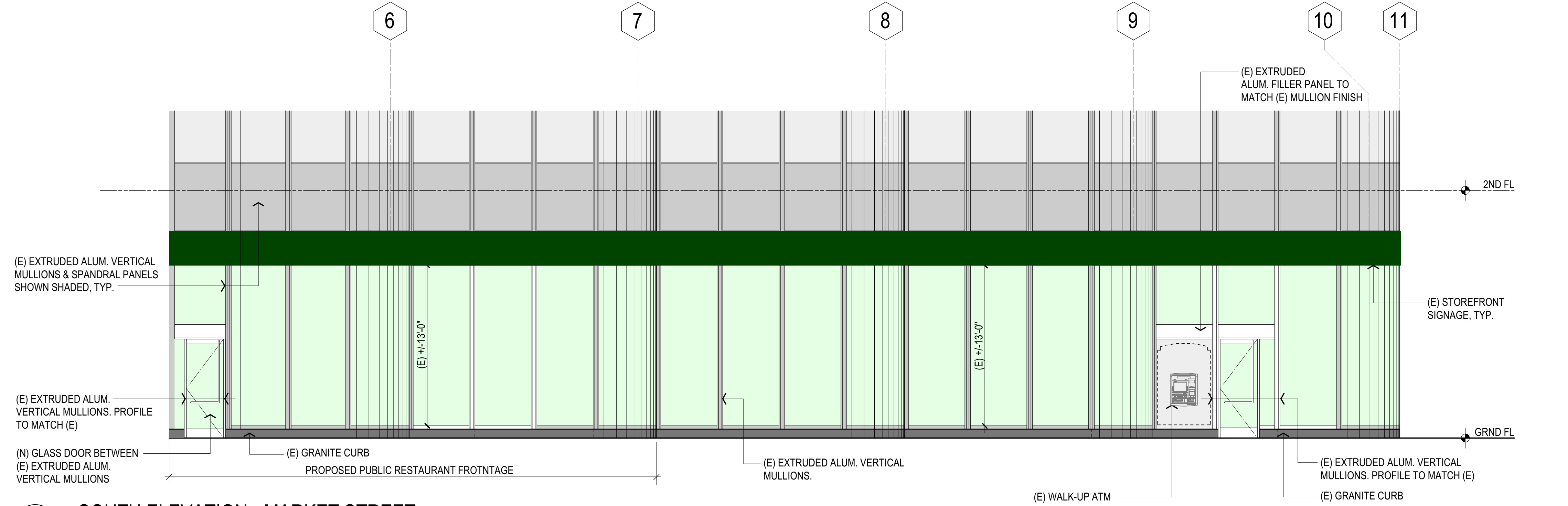
OVERALL CAFE 3D PLAN VIEW



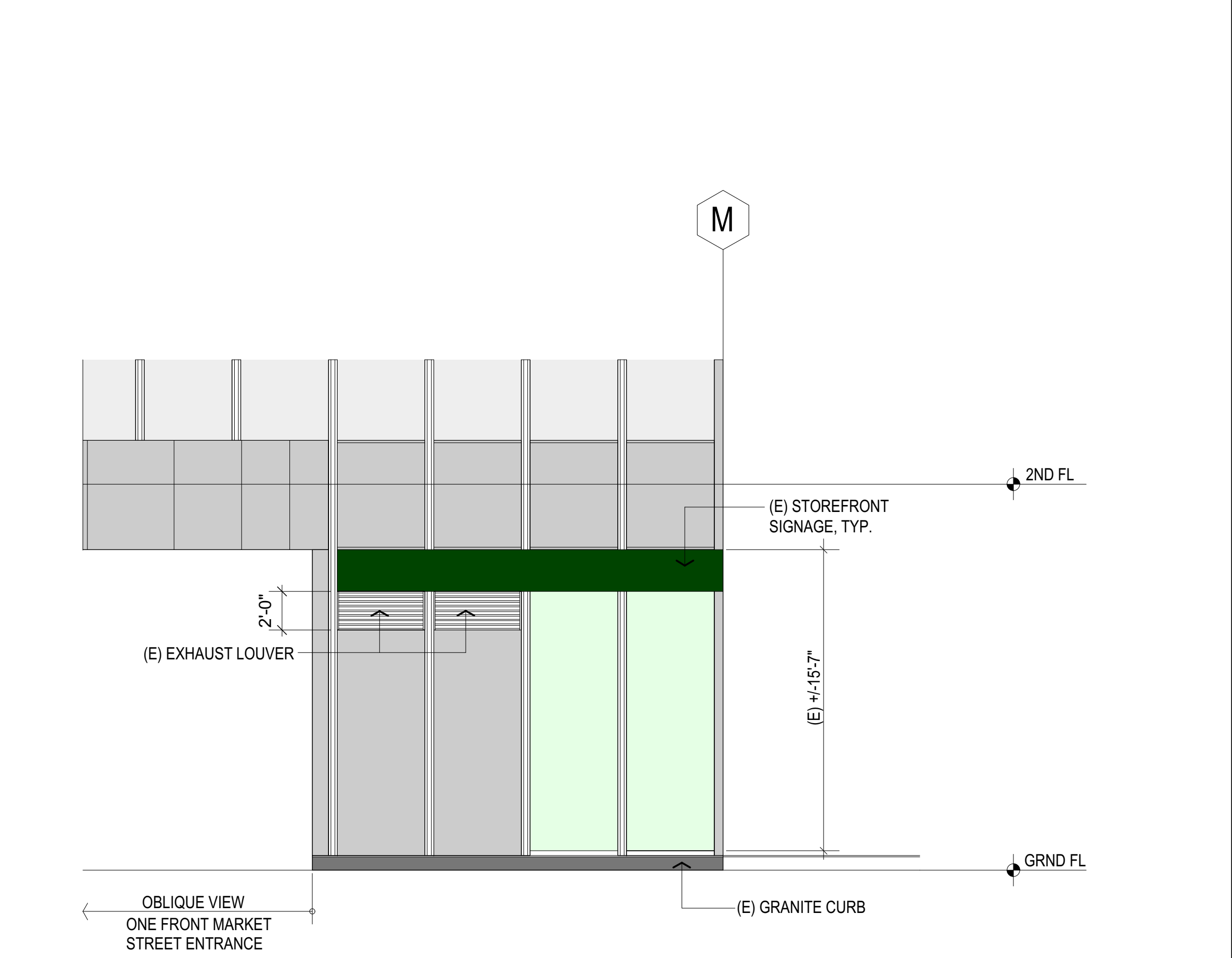
	Date	Description
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	07/12/19	FOR CONDITIONAL USE UPDATE
	10/30/19	FOR CONDITIONAL USE UPDATE
	11/18/19	FOR CONDITIONAL USE UPDATE



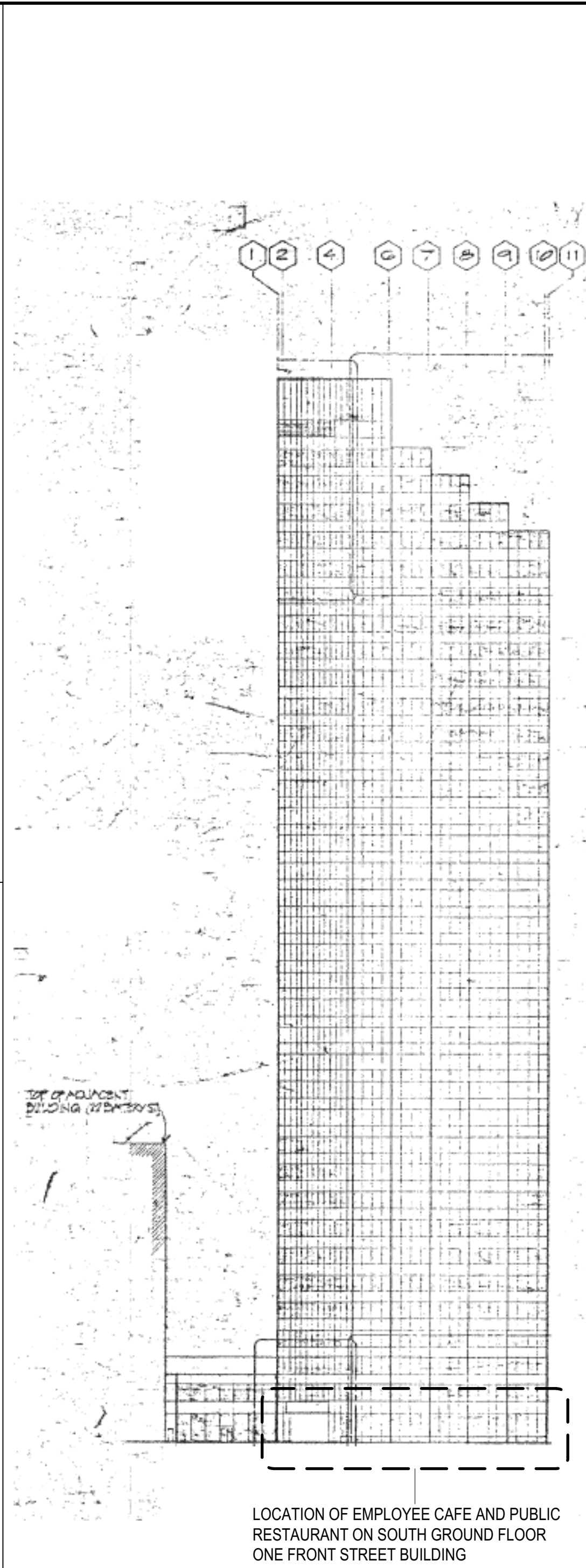
27 EAST ELEVATION - FRONT STREET 3/16"=1'-0"



28 SOUTH ELEVATION - MARKET STREET 3/16"=1'-0"



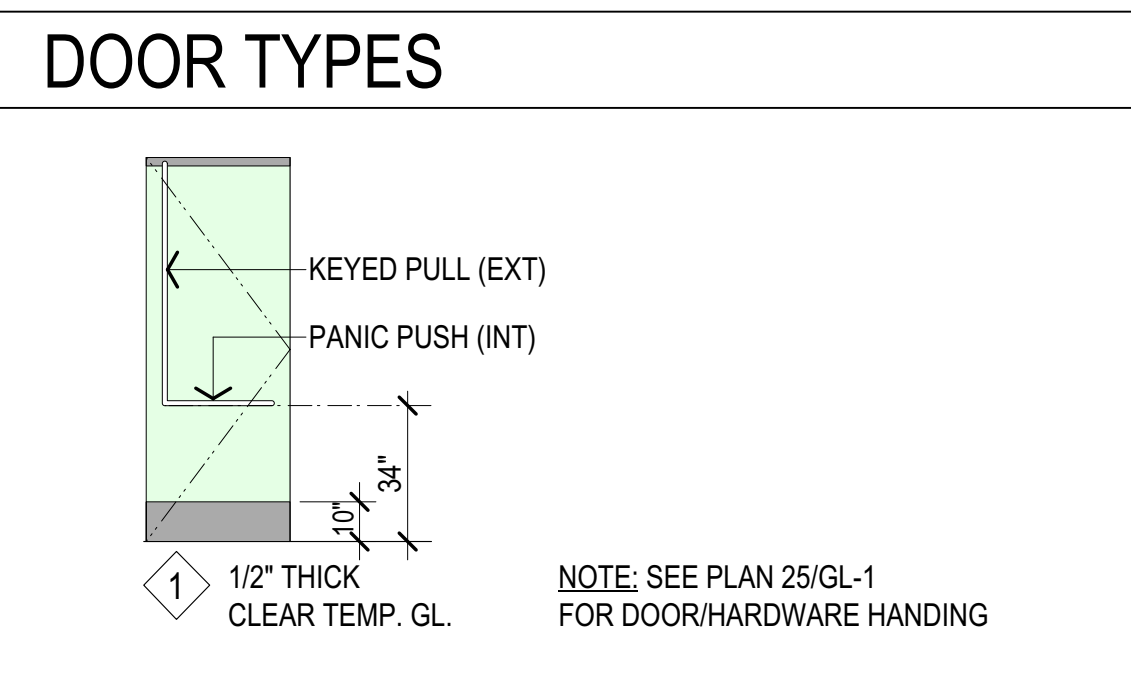
30 SOUTHWEST ELEVATION - MARKET STREET PROPOSED PUBLIC RESTAURANT STOREFRONT 3/16"=1'-0"



8 SOUTH EXT. BUILDING ELEVATION (MARKET STREET) FOR OVERALL BUILD HT REFERENCE N.T.S.

DOOR SCHEDULE										
NUMBER	OPENING		FRAME			DOOR			HARDWARE GRP.	REMARKS
	WIDTH	HEIGHT	DETAIL	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
①	3'-0"	8'-0"		AL	—	①	GL	—	1	CAFE DOOR

FINISH HARDWARE/ABBREVIATIONS										
1. HARDWARE GROUP 1 (EXTERIOR PUBLIC RESTAURANT DOOR)										
SEE SPECIFICATIONS: EXTERIOR STOREFRONT SYSTEM - EXTERIOR GLASS DOORS										
AL	ALUMINUM			GL	GLASS					



SPECIFICATIONS

EXTERIOR GROUND FLOOR STOREFRONT SYSTEM

SYSTEM DESCRIPTION:

CUSTOM PREFINISHED ALUMINUM GLAZING CHANNELS TO MATCH EXISTING EXTERIOR GLAZING SYSTEM INCLUDING: VERTICAL & HORIZONTAL GLAZING CHANNELS, STIFFENERS, FLASHINGS, TRIM, FITTINGS, & ANY OTHER COMPONENT DIRECTLY RELATED TO THE GLAZING CHANNEL SYSTEM.

G.C. TO PROVIDE A SINGLE SOURCE RESPONSIBLE FOR MATCHING EXISTING GROUND FLOOR GLAZING CHANNEL SYSTEM IN DIMENSION, GLAZING SIGHTLINE, HORIZONTAL SPACING, VERTICAL SPACING, & COLOR IN EXISTING WINDOW BAYS.

MANUFACTURERS:

ARCADIA, INC.; OR EQUAL.
GLAS-PRO; OR EQUAL

MATERIALS AND CONSTRUCTION:

ARCADIA CUSTOM RETRO-FIT GLAZING SYSTEM.

1. GLASS THICKNESS: 9/16" THICK CLEAR LAMINATED GLASS MEETING THE REQUIREMENTS OF ASTM C1096, ASTM C1048, ANSI Z97.1, AND CPSC 16 CFR 1201, CATEGORY 11, FREE OF TONG MARKS.

2. METALS AND FINISHES: 6063-T6 ALUMINUM ALLOY EXTRUSIONS 5005-H34 ALUMINUM ALLOY FOR SHEET/BRAKE METAL APPLICATIONS (FLASHINGS) COLOR: FACTORY PAINT FINISH TO MATCH EXISTING WINDOW SYSTEM.

EXTERIOR GLASS DOORS:

A. FLOOR CLOSERS: HEAVY DUTY, 800-POUND MAXIMUM DOOR WEIGHT, CENTER HUNG, SINGLE ACTING WITH AUXILIARY DEAD STOP, FOR GLASS DOORS. PROVIDE SEALED CLOSER, CEMENT CASE, & COVER PLATE. CRL 8500 SERIES HEAVY WEIGHT; CRL8552 - 180° NO HOLD OPEN, US3.

B. DOOR STOP: PROVIDE HEAD MOUNTED DOOR STOP ASSEMBLY FOR SINGLE ACTING DOOR OPERATION. DORMA DS-300-A OR CRL EQUAL.

C. DOOR HARDWARE:

1. CRL PANIC CONTROL HANDLES: PROVIDE CRL PA100 LOW PROFILE RAIL MOUNT KEYED ACCESS "D" EXTERIOR TOP SECURING PANIC HANDLES.

2. PROVIDE CRL FOLGER ADAM 310-1 ELECTRIC STRIKE W/ 3/4" KEEPER - 24V DC FAIL SECURE.

3. PUSH/PULLS: PROVIDE CRL INTERIOR EGRESS HANDLE 'D' W/ "PUSH" LETTERING ON INTERIOR SIDE, CRL MATCHING KEYED HANDLE 'D' PULL ON EXTERIOR SIDE; BRUSHED STAINLESS FINISH.

4. LOCKSET: CRL PA100 KEYED ACCESS IN HANDLES ON BOTH DOORS.

5. TOP & BOTTOM RAILS: PROVIDE 4" TOP RAIL AND 10" BOTTOM RAIL ON GLASS DOORS, BRUSHED STAINLESS FINISH.

D. LOW ENERGY DOOR OPERATOR SYSTEM: PROVIDE OVERHEAD CONCEALED POWER DOOR OPERATOR AT EXTERIOR DOOR NO.1. PROVIDE CONCEALED POWER FROM NEAREST AVAILABLE LOCATION TO OPERATOR THROUGH NEW STOREFRONT AS REQUIRED. PROVIDE TWO (2) EXTERIOR WIRELESS WALL MOUNTED OPERATOR CONTROL PRESS PLATES AND ONE (1) INTERIOR WALL MOUNTED OPERATOR CONTROL PRESS PLATE. MANUFACTURER: 'HORTON' 4500LE SERIES LOW ENERGY OPERATOR. 'BEA SENSORS' PBJM SERIES 4 3/4"X 4 3/4" PANTHER PLATES ALL-IN-ONE PLATE, BOX, & TRANSMITTER.

E. EXTERIOR GLAZING UV FILM: PROVIDE SURFACE APPLIED 3M UV INHIBITOR PROTECTION FILM ON INTERIOR SIDE OF PERIMETER GLAZING.

FABRICATION:

1. DOORS SHALL BE COMPLETELY FACTORY FABRICATED WITH RAILS BONDED TO GLASS. PUSH/PULLS, HARDWARE, & CYLINDERS SHALL BE APPLIED TO DOORS.

2. BONDING OF METAL TO GLASS WITH APPLICATION OF LOCK HOUSINGS, HARDWARE, & CYLINDERS SHALL BE DONE IN THE FACTORY & MADE READY FOR INSTALLATION.

3. DOORS SHALL BE PHYSICALLY TESTED IN THE FACTORY FOR ALL FUNCTIONS.

4. EXPOSED EDGES OF GLASS SHALL BE MACHINE GROUND & FLAT POLISHED.

INSTALLATION:

1. INSTALL THE DOOR/OPERATOR ASSEMBLY IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS & GUIDELINES.

2. DOOR FRAMING & JAMBS SHALL BE RIGIDLY SET SQUARE AND PLUMB.

3. CLEARANCES BETWEEN THE DOORS, TRANSOM, JAMBS, & THRESHOLD SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

4. PROPERLY ALIGN THE PIVOT BLOCKS AT THE TOP AND BOTTOM OF THE DOORS BY INTERNAL ADJUSTMENTS BEFORE INSTALLING STRIKE PLATES.



Issuances and Revisions	
Date	Description
01/25/19	FOR CONDITIONAL USE
11/18/19	FOR CONDITIONAL USE UPDATE



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**C**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1 FRONT ST		0266009
Case No.		Permit No.
2019-001995PRJ		
<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. Conditional Use Authorization, pursuant to Planning Code Sections 303, 210.2, and 145.4 to establish and legalize 5,200 square feet of Non-Retail Sales and Service use (dba First Republic Bank) located at the ground floor of the existing building. The space would function as First Republic's employee café. An approximately 610 square foot area that fronts onto Market Street would remain Retail Sales and Service, accessible to the general public. The project is located within the Downtown-Office (C-3-O) Zoning District and 275-E Height and Bulk District.		

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): Carolyn Fahey	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input 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 checked="" 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 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 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):
<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 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:	

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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Carolyn Fahey 12/06/2019
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)
1 FRONT ST		0266/009
Case No.	Previous Building Permit No.	New Building Permit No.
2019-001995PRJ		
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:



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**D**

Land Use Information

PROJECT ADDRESS: 1 FRONT ST
RECORD NO.: 2019-001995CUA

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

Reception:
415.558.6378

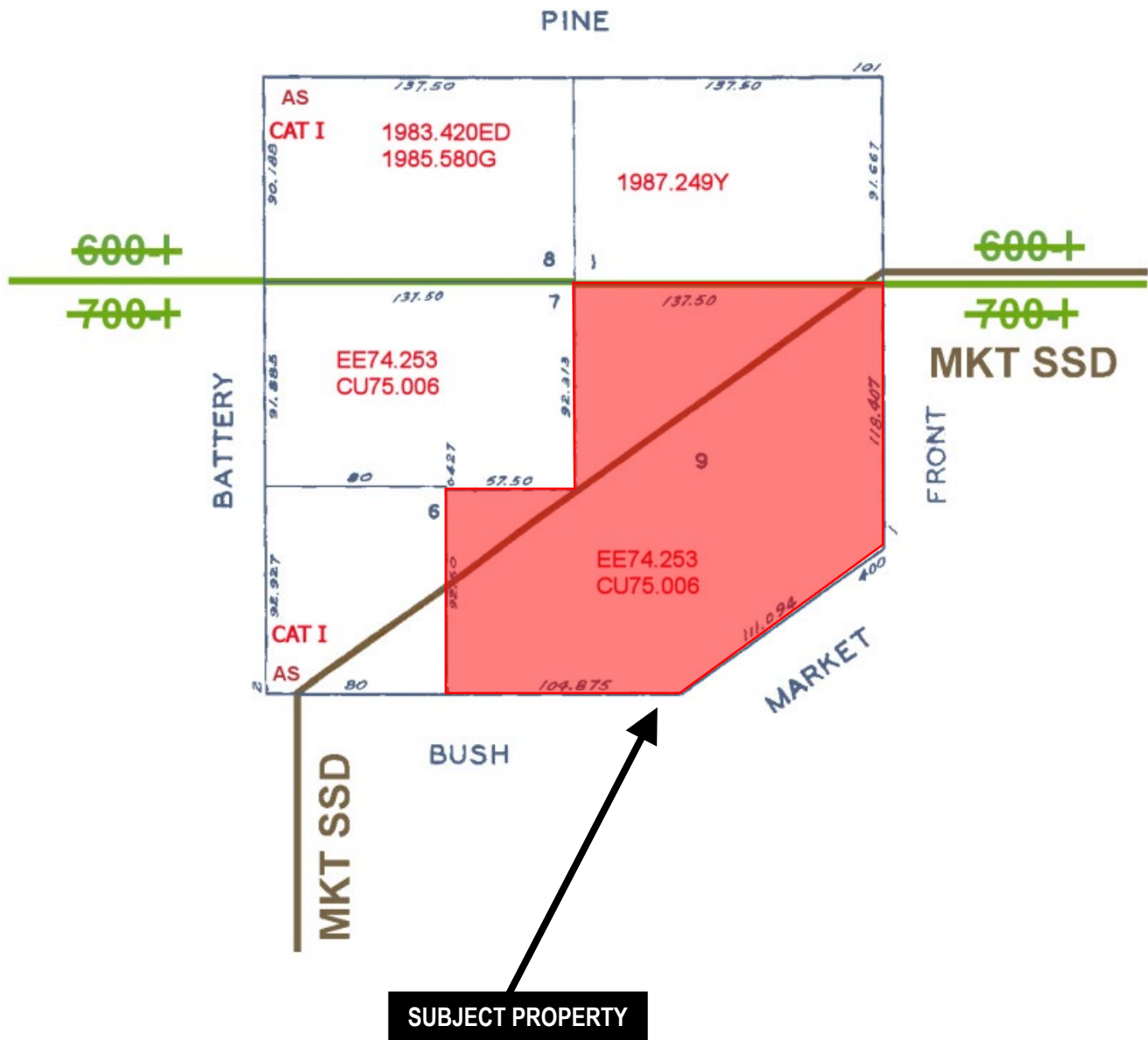
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	9,449	4,250	(5,199)
Office GSF	582,954	5,199	5,199
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	15,226	10,027	(5,199)
Usable Open Space	13,220	13,220	0
Public Open Space	5,414	5,414	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	38	0	38
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0

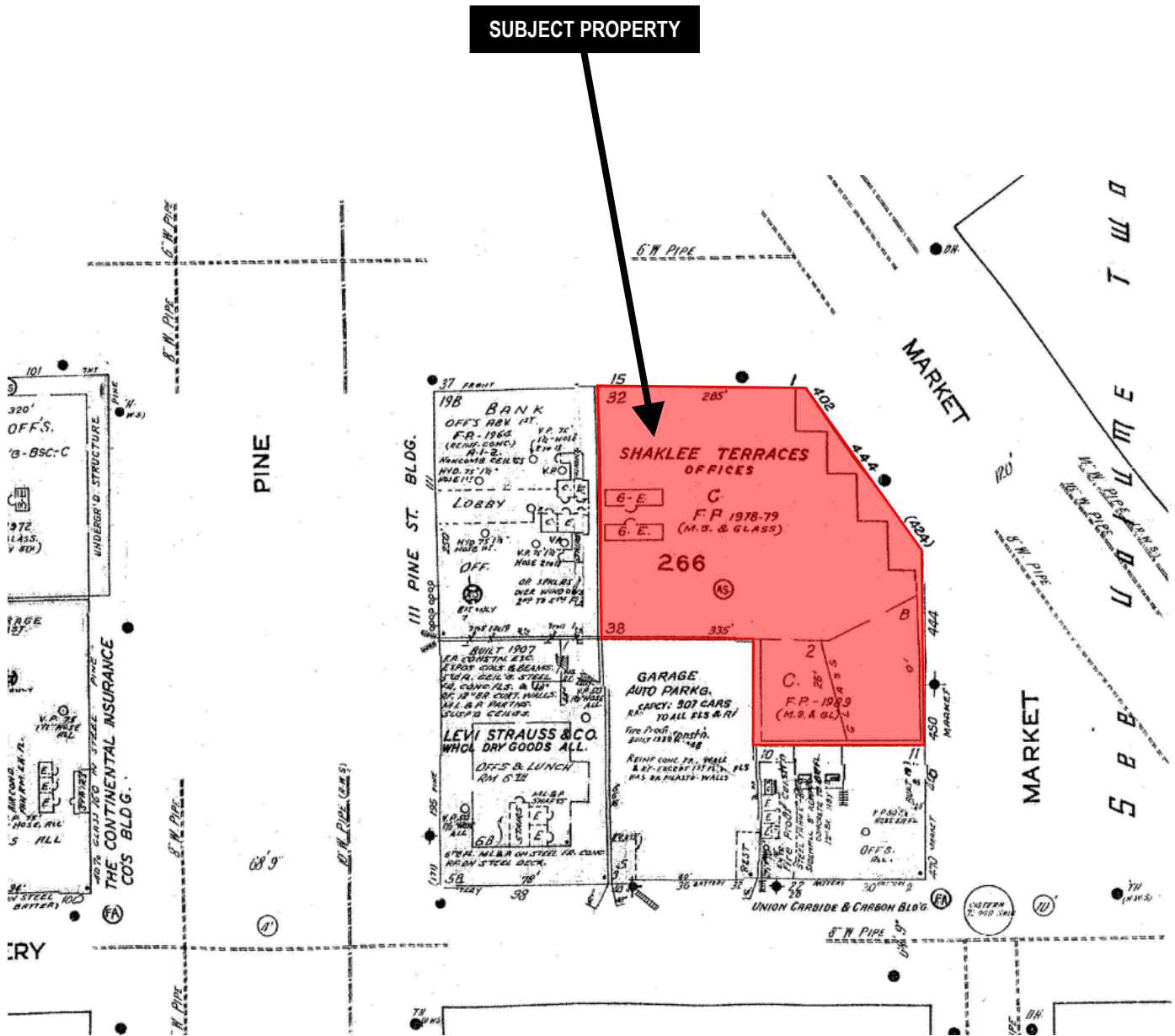
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map



Conditional Use Hearing
Case Number 2019-001995CUA
First Republic Bank
1 Front Street

Sanborn Map*

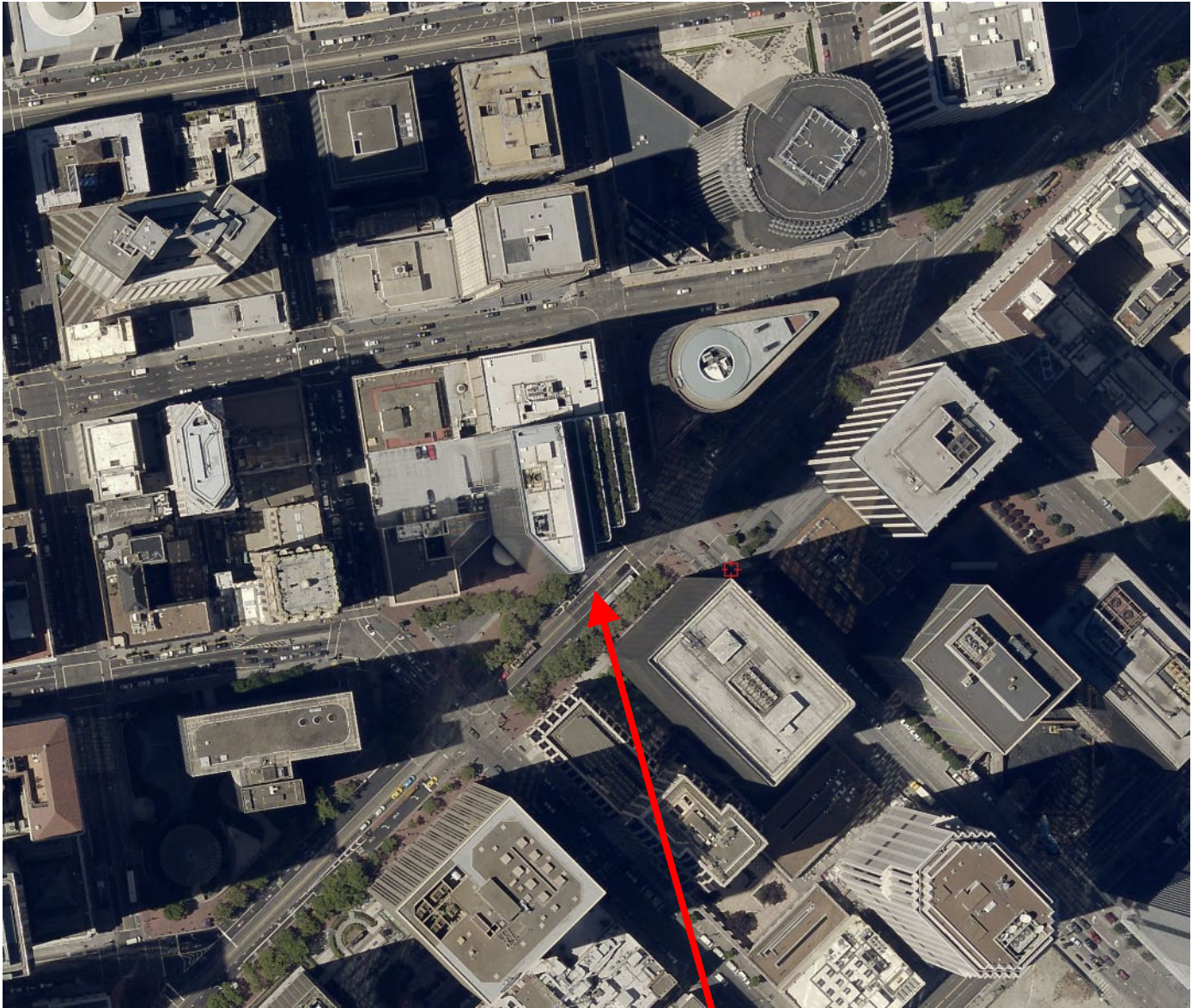


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2019-001995CUA
First Republic Bank
1 Front Street

Aerial Photo – View 1

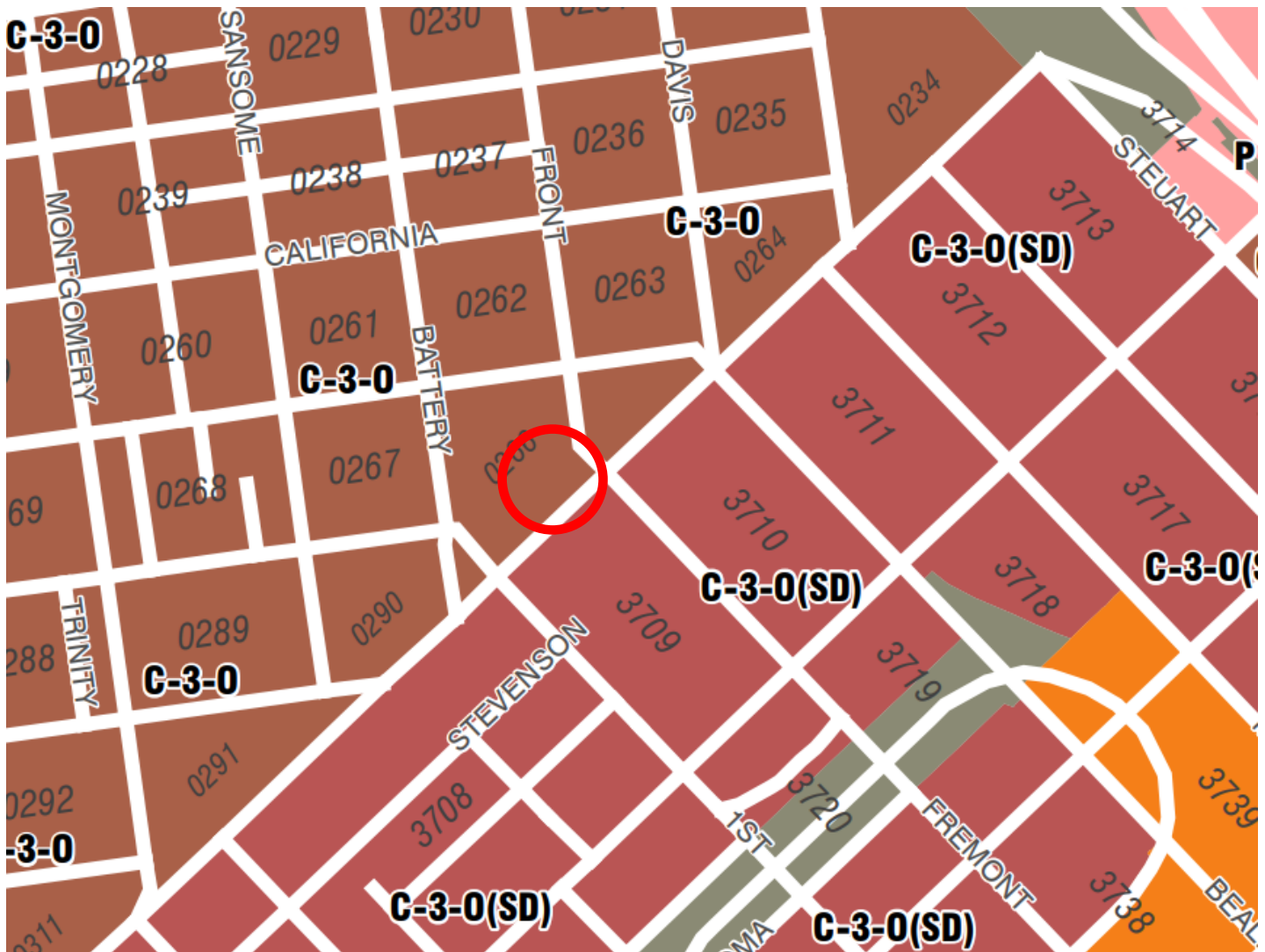


SUBJECT PROPERTY



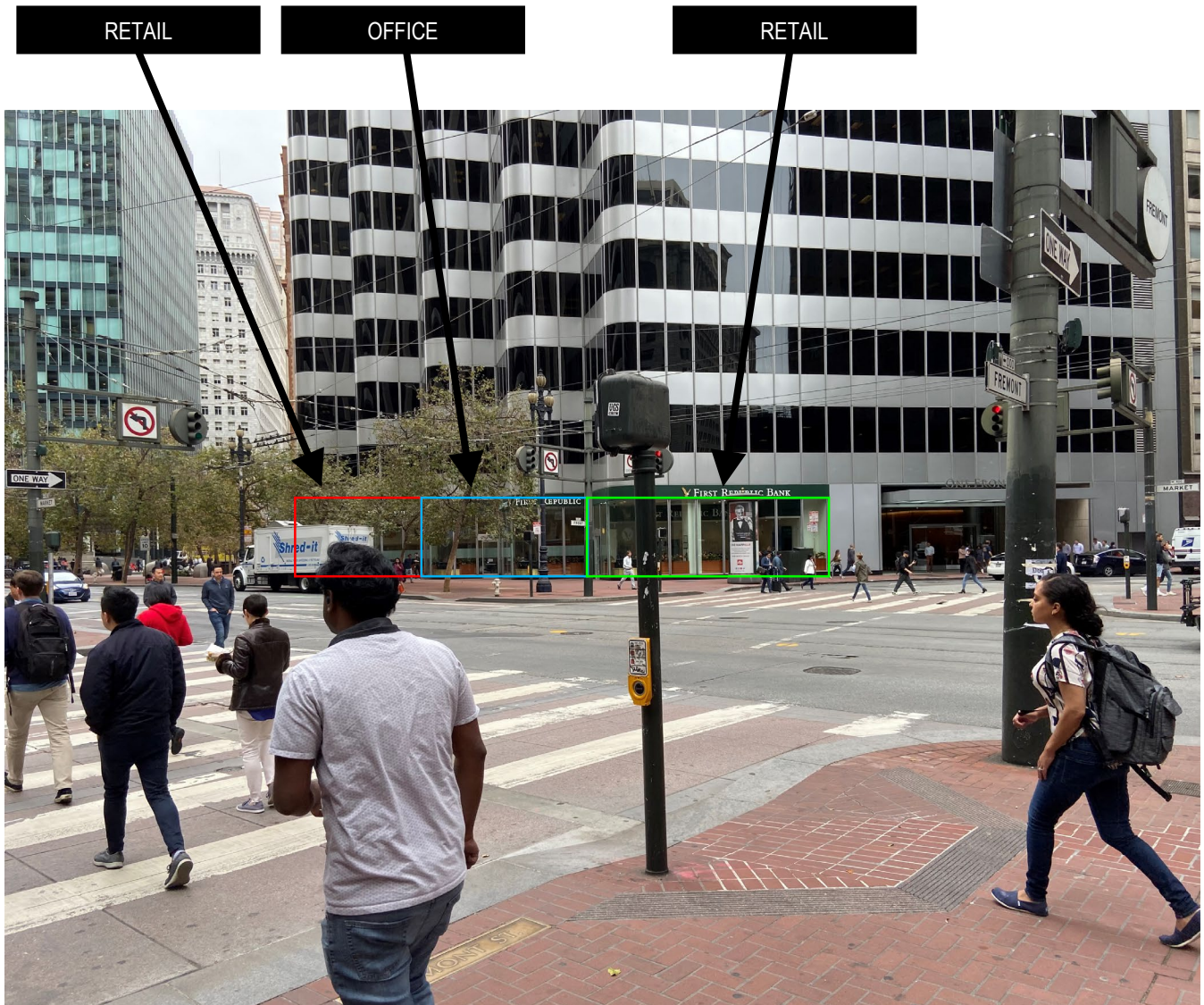
Conditional Use Hearing
Case Number 2019-001995CUA
First Republic Bank
1 Front Street

Zoning Map



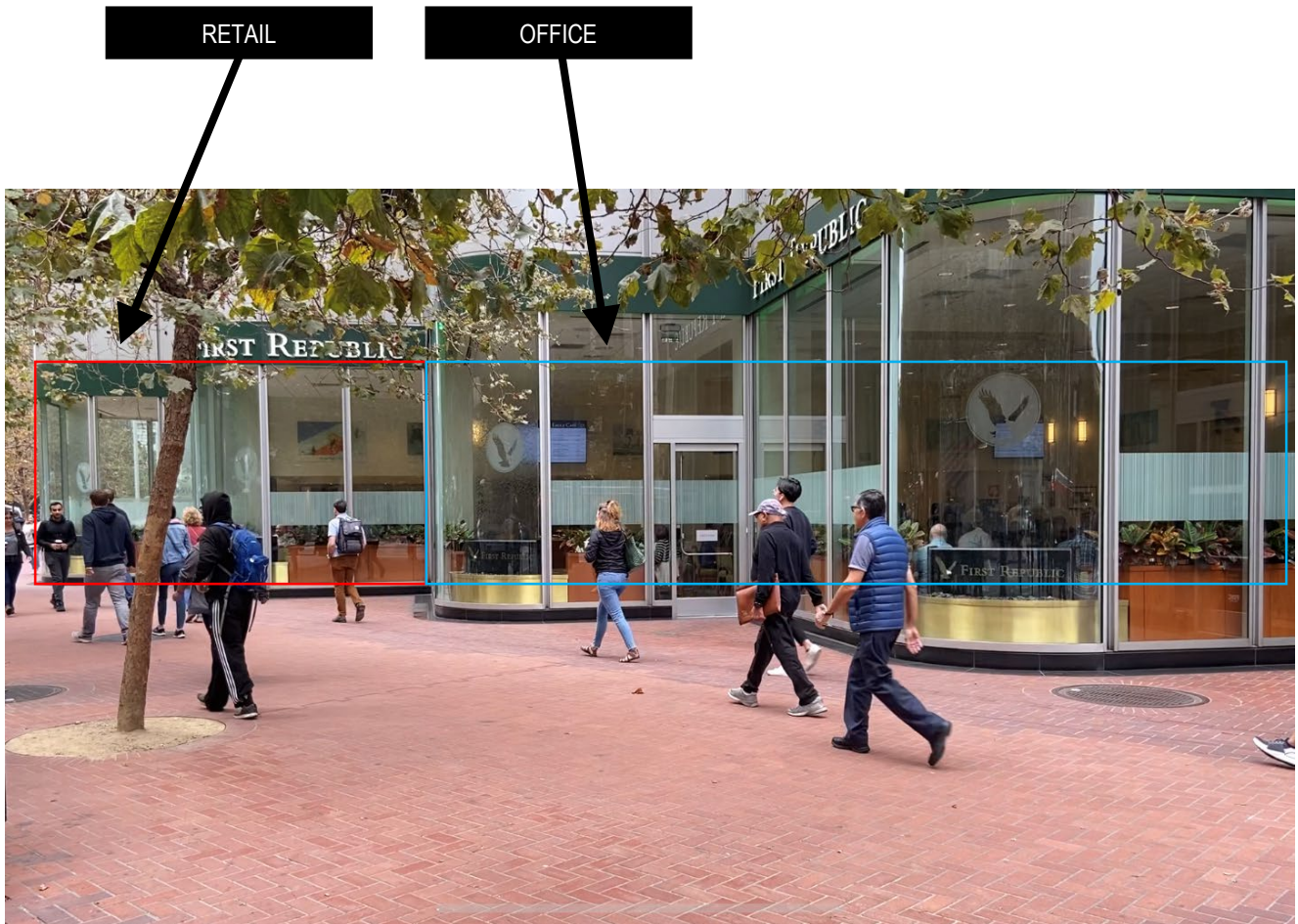
Conditional Use Hearing
Case Number 2019-001995CUA
First Republic Bank
1 Front Street

Site Photo



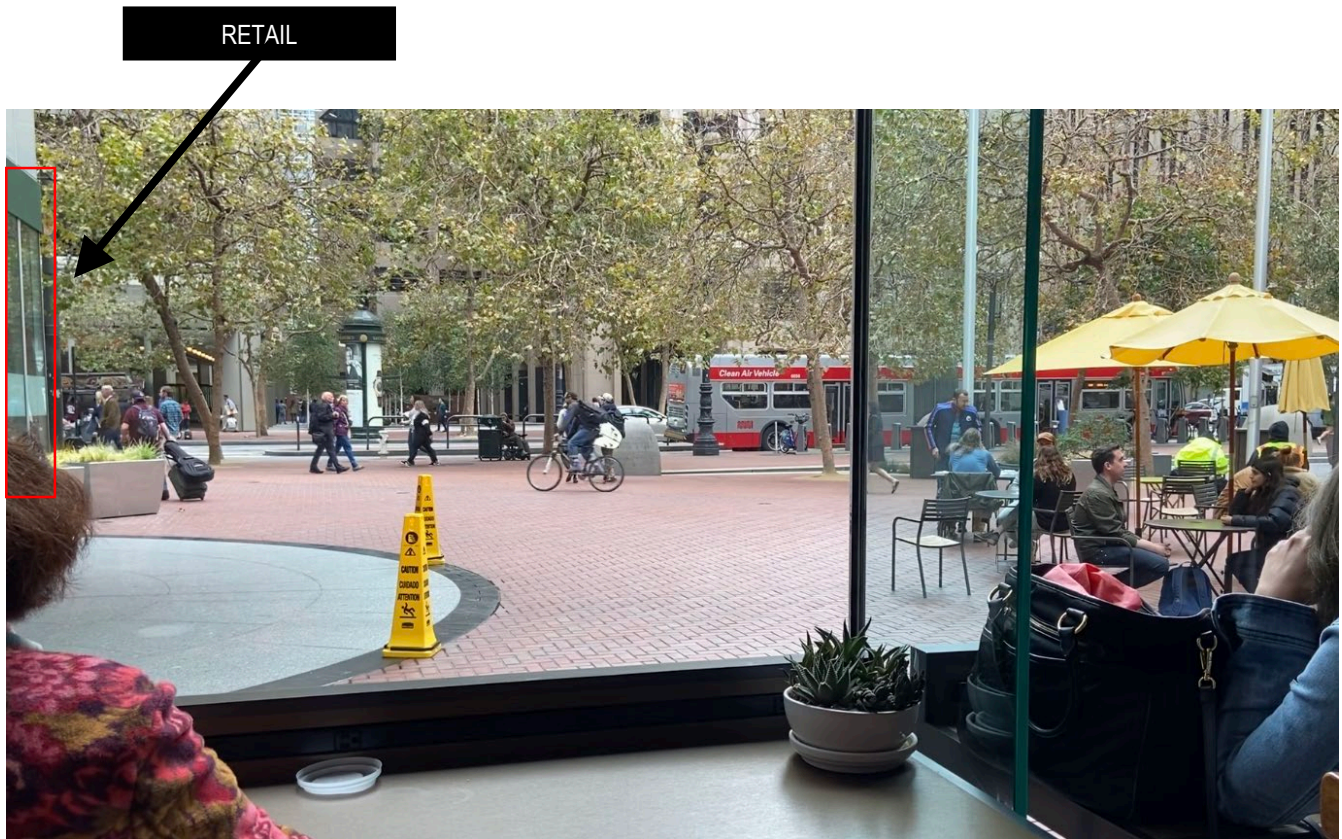
**View from the southeast corner of the Market and Fremont Street intersection looking west; (Captured at Friday lunchtime on September 27, 2019 by Planning Staff).*

Site Photo



**View from Market Street looking north;
(Captured at Friday lunchtime on September 27, 2019 by Planning Staff).*

Site Photo



**View from plaza, inside ~1,770 square foot public café or Limited Restaurant (dba Philz's Coffee) space;
(Captured at Friday lunchtime on September 27, 2019 by Planning Staff).*

**One Front Street -- Ground Floor Conditional Use
Project Sponsor Statement**



First Republic Bank is pleased to propose to the Planning Commission an updated plan for its existing employee cafeteria (the "Employee Café") on the ground floor of the One Front Street office building.

This application has a unique history, as the current proposal would actually reduce the size of the existing Employee Café, constructed nearly three years ago pursuant to permits issued by the City. Before First Republic leased the ground floor space along Market Street, the space had been last used as an underutilized Bank of the West branch, permitted as of right in the ground floor space. Upon leasing the space, First Republic filed a building permit application for tenant improvements, specifically identifying the proposed use as an employee cafeteria. That permit was approved by the Planning Department on May 3, 2016, with a Categorical Exemption issued for CEQA compliance. Construction was completed and operations commenced in January, 2017.

After the Employee Café opened, the Planning Department changed course and advised First Republic for the first time that the Planning Department now considers the Employee Café to be an Office use, which requires Conditional Use Authorization on the ground floor in the C-3-O District. Although First Republic believes the permits were properly issued, it has been working with the City to obtain the requested Conditional Use Authorization. A previous Conditional Use application for the Employee Café as originally constructed was denied in July 2018, with several Commissioners encouraging First Republic to incorporate a public serving component to its proposal.

In response to this input from the Planning Commission, First Republic has revised its proposal to create an approximately 600 square foot public restaurant that would serve the general public and would be directly accessible from Market Street, adjacent to Mechanics Monument Plaza. The public restaurant, together with the existing First Republic Bank branch at the corner of Front and Market Streets, would anchor both ends of the First Republic space along Market Street with retail areas open to the general public. Three of the five bays, or 62% of the street frontage, along Market Street would be occupied by active, public retail uses. The public restaurant would utilize the Employee Café's kitchen, and would serve high quality, pre-made specialty salads and sandwiches, along with the same daily hot luncheon special offered in the Employee Café.

First Republic also proposes to use the Employee Café as an event space in the late afternoon and evening hours to provide a much needed meeting space for nonprofit organizations. The need for such meeting space, particularly given the convenient Financial District location close to BART and Muni, is significant, as can be seen in the 15 letters from nonprofit organizations that have expressed interest in using the space for meetings. First Republic Bank serves many nonprofit organizations in the community (<https://www.firstrepublic.com/engage/nonprofits>) and opening the Employee Café space to nonprofit organizations will provide an additional service to First Republic's nonprofit partners, and will result in additional engagement and activation along Market Street.

The proposal now before the Commission is the culmination of a process through which First Republic worked diligently with Planning staff, Commissioners and Supervisors to bring forward a plan that embraces the City's goals for active retail frontage in the C-3-O zoning district and along Market Street in particular. The existing Employee Café has already improved and activated the area, as it sells meals to First Republic's employees from the One Front Street office building as well as employees from other nearby offices and branches, and employees' guests—fewer than half of the customers served on a typical day at the Employee Café are employees based at One Front Street. By reducing the size of the Employee Café, and incorporating a public restaurant, the project will further contribute to the vibrancy of Market Street and Mechanics Monument Plaza. The Employee Café, as modified, will bring more life and activity to the property than would other uses permitted as of right, such as the bank branch that formerly occupied this space.

First Republic appreciates the Planning staff's support for this proposal and asks the Commission for its approval.



Bay Area
Discovery
Museum

September 21, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose, and I am delighted to provide this letter in support of this plan.

If First Republic proceeds with this plan, it would address a need for meeting space in San Francisco for the Bay Area Discovery Museum. We would anticipate making regular use of this availability, as we are in need of space throughout the year for events such as our quarterly board meetings and volunteer events.

The support of partners like First Republic is essential to the Bay Area Discovery Museum's continued success and impact in the community – and we wholeheartedly support First Republic's plan to share this space with Bay Area nonprofits.

Sincerely,

Karyn Flynn
CEO



Bay Area Division

426 17th St, Ste. 300, Oakland, CA 94612
Phone (510) 903-4050 Fax (510) 903-4049

www.heart.org

**2018-2019
Board of Directors**

Co-Chairs of the Board

Tammy Kiely

Dan Smoot

Co-Presidents

Michelle Albert, MD, MPH, FAHA

Calvin Kuo, MD, PhD

Chair Elect

Matthew Scanlan

Immediate Past Chair

Chris Tsakalakis

Immediate Past Presidents

Alden McDonald III, MD

Joseph Woo, MD

Leadership Development Chair

David Vliet, MBA

Members At Large

Susan Bailey, MD

Durga Bobba

Leslie Campbell, MD, FACC

Jay Clemens

Chuck Collins

Michael Corey

Mary Cranston

Glenn Egrie, MD

Mary A. Francis

Jason Hall

Mark Korth

Nicholas Leeper, MD

John Maa, MD

Kenneth Mahaffey, MD

Brian May

Nisha Parikh, MD

Bill Pearce

Graham Poles

Michael J. Roffler

Carol Ann Satler, MD, PhD

Lynne Sterrett

Bob Swan

Frank Tataseo

September 17, 2018

Jeannie Gill

Senior Manager, Strategic Partnerships

First Republic Bank

111 Pine Street

San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for the American Heart Association. We would anticipate making regular use of this availability, as we are in need of space at least 5 times a quarter for events such as our board meetings, info sessions and donor appreciation events to name a few.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia Gray".

Julia Gray

Vice President, Heart Walk

American Heart Association, Bay Area

September 17, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, YWCA San Francisco & Marin we anticipate making use of this venue from time to time as space for events such as cultivation and stewardship events, issue education events supporting racial and gender justice and team building. Thank you for reaching out to us and we support your efforts to realize this idea.

Sincerely,

Jane Winter, Executive Director

Cory Stewart, Director of Philanthropy



September 15, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for the Oakland Museum of California. We would anticipate making regular use of this availability, as we are in need of space once a quarter for events in San Francisco such as donor cultivation events and team building events.

Sincerely,

A handwritten signature in black ink, reading "Rehana Abbas". The signature is fluid and cursive, with the first name "Rehana" and last name "Abbas" clearly legible.

Rehana Abbas
Director of Philanthropy
Oakland Museum of California



September 21, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, Asset Funders Network we anticipate making use of this venue from time to time as space for events such as (funder convenings, board meetings, community educational events). Thank you for reaching out to us and we support your efforts to realize this idea.

Sincerely,

A handwritten signature in black ink, appearing to read "Mona S. Masri".

Mona S. Masri
Western Region Program Officer
Bay Area Asset Funders Network
www.assetfunders.org



**FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

September 19, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

The YMCA of San Francisco has a strong partnership with First Republic Bank whose staff members volunteer at our citywide community events and deliver targeted financial literacy education to in-risk students attending our Youth Chance High School program in the Embarcadero. If First Republic proceeds with this plan, the YMCA of San Francisco anticipates making use of this venue from time to time for events such as staff training and workshops, community meetings with YMCA volunteers and stakeholders, presentations and retreats, as well as field trips opportunities for our youth program participants to access and feel welcome in downtown locales.

Thank you for reaching out to us and we support your efforts to realize this idea. Please do not hesitate to contact me with any questions, thanks!

Sincerely,



Manuel Rodriguez
Senior Development Director
YMCA of San Francisco

YMCA OF SAN FRANCISCO

50 California Street, Suite 650, San Francisco CA 94111
P 415 777 9622 F 415 398 9622 www.ymcasf.org



Children first.

September 17, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, at Jumpstart, we anticipate making use of this venue from time to time as space for events such as (corporate volunteer events, team meetings, Board meetings and trainings). Thank you for reaching out to us and we support your efforts to realize this idea.

Sincerely,

Anjali Billa

A handwritten signature in blue ink, appearing to read "Anjali Billa".

Anjali Billa | Director of Development

Jumpstart | [Determination inspires me.](#)

Office: 415.536.5867 x 115/ 213.387.5508 | Fax: 415.536.5869/ 213.387.5552

235 Montgomery Street, #1025, San Francisco, CA 94104

1625 West Olympic Blvd, Suite 1050, Los Angeles, CA 90015

jstart.org

September 15, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for National Kidney Foundation. We would anticipate making regular use of this availability, as we are in need of space six times per year for events such as Board Meetings, Executive Leadership Committee Meetings and Young Professional Board Meetings.

Sincerely,

A handwritten signature in cursive script that reads "Erin Forbes". The signature is written in dark ink and is positioned above the printed name.

Erin Forbes

National Kidney Foundation

Development Manager



P.O. Box 410715
San Francisco, CA 94141

Phone: (415) 551.2301
Fax: (415) 551.2326

September 17, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, Aim High anticipates making use of this venue from time to time as space for events such as team-building, interviewing and breakfasts/lunches/dinners with donors and supporters.

Thank you for reaching out to us and we support your efforts to realize this idea.

Sincerely,

A handwritten signature in black ink, appearing to read "Alec L. Lee, Jr.", with a stylized flourish at the end.

Alec L. Lee, Jr.

Executive Director

Aim High



September 15, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for Meals on Wheels San Francisco. We would anticipate making regular use of this availability, as we are in need of space once a quarter for events such as board meetings and volunteer appreciation events. We are located in the Bayview, so a space like this in downtown San Francisco is ideal!

Feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karl Robillard".

Karl Robillard



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Matthew Miller
Vice-Chair

Fred Molfino, Jr.
Treasurer

Wendy Suhr
Secretary

September 15, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Steve F. Brown
Terry Dollard
Deborah Frederick, M.D.
Clara Giannini
Ken Jones
Richard G. Kampmann
Edward J. Reidy
Amanda Sargisson

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

Directors Emeritus

Hon. Raymond J. Arata, Jr.
David F. Elgart

If First Republic proceeds with this plan, it would address a need for the Pomeroy Recreation and Rehabilitation Center. We would anticipate making regular use of this availability, as we are in need of space for events several times per year for our board strategic planning retreats, event planning, and other informational events that would be more appropriate to hold in the downtown area of San Francisco instead of our corporate location on the far West side of town. Thank you for taking the initiative to make this happen!

Chief Executive Officer

David Dubinsky

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Dubinsky", is written over a faint, larger blue outline of the signature.

David Dubinsky
Chief Executive Officer



Accredited
Employment
Services

Contributions are tax deductible,
Federal ID#94-1394025.

The Center is a
Non-profit organization
chartered by the
State of California.



September 17, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, we certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, Renaissance Entrepreneurship Center anticipates making use of this venue from time to time as space for events such as our annual staff retreat, small business development training workshops for our clients and if possible - a holiday sale, featuring Renaissance's small business clients.

Thank you for reaching out to us and we support your efforts to realize this idea.

Sincerely,

Sharon Miller
CEO

Board of Directors

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GODADDY
THE AMERICAN GRILLED CHEESE
KITCHEN

NEAL GOTTLIEB*
THREE TWINS ICE CREAM

VISHAL KARIR, CFA
ETHOS

PHILIP KOBLIS
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ROLAND PAN
TECHNOLOGY EXECUTIVE

KARLY WANG
SMALL BUSINESS MARKETING AT
WELLS FARGO

FELICIANO ZAVALA*
PENINSULA PARTY RENTALS

CEO
SHARON MILLER

*Renaissance graduate



September 17, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

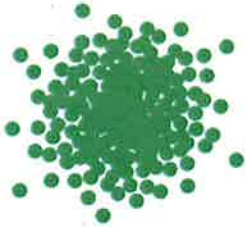
I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making its café space available. As a nonprofit organization in San Francisco, Tax-Aid would certainly see the need for free or low-cost meeting space accessible to public transportation.

If First Republic proceeds with this plan, Tax-Aid would definitely make use of this venue from time to time as space for events such as volunteer trainings and meetings, client services and board meetings.

Thank you for reaching out to us and we support your efforts to realize this idea. Should you have any questions, I may be reached at jill@tax-aid.org or 415-229-9239.

Sincerely,

Jill Sturm
Executive Director
Tax-Aid



TIPPING POINT
COMMUNITY

September 27, 2018

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for Tipping Point. We would anticipate making regular use of this availability, as we are in need of space on a regular basis for events such as board meetings, team planning offsites, and community events.

Sincerely,

Daniel Lurie
CEO, Tipping Point Community



September 15, 2018

BOARD OF DIRECTORS

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Shantel Weingand

CHIEF EXECUTIVE OFFICER

Nínive Calegari

FOUNDER

Gladys Thacher

Jeannie Gill
Senior Manager, Strategic Partnerships
First Republic Bank
111 Pine Street
San Francisco, CA 94111

Dear Jeannie,

I understand that First Republic is considering expanding its ability to accommodate meetings and events for local nonprofit organizations by making available its cafe and dedicating other resources to this purpose.

If First Republic proceeds with this plan, it would address a need for Enterprise for Youth. We would anticipate making regular use of this availability, as we are in need of space 2-3 times per quarter for events such as Board meetings, resume building sessions, practice interviews, and program graduations.

Sincerely,

Ninive Calegari
CEO, Enterprise for Youth

CITY PLANNING COMMISSION
Case Report for Hearing on February 27, 1975

CASE NO. CU75.6

CONDITIONAL USE - BUILDING BULK INCREASE DISCRETIONARY REVIEW

SUBJECT PROPERTY

Location: 444 Market Street, at the northwest corner of Front Street; Lots 2,3,4,5 and 7 in Assessor's Block 266.

Size: Approximately 40,363 square feet or .927 acres of lot area having an approximately 111-foot frontage on Market Street, 105-foot frontage on Bush Street, 210-foot frontage on Front Street, and 92-foot frontage on Battery Street.

Present Use: The site is presently occupied by three buildings which would require demolition: (1) a two-story restaurant; (2) the five-story office/retail Imperial Building; and (3) a six-story office/retail building. In addition, a three-story 221-space parking garage with automotive services and two small retail shops presently occupies the site and would be retained.

Zoning: C-3-O (Downtown Office) district within a 700-I Height and Bulk district.

APPLICANT: Alan Rudy, of Skidmore, Owings and Merrill, Architects, and authorized agent for the owner, Continental Airport Center, Inc.

ENVIRONMENTAL REVIEW STATUS: A public hearing on a Draft Environmental Impact Report for this proposed project has been scheduled for February 27, 1975. This EIR must be certified as complete by the Planning Commission before this Conditional Use authorization may be considered.

APPLICANT'S STATEMENT: "Permitting a bulk exception will result in a distinctly better design than would be possible with strict adherence to the bulk limit. The minor deviation will permit the development of a building geometry that is harmonious and compatible with the corner of Market and Front Street and the Mechanics Plaza."

PROPOSAL: To construct a 38-story 537-foot high office building to accommodate approximately 2,050 employed persons. Two buildings would occupy the site: (1) An existing parking garage with access to Battery Street three stories in height which would accommodate 209 cars, four off-street truck loading spaces, and a 750 square foot retail space; and (2) A new building having a two-story 6,000 square foot retail space and an office tower varying in height from 456 to 537 feet. The tower would contain approximately 696,800 square feet of office area, 11,570 square feet of ground floor retail space, and a 20,000 square foot private dining club on an upper floor.

PROPOSAL:
(CONTINUED)

In form the tower has an undulating ("sawtooth") facade along Market Street and the upper four occupied floors are stepped back to provide terraces that would be landscaped.

Exterior walls of the building are glass (solar gray, approximately 60% of the surface) and natural colored aluminum (approximately 40% of the surface) with the exception of the north facade which would have no windows. The proposed detailing would be a totally flush surface with no projecting elements such as window mullions or spandrel panel connections.

With the exception of a secondary building entrance on Front Street, the Front and Market Streets frontages would have retail uses.

BULK:

The proposal needs a Conditional Use to authorize exception to the bulk limits. This deviation would occur between the 150-foot and the 456-foot level where the length dimension would be 172 feet, 8 inches, where the Code would permit a maximum of 170 feet without conditional use review.

The overall form of the tower is designed to create 5 sides which are all significantly under the allowed maximum plan length dimension of 170 feet (maximum 137'.4") contributing to a less bulky appearance. The undulating facade and the stepped upper floors also contribute to lessening the apparent bulk of the tower.

The height of the tower is similar to that of nearby structures as are the exterior materials.

DISCRETIONARY
REVIEW:

The proposal requires discretionary review by the City Planning Commission under its policy to ensure that buildings constructed along Market Street are so designed that they are compatible with and enhance the public improvements being performed. This policy was established by the Commission's Resolution No. 6111, adopted on June 29, 1967.

SURROUNDING LAND
USE AND ZONING:

The subject property is located near the geographical center of the C-3-O (Downtown Office) district which is predominantly comprised of offices with ground floor space used for banking and retail/commercial uses. In addition, some parking lots and garages are interspersed.

Within the block of the subject site, an 11-story renovated office building with a ground floor bank, a 5-story office building with ground floor retail uses, and a ten-year-old 19-story office building with a ground floor bank and retail uses (the Barclays Bank Building), would remain. Immediately adjacent to the proposed site is a public play area with benches and the Mechanics Monument.

SURROUNDING LAND
USE AND ZONING:
(CONTINUED)

Directly across Battery Street from the Monument is the 20-story Crown-Zellerbach Building, the 25-story Shell Building is located on the northwest corner of Bush and Battery Streets. Across Pine Street from the subject block is the 33-story Pacific Insurance Company Building. The remaining properties immediately surrounding the subject block contain offices buildings varying between 3 and 8 stories in height. Directly across Market Street from the subject property is the 1.1 million square foot Metropolitan Plaza Building and the recently painted and renovated Sheldon Building.

A MUNI/BART entrance to the Embarcadero subway station is presently under construction immediately adjacent to the subject site.

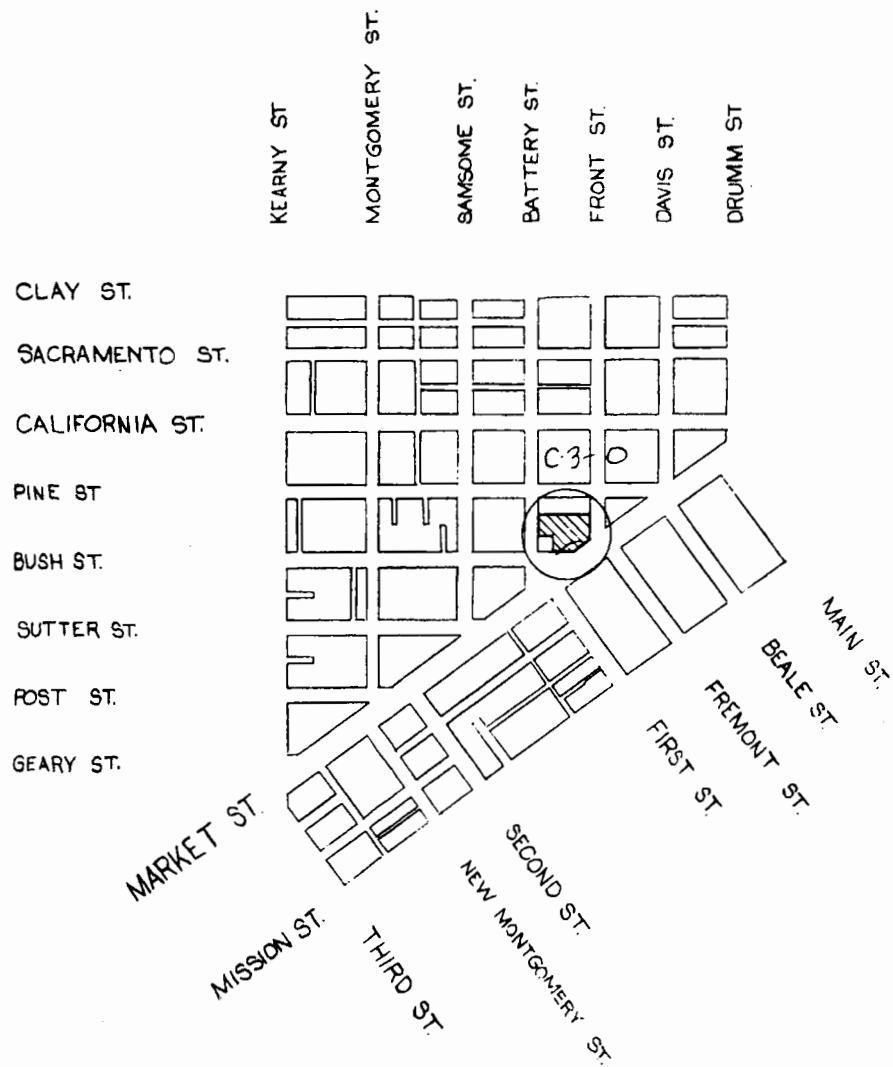
CITY PLANNING
CODE PROVISIONS:

Under C-3-O allowable Floor Area Ratio standards, an office building with approximately 565,000 square feet of floor area could be developed on this site. With development bonuses, the allowable area can be increased.

The maximum building height allowed on this site would be 700 feet. For those portions of the building exceeding 150 feet in height, the Code would allow a maximum length dimension of 170 feet and a maximum diagonal dimension of 200 feet. The Code provides that bulk limits may be exceeded if the Planning Commission grants Conditional Use authorization. This authorization may be granted in cases in which a distinctly better design would be achieved than would be achieved by strict adherence to the bulk limits, as long as the design conforms with the intent of the bulk limits and the principles and policies of the Master Plan.

N

CU 75.6



SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 7301

WHEREAS, The City Planning Commission on February 27 and March 6, 1975, heard Application No. CU75.6 for a Conditional Use in a C-3-O district and a 700-I Height and Bulk district, under Sections 303 and 271 of the City Planning Code,,to permit an OFFICE BUILDING which exceeds the maximum length dimensions permitted in the 700-I Height and Bulk district on the property described as follows:

444 Market Street, at the northwest corner of Front Street;
Lots 2, 3, 4, 5, and 7 in Assessor's Block 266; and

WHEREAS, The proposed increase of 2 feet 8 inches from the maximum length dimension permitted for a building in a 700-I Height and Bulk district,would permit the development of an irregularly-shaped five-sided tower which better conforms to the shape of the site and which spatially defines the irregular corners produced by streets intersecting with the north side of Market Street, and would therefore permit the achievement of a distinctly better design, in both a public and private sense, without unnecessary prescription of building form, than would be possible with strict adherence to the bulk limits and which would be in conformance with the Urban Design Element of the Comprehensive Plan; and

WHEREAS, The length dimension of the proposed building which would exceed the maximum permitted, would actually be split into two distinct sides, each of which is substantially under the maximum permitted length dimension, and the longer of these two sides would take the form of an undulating facade, thus alleviating the appearance of bulk; and

WHEREAS, The actual bulk of the building would be reduced through its irregular shape and the stepped-back upper floor; and

WHEREAS, The silhouette which would be produced by the proposed building would be harmonious with surrounding building patterns, and would be similar in height and and harmonious with recently constructed buildings produced by the height limits; and

WHEREAS, The proposed building would use materials, colors, and a scale which would be similar to and harmonize with those of nearby development; and

WHEREAS, The pedestrian environment would be enhanced through the provision of a brick-paved landscaped plaza area and ground level retail commercial activity;

THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Sections 271 and 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. Said authorization is for a building not exceeding the exterior plan and height dimensions shown on preliminary plans by Skidmore, Owings and Merrill dated December 3, 1974, and filed with the subject application as "Exhibit A".

2. Glass used for windows on the ground level shall be clear and untinted.
3. The proposed building shall be light in color, the proposed solar glass shall comprise no more than approximately 60% of the building's facade, and the final materials shall be approved by the Department of City Planning.
4. The proposed ground level plans and sidewalk area on both Front and Market Streets, shall be paved in brick to match the adjacent Market Street sidewalk and be landscaped in conformance with final landscaping plans to be developed in consultation with and approved by the Department of City Planning. Those plans shall include the provision of planting and other features within the proposed plaza area to complement the spatial relationship between the public Mechanics Plaza and the proposed entry plaza to the office building. The development and maintenance of landscaping shall be in conformance with the Department's Standard Regulations for Landscaping Improvements, dated May 1974. All landscaping shall be continuously maintained to sustain plants in a healthy, attractive condition and promote normal growth and full development typical of their species.
5. Diligent efforts shall be made, in leasing of the ground floor space, to attract retail activities such as restaurants and convenience stores that will provide goods and services needed by building occupants, and which will achieve the greatest pedestrian interest possible. Direct entrances from the street to the ground floor uses shall be provided when such uses abut Front or Market Streets.
6. The applicant shall coordinate with the Transit Task Force to eliminate the partially completed on-street truck loading bay on Market Street, which will be made inconsistent with the Market Street plans when other loading facilities are made available in the 444 Market Street development.
7. Final plans for the proposed building with special attention given to visual relief of the windowless north facade in a manner compatible with the over-all building design, shall be developed in consultation with and approved by the Department of City Planning before a building permit can be issued.
8. Failure to commence construction of the proposed office building within three years of the effective date of this Resolution, unless specific authorization for a later commencement date is given by the City Planning Commission no later than six months prior to the termination of said three-year period, shall be considered abandonment of the Conditional Use, and construction of this office building shall be permitted only if authorized through the same procedures as a new Conditional Use.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 6, 1975.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishhacker, Newman, Porter, Rueda

NOES: None

ABSENT: Commissioner Mellon

PASSED: March 6, 1975

SAN FRANCISCO
CITY PLANNING COMMISSION

RESOLUTION NO. 7302

WHEREAS, The City Planning Commission, in June 1967, adopted Resolution No. 6111 calling for discretionary review by the Commission of all new and enlarged buildings along Market Street within the area undergoing extensive public improvements; and

WHEREAS, The Commission, on February 27 and March 6, 1975, pursuant to said resolution reviewed plans for an office building at 444 Market Street, proposed for the northwest corner of Market and Front Streets; and

WHEREAS, The Commission has certified an Environmental Impact Report for the proposed project as complete and has reviewed a Conditional Use Application for exceeding maximum plan dimensions above the height permitted by the Bulk district; and

WHEREAS, The developer and his architects have met extensively with the staff of the Department of City Planning from the early stages of this project, for the purpose of developing a project design that would be compatible with the character of both San Francisco and Market Street, and consistent with the City's Master Plan and with urban design guidelines developed for the sites; and

WHEREAS, Said extensive review period has resulted in a project design that is consistent with the Master Plan and with the urban design guidelines, resulting in a favorable recommendation by the Director of Planning; and

WHEREAS, Building Permit Application No. 444120 conforms to all the explicit provisions of the City Planning Code, with the exception of Section 271 for which Conditional Use Application No. CU75.6 has been approved by the City Planning Commission;

THEREFORE BE IT RESOLVED, That the proposed project as described by plans on file with Application No CU75.6 and labelled "Exhibit A" are hereby APPROVED, subject to the following conditions:

1. Said authorization is for a building not exceeding the exterior plan and height dimensions shown on preliminary plans by Skidmore, Owings and Merrill dated December 3, 1974, and filed with the subject application as "Exhibit A".

2. Glass used for windows on the ground level shall be clear and untinted.
3. The proposed building shall be light in color, the proposed solar glass shall comprise no more than approximately 60% of the building's facade, and the final materials shall be approved by the Department of City Planning.
4. The proposed ground level plans and sidewalk area on both Front and Market Streets, shall be paved in brick to match the adjacent Market Street sidewalk and be landscaped in conformance with final landscaping plans to be developed in consultation with and approved by the Department of City Planning. Those plans shall include the provision of planting and other features within the proposed plaza area to complement the spatial relationship between the public Mechanics Plaza and the proposed entry plaza to the office building. The development and maintenance of landscaping shall be in conformance with the Department's Standard Regulations for Landscaping Improvements, dated May 1974. All landscaping shall be continuously maintained to sustain plants in a healthy, attractive condition and promote normal growth and full development typical of their species.
5. Diligent efforts shall be made, in leasing of the ground floor space, to attract retail activities such as restaurants and convenience stores that will provide goods and services needed by building occupants, and which will achieve the greatest pedestrian interest possible. Direct entrances from the street to the ground floor uses shall be provided when such uses abut Front or Market Streets.
6. The applicant shall coordinate with the Transit Task Force to eliminate the partially completed on-street truck loading bay on Market Street, which will be made inconsistent with the Market Street plans when other loading facilities are made available in the 444 Market Street development.
7. Final plans for the proposed building with special attention given to visual relief of the windowless north facade in a manner compatible with the over-all building design, shall be developed in consultation with and approved by the Department of City Planning before a building permit can be issued.
8. Failure to commence construction of the proposed office building within three years of the effective date of this Resolution, unless specific authorization for a later commencement date is given by the City Planning Commission no later than six months prior to the termination of said three-year period, shall be considered abandonment of the Conditional Use, and construction of this office building shall be permitted only if authorized through the same procedures as a new Conditional Use.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of March 6, 1975.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishhacker, Newman, Porter, Rueda

NOES: None

ABSENT: Commissioner Mellon

PASSED: March 6, 1975

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 7806

WHEREAS, The City Planning Commission on March 6, adopted Resolution No. 7301 granting Conditional Use Authorization for the development of a proposed office building, and adopted Resolution No. 7302 approving plans for said office building under their power of discretionary review, on the property described as follows:

444 Market Street, at the northwest corner of Front and Market Streets; Assessor's Block 266, Lots 2, 3, 4, 5 and 7; within a C-3-O use district and a 700-I height and bulk district; and

WHEREAS, Conditions of both Resolutions No. 7301 and No. 7302 provide that the Conditional Use Authorization will be considered abandoned if construction of the project does not commence within three years of the effective date of the Resolution (by April 6, 1978) unless a later commencement is authorized by the City Planning Commission no later than six months prior to the termination date (by October 6, 1977); and

WHEREAS, The current developer of the project has requested an extension of six months for the construction commencement date of the Conditional Use Authorization (to October 6, 1978); and

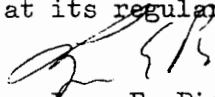
WHEREAS, There is no other significant change proposed for the previously approved project:

THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Sections 271 and 303 (c) of the City Planning Code are met and hereby AUTHORIZES an extension of six months (to October 6, 1978) of the conditions of Resolutions No. 7301 and 7302 which require commencement of construction within three years of the effective date of those Resolutions; and

BE IT FURTHER RESOLVED, That Condition No. 9, as follows, be added to the Conditional Use Authorization and discretionary review approval for the subject project:

9. Prior to construction of the project, the Final Environmental Impact Report for the 444 Market Street Project (EE74.253) shall be administratively amended to add the most recent possible information on water and energy conservation, to expand the discussion of traffic impacts, and to expand the mitigation measures and alternatives sections relative to said information.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of September 29, 1977.



Lynn E. Pio
Secretary

AYES: Commissioners Bierman, Dearman, Elliott, Nakashima,
Rosenblatt, Starbuck.

NOES: None.

ABSENT: Commissioner Wentz.

PASSED: September 29, 1977