



MEMO TO THE PLANNING COMMISSION

HEARING DATE: FEBRUARY 18, 2021

Continued from the December 17, 2020 Hearing

February 10, 2021

Case Number: 2019-020938CUA
Project Address: 1 MONTGOMERY ST (aka 1-25 Montgomery Street)
Zoning: Downtown Office (C-3-O) Zoning District
250-S Height and Bulk District
Block/Lot: 0292/001A-002 (2 lots)
Project Sponsor: Thomas P. Tunny
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Jonathan Vimr – 628-652-7319
Jonathan.Vimr@sfgov.org

Recommendation: Approve with Conditions

Background

On December 17, 2020 the San Francisco Planning Commission (“Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Conditional Use Authorization. At that hearing the Commission continued the item to allow more time for the project sponsor to engage with the historic preservation community and other interested parties.

Current Proposal

At the date of publication, the Department is not aware of any changes to the project. Discussions between the project sponsor and the community are ongoing, with the sponsor having expressed confidence that this outreach should be completed by the February 18, 2021 hearing.

Required Commission Action

In order for the project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to allow the change of use from 7,653 square feet of retail space to office use at the basement and ground floor in the C-3-O Zoning District.

Basis For Recommendation

- The nature of the subject building is not conducive to typical retail uses, particularly at this time. The proposed conversion would allow the structure to be maintained and occupied.
- The proposed conditions of approval would ensure that public accessibility to the grand interior spaces is retained through regular public tours, an interpretive display, and continued access to the entry lobby/rooftop POPOS.
- The area is very well served by transit, therefore the office workers will have various options to commute without need of an automobile.
- The proposed Project meets all applicable requirements of the Planning Code.

Recommendation: Approve with Conditions

Attachments:

Hearing Packet, 12/17/2020



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: December 17, 2020

Record No.: 2019-020938CUA
Project Address: 1 Montgomery Street (aka 1-25 Montgomery Street)
Zoning: Downtown-Office (C-3-O) Zoning District
250-S Height and Bulk District
Block/Lot: 0292/001A-002 (2 lots)
Project Sponsor: Thomas Tunny
Reuben, Junius & Rose, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: REDCO Montgomery Owner LLC
715 Colorado Avenue, Suite B
Palo Alto, CA 94303
Staff Contact: Jonathan Vimr – (628) 652-7319
Jonathan.Vimr@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would convert 7,653 square feet of retail space at the ground floor into office space as part of the overall provision of approximately 15,238 square feet of new office space at the subject property. Associated interior alterations, including expansion of the mezzanine level, are also proposed. The existing privately-owned-public-open-space (“POPOS”) at the roof will be fully retained, with exterior work limited to new soil and planting for the POPOS, and re-roofing and maintenance at the remainder of the rooftop. No changes to the Post and Montgomery street facades are proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to allow the change of use from 7,653 square feet of retail space to office use at the ground floor within the C-3-O Zoning District.

Issues and Other Considerations

- **Expanded Office Use.** The subject property is currently utilized for office space at the basement, mezzanine level, and second floor. The ground floor is also predominantly office, though it contains a relatively small retail banking component. In considering the proposed conversion of this retail space to office use, as well as the overall increase in office space at the subject property, Department staff took several factors into account. Among these is the impractical nature of most contemporary retail uses at the building given its large floor plate and open interior volumes, the height of glazing relative to the pedestrian level, and the structure's sensitivity to significant alterations given its status as an individually eligible historic resource. The Department also found that post-pandemic the intensified office use is likely to bring new, transit and non-automobile using employees into the downtown area, who will patronize businesses in the vicinity and otherwise contribute to reactivating the area. And while conversion to a sole, private office use could preclude the ability of the public to see and experience the historic banking halls, Department staff worked with the project sponsor to develop several feasible measures to retain public access to these spaces. These are mentioned below and collected as a recommended condition of approval in Exhibit B (being noted from the Project Sponsor's side in Exhibit F).
- **Public Comment & Outreach.**
 - **Support/Opposition:** As of the date of this report, the Department has received no letters in support of or opposition to the Project.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Downton Area Plan and the Objectives and Policies of the General Plan. The subject property was the former location for Wells Fargo Bank and is composed of two interconnected, grand banking halls (the first of which was completed in 1908 and the second being a 1920 addition). The existing structure's large floor plate and double-height, open interior volume at the ground floor is not conducive to typical retail uses, with its monumental exterior being similarly unsuited. While the conversion to general office would otherwise close off the historic interior to public access, staff has included a recommended condition of approval that would ensure public accessibility is retained through the provision of regular public tours, an interpretative display, and continued access to the main lobby/rooftop POPOS. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Appendix A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: December 17, 2020

Record No.: 2019-020938CUA
Project Address: 1 Montgomery Street (aka 1-25 Montgomery Street)
Zoning: Downtown-Office (C-3-O) Zoning District
250-S Height and Bulk District
Block/Lot: 0292/001A-002 (2 lots)
Project Sponsor: Thomas Tunny
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Staff Contact: Jonathan Vimr – (628) 652-7319
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303 TO ALLOW THE CONVERSION OF 7,653 SQUARE FEET OF RETAIL SPACE TO OFFICE SPACE AT THE GROUND FLOOR AS PART OF THE OVERALL PROVISION OF APPROXIMATELY 15,238 SQUARE FEET OF NEW OFFICE SPACE AT THE SUBJECT PROPERTY LOCATED AT 1 MONTGOMERY STREET, LOTS 001A AND 002 IN ASSESSOR'S BLOCK 0292, WITHIN THE C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 250-S HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 6, 2019, Thomas Tunny of Reuben, Junius & Rose, LLP on behalf of Chris Freise (hereinafter "Project Sponsor") filed Application No. 2019-020938CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow for the provision of new office space at the ground floor (hereinafter "Project") of the subject building at 1 Montgomery Street, Block 0292, Lots 001A and 002 (hereinafter "Project Site").

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

On December 17, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-020938CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-020938CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-020938CUA, 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 includes the conversion of 7,653 square feet of retail space to office space at the ground floor as part of the overall provision of approximately 15,238 square feet of new, additional office space. Associated interior alterations, including expansion of the mezzanine level, are also proposed. The existing privately-owned-public-open-space (“POPOS”) at the roof will be fully retained, with exterior work limited to new soil and planting for the POPOS, and re-roofing and maintenance at the remainder of the rooftop. As proposed, office would become the Project Site’s sole use.
3. **Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 28,000 square feet), which have approximately 176-ft of frontage along Montgomery Street and 161-ft of frontage along Post Street. The Project Site is developed with what remains of the historic Crocker Bank Building, a two-story over basement structure with a double-height ground floor. Currently vacant, the property most recently served a mix of office and retail banking space for Wells Fargo Bank.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-O Zoning District and the sector covered by the Downtown Area Plan. The immediate context is predominantly office with retail uses often found at the lowest levels, though the Crocker Galleria is directly adjacent to the subject property. As this portion of downtown is characterized by mid to high rise towers, the Project Site and Fidelity Bank across the street act as outliers. Transit options abound as the property fronts on Post and Montgomery streets, and is roughly 100 feet from Market Street. Other zoning districts in the vicinity of the Project Site include the C-3-R (Downtown-Retail) and C-3-O(SD) (Downtown-Office [Special Development]) Zoning Districts.
5. **Public Outreach and Comments.** As of the date of this report, no letters in support of or opposition to the project have been received.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 210.2 states that a Conditional Use Authorization is required for office use at or below the ground floor.

The Project proposes to provide new, additional office space at the ground floor and then at the expanded mezzanine level. The net new office space total will be subject to the Transit Sustainability Fee and Downtown Park Fee.
7. **Gross Floor Area.** The net new office space proposed as part of this project is limited in size and consistent with the estimated available Gross Floor Area at this property. However, depending on their scope future development projects at this site may be required to provide the Gross Floor Area analysis detailed by the

Zoning Administrator in a Letter of Determination issued February 22, 2017.

- 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 additional office space is necessary and desirable, and compatible with the surrounding neighborhood. The subject property is already largely composed of office space and is in the C-3-0 Zoning District, which transitions from the more mixed uses of the C-3-R to a relatively dedicated office district. As the shift to online services continues to grow, in-person banking will likely see less and less demand. Finally, the subject building is an individually eligible historic resource with both an interior and exterior composition that are not conducive to typical retail uses.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (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 Project Site, located downtown, is very well served by public transit. The property is across the street from entries to the Montgomery Street MUNI and BART station, as well as numerous MUNI bus lines running along Market Street. Employees of the expanded office use will be able to walk, ride a bicycle, or take public transportation to the property and other parts of downtown, avoiding the need for a single-rider, vehicular commute. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for garbage treatment and disposal. The expanded office use is not anticipated to produce noxious or offensive emissions.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces,

parking and loading areas, service areas, lighting and signs;

The project largely entails the interior remodel of an existing structure occupying the entirety of its parcel, thus landscaping, screening, and new open spaces are not proposed. The existing POPOS at the roof will be retained in full, with replanting as needed. Signage proposed for the site in the future shall conform to all relevant provisions of the Planning Code.

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

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

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

The proposed project is not located within any Neighborhood Commercial District, but rather the Downtown-Office Zoning District (C-3-O). Planning Code Section 303(g) contains no specific criteria tied to ground floor office uses in the C-3-O.

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

DOWNTOWN PLAN AREA

Objectives and Policies

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.

Policy 2.2

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ECONOMY.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as a catalyst for desirable development, and coordinate new facilities with public and private development.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDROM FROM OVERCROWDING.

Policy 2.4

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

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

The Project would retain and add to an existing office space at a location well-served by existing and future public-transit options that is also within walking distance to a diversity of goods and services available to employees of the office tenant(s). The expanded office use at the Property will likely draw a tenant or tenants whose employees do not rely on private vehicles, and many employees will be able to walk to the Property from the SoMa, Downtown, and Tenderloin neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic and utilizing transit options to guide development. Although the final remnant of in-person banking services at this property would be eliminated, the presence and use of online banking and online retail overall only continues to grow. Given the nature of the subject building's historic interior and exterior, the property is not conducive to most retail uses. Expanding the office use will ensure that the structure remains occupied and maintained without resulting in the diminishment of its historic character. As the subject structure is an individually eligible historic resource, the proposed alterations to the interior went through an extensive review pursuant to CEQA, which included consideration of the expanded mezzanine level and new stair; the creation of two new openings in the floor of the 1920 banking hall; and lighting, sprinkler and piping systems, among other

alterations. The review resulted in a determination that the proposed work adheres to the Secretary of the Interior's Standards for Rehabilitation and would not result in an impact to the resource.

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 Site was previously occupied by offices for and a small retail component of Wells Fargo Bank. This retail component would be eliminated, but there remain ample banking service locations in the immediate vicinity and throughout downtown.

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

The Project Site does not possess any existing housing; it is a strictly commercial property and will remain so.

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

The Project Site is a strictly commercial property and will remain so.

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

The Project Site, located downtown, is very well served by public transit. The property is across the street from entries to the Montgomery Street MUNI and BART station, as well as numerous MUNI bus lines running along Market Street. Employees of the expanded office use will be able to walk, ride a bicycle, or take public transportation to the property and other parts of downtown, avoiding the need for a single-rider, vehicular commute.

- 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 subject property already serves a largely office use in the Downtown-Office Zoning District. The provision of a relatively small amount of additional office space will not endanger industrial and service sectors or diminish future opportunities for resident employment and ownership in those sectors. New office employees are anticipated to increase the demand for, and patronage of, existing and new retail uses in the immediate vicinity and throughout downtown.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety

requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building is individually eligible for listing in the California Register of Historical Resources. The proposed interior alterations have been found to satisfy the Secretary of the Interior's Standards for Rehabilitation and the project will not adversely affect the historic resource.

- 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 spaces and their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-020938CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 13, 2020, 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 17, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: December 17, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the conversion of 7,653 square feet of retail space to office space at the ground floor as part of the overall provision of 15,238 square feet of new office space at the property located at 1 Montgomery Street, Block 0292, Lots 001A and 002 pursuant to Planning Code Sections 210.2 and 303 within the C-3-O (Downtown-Office) Zoning District and a 250-S Height and Bulk District; in general conformance with plans, dated 11/13/2020, and stamped “EXHIBIT B” included in the docket for Record No. 2019-020938CUA and subject to conditions of approval reviewed and approved by the Commission on December 17, 2020 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 17, 2020 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

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 628.652.7319, www.sfplanning.org

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

Parking and Traffic

9. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

10. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, www.sfplanning.org

- 11. 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 628.652.7319, www.sfplanning.org

Monitoring - After Entitlement

- 12. 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 628.652.7463, www.sfplanning.org

- 13. 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 628.652.7463, www.sfplanning.org

Operation

- 14. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 15. 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

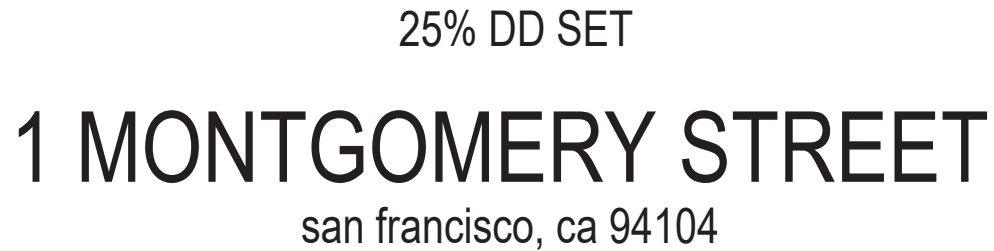
Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

16. Public Access. In order to maintain public access to the historic banking hall interiors the property owner shall adhere to the following measures:

- The main lobby shall be open to the public Monday through Friday from 9:00 AM to 5:00 PM to provide views of each banking hall and maintain access to the rooftop POPOS.
- Architectural tours of the 1920 banking hall shall be open to the public and operated at least once per month.
- An historic/interpretive display shall be provided in the main lobby. The Planning Department shall review and approve the proposed design of this display prior to installation.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



1 MONTGOMERY STREET
san francisco, ca 94104

scale: as noted

GO.0

ABBREVIATIONS

SYMBOLS

PROJECT DESCRIPTION

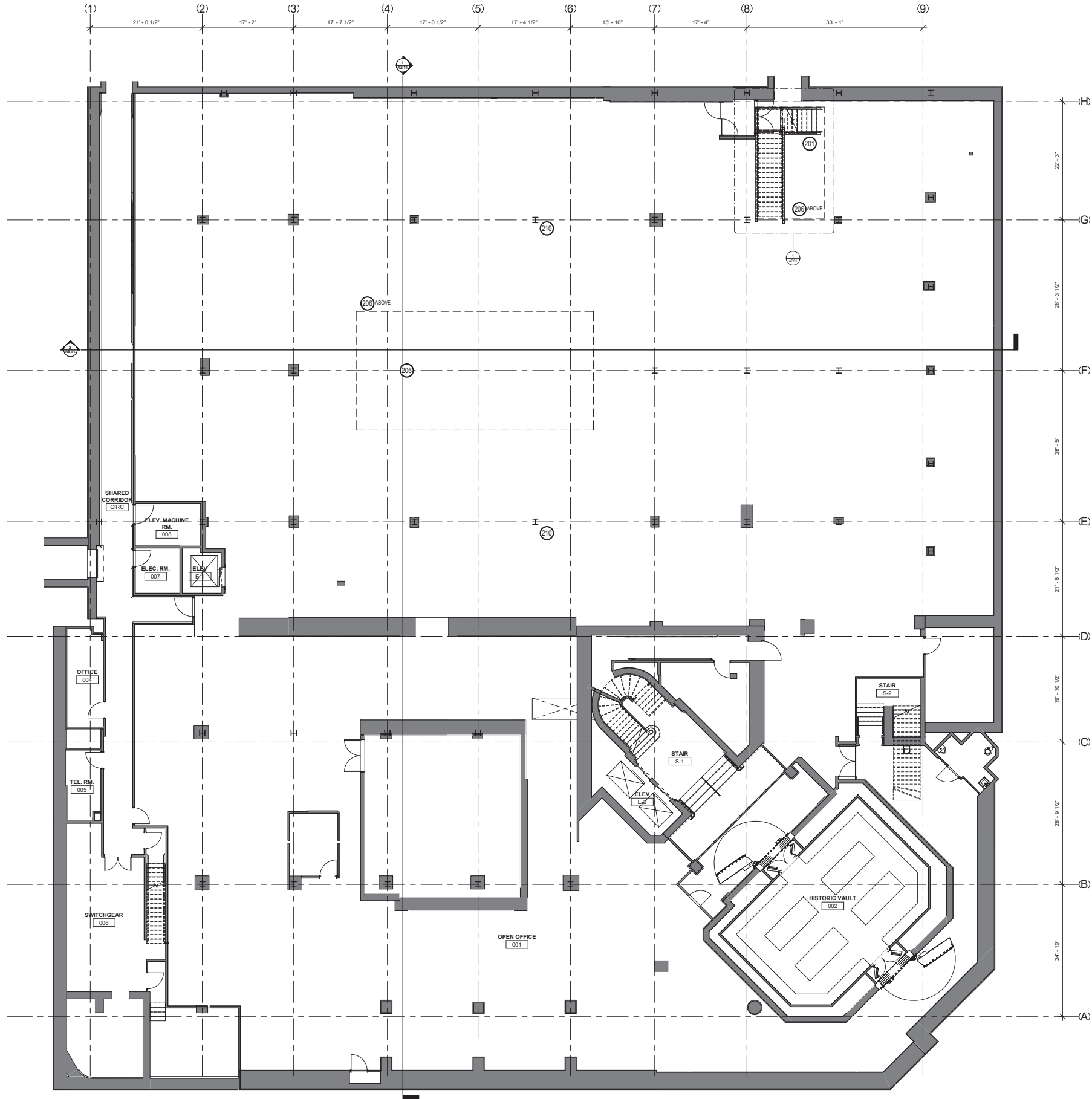
EXHIBIT B

SHEET INDEX LEGEND	
	NOT ISSUED
○	ISSUED
●	ISSUED WITH REVISIONS
Ø	ISSUED WITH REVISIONS, FOR REFERENCE ONLY
/	RE-ISSUED FROM PREVIOUS ISSUANCE (WITHOUT REVISIONS)

PROJECT DIRECTORY

SHEET LIST

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file: BIM 360/11 montgomery19-245_1 montgomery_Combined.rvt



1. PROVIDE ALLOWANCE FOR SURVEY TO LOCATE ALL (E) STRUCTURAL COLUMNS AND BEAMS AFFECTED BY NEW CONSTRUCTION AFTER COMPLETION OF SOFT DEMOLITION AND PRIOR TO COMMENCEMENT OF STRUCTURAL WORK.
2. (E) STRUCTURAL BEAMS ABOVE (E) CEILING NOT DOCUMENTED.
3. FIRE SPRINKLER AND MEP SYSTEMS BY OTHERS. ARCHITECTURAL IMPLICATIONS OF THAT WORK IS TO BE DETERMINED. PROVIDE ALLOWANCE FOR REPAIR OF (E) HISTORIC FINISHES IMPACTED BY BUILDING SYSTEMS DESIGN BUILD SCOPE.
4. COORDINATE NEW LIGHTING WITH OWNER'S LIGHTING CONSULTANT. PROVIDE ALLOWANCE FOR NEW LIGHTING AS DIRECTED.
5. PROVIDE ALLOWANCE TO FIREPROOF EXISTING STEEL BEAMS WHERE CONCRETE CASING HAS BEEN REMOVED

GENERAL NOTES

- (E) VAULTS TO REMAIN
- NOT IN USE
- NOT IN USE

ALTERNATES KEY NOTES

- (210) PATCH FLOOR TO MATCH SURROUNDING, WHERE COLUMN HAS BEEN REMOVED
- (N) GLASS GUARDRAIL - SEE 1/18/01
- (N) MEZZANINE - STL. FRAMING, PTD. W/ 2HR INTUMESCENT PAINT; COMPOSITE DECK; WELDED CONNECTION TO (E) EMBEDDED WIDE FLANGE STL. AT COLUMNS. S.S.D. FOR DETAILS, ALL EXPOSED STEEL SHALL CONFORM TO AESS CATEGORY 3 STANDARDS
- NOT IN USE
- S.S.D. FOR MEZZANINE CONNECTION TO (E) STRUCTURE. PATCH BACK REMOVED CONCRETE & PLASTER WHERE VISIBLE W/ (N) MATERIAL TO MATCH (E)
- PROVIDE 2-HR INTUMESCENT PAINT AT EXISTING EXPOSED STEEL COLUMNS
- NOT IN USE
- (E) LOW WALL TO BE REINSTALLED
- NOT IN USE
- (N) FLOOR CUT, S.S.D. FOR (N) FRAMING
- NOT IN USE
- NOT IN USE
- NOT IN USE
- NOT IN USE
- (N) STAIR, GUARDRAIL, AND HANDRAIL

FLOOR PLAN KEYNOTES

ARCHITECT
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rev	date	issue
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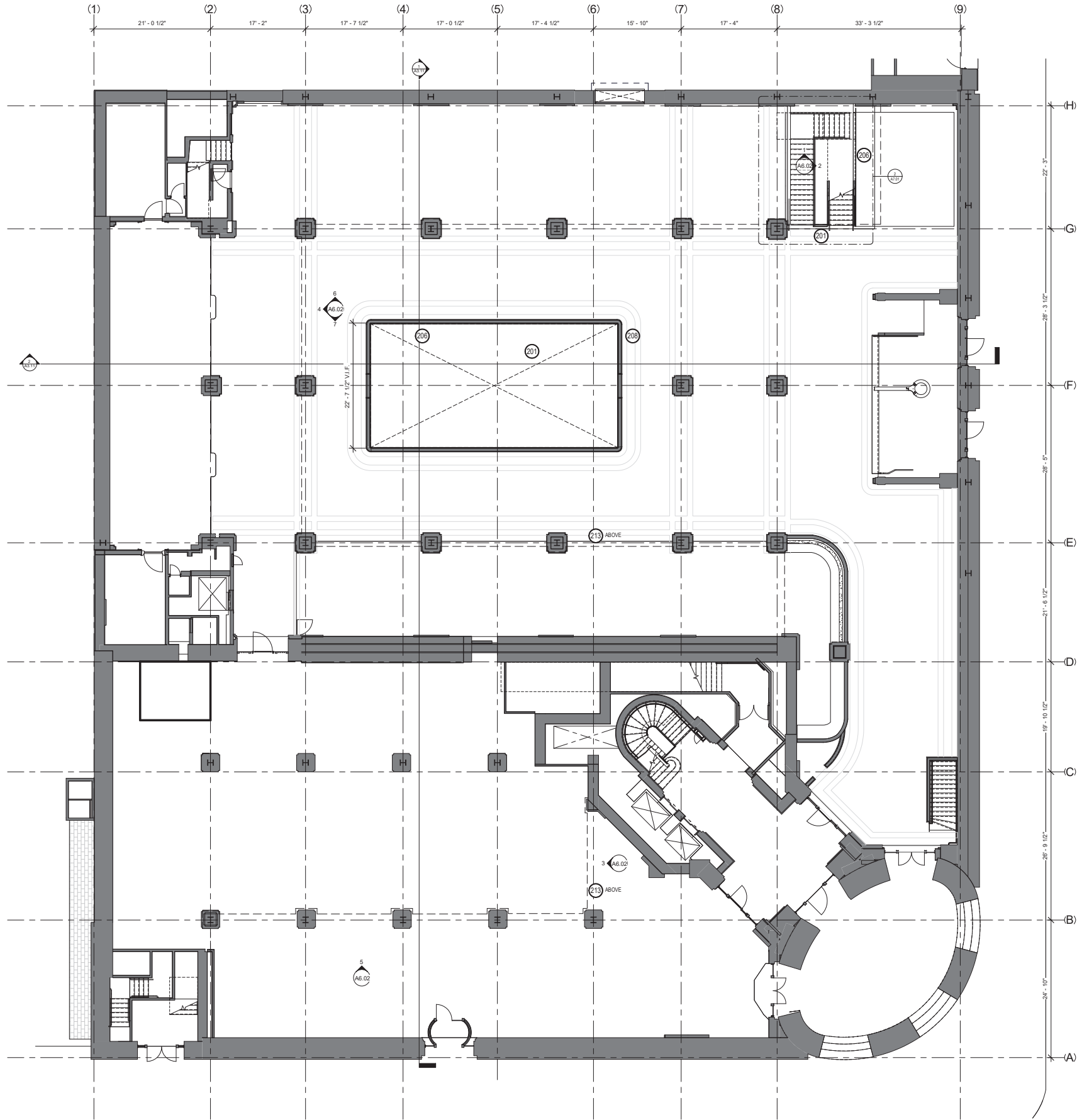
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1 montgomery st
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project number: 19-245
plot date: 11/6/2020 1:10:19 PM

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FLOOR PLAN -
BASEMENT

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- (X) KEYNOTES DENOTING DEMOLITION SCOPE RELATED TO (N) WORK DOCUMENTED IN THIS SET
- (X) KEYNOTES DENOTING DEMOLITION SCOPE BEYOND WORK DOCUMENTED IN THIS SET

DEMOLITION KEYNOTE LEGEND

1. PROVIDE ALLOWANCE FOR SURVEY TO LOCATE ALL (E) STRUCTURAL COLUMNS AND BEAMS AFFECTED BY NEW CONSTRUCTION AFTER COMPLETION OF SOFT DEMOLITION AND PRIOR TO COMMENCEMENT OF STRUCTURAL WORK.
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5. PROVIDE ALLOWANCE TO FIREPROOF EXISTING STEEL BEAMS WHERE CONCRETE CASING HAS BEEN REMOVED

GENERAL NOTES

- (A3) (E) VAULTS TO REMAIN
- (A2) NOT IN USE
- (A1) NOT IN USE

ALTERNATES KEY NOTES

- (215) PATCH FLOOR TO MATCH SURROUNDING, WHERE COLUMN HAS BEEN REMOVED
- (214) (N) GLASS GUARDRAIL - SEE 11A.01
- (213) (N) MEZZANINE - STL FRAMING, PTD. W/ 2-HR INTUMESCENT PAINT; COMPOSITE DECK; WELDED CONNECTION TO (E) EMBEDDED WIDE FLANGE STL. AT COLUMNS, S.S.D. FOR DETAILS, ALL EXPOSED STEEL SHALL CONFORM TO AESS CATEGORY 3 STANDARDS
- (212) NOT IN USE
- (211) S.S.D. FOR MEZZANINE CONNECTION TO (E) STRUCTURE; PATCH BACK REMOVED CONCRETE & PLASTER WHERE VISIBLE W/ (N) MATERIAL TO MATCH (E)
- (210) PROVIDE 2-HR INTUMESCENT PAINT AT EXISTING EXPOSED STEEL COLUMNS
- (209) NOT IN USE
- (208) (E) LOW WALL TO BE REINSTALLED
- (207) NOT IN USE
- (206) (N) FLOOR CUT, S.S.D. FOR (N) FRAMING
- (205) NOT IN USE
- (204) NOT IN USE
- (203) NOT IN USE
- (202) NOT IN USE
- (201) (N) STAIR, GUARDRAIL, AND HANDRAIL.

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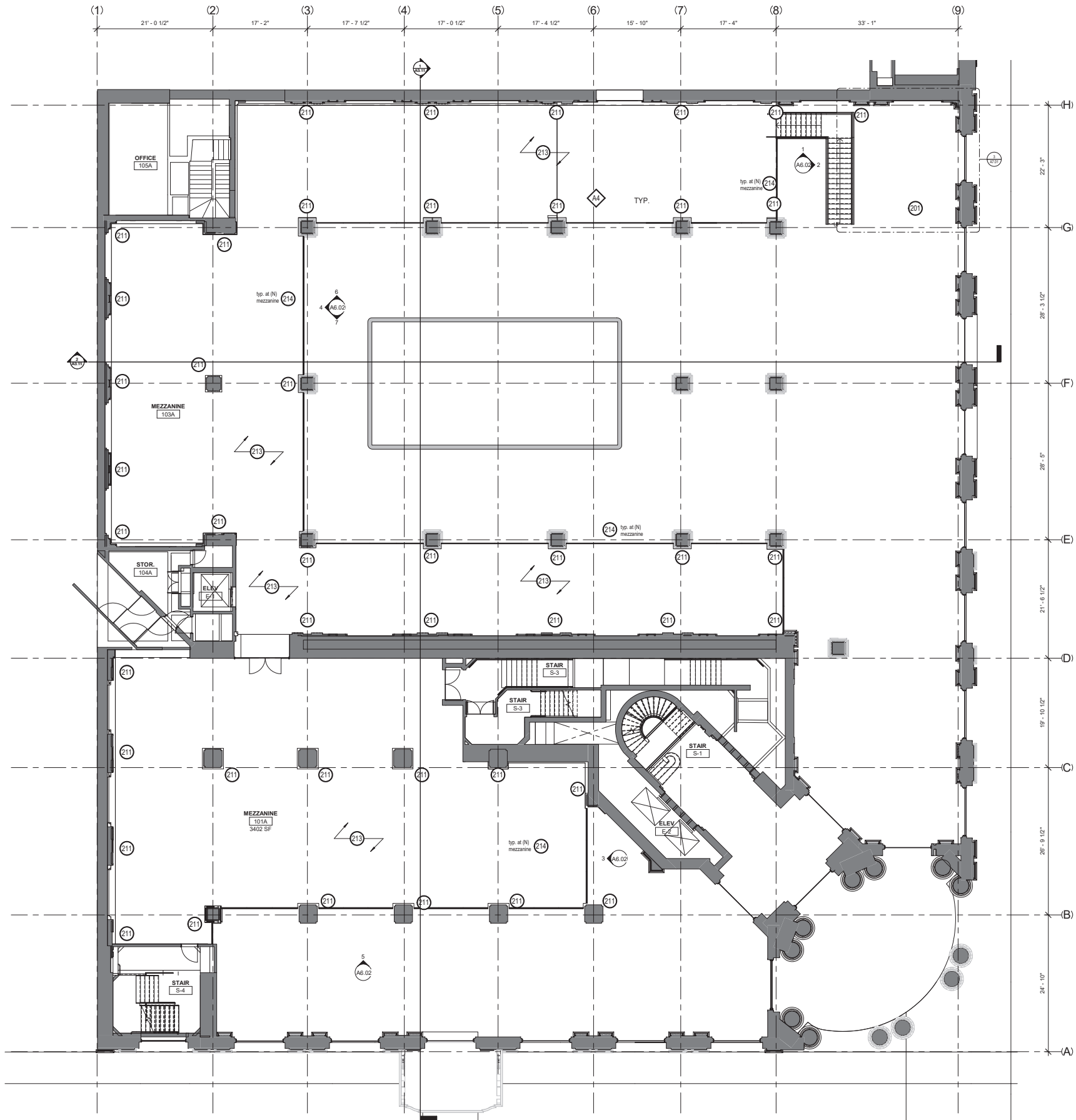
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FLOOR PLAN -
LEVEL 1

A2.01

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GENERAL NOTES

- A3 (E) VAULTS TO REMAIN
- A2 NOT IN USE
- A1 NOT IN USE

ALTERNATES KEY NOTES

- 215 PATCH FLOOR TO MATCH SURROUNDING, WHERE COLUMN HAS BEEN REMOVED
- 214 (N) GLASS GUARDRAIL - SEE 11A/01
- 213 (N) MEZZANINE - STL. FRAMING, PTD. W/ 2HR INTUMESCENT PAINT; COMPOSITE DECK; WELDED CONNECTION TO (E) EMBEDDED WIDE-FLANGE STL. AT COLUMNS; S.S.D. FOR DETAILS; ALL EXPOSED STEEL SHALL CONFORM TO AESS CATEGORY 3 STANDARDS
- 212 NOT IN USE
- 211 S.S.D. FOR MEZZANINE CONNECTION TO (E) STRUCTURE; PATCH BACK REMOVED CONCRETE & PLASTER WHERE VISIBLE W/ (N) MATERIAL TO MATCH (E)
- 210 PROVIDE 2-HR INTUMESCENT PAINT AT EXISTING EXPOSED STEEL COLUMNS
- 209 NOT IN USE
- 208 (E) LOW WALL TO BE REINSTALLED
- 207 NOT IN USE
- 206 (N) FLOOR CUT; S.S.D. FOR (N) FRAMING
- 205 NOT IN USE
- 204 NOT IN USE
- 203 NOT IN USE
- 202 NOT IN USE
- 201 (N) STAIR, GUARDRAIL, AND HANDRAIL

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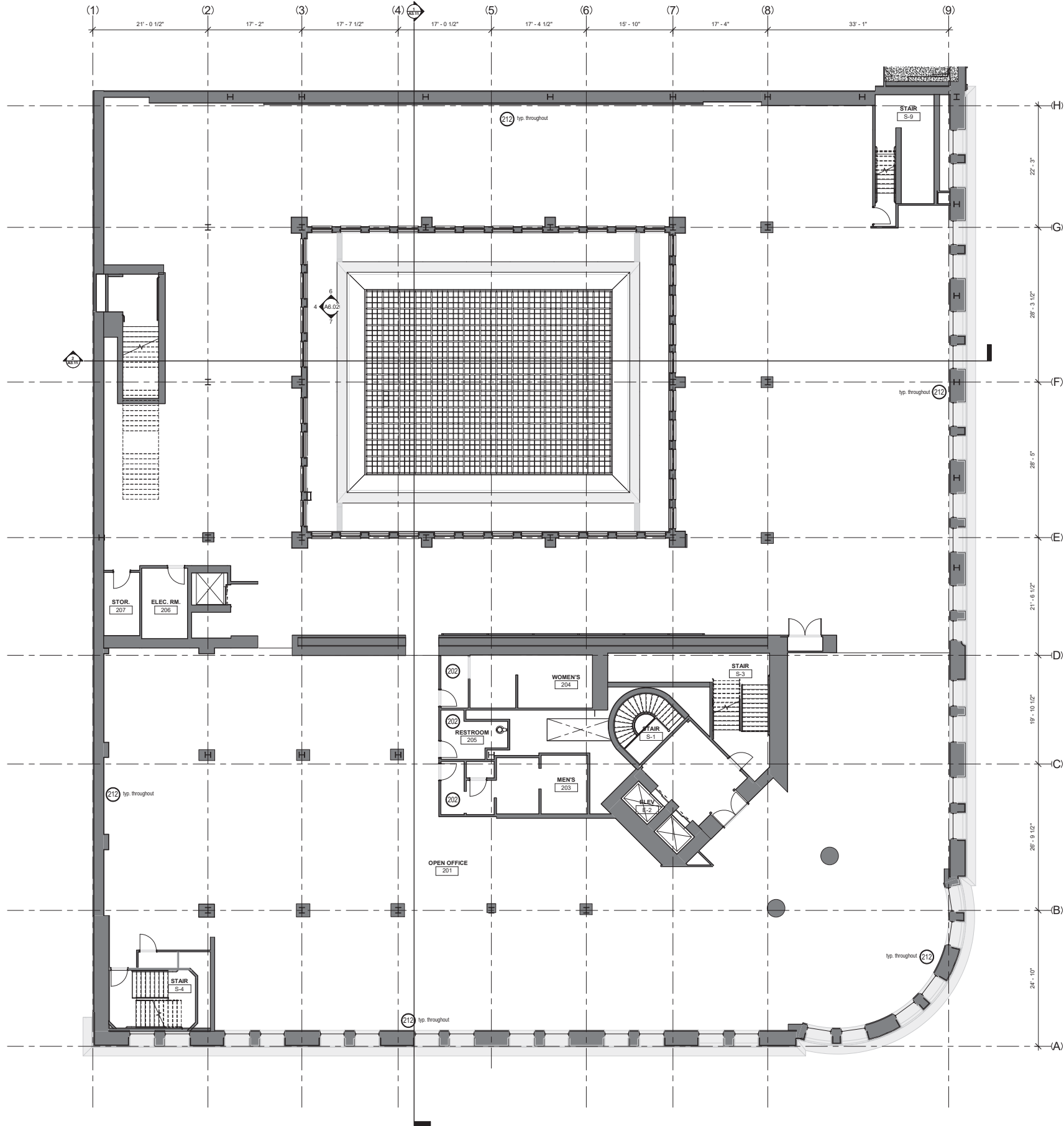
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scale: as noted
date:

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FLOOR PLAN -
MEZZANINE

A2.02

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5. PROVIDE ALLOWANCE TO FIREPROOF EXISTING STEEL BEAMS WHERE CONCRETE CASING HAS BEEN REMOVED

GENERAL NOTES

- (E) VAULTS TO REMAIN
- NOT IN USE
- NOT IN USE

ALTERNATES KEY NOTES

- (215) PATCH FLOOR TO MATCH SURROUNDING, WHERE COLUMN HAS BEEN REMOVED
- (N) GLASS GUARDRAIL - SEE 1/10/01
- (N) MEZZANINE - STL FRAMING, PTD, W/ 2HR INTUMESCENT PAINT; COMPOSITE DECK; WELDED CONNECTION TO (E) EMBEDDED WIDE FLANGE STL AT COLUMNS, S.S.D. FOR DETAILS; ALL EXPOSED STEEL SHALL CONFORM TO AESS CATEGORY 3 STANDARDS
- (212) NOT IN USE
- S.S.D. FOR MEZZANINE CONNECTION TO (E) STRUCTURE; PATCH BACK REMOVED CONCRETE & PLASTER WHERE VISIBLE W/ (N) MATERIAL TO MATCH (E)
- (210) PROVIDE 2-HR INTUMESCENT PAINT AT EXISTING EXPOSED STEEL COLUMNS
- (209) NOT IN USE
- (208) (E) LOW WALL TO BE REINSTALLED
- (207) NOT IN USE
- (206) (N) FLOOR CUT, S.S.D. FOR (N) FRAMING
- (205) NOT IN USE
- (204) NOT IN USE
- (203) NOT IN USE
- (202) NOT IN USE
- (201) (N) STAIR, GUARDRAIL, AND HANDRAIL

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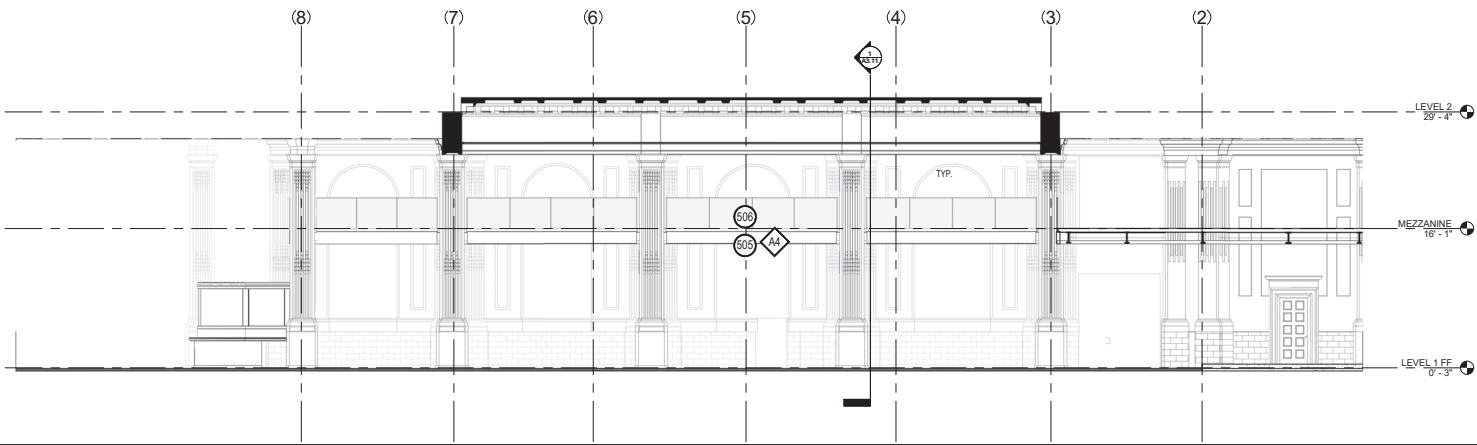
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san francisco, california
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FLOOR PLAN - LEVEL 2

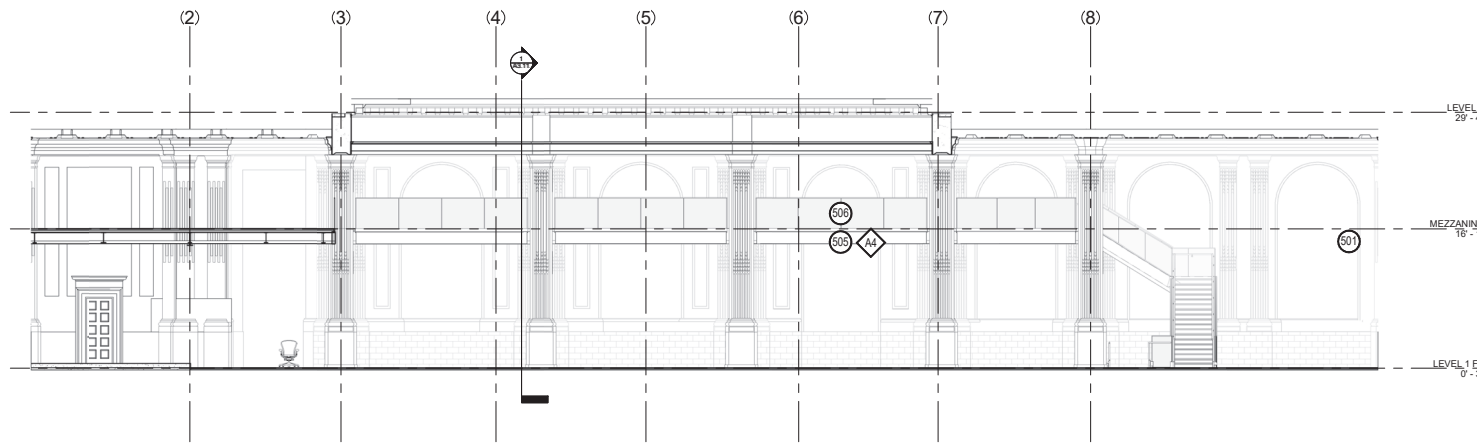
ROOF PLAN KEYNOTES

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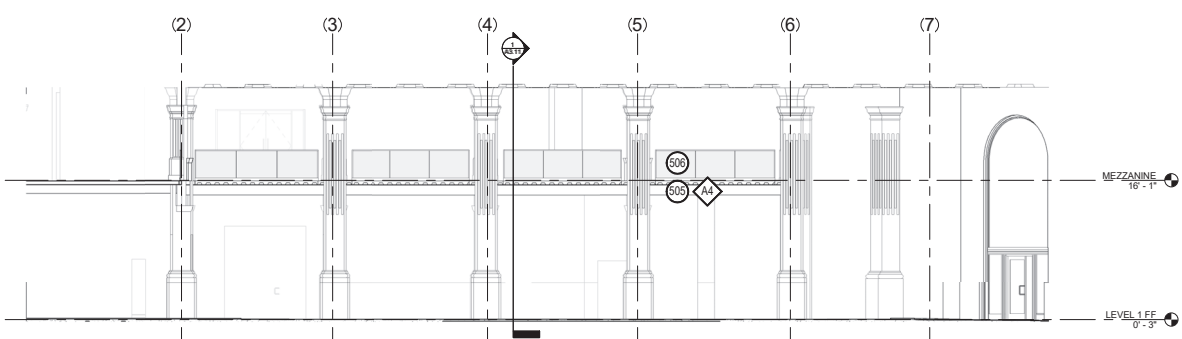
7 MEZZANINE - SOUTH ELEVATION

1/8" = 1'-0"



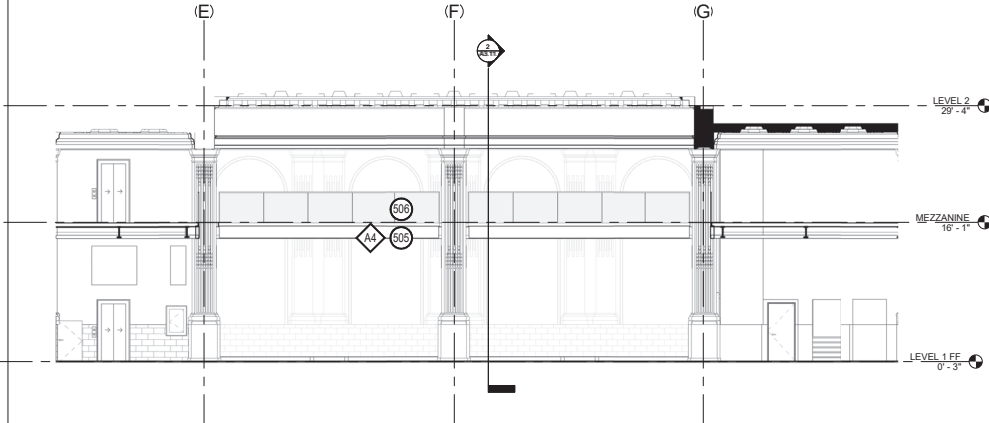
6 MEZZANINE - NORTH ELEVATION

1/8" = 1'-0"



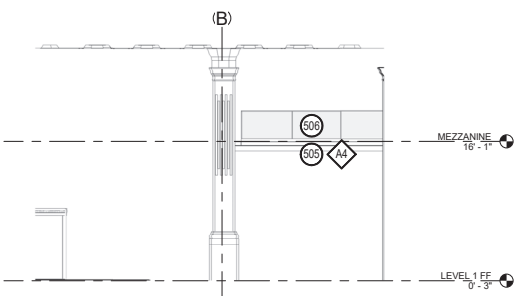
5 POST STREET MEZZANINE - NORTH ELEVATION2

1/8" = 1'-0"



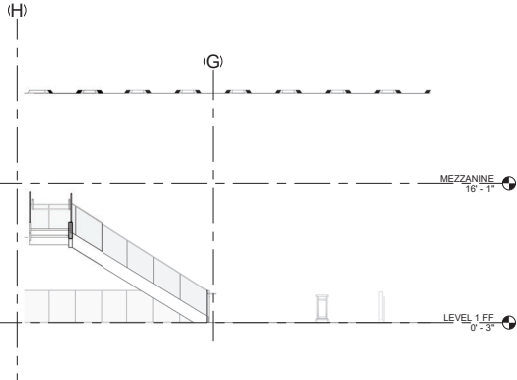
4 MEZZANINE - WEST ELEVATION

1/8" = 1'-0"



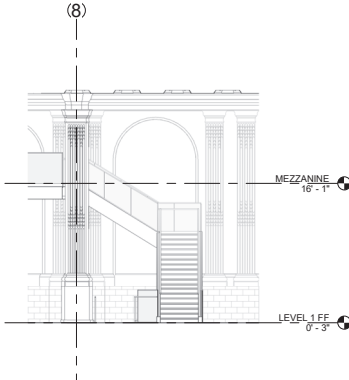
3 MEZZANINE - WEST ELEVATION1

1/8" = 1'-0"



2 NEW STAIR - EAST ELEVATION - DETAIL

1/8" = 1'-0"



1 NEW STAIR - NORTH ELEVATION - DETAIL

1/8" = 1'-0"

- A4 GWB-CLAD, FIREPROOFED STL. STRUCTURE. S.S.D. FOR ADDITIONAL INFORMATION.
- A5 PTD. STEEL HANDRAIL WITH FITTINGS.
- A4 GWB-CLAD, FIREPROOFED STRUCTURAL STEEL. S.S.D. AND A8.01 FOR ADDITIONAL INFORMATION.

ALTERNATES KEYNOTES

- 500 (N) GLASS GUARDRAIL, SEE 1/A8.01.
- 505 (N) MEZZANINE - STL. FRAMING, PTD. WITH 2-HR INTUMESCENT PAINT, COMPOSITE DECK, WELDED CONNECTION TO (E) EMBEDDED WIDE-FLANGE STL. AT COLUMNS. S.S.D. FOR DETAILS.
- 504 PATCH BACK REMOVED CONCRETE & PLASTER W/ NEW MATERIAL TO MATCH (E)
- 503 (E) LOW WALL TO BE REINSTALLED
- 502 (N) FLOOR CUT, S.S.D. FOR (N) FRAMING
- 501 (N) STAIR, GUARDRAIL, AND HANDRAIL

INTERIOR ELEVATION KEYNOTES - SD STRUCTURAL

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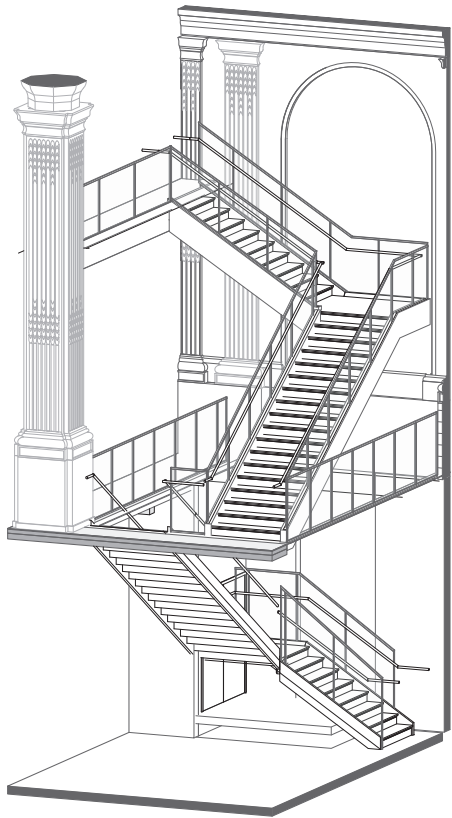
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san francisco, california
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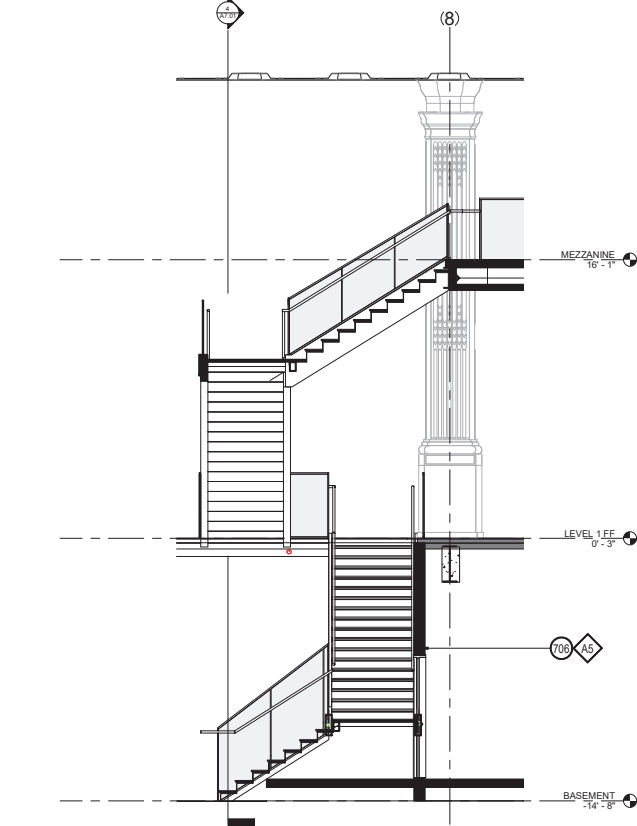
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INTERIOR
ELEVATIONS

A6.02

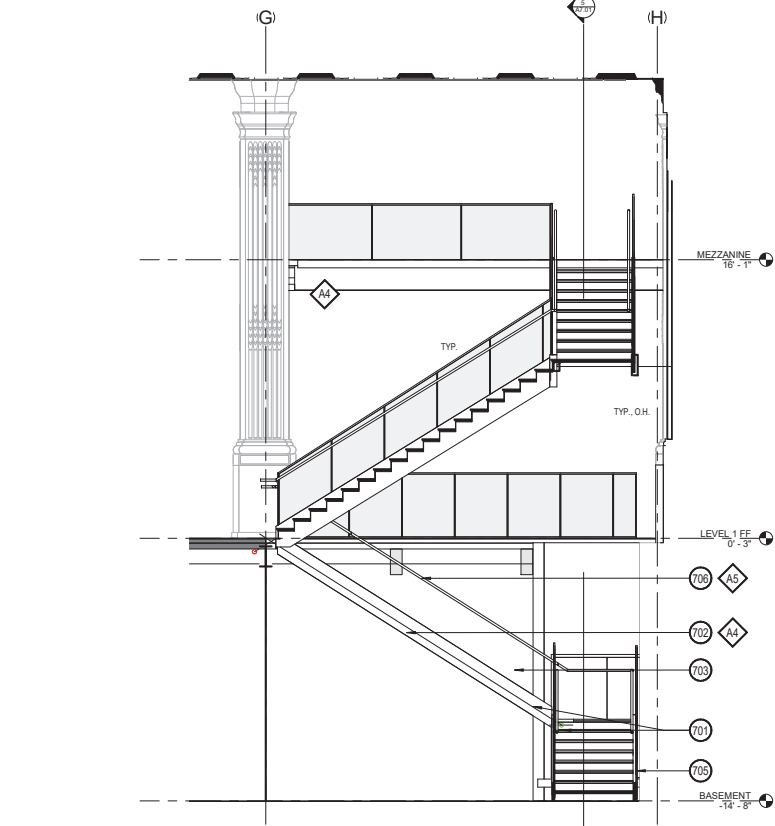
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6 STAIR AXON



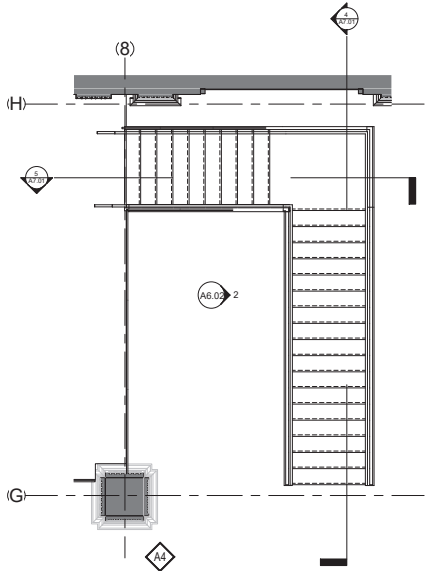
5 ELEVATION - EAST-WEST



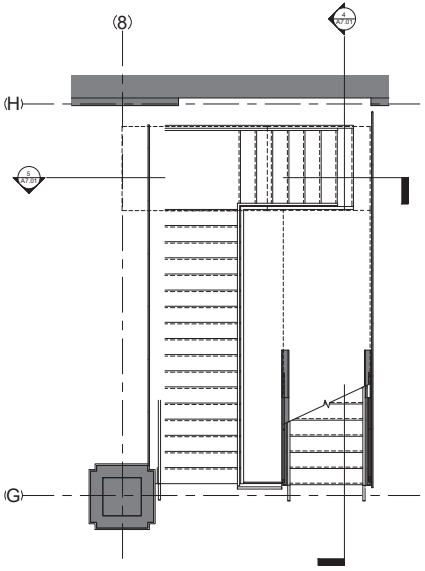
4 ELEVATION - NORTH-SOUTH

- 706 A5
702 A4
703
701
705
- A6 GWB-CLAD, FIREPROOFED STL. STRUCTURE. S.S.D. FOR ADDITIONAL INFORMATION.
A5 PTD. STEEL HANDRAIL WITH FITTINGS.
A4 GWB-CLAD, FIREPROOFED STRUCTURAL STEEL. S.S.D. AND A6.01 FOR ADDITIONAL INFORMATION.

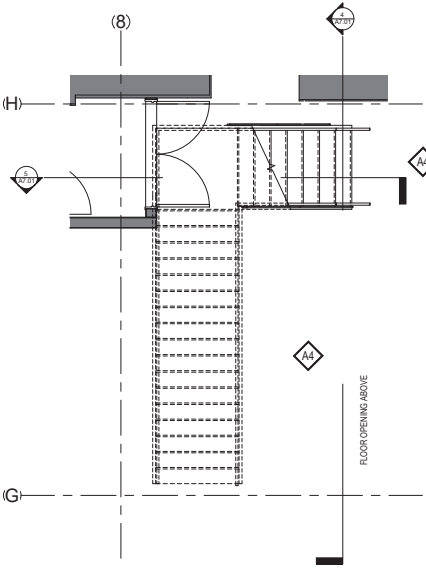
ALTERNATES KEYNOTES



3 STAIR PLAN - MEZZ



2 STAIR PLAN - LEVEL 1



1 STAIR PLAN - BASEMENT

- 706 BRONZE HANDRAIL AND FITTINGS
705 NOT IN USE
704 UNDERSIDE OF STAIR TO BE CLAD IN DRYWALL. PROVIDE CONDUIT AND J-BOXES FOR FUTURE LIGHTING.
703 BUTT-GLAZED GLASS GUARDRAIL WITH BRONZE GLAZING SHOE AND CAP.
702 NOT IN USE
701 NOT IN USE

VERTICAL CIRCULATION KEYNOTES

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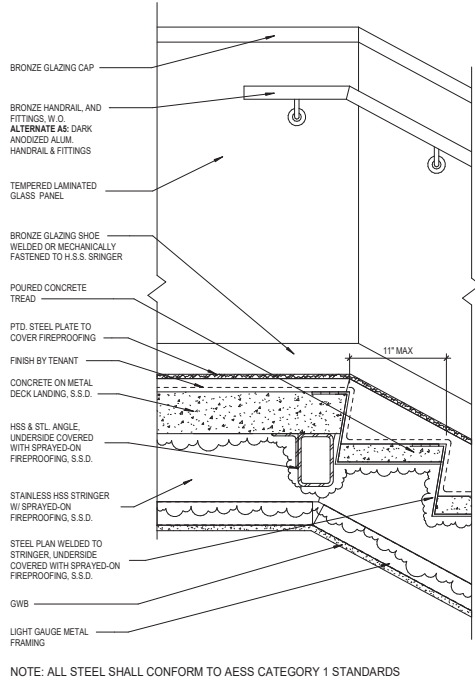
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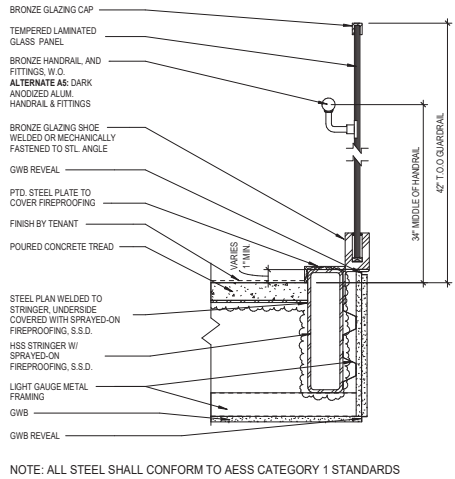
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VERTICAL CIRCULATION

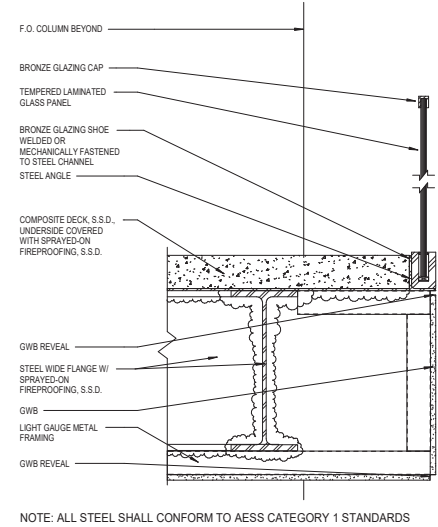
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3 A4 - STAIR - T.O. INTERMEDIATE LANDING 1 1/2" = 1'-0"



2 A4 - STAIR GUARDRAIL & HANDRAIL SECTION 1 1/2" = 1'-0"



1 A4 - MEZZ. GUARDRAIL DETAIL 1 1/2" = 1'-0"

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TYP. INTERIOR
DETAILS

1 Montgomery

Mezzanine Design & Stair

2 November 2020

PAGE & TURNBULL

brick.





proposed stair

mezzanine & stair are pulled back to create symmetry



proposed stair

mezzanine & stair are pulled back to create symmetry



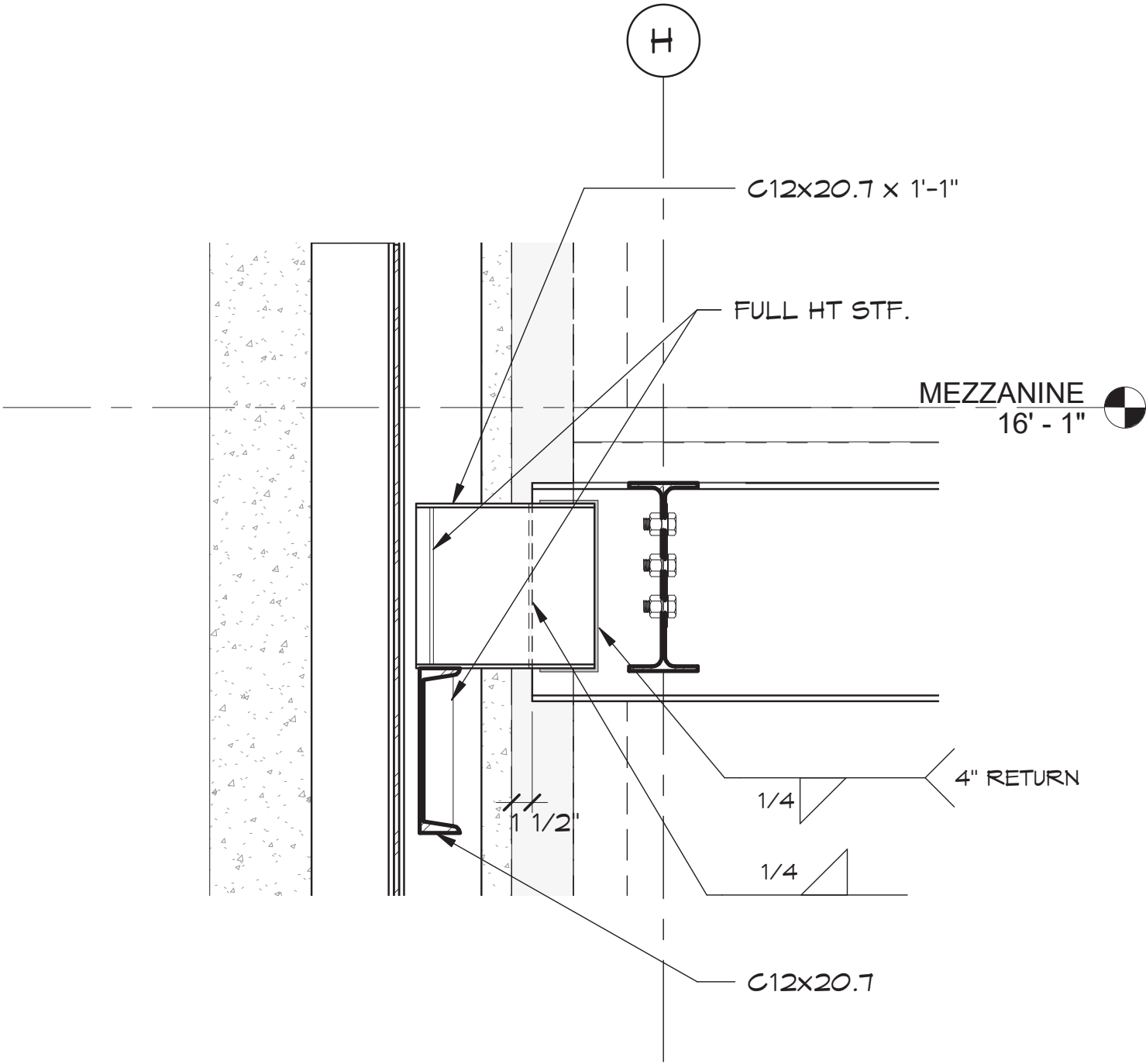
proposed stair

mezzanine & stair are pulled back to create symmetry



mezzanine view from below

minimal impact



mezzanine to existing wall connection detail



mezzanine
view from post street



historic | proposed mezzanine
view from post street



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1 MONTGOMERY ST		0292002
Case No.		Permit No.
2019-020938ENV		
<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 and 210.2 to permit a change of use and provide office space on the ground floor and basement in the C-3-O 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? Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).
<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): Don Lewis	

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

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

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

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

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

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

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Proposed work conforms to the SOI Standards. See 11/16/20 HRER Part 2 for more information.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i></p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="margin-left: 20px;">a. Per HRER or PTR dated</p> <p style="margin-left: 20px;">b. Other (specify):</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p style="margin-left: 20px;"><i>(attach HRER or PTR)</i></p> </div> </div>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</p>	
<input checked="" type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature: Jorgen Cleemann</p>	

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

<input checked="" type="checkbox"/>	<p>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.</p>	
	<p>Project Approval Action:</p> <p>Planning Commission Hearing</p>	<p>Signature:</p> <p>Don Lewis</p> <p>11/25/2020</p>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	

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.

MODIFIED PROJECT DESCRIPTION

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:



PART II HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: 2019-020938ENV
Project Address: 1 Montgomery Street
Zoning: C-3-O Downtown Office Zoning District
250-SHeight and Bulk District
Block/Lot: 0292/002
Staff Contact: Jørgen Cleemann – 628-652-7552
jorgen.cleemann@sfgov.org

PART I: Historic Resource Summary

In a 4 May 2020 Historic Resource Evaluation Response, Part 1 (HRER Part 1), the Planning Department (the Department) determined that the subject building at 1 Montgomery Street is eligible for individual listing in the California Register of Historical Resources under Criterion 3, with a period of significance spanning from 1908 to 1924. The subject building had been previously identified as a historic resource in the 1968 “Here Today” survey. Subsequently, starting in 1979, the subject building was radically altered by the removal of the upper ten stories. The HRER Part 1 determined that, in spite of this alteration, the subject building remains a historic resource. The HRER Part 1 identified the following character-defining features:

Exterior Character-Defining Features

- Prominent corner location
- Placement of building filling each parcel
- Double height first story
- Sierra Granite as primary exterior material
- Open air rotunda at the corner, containing the following features:
 - Arched entries providing access to the banking hall
 - Paired Tuscan columns on pedestals
 - Steps leading from the sidewalk to the rotunda
 - Granite flooring with inscribed lettering
 - Coffered ceiling
 - Hanging pendant light fixture
- Secondary entries at Post and Montgomery Street
- Sheet copper canopy at Post Street secondary entrance with decorative motifs by Emily Michel
- Arched openings of windows at first story
- Recessed second story rectangular windows
- Second story fluted spandrel and medallions
- Metal window and door surrounds and mullions with decorative moldings by Arthur Putnam at both interior and exterior
- Windows with large expanses of glass at first story

- Classical features executed in granite including columns, engaged pilasters, and Tuscan entablature with composite-curved molding profile, featuring an astragal, or half-rounded, profile surmounted by a cyma reversa, or alternating concave and convex, profile, and capped by a cavetto, or curved, profile

Interior Character-Defining Features

1908 Elevator Lobby Character-Defining Features

- Travertine flooring with black marble border
- Marble wainscot
- Marble spiral staircase
- Bronze squirrel capping the newel post of staircase
- Decorative bronze balustrades and balcony at mezzanine
- Plaster egg and dart cornice
- Plaster ceiling coffering with rosettes
- Intervening plaster meander motif and rosettes at the ceiling
- Mail chute with bronze and glass detailing
- Paneled bronze elevator surrounds

1908 Banking Hall Character-Defining Features

- Large, open, high-ceiling room
- Travertine flooring with black marble boarder
- Marble wainscot
- Fluted plaster square columns with capitals and marble base
- Plaster ceiling octagonal coffering with rosettes
- Engaged plaster pilasters along north wall, marking original mezzanine location
- Angled north wall where 1908 banking hall meets rear side of elevator
- Marble base with black boarder at engaged pilasters
- Metal grille doorway leading from 1908 banking hall into 1920 banking hall
- Metal window and door surrounds and mullions with decorative moldings by Arthur Putnam at both interior and exterior

1920 Banking Hall Character-Defining Features

- Travertine flooring with black marble border
- Marble wainscot
- Fluted plaster square columns with capitals
- Plaster ceiling coffering with rosettes
- Freestanding furnishings, lighting fixtures and miscellaneous features that are original to the building, including marble benches, writing desks, and marble and brass torchieres
- Teller “wickets” or counters / windows (lower portion with marble panels intact – upper portion at window has been altered)
- Paneled bronze doors and marble door surrounds
- Brass hand railings at stairs
- Bronze air duct covers
- Centrally placed, raised “officer’s podium” area that corresponds to skylight above
- with low marble wall surrounding (wall has been infilled in some locations)
- Raised “officer’s podium” at far west wall with low marble wall
- Blind arches at far west wall that correspond to original windows that once faced onto Lick Alley

- Stairway just inside banking hall along east wall that goes to basement
- Marble stairway at east wall at Montgomery Street entry
- Clock set into marble stairway at east wall at Montgomery Street entry
- Marble information counter just inside lobby from the rotunda entrance

Mezzanine Character-Defining Features

- Stairwell and balcony with similar features to main lobby stairwell including marble flooring, wainscot, and decorative railing.

Second Floor Character-Defining Features

- Stairwell in 1908 section with similar features to lobby stairwell including marble flooring, wainscot, and decorative railing.
- Windows looking out to the skylight of 1920 banking hall
- Footprint of skylight and ability to circulate around the skylight

Basement Character-Defining Features

- Spiral stairwell with similar features to lobby stairwell including marble flooring, wainscot, and decorative railing.
- Elevator and spiral stair lobby
- Main vault (originally the safe deposit vault) at foot of stairs with its surrounding decorative cage
- East stair to 1908 banking hall

PART II: Project Determination:

Based on the Historic Resource Evaluation in Part I and the assessment below, the project's scope of work:

- ☐ Will cause a significant impact to the individual historic resource as proposed.
- ☐ Will cause a significant impact to a historic district / context as proposed.
- ☒ Will not cause a significant impact to the individual historic resource as proposed.
- ☐ Will not cause a significant impact to a historic district / context as proposed.

PART II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input type="checkbox"/> Demolition / New Construction	<input checked="" type="checkbox"/> Alteration	11-6-2020; additional supplemental materials

PROJECT DESCRIPTION

- Installation of new mezzanines in the banking halls
- Removal of some of the teller desks from the 1920 banking hall
- Create two openings in the floor of the 1920 banking hall
- Remove non-character-defining fixtures and finishes from the basement and second floor spaces; retain and restore the character-defining basement vault

- Install sprinklers and lighting on the underside of the proposed new mezzanines and on the ceilings

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:				
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 4 – Acquired Significance:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 8 – Archeology:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	

PROJECT STANDARDS ANALYSIS

Preservation staff has determined that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation (the Standards) and will not result in an impact to the individually eligible historic resource.

No exterior features will be altered. Unless otherwise noted below, no interior character-defining features will be removed or altered. Non-character-defining fixtures and finishes will be removed from the basement and second floor. The historic main vault and vault door in the basement will be retained. The character-defining skylight in the 1920 banking hall will be repaired, repainted, and reglazed in kind.

The proposed new mezzanines in the 1908 and 1920 banking halls will be recognizably contemporary interventions that will be compatible in design and will not obscure character-defining features or affect the spaces' spatial relationships. In both spaces, the mezzanines will feature a simple, unobtrusive design that will not compete with or overwhelm the building's character-defining features. There will be a gap between the decks of the mezzanines and the existing walls and columns. This gap will emphasize that the mezzanines are the product of a later period of development and will ensure that they read as an insertion that is respectful of historic features. In both banking halls, large volumes near the public entries will be left open and unobstructed by mezzanines in order to retain visibility of the decorative coffered ceiling and the reading of a double-height space. In the 1908 banking hall, areas along the wall that were historically mezzanines will be reopened, thereby restoring a sense of the historic condition. In the 1920s banking hall, the mezzanines will be restricted to the perimeter, leaving the central volume, which includes several columns, open and unobstructed. The railings running along the perimeters of the mezzanines will be constructed of clear glass topped with a slim metal handrail, which will further minimize their appearance and facilitate views into the space.

New openings will be created in the floor slab of the 1920 banking hall in order to provide the basement level with light and stair access. Because these openings will not remove character-defining features or alter historically significant spatial relationships, staff has determined that they will not adversely impact the historic resource. One opening, which is meant to provide light to the basement, will be made in the location of the existing "officer's podium" area below the main skylight. In making this opening, the project will retain the existing low wall enclosing the podium area, as well as the marble inlay inboard of the wall. The two existing openings in this wall will be infilled with clear tempered glass, which will preserve the sense of this having once been an accessible area. To meet safety codes, the wall will be capped with a historically compatible bronze handrail. The new opening providing stair access to the basement will be located along the north wall. The creation of this opening will require the removal of a small amount of the banking hall's historically significant flooring. However, because the vast majority of the flooring will be retained and because this opening will not

affect the overall volumetric reading of the banking hall, staff has been determined that it will not cause an impact.

Four historically significant teller desks will be removed from the 1920 banking hall. However, because two desks will be retained, both of which are located closest to the public entries and are therefore most visible, and because the existing line in the flooring demarcating the historic location of the teller desks proposed for removal will be retained, staff has determined that the removal of some of the teller desks will not adversely affect the historic resource.

In order to meet fire code, new sprinklers will be installed in the banking halls. The sprinkler systems will consist of exposed piping and sprinkler heads installed on the undersides of the new mezzanines and on the historic ceiling. The sponsor explored the possibility of concealing the piping within the ceiling, but ultimately determined that this would require the removal of a larger amount of the historic plaster ceiling than would result from the installation of exposed piping. By allowing the piping to remain exposed, concealing the piping to the greatest degree possible within the contours of the moulding around the edges of the ceiling, and finishing the piping and sprinkler heads to match the surrounding historic fabric, the sprinkler system will be minimally visible and will not impact historic features. Similarly, the proposed new lighting scheme will not create any new openings or penetrations in the historic ceiling. All new fixtures will be discrete, unobtrusive, and will not distract from or overwhelm the existing historic fabric.

PART II: Approval

Signature: Allison Vanderslice

Date: 11/16/2020

Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: Jon Vimr, Senior Planner
Northeast Team, Current Planning Division



EXHIBIT
D

LAND USE INFORMATION

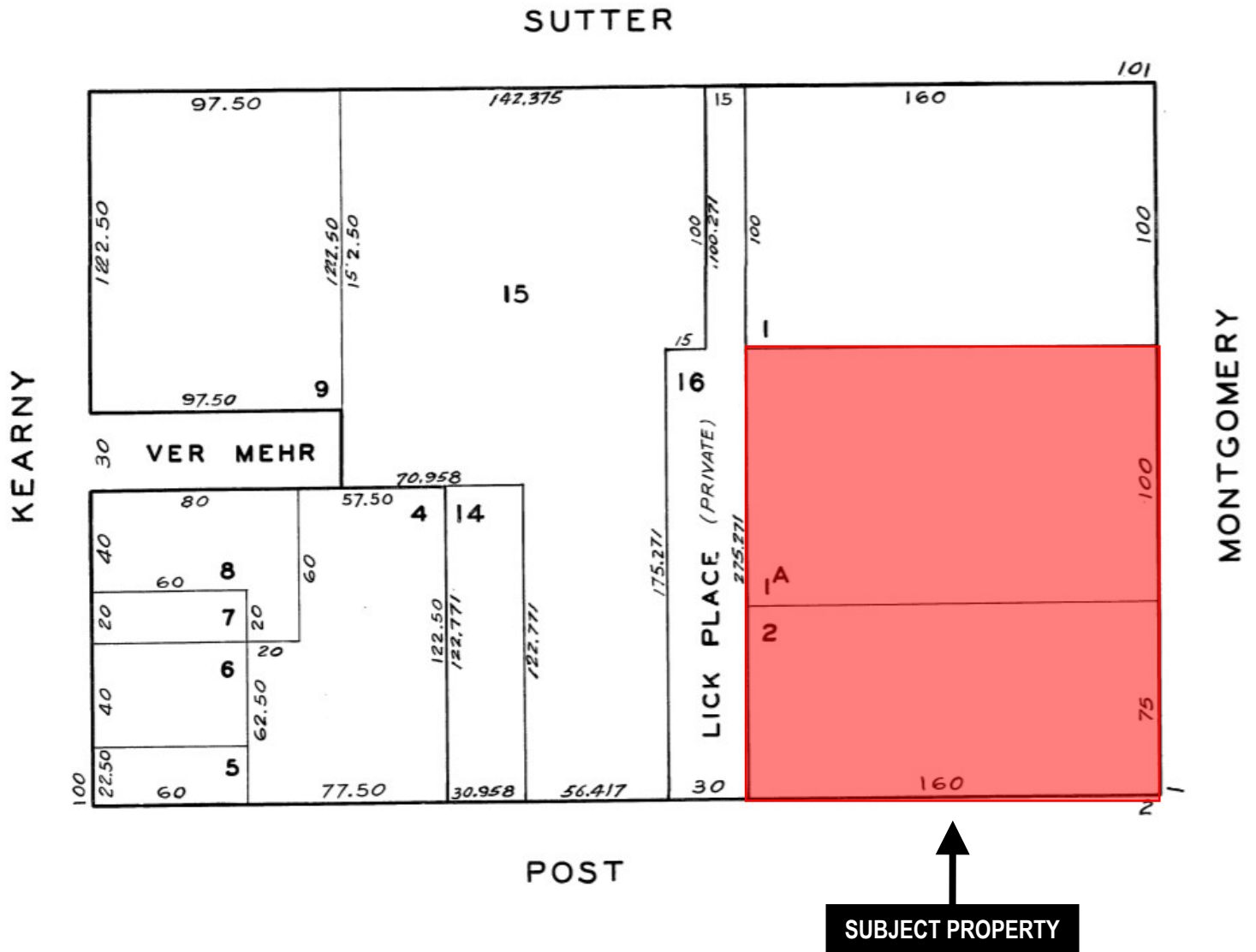
PROJECT ADDRESS: 1 MONTGOMERY ST
RECORD NO.: 2019-020938CUA

	EXISTING	PROPOSED	NET
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	7,653	0	-7,653
Office GSF	75,492	90,730	15,238
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space	6,537	6,537	0
TOTAL GSF	83,145	90,730	7,585
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	1*	3*
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			

*The expanded mezzanine level constitutes a new "Story" as defined in Planning Code Section 102.

Parcel Map

EXHIBIT E



Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

The image is a detailed architectural floor plan of the Crocker Center Office Buildings. The plan shows various rooms, corridors, and structural details. A red rectangular area is drawn around the central part of the plan, labeled '292A' and '292B'. An arrow points from the text 'SUBJECT PROPERTY' to this red area. The plan includes labels for 'CROCKER CITIZENS NATIONAL BANK', 'CROCKER GALLERIA', 'CROCKER CENTER OFFICE BLDGS.', 'GALLERIA PARK HOTEL', and 'ONE-ELEVEN SUTTER BLDG.'. It also shows dimensions, room numbers, and structural notes like 'FIREPROOF CONSTRUCTION' and 'CONC. & GLASS'.



SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo – View 1



SUBJECT PROPERTY

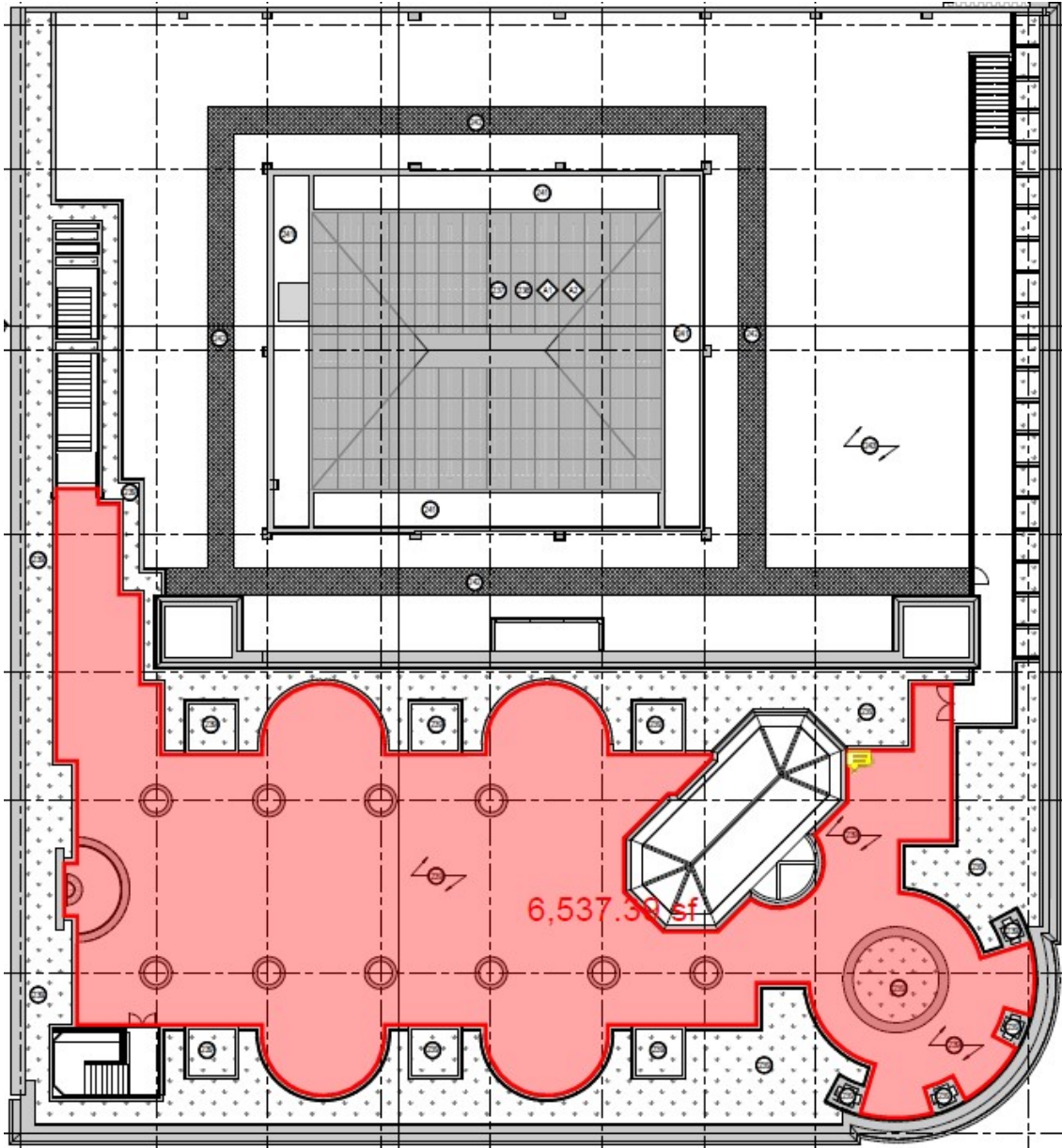


Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Aerial Photo – View 2

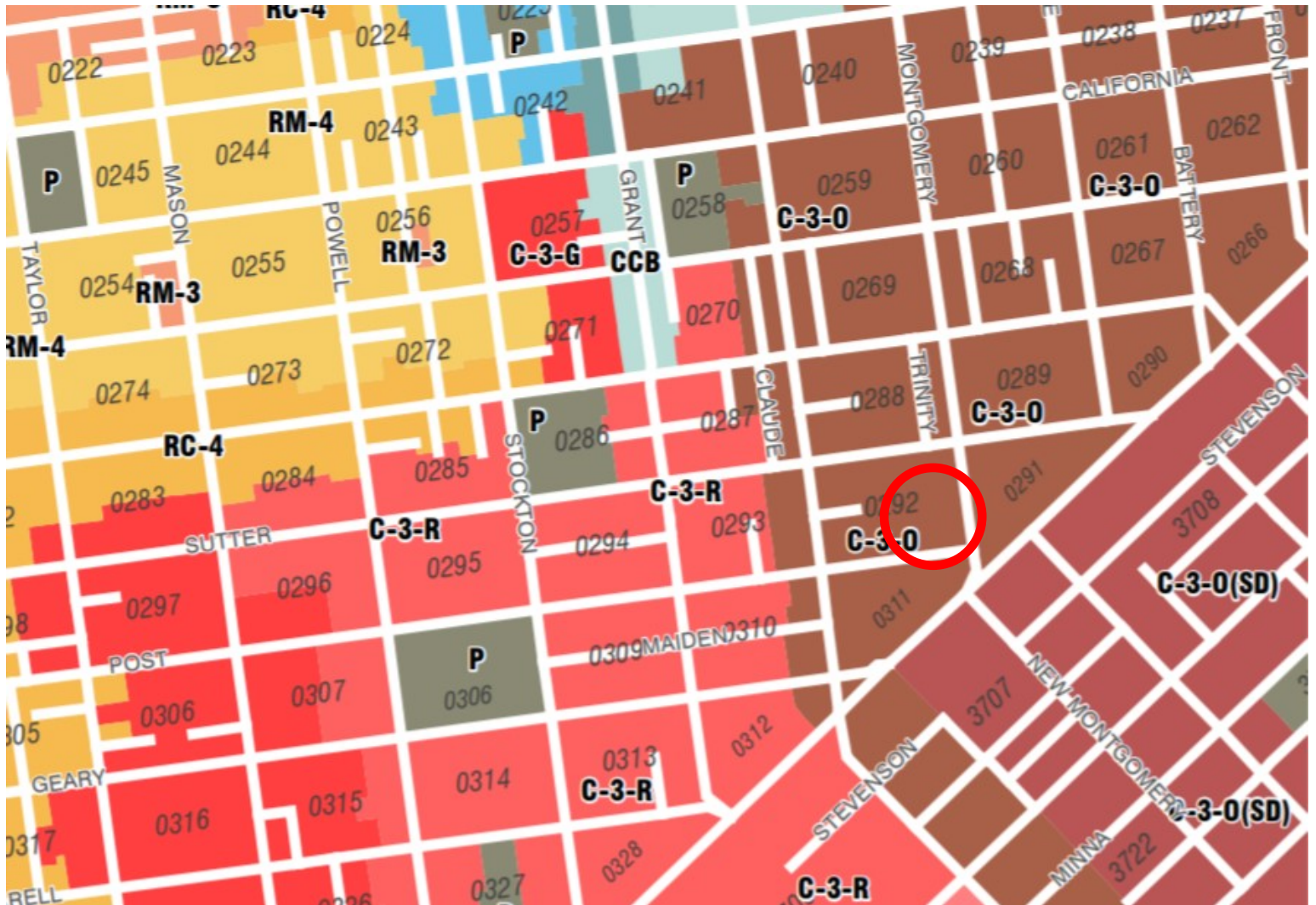


Approximate POPOS Area



Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Zoning Map



Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Site Photo*



**View from the intersection of Montgomery and Post streets. Corner entry.*

Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Site Photo*



**Montgomery Street (east) entry.*

Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Site Photo*



**Primary Post Street (south) entry.*

Conditional Use Authorization
Case Number 2019-020938CUA
1 Montgomery Street

Thomas Tunny
ttunny@reubenlaw.com

December 3, 2020

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 1-25 Montgomery Street
Project Sponsor Submittal
Planning Department Case No. 2019-020938CUA
Hearing Date: December 17, 2020**

Dear President Koppel and Commissioners:

Our office is working with REDCO Montgomery Owner LLC, the “Project Sponsor” of the proposed project at 1-25 Montgomery Street (the “Property”). The Property comprises two lots and a total of 28,000 square feet of lot area fronting Montgomery and Post Streets in the heart of the Financial District, San Francisco’s world-class office district. The Property is occupied by the 2-story, 95,115 square-foot Crocker Bank building. The Project Sponsor recently took control of the Property and seeks to bring the Property into the 21st century with a long-overdue restoration and re-imagining of the banking halls and the entire Property, giving it renewed vitality and the prominent interiors its location and history deserve. Renderings of the project are attached as Exhibit A.

I. INTRODUCTION AND EXECUTIVE SUMMARY

- The building has two separate banking halls on the ground floor, a smaller original hall from 1908 facing Post Street (occupied by office uses), and a larger hall added in 1920 facing Montgomery Street (with retail banking and offices). The ground floor has a mezzanine, the second floor is used for offices, and the basement is used for offices. The building’s most recent tenant was Wells Fargo, which occupied the entire building. They vacated the building one year ago when their lease ended, unrelated to COVID-19.
- The Project Sponsor seeks approval of a Conditional Use Authorization (“CU”) to convert the retail banking area in the 1920 banking hall to office uses, and for office uses on an expanded mezzanine level (the “Project”).

- The building is designated as a historic resource for CEQA purposes, but is not an Article 10 or 11 designated building, nor is it located in a historic district. No changes to the building's exterior are proposed. The existing 6,500 square-foot privately-owned public open space on the roof will be maintained. The primary interior changes are expansions of the mezzanines in both banking halls, and a floor cut in the center of the 1920 banking hall providing light and air to the basement.
- The Planning Department determined that the interior renovations meet the Secretary of the Interior's Standards for Rehabilitation. The Historic Resource Evaluation Response ("HRER") Part II concluded in part as follows:

[N]o interior character-defining features will be removed or altered. Non-character-defining fixtures and finishes will be removed from the basement and second floor. The historic main vault and vault door in the basement will be retained. ... The proposed new mezzanines in the 1908 and 1920 banking halls will be recognizably contemporary interventions that will be compatible in design and will not obscure character-defining features or affect the spaces' spatial relationships.... In both banking halls, large volumes near the public entries will be left open and unobstructed by mezzanines in order to retain visibility of the decorative coffered ceiling and the reading of a double-height space. (HRER, Part II, at p. 4 [Exhibit B].)

- The building's existing design provides a particularly challenging environment for retail. The building is fenestrated with large arched windows with dark glass raised above street level (the base of the windows are approximately 8 feet above the street), with limited entry points and significant ADA challenges. The corner rotunda separates the main entrance from the street, further disconnecting the building from the pedestrian realm. The space cannot be designed around these concerns while still preserving the character-defining features of the building. Although these features may have been acceptable for a bank in a previous era, they are undesirable for other retail uses and make retail use infeasible. And retail banking is becoming obsolete given the consumer preference for online banking. The Project will help preserve this important building and activate the space.
- In order to enhance public access to the Property and the activation of the street, the Project includes the following:
 - The main lobby would be open to the public Monday through Friday, 9:00 a.m. – 5:00 p.m., providing public access to the rooftop. It also provides visibility of the two banking halls;

- Public architectural lunch tours of the main banking hall would be provided every fourth Friday;
- Historic/interpretive display provided in the main lobby; and
- A coffee cart with seating provided in the rotunda.

For all of these reasons, we urge the Planning Commission to approve the Project.

II. THE FINDINGS OF PLANNING CODE SECTION 303 ARE MET

The Project Sponsor requests approval of the CU pursuant to Planning Code Sections 303 and 210.2 to allow additional office space on the ground floor in the C-3-O district. In order to approve the CU, Planning Code Section 303(c) requires that facts be established that demonstrate certain findings. We submit that these findings are met as follows:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project is necessary, desirable, and compatible with the neighborhood. Office use is the most practical and beneficial use of the Property, and is strongly encouraged by the City's governing planning controls at this location. A large portion of the building is already being used as office use, which has proven to be compatible with neighborhood. Office use would further the goal of activation of the space where retail is not sustainable.

The space has significant visibility issues due to both a vertical and horizontal separation from the pedestrian realm, with limited entry points. The building's fenestration is raised significantly from the street level for most of the façade, and is therefore above the eye level of most pedestrians. The main entrance is set back from the sidewalk due to deep-set rotunda. This insulated design was acceptable for a bank, but not for any other retail.

Consumers are most compelled to walk into retail spaces if they can see what they are going to be eating, shopping, or doing from the street. The recessed entrance and the lack of transparency at the pedestrian level deters customers and make it appear as though it is not open to the general public. This space is not practical or desirable for retail use.

Finally, the space cannot be designed around these concerns while still preserving the character-defining features of the building. The most practical and desirable use for the building on the ground floor and below is office.

- 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The Project does not include any alterations to the size, shape, or structure of the existing building at the Property, other than interior tenant improvements. Changing the use will result in new office space without adverse effects to the health, safety, convenience, or general welfare of persons in the vicinity attributable to major construction. Most of the building is currently used as office, and it is clear that the building is capable of accommodating office uses without detriment to the property or persons residing or working in the vicinity.

- (b) 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 Property currently does not have any off-street parking, nor is any proposed by the Project. The Project sponsor anticipates that employees and patrons will continue to utilize other modes of transportation given the Project is located downtown and is extremely well-served by public transit. The Montgomery BART and MUNI underground station is located less than a block from the Property. Numerous MUNI bus lines run along the Property's block. The Property is also within walking distance of the Transit Center, with bus connections to the entire Bay Area.

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

The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust, and odor.

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

The Project will maintain the existing exterior of the Property. Because the Project proposes re-use of an existing building, it will not involve new landscaping, screening, open space, parking/loading, service areas, or lighting. Any new signage will comply with Planning Code requirements.

- 3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.**

The Project is consistent with the objectives and policies of the General Plan, as detailed in Section 6, below.

4. That the use as proposed would provide development that is in conformity with the purpose of the applicable use district.

The Property is located in the C-3-O Zoning District. According to Planning Code Section 210.2, this District plays a leading national role in finance, corporate headquarters and service industries, and serving as an employment center for the region, consists primarily of high-quality office development. As such, the Project's proposed office uses conform with the purpose of the District.

5. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

There are no criteria specific to ground floor office uses in Planning Code Section 303(g), et seq.

6. General Plan Findings

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the Downtown Area Plan, Commerce and Industry element, and Urban Design element, as follows:

Downtown Area Plan

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.*

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

The Property is located in the downtown core where office space is highly encouraged. The proposed office use will contribute to San Francisco's position as a prime location for financial, administrative, corporate, and professional services. The Project would help expanding companies stay in San Francisco and entice new companies to open offices here, thereby supporting the City's economic vitality. Because the proposed office space is within an existing building that already houses office uses, it will not have undesirable consequences on the neighborhood. The Project will enhance the long-term viability of this important building.

Commerce and Industry Element

Objective 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY

Policy 2.1: *Seek to retain existing commercial and industrial activity and to attract new such activity to the city.*

The Project would retain and expand the current office use, thus attracting new commercial uses to the City. This will provide new economic opportunity in the City, while also supporting a diversity array of nearby retail businesses through increase patronage.

Objective 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

The proposed office use will provide new and expanded employment opportunities.

Urban Design Element

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

Policy 2.4: *Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*


Given that the Property is not suitable for retail uses, office use is necessary to help support the preservation of this historic resource that anchors this prominent corner.

III. CONCLUSION

For all of the foregoing reasons, we respectfully request that the Planning Commission approve the Project as proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read 'T. Tunny', is written over a faint, light blue rectangular stamp.

Thomas Tunny

Enclosures

cc: REDCO Montgomery Owner LLC
brick. Architects
Page & Turnbull

Planning Commission
December 3, 2020

EXHIBIT A

Project Renderings

1 Montgomery

Planning Commission

Pre-meeting Submission, 3 December 2020

PAGE & TURNBULL

brick.





project scope

- + new mezzanine in level 1 banking halls
- + new stair connecting basement to mezzanine
- + floor cut opening in main banking hall
- + demolition work in basement and level 2
- + lighting upgrades
- + exterior retail coffee kiosk

project goals

- + appeal to new commercial tenants
- + respect and enhance historic character of space
- + preserve public access to POPOS roof deck
- + preserve public access to space through tours

project scope + goals

existing conditions

A thick red horizontal line underlining the word "existing" in the phrase "existing conditions".



grand volumes

the two banking halls on the ground level have high ceilings and large open volumes

texture & pattern

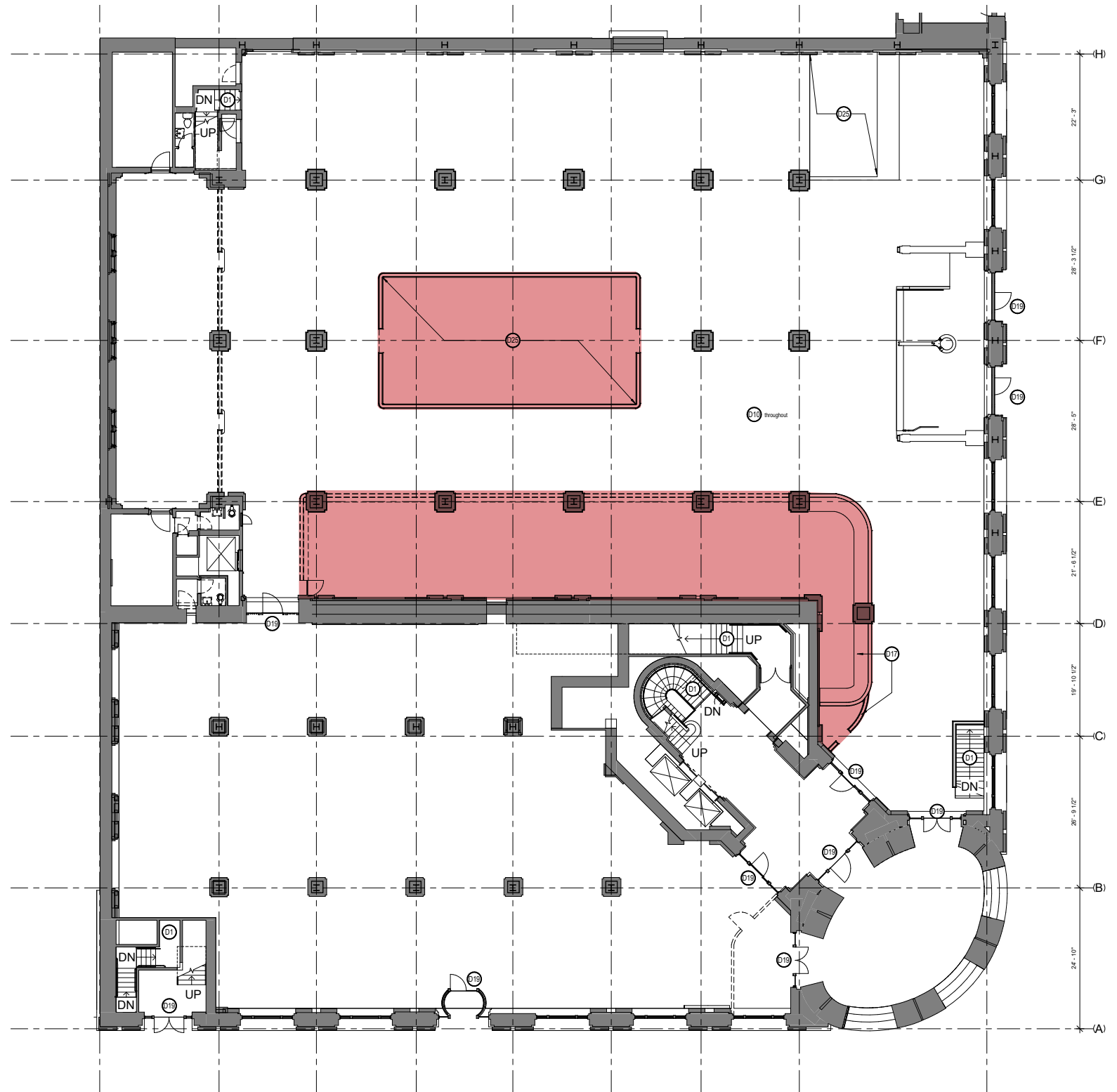
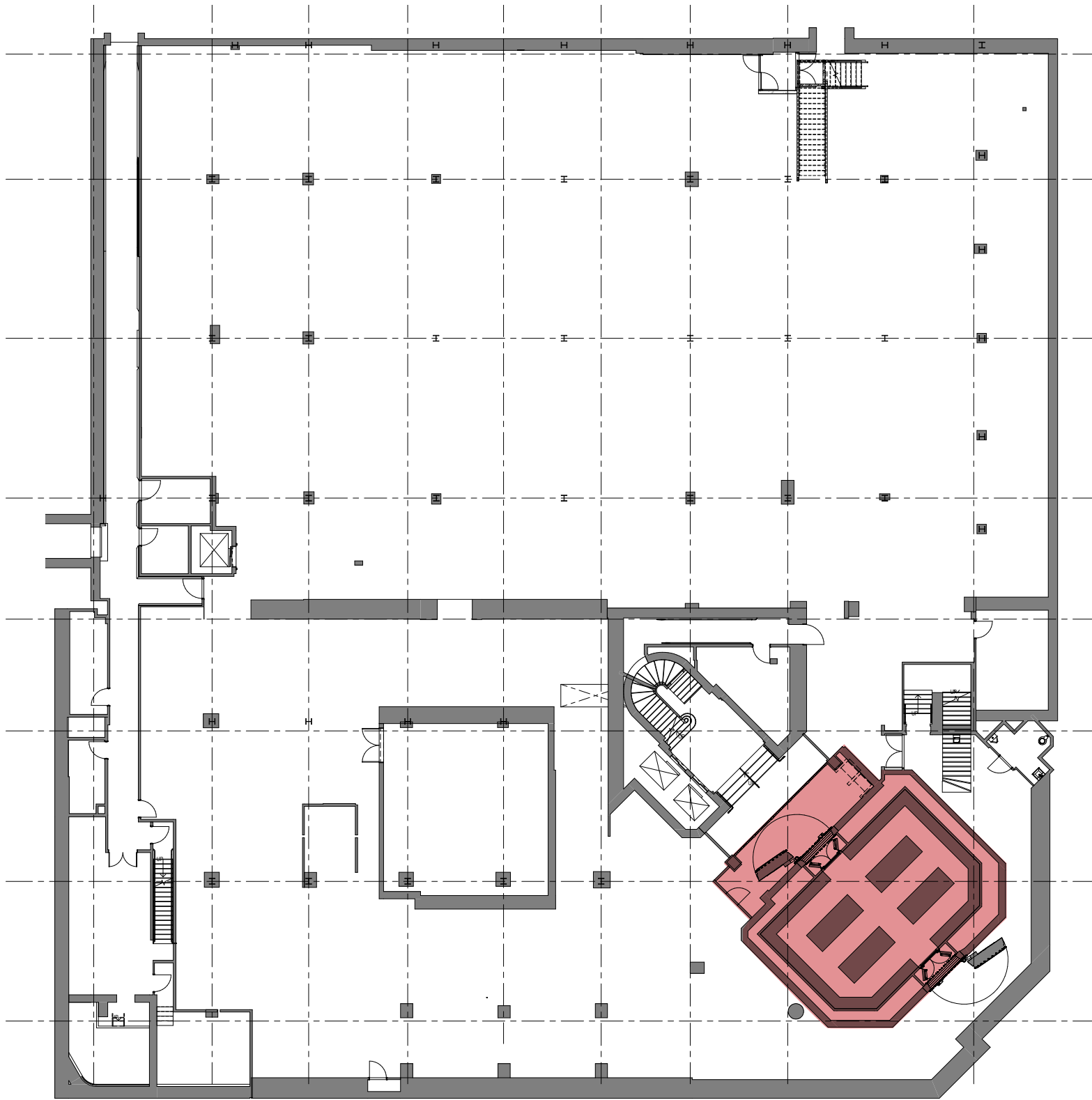
gold accents, ornate coffered ceiling,
carved column capitals and friezes,
intricate metalwork



existing context - banking halls

decorative & ornate detailing

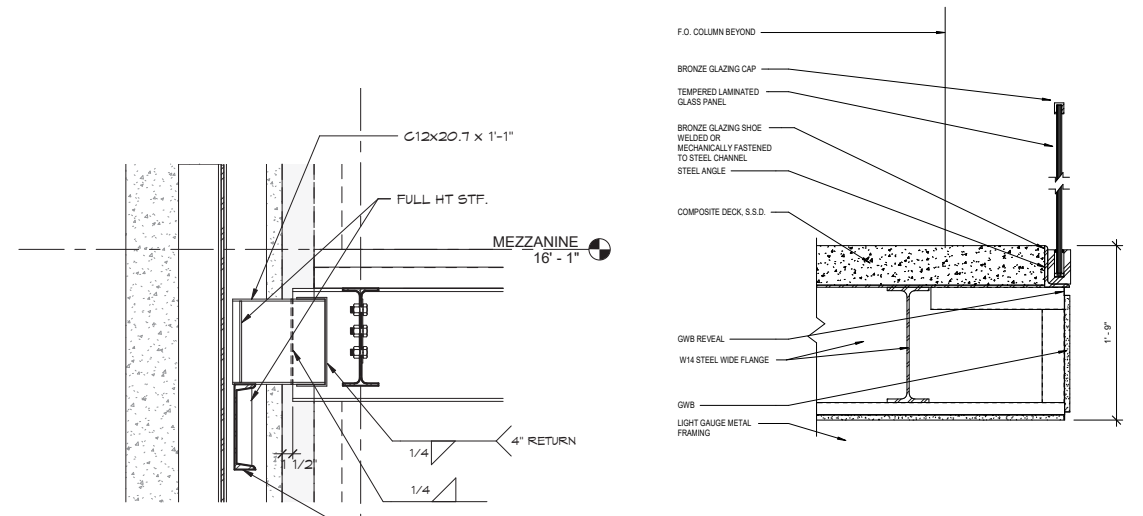
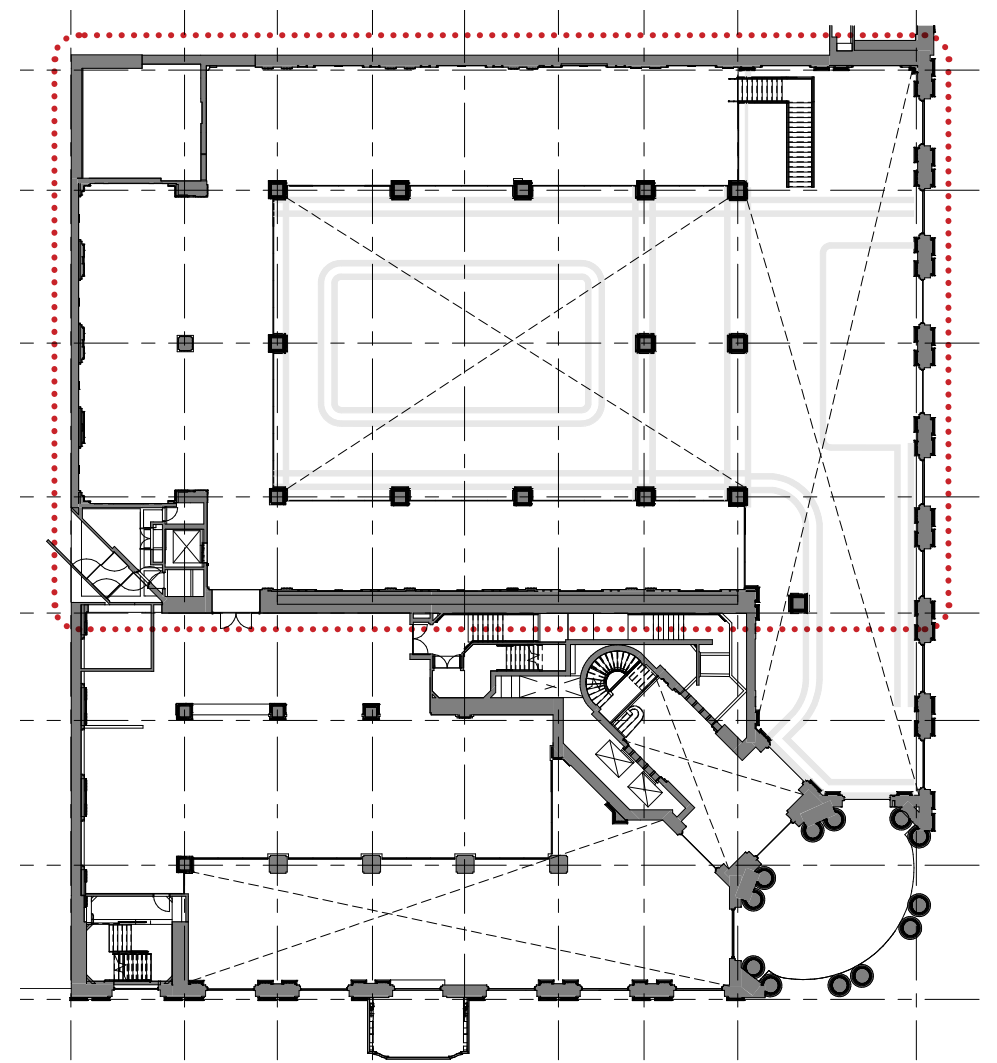
proposed design



7,653 SF total (includes pro-rated portion of circulation area)

change of use

highlighted areas change from retail to office use

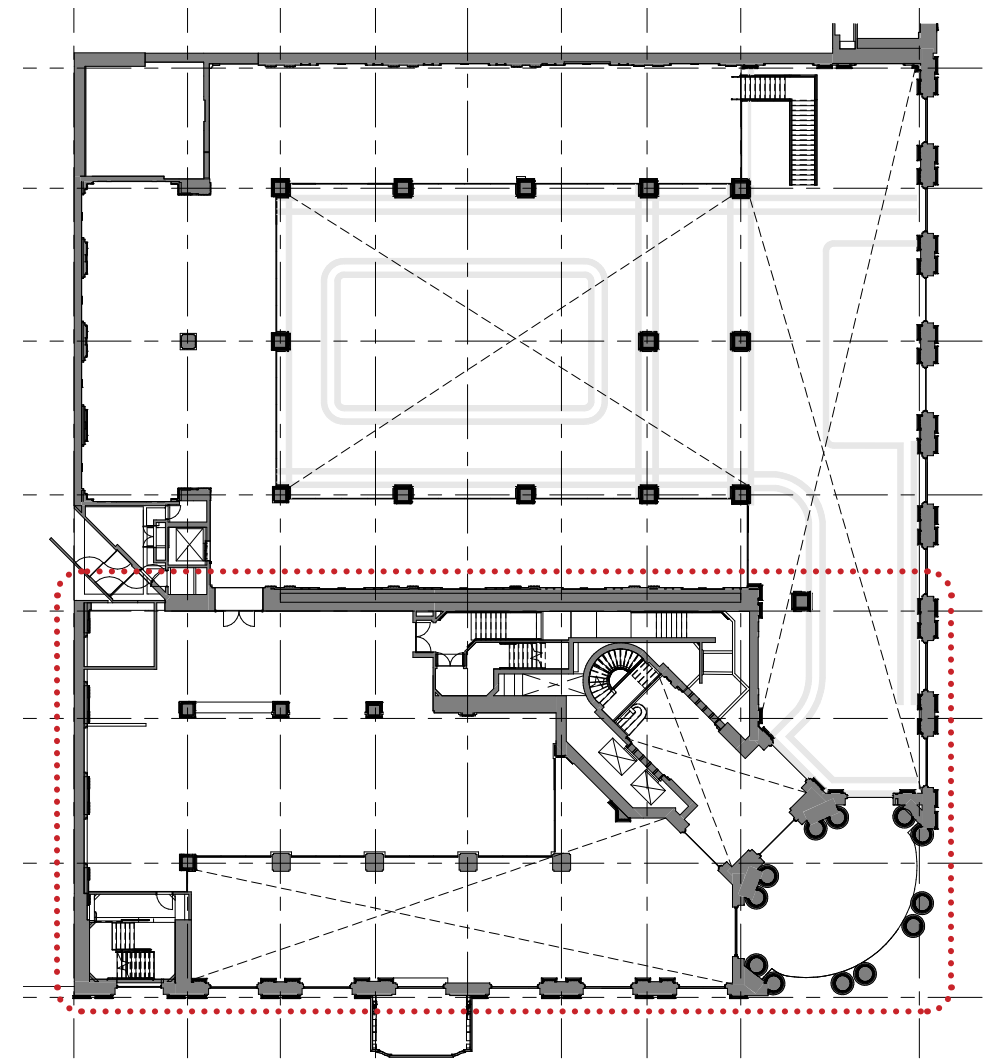


mezzanine to existing wall connection

mezzanine edge and guardrail

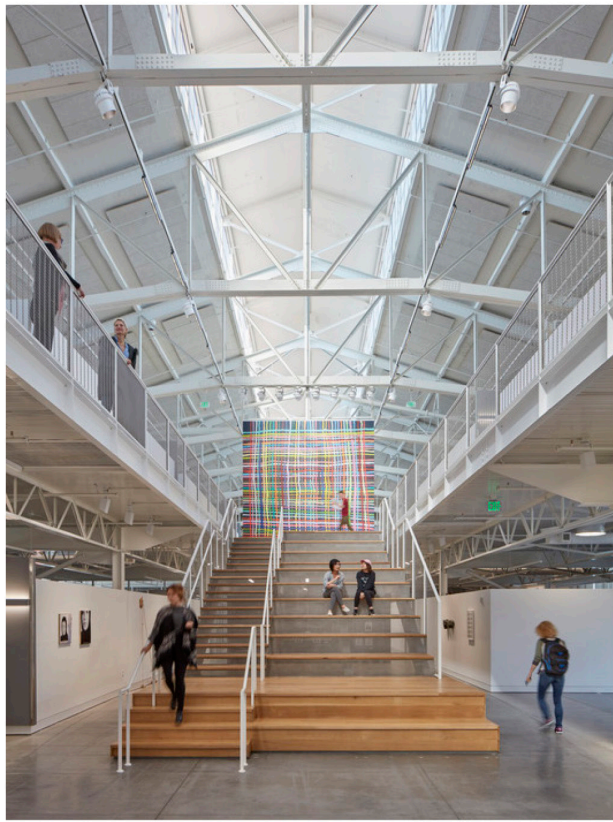
montgomery street banking hall

new mezzanine and stair highlight symmetry of existing historic volume, floor cut provides connection to basement

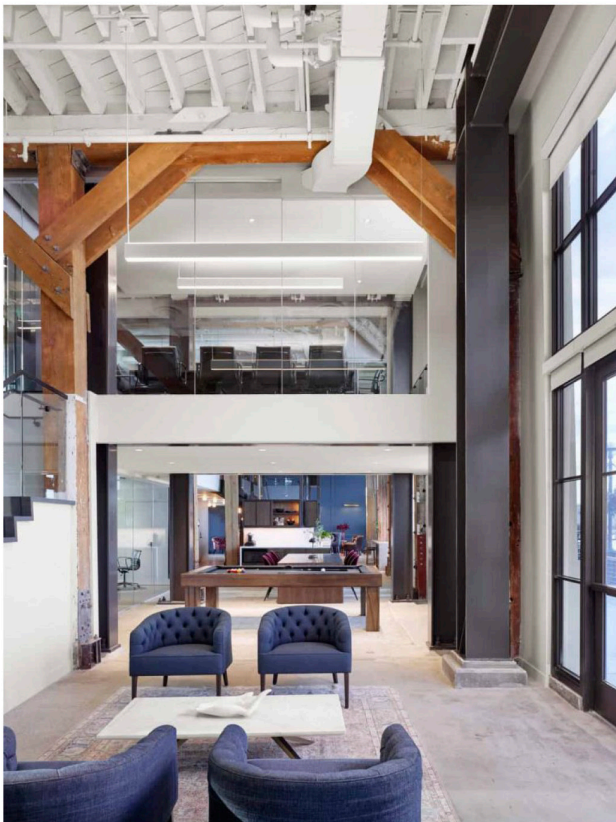


post street banking hall

non-historic partitions and ceilings removed, new mezzanine inserted within historic volume



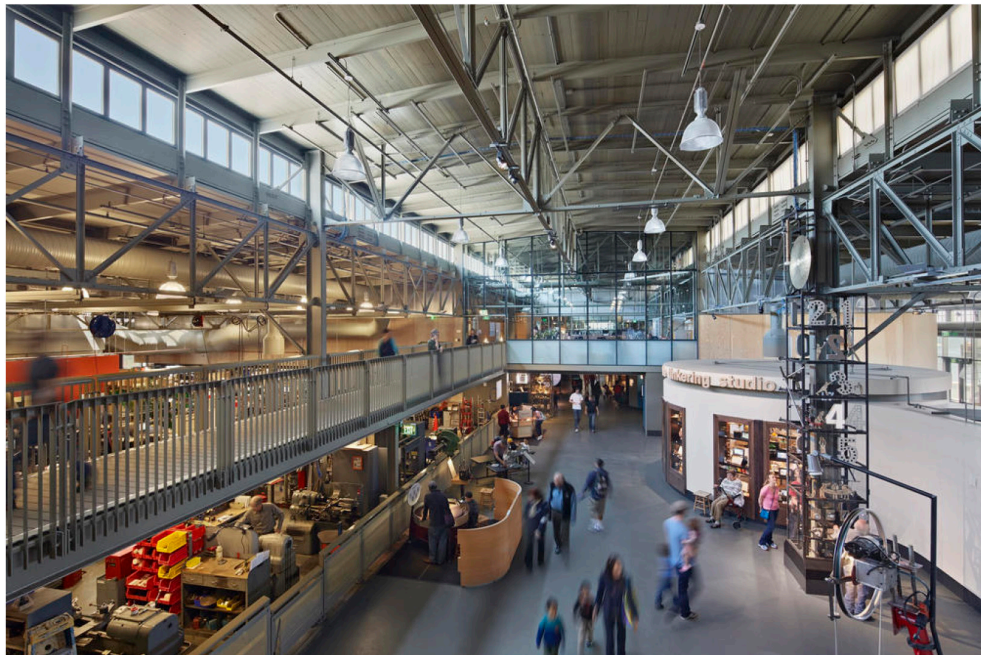
Pier 2 at Fort Mason



Piers 1-1/2, 3 and 5 - National Register + federal tax credits



One Powell - old Bank of Italy / Bank of America that was renovated first into Forever 21 and then into an AT&T store



Pier 15 - National Register + federal tax credits



St Joseph's Church - San Francisco Landmark #120 – approved by HPC - received federal tax credits



precedents
new mezzanine construction in san francisco's historic buildings



historic vault to remain at basement
new floor cuts to provide daylight



in-progress demolition at level 2 - space opened up and concrete structure exposed

basement & level 2

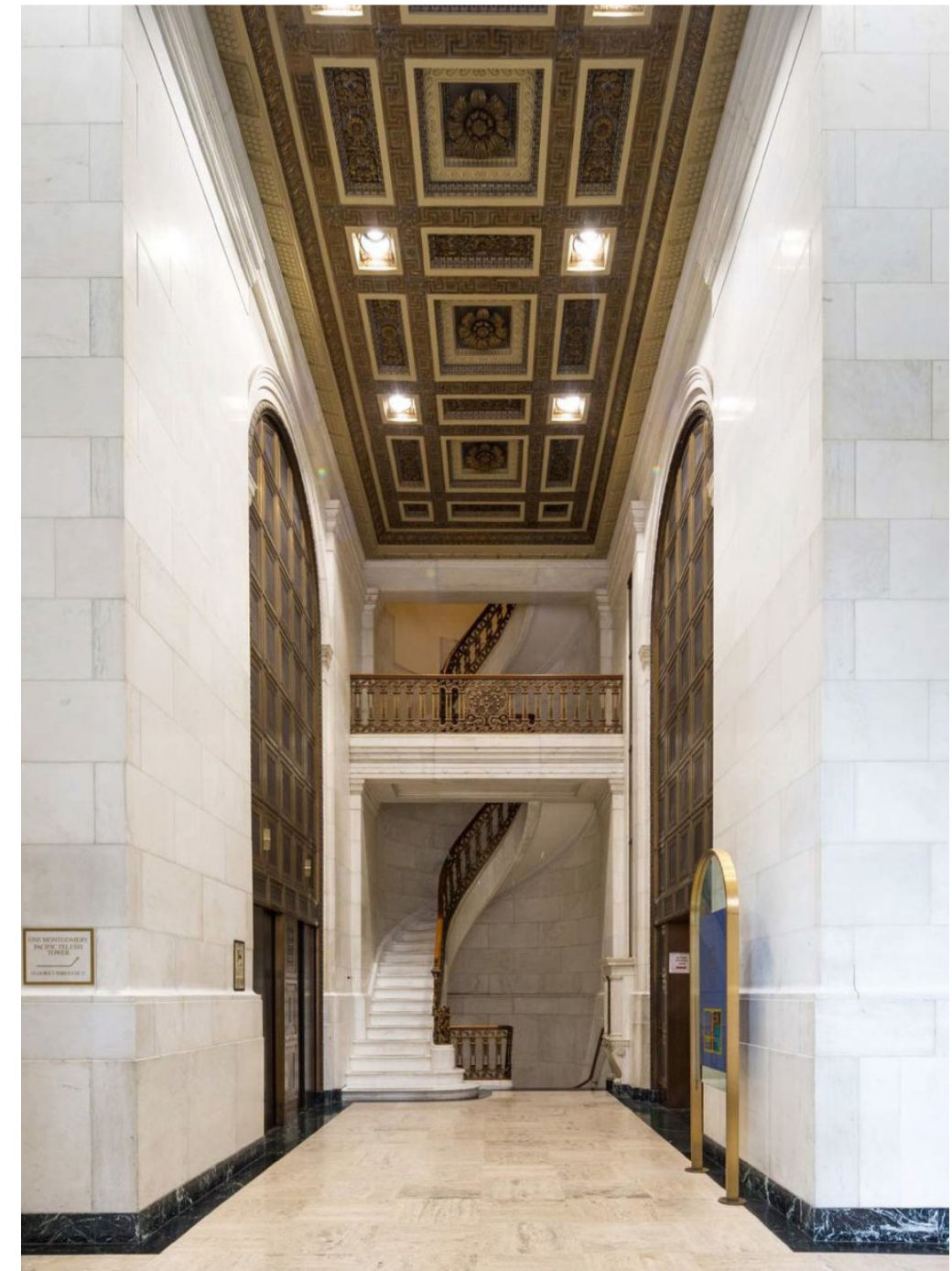
demolition scope to remove non-historic paritions and ceilings and improve quality of space



public access to the building will be provided via:

- POPOS roof deck to remain as is - accessible during business hours via existing elevators in building lobby
- guided architectural tours of historic banking halls and basement vault to occur monthly during business hours

public access
to historic interior and roof deck





retail component

new coffee kiosk to activate exterior portico and provide public amenity

questions

A thick red horizontal line underlining the word "questions".

EXHIBIT B

HRER Part II



PART II HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: 2019-020938ENV
Project Address: 1 Montgomery Street
Zoning: C-3-O Downtown Office Zoning District
250-SHeight and Bulk District
Block/Lot: 0292/002
Staff Contact: Jørgen Cleemann – 628-652-7552
jorgen.cleemann@sfgov.org

PART I: Historic Resource Summary

In a 4 May 2020 Historic Resource Evaluation Response, Part 1 (HRER Part 1), the Planning Department (the Department) determined that the subject building at 1 Montgomery Street is eligible for individual listing in the California Register of Historical Resources under Criterion 3, with a period of significance spanning from 1908 to 1924. The subject building had been previously identified as a historic resource in the 1968 “Here Today” survey. Subsequently, starting in 1979, the subject building was radically altered by the removal of the upper ten stories. The HRER Part 1 determined that, in spite of this alteration, the subject building remains a historic resource. The HRER Part 1 identified the following character-defining features:

Exterior Character-Defining Features

- Prominent corner location
- Placement of building filling each parcel
- Double height first story
- Sierra Granite as primary exterior material
- Open air rotunda at the corner, containing the following features:
 - Arched entries providing access to the banking hall
 - Paired Tuscan columns on pedestals
 - Steps leading from the sidewalk to the rotunda
 - Granite flooring with inscribed lettering
 - Coffered ceiling
 - Hanging pendant light fixture
- Secondary entries at Post and Montgomery Street
- Sheet copper canopy at Post Street secondary entrance with decorative motifs by Emily Michel
- Arched openings of windows at first story
- Recessed second story rectangular windows
- Second story fluted spandrel and medallions
- Metal window and door surrounds and mullions with decorative moldings by Arthur Putnam at both interior and exterior
- Windows with large expanses of glass at first story

- Classical features executed in granite including columns, engaged pilasters, and Tuscan entablature with composite-curved molding profile, featuring an astragal, or half-rounded, profile surmounted by a cyma reversa, or alternating concave and convex, profile, and capped by a cavetto, or curved, profile

Interior Character-Defining Features

xi gi Elevator Lobby Character-Defining Features

- Travertine flooring with black marble border
- Marble wainscot
- Marble spiral staircase
- Bronze squirrel capping the newel post of staircase
- Decorative bronze balustrades and balcony at mezzanine
- Plaster egg and dart cornice
- Plaster ceiling coffering with rosettes
- Intervening plaster meander motif and rosettes at the ceiling
- Mail chute with bronze and glass detailing
- Paneled bronze elevator surrounds

xi gi Banking Hall Character-Defining Features

- Large, open, high-ceiling room
- Travertine flooring with black marble boarder
- Marble wainscot
- Fluted plaster square columns with capitals and marble base
- Plaster ceiling octagonal coffering with rosettes
- Engaged plaster pilasters along north wall, marking original mezzanine location
- Angled north wall where 1908 banking hall meets rear side of elevator
- Marble base with black boarder at engaged pilasters
- Metal grille doorway leading from 1908 banking hall into 1920 banking hall
- Metal window and door surrounds and mullions with decorative moldings by Arthur Putnam at both interior and exterior

xi gg Banking Hall Character-Defining Features

- Travertine flooring with black marble border
- Marble wainscot
- Fluted plaster square columns with capitals
- Plaster ceiling coffering with rosettes
- Freestanding furnishings, lighting fixtures and miscellaneous features that are original to the building, including marble benches, writing desks, and marble and brass torchieres
- Teller “wickets” or counters / windows (lower portion with marble panels intact – upper portion at window has been altered)
- Paneled bronze doors and marble door surrounds
- Brass hand railings at stairs
- Bronze air duct covers
- Centrally placed, raised “officer’s podium” area that corresponds to skylight above
- with low marble wall surrounding (wall has been infilled in some locations)
- Raised “officer’s podium” at far west wall with low marble wall
- Blind arches at far west wall that correspond to original windows that once faced onto Lick Alley

- Stairway just inside banking hall along east wall that goes to basement
- Marble stairway at east wall at Montgomery Street entry
- Clock set into marble stairway at east wall at Montgomery Street entry
- Marble information counter just inside lobby from the rotunda entrance

Mezzanine Character-Defining Features

- Stairwell and balcony with similar features to main lobby stairwell including marble flooring, wainscot, and decorative railing.

Second Floor Character-Defining Features

- Stairwell in 1908 section with similar features to lobby stairwell including marble flooring, wainscot, and decorative railing.
- Windows looking out to the skylight of 1920 banking hall
- Footprint of skylight and ability to circulate around the skylight

Basement Character-Defining Features

- Spiral stairwell with similar features to lobby stairwell including marble flooring, wainscot, and decorative railing.
- Elevator and spiral stair lobby
- Main vault (originally the safe deposit vault) at foot of stairs with its surrounding decorative cage
- East stair to 1908 banking hall

PART II: Project Determination:

Based on the Historic Resource Evaluation in Part I and the assessment below, the project's scope of work:

- ☐ Will cause a significant impact to the individual historic resource as proposed.
- ☐ Will cause a significant impact to a historic district / context as proposed.
- ☒ Will not cause a significant impact to the individual historic resource as proposed.
- ☐ Will not cause a significant impact to a historic district / context as proposed.

PART II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input type="checkbox"/> Demolition / New Construction	<input checked="" type="checkbox"/> Alteration	11-6-2020; additional supplemental materials

PROJECT DESCRIPTION

- Installation of new mezzanines in the banking halls
- Removal of some of the teller desks from the 1920 banking hall
- Create two openings in the floor of the 1920 banking hall
- Remove non-character-defining fixtures and finishes from the basement and second floor spaces; retain and restore the character-defining basement vault

- Install sprinklers and lighting on the underside of the proposed new mezzanines and on the ceilings

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:				
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 4 – Acquired Significance:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 8 – Archeology:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	

PROJECT STANDARDS ANALYSIS

Preservation staff has determined that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation (the Standards) and will not result in an impact to the individually eligible historic resource.

No exterior features will be altered. Unless otherwise noted below, no interior character-defining features will be removed or altered. Non-character-defining fixtures and finishes will be removed from the basement and second floor. The historic main vault and vault door in the basement will be retained. The character-defining skylight in the 1920 banking hall will be repaired, repainted, and reglazed in kind.

The proposed new mezzanines in the 1908 and 1920 banking halls will be recognizably contemporary interventions that will be compatible in design and will not obscure character-defining features or affect the spaces' spatial relationships. In both spaces, the mezzanines will feature a simple, unobtrusive design that will not compete with or overwhelm the building's character-defining features. There will be a gap between the decks of the mezzanines and the existing walls and columns. This gap will emphasize that the mezzanines are the product of a later period of development and will ensure that they read as an insertion that is respectful of historic features. In both banking halls, large volumes near the public entries will be left open and unobstructed by mezzanines in order to retain visibility of the decorative coffered ceiling and the reading of a double-height space. In the 1908 banking hall, areas along the wall that were historically mezzanines will be reopened, thereby restoring a sense of the historic condition. In the 1920s banking hall, the mezzanines will be restricted to the perimeter, leaving the central volume, which includes several columns, open and unobstructed. The railings running along the perimeters of the mezzanines will be constructed of clear glass topped with a slim metal handrail, which will further minimize their appearance and facilitate views into the space.

New openings will be created in the floor slab of the 1920 banking hall in order to provide the basement level with light and stair access. Because these openings will not remove character-defining features or alter historically significant spatial relationships, staff has determined that they will not adversely impact the historic resource. One opening, which is meant to provide light to the basement, will be made in the location of the existing "officer's podium" area below the main skylight. In making this opening, the project will retain the existing low wall enclosing the podium area, as well as the marble inlay inboard of the wall. The two existing openings in this wall will be infilled with clear tempered glass, which will preserve the sense of this having once been an accessible area. To meet safety codes, the wall will be capped with a historically compatible bronze handrail. The new opening providing stair access to the basement will be located along the north wall. The creation of this opening will require the removal of a small amount of the banking hall's historically significant flooring. However, because the vast majority of the flooring will be retained and because this opening will not

affect the overall volumetric reading of the banking hall, staff has been determined that it will not cause an impact.

Four historically significant teller desks will be removed from the 1920 banking hall. However, because two desks will be retained, both of which are located closest to the public entries and are therefore most visible, and because the existing line in the flooring demarcating the historic location of the teller desks proposed for removal will be retained, staff has determined that the removal of some of the teller desks will not adversely affect the historic resource.

In order to meet fire code, new sprinklers will be installed in the banking halls. The sprinkler systems will consist of exposed piping and sprinkler heads installed on the undersides of the new mezzanines and on the historic ceiling. The sponsor explored the possibility of concealing the piping within the ceiling, but ultimately determined that this would require the removal of a larger amount of the historic plaster ceiling than would result from the installation of exposed piping. By allowing the piping to remain exposed, concealing the piping to the greatest degree possible within the contours of the moulding around the edges of the ceiling, and finishing the piping and sprinkler heads to match the surrounding historic fabric, the sprinkler system will be minimally visible and will not impact historic features. Similarly, the proposed new lighting scheme will not create any new openings or penetrations in the historic ceiling. All new fixtures will be discrete, unobtrusive, and will not distract from or overwhelm the existing historic fabric.

PART II: Approval

Signature: Allison Vanderslice

Date: 11/16/2020

Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: Jon Vimr, Senior Planner
Northeast Team, Current Planning Division