



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: SEPTEMBER 3, 2020

CONSENT AGENDA

Record No.: 2019-021010CUA
Project Address: 717 CALIFORNIA STREET
Zoning: Chinatown-Community Business (CCB) Zoning District
50-N Height and Bulk District
Chinatown Plan Area
Block/Lots: 0257/001
Project Sponsor: Coblenz Patch Duffy & Bass, LP
c/o: Dana C. Kennedy
One Montgomery Street, Suite 3000
San Francisco, CA 94104
Property Owner: California Grant Family LP
3133 Geary Boulevard
San Francisco, CA 94118
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

Recommendation: Approval with Conditions

Project Description

The project ("Project") would establish a Non-Retail Professional Services use in excess of 5,000 square feet within an existing commercial tenant space. The tenant space consists of the three upper floors (floors 2-4) of the building and totals approximately 19,700 square feet. A Non-Retail Professional Services use was first established in this tenant space in 2000 with building permits for tenant improvements but without benefit of Conditional Use Authorization. The property owner recently became aware of and seeks to correct this oversight. The Project only involves the legal establishment of use and does not propose any interior or exterior alterations.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.4, 303 and 810 to establish a Non-Retail Professional Services use in excess of 5,000 square feet within the Chinatown-Community Business (CCB) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** To date, the Department has not received any letters of support or opposition to the proposed Project.
- **Non-Retail Professional Services**
 - Until a recent, inadvertent change, Non-Retail Professional Service uses were permitted in Chinatown Community Business (CCB) District at the Project location. However, on September 20, 2019, Ordinance 208-19 (Board File No. 190594) was approved which amended the Planning Code to revise the zoning control tables of the Chinatown Mixed Use Districts to make them consistent with those in Articles 2 and 7 of Planning Code. During this process of drafting Ordinance 208-19, the CCB District Zoning Control Table (Section 810), which establishes land use controls for the CCB Zoning District, was inadvertently amended to prohibit Non-Retail Professional Services use on all floors where it had been previously permitted. Once noticed, on June 30, 2020, the corrective ordinance (Board File No. 200702) was introduced by Supervisor Aaron Peskin (District 3) and on August 25, 2020 Ordinance No. XXXX was adopted by the Board of Supervisors, amending the Planning Code to correct the inadvertent deletion and to re-enact the prior provision principally permitting Non-Retail Professional Services use (above the first story) in the Chinatown Community Business District Zoning Control Table (Section 810) as before (here, with benefit of Conditional Use Authorization due to the use size). The ordinance will become effective on or between September 25 - October 5. Once effective, Non-Retail Professional Services use will be prohibited on the first story, which community members favor, and the Planning Department supports.

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 Chinatown Area Plan and the Objectives and Policies of the General Plan. The approximately 19,700 square foot Non-Retail Professional Services use is existing and has proven to be compatible with the neighborhood and community for nearly 20 years, without negative impact to neighborhood serving uses in the area. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos

DRAFT MOTION:
Conditional Use Authorization and
Exhibit A: Conditions of Approval



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.4, 303 AND 810 TO ESTABLISH A NON-RETAIL PROFESSIONAL SERVICES USE IN EXCESS OF 5,000 SQUARE FEET WITHIN AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT 717 CALIFORNIA STREET, LOT 001 OF ASSESSOR'S BLOCK 0257, WITHIN THE CCB (CHINATOWN-COMMUNITY BUSINESS) ZONING DISTRICT AND A 50-N HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 6, 2019, Dana C. Kennedy, on behalf of California Grant Family LP (hereinafter “Project Sponsor”), filed a Project Application for the proposed project (hereinafter “Project”) with the Planning Department (hereinafter “Department”). The application packet was deemed accepted on November 8, 2019 and assigned Case Number 2019-021010PRJ.

On or after November 6, 2019, the Project Sponsor submitted a Conditional Use Authorization application with the Department associated with the Project. The application packet was accepted on or after November 8, 2019 and assigned to Case Numbers 2019-021010CUA.

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

The Department Commission Secretary is the custodian of records for the Department materials, located in the File for Case No. 2019-021010CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On September 3, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding Conditional Use Authorization = application No. 2019-021010CUA.

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 Conditional Use Authorization as requested in Application No. 2019-021010CUA, 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 proposed project ("Project") would establish an existing Non-Retail Professional Services use in excess of 5,000 gross square feet within an existing commercial tenant space. The tenant space consists of the three upper floors (floors 2-4) of the building and totals approximately 19,700 square feet. A Non-Retail Professional Services use was first established in this tenant space in 2000 with building permits for tenant improvements but without benefit of Conditional Use Authorization. The property owner recently became aware of and seeks to correct this oversight. The Project only involves the legal establishment of use and does not propose any interior or exterior alterations.
3. **Site Description and Present Use.** The Project Site ("Site") is Lot 001 of Assessor's Block 0257, a 6,875 square foot corner lot, located at the southwest corner of California Street and Grant Avenue. The Site is developed with a single, 4-story building that covers 100% of lot area and includes only non-residential uses. The building contains separate commercial tenant spaces (not the subject of this Project) located on the ground floor, fronting Grant Avenue (555, 565, and 597 Grant Avenue, respectively), and what is currently a single commercial tenant space is (the subject of this Project) located on the upper three floors (floors 2-4), accessible from California Street (717 California Street). The upper floors contained a restaurant use until 1997. In 2000, the then-tenant filed building permits with the Planning Department and Department of Building Inspection and obtained Certificates of Final Completion and Occupancy for each of the upper floors, with each permit noting a change of use from restaurant to office use associated with the tenant improvements. These permits were issued in July of 2000 and the office use, a permitted use, was established without benefit of Conditional Use Authorization for use size, as required by the Planning Code. Since 2000, the upper floors have been occupied by a range of tenants from Chinatown-based non-profits to an advertising agency. Pantheon Systems, Inc., an information technology company, currently utilizes the subject tenant space as their company headquarters (operating as a Non-Retail Professional Services use). The subject building, named the "Sing Fat Building," was constructed in 1907. The building is eligible for listing on the National and California Registers of Historic Resources and is considered an historic resource for the purposes of CEQA.
4. **Surrounding Properties and Neighborhood.** The Site is located within the Chinatown Community Business (CCB) zoning district and the Chinatown Plan Area. The CCB zoning district, which is part of the larger core area of Chinatown, is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The portions of Broadway, Kearny and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. Kearny and Columbus Streets are close to intensive office development in the Downtown Financial District. Both Grant Avenue and Commercial Street provide important pedestrian entries to Chinatown. Generally, this district has more potential for added retail and commercial development than other parts of Chinatown. Development in the immediate vicinity

consists primarily of low-rise, mixed-use buildings, many containing ground-floor retail uses, with professional services (office use), retail uses (large banquet restaurants) or residential uses located on the floors above.

5. **Public Outreach and Comments.** To date, the Department has not received any letters of support or opposition to the proposed Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use (Section 810).** The Planning Code lists the use controls for both residential and non-residential uses within the Chinatown Community-Business (CCB) Zoning District.

Until a recent, inadvertent change, Non-Retail Professional Service uses were permitted in Chinatown Community Business (CCB) District at the Project location. However, on September 20, 2019, Ordinance 208-19 (Board File No. 190594) was approved which amended the Planning Code to revise the zoning control tables of the Chinatown Mixed Use Districts to make them consistent with those in Articles 2 and 7 of Planning Code. During this process of drafting Ordinance 208-19, the CCB District Zoning Control Table (Section 810), which establishes land use controls for the CCB Zoning District, was inadvertently amended to prohibit Non-Retail Professional Services use on all floors where it had been previously permitted.

Once noticed, on June 30, 2020, the corrective ordinance (Board File No. 200702) was introduced by Supervisor Aaron Peskin (District 3) and on August 25, 2020 Ordinance No. XXXX was adopted by the Board of Supervisors, amending the Planning Code to correct the inadvertent deletion and to re-enact the prior provision principally permitting Non-Retail Professional Services use (above the first story) in the Chinatown Community Business District Zoning Control Table (Section 810) as before (here, with benefit of Conditional Use Authorization due to the use size). Non-Retail Professional Services use will be prohibited on the first story, which community members favor, and the Planning Department supports.

Planning Department staff determined that the Planning Code text amendment, Ordinance No. XXXX (Board File No. 200702), did not require additional action by the Planning Commission and on July 9, 2020, the Planning Commission waived its right to review the proposed ordinance at a future, duly noticed public hearing. The new ordinance was reviewed by the Land Use and Transportation Committee of the Board of Supervisors on August 10, 2020 and the full Board of Supervisors on August 18, 2020 and August 25, 2020. The ordinance will become effective on or between September 25 - October 5. Therefore, once effective, the ordinance will reinstate Non-Retail Professional Services use as a principally permitted use (above the first story) within the CCB Zoning District, pursuant to amended Section 810. This Motion No. XXXXX for Case No. 2019-021010CUA contains a condition of approval (Condition No. 6) that provides that this Conditional Use Authorization shall not be effective until the Planning Code text amendment Ordinance No. XXXX (Board File No. 200702) is effective and thereby permits the use (Non-Retail Professional Services use).

- B. **Use Size (Sections 121.4, 810).** The Planning Code principally permits non-residential uses up to 5,000 square feet and requires Conditional Use Authorization to establish non-residential uses above 5,000 square feet.

The Project would establish 19,728 gross square feet Non-Retail Professional Services use within an existing commercial tenant space located on floors 2-4 of the subject building. As the Project proposes establishing a non-residential use size in excess of 5,000 gross square feet, the Project therefore requires Conditional Use Authorization pursuant to Sections 121.4 and 810. The Project Sponsor has filed Conditional Use Authorization application (Case No. 2019-021010CUA). Please see the required findings under Section 7 for the Conditional Use Authorization under this Motion No. XXXXX for Case No. 2019-021010CUA.

- C. Floor Area Ratio (Sections 124, 810).** The Planning Code permits a maximum Floor Area Ratio (FAR) of 2.8:1 within the Chinatown Community-Business (CCB) Zoning District.

The subject property is developed with an existing four-story building containing a total gross floor area of 27,077 gross square feet of non-residential uses. The subject lot size is 6,875 square feet, resulting in an effective Floor Area Ratio (FAR) of approximately 3.9, which, is legal non-conforming because it pre-dates but exceeds the existing FAR limit of 2.8 to 1 for the Chinatown Community-Business (CCB) Zoning District. The Project would utilize the existing commercial tenant space as a Non-Retail Professional Services Use, with no expansion of the building envelope, and no increase in the amount of gross floor area. While the Project would utilize an existing tenant space that exceeds the FAR limits of the Code for the subject Zoning District, the proposed Project is neither altering, enlarging, nor intensifying the existing non-conforming use size. As such, the proposed Project will not increase the degree of non-conformity of use size with regard to Floor Area Ratio.

- D. Street Frontage in Commercial Districts (145.1).** The Planning Code requires that within Mixed Use Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor. Spaces such as lobbies are considered active uses only if they do not exceed 25% of the building’s frontage at the ground level, or 40 feet, whichever is greater. Section 145.1(c)(2) of the Planning Code requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in all C-3 Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project includes non-retail sales and service uses located above the ground floor. Due to the significant upslope of the Site, the primary entrance to the subject tenant space (level 2) is located at-grade along the California Street frontage. As this tenant space entrance/lobby is less than 40 feet

wide, the entrance/lobby is considered an active use. Therefore, the Project complies with Section 145.1(c)(3-6).

- E. Parking (Section 151.1).** The Planning Code does not require off-street parking within the Chinatown Community-Business (CCB) Zoning District. Instead, parking maximums apply to the Site.

No off-street parking is proposed as part of the proposed Project. Therefore, the Project complies with Section 151.1.

- F. Off-street Loading (Section 152).** The Planning Code requires off-street freight loading spaces for non-residential uses that exceed either 10,000 square feet of occupied floor area for retail sales and service uses, or 100,000 square feet of occupied floor area for non-retail sales and service uses.

No off-street freight loading is proposed as part of the Project. The Project proposes to establish approximately 19,700 gross square feet of non-retail sales and service, well below the 100,000 square foot threshold for requiring off-street loading. Therefore, the Project complies with Code Section 152

- 7. Planning Code Section 303(c).** The Planning Code establishes criteria for the Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A.** 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, and compatible with, the neighborhood or the community.

The approximately 19,700 square foot Non-Retail Professional Services use is existing and has proven to be compatible with the neighborhood and community for nearly 20 years. The existing use (at the established use size) continues to be necessary and desirable for the neighborhood, as indicated in Planning Code Section 810 and Objective 2 of the Chinatown Area Plan. The character of the non-residential use and the scale of use at the Site (less than 20,000 square feet and spread across three levels) differs from the more intense commercial (office) use, generally at larger use sizes, found in the adjacent financial district (C-3 zoning district). The building's mix of uses, including the visitor attractions at the ground floor, is a direct reflection of the Chinatown Area Plan's many goals. The building was constructed in 1907, is a Category A historical resource, and no expansion of the existing building envelope is proposed as part of the Project. The Site is located within the southernmost edge of the of Chinatown, adjacent to parcels in Commercial Districts (C-3 zoning districts). A Non-Retail Professional Services use of approximately 19,700 square feet is well located at the "transitional edge" of Chinatown and with the fabric of the merging neighborhoods in this location.

If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:

1. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-servicing uses in the area.

Non-Retail Professional Services uses have been operating within the upper floors of the Site

since Certificates of Final Completion and Occupancy were issued in July of 2000 without negative impact to neighborhood serving uses in the area. The proposed use size would not foreclose the location of other needed neighborhood servicing uses in the area. To the contrary, the continuation of the existing use within the subject tenant space will contribute to the diversity and mixed character of the neighborhood while supporting nearby neighborhood-serving uses in the area. Specifically, the continuation of the existing use provides opportunities for users (employees) to patronize neighborhood-serving restaurants and retailers. Further, the ground floor of the Site will continue to be used for small and varied retail shops.

2. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The existing Non-Retail Professional Services use of approximately 19,700 square feet will continue to serve the neighborhood by providing customers for the many nearby restaurants and retailers. Non-Retail Professional Services uses at the building requires a larger size to efficiently use building entrances and circulation areas because the 112-year old building's floorplates are not large enough to accommodate multiple individual non-residential uses on each floor, but at approximately 6,500 square feet each are too large to accommodate only the principally permitted 5,000 square feet of non-residential use. Further, the historic nature of the Property limits the changes that can (or should) be made to the existing building. Finally, as constructed, the building is best suited for non-retail uses on the upper floors and continued retail uses on the ground floor.

3. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project will respect the scale of development in this district. The building, constructed in 1907, is designed in discrete elements which respect the scale of development in the district. The subject building, built during the initial wave of post-earthquake development, helped to establish the scale of development in the district. The current use has been at this location for nearly 20 years. The ground floor of the subject building, along Grant Avenue, contains separate retail uses located within smaller commercial tenant spaces, signaling to pedestrians that they have entered Chinatown. The upper floors are accessed by a separate entrance on California Street, virtually outside the "gates" of Chinatown and at the edge of downtown. The Non-Retail Professional Services use would continue to exist only in the upper floors of the subject building, an appropriate and discreet location for non-residential and non-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 Project proposes no alteration to the size, shape, or structure of the existing building on the Site. The proposed Non-Retail Professional Services use on the upper floors of the subject

building has not and would not have adverse impacts on the health, safety, convenience, or general welfare of persons in the vicinity, and is consistent with the existing commercial character of this part of the neighborhood. The Project is consistent with the purposes of the CCB Zoning District and Chinatown Area Plan.

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;

No off-street parking or loading is required. The Project proposes no off-street accessory parking, consistent with the City's "Transit First" policy. The Site is well-served by several MUNI bus routes (including the 1, 8, 30, and 45 lines) in addition to the California Street cable car. The Montgomery Street BART station is an approximately 10-15-minute walk from the Site. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic will not be detrimental to the health, safety, convenience or general welfare of persons visiting, residing or working in the vicinity.

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

The Project does not propose any uses or materials that would present unusual emissions, noise, glare, dust or odor.

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

The Project does not involve any landscaping, screening, open spaces, parking/loading, service areas, or lighting. The subject building has been at this location since 1907 with the existing use in operation since 2000. No new lighting or signage is proposed.

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

The Project complies with the various provisions of the San Francisco Planning Code, as of the effective date of Ordinance No. XXXX per Condition No. 6, and is consistent with, and will not adversely affect the General Plan. The Project conforms to multiple goals and policies of the General Plan and the Chinatown Area Plan as detailed in Section 8. The Project is also consistent with the purposes of the CCB Zoning District.

- D. Such use or feature as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project's unique mix of non-residential uses provides outstanding amenities to visitors and employees, and contributes significantly to the neighborhood character envisioned by the Chinatown Area Plan. The Non-Retail Professional Services use has and will be in conformity with the purpose of the CCB Zoning District.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2:

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

OBJECTIVE 4:

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

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the marketplace and society.

CHINATOWN AREA PLAN

Objectives and Policies

OBJECTIVE 2:

RETAIN AND REINFORCE CHINATOWN'S MUTUALLY SUPPORTIVE FUNCTIONS AS NEIGHBORHOOD, CAPITAL CITY AND VISITOR ATTRACTION.

Policy 2.1:

Define mixed use subdistricts based on the predominant type of ground level use.

Policy 2.2:

Base zoning on the generalized land use and density map.

OBJECTIVE 6:

RETAIN CHINATOWN'S ROLE AS A CAPITAL CITY

Policy 6.2:

Provide for modest expansion of community business offices related to Capital City role.

The Project only involves the legal establishment of use and does not propose any interior or exterior alterations. The Project will respect the scale of development in this district. The building, constructed in 1907, is designed in discrete elements which respect the scale of development in the district. The subject building, built during the initial wave of post-earthquake development, helped to establish the scale of development in the district. The Non-Retail Professional Services use would continue to exist only in the upper floors of the subject building, an appropriate and discrete location for non-residential and non-retail uses.

The approximately 19,700 square foot Non-Retail Professional Services use is existing and has proven to be compatible with the neighborhood and community for nearly 20 years. The character of the non-residential use and the scale of use at the Site (less than 20,000 square feet and spread across three levels) differs from the more intense commercial (office) use, generally at larger use sizes, found in the adjacent financial district (C-3 zoning district). The building's mix of uses, including the visitor attractions at the ground floor, is a direct reflection of the Chinatown Area Plan's many goals. The Site is located within the southernmost edge of the of Chinatown, adjacent to parcels in Commercial Districts (C-3 zoning districts). A Non-Retail Professional Services use of approximately 19,700 square feet is well located at the "transitional edge" of Chinatown outside the Chinatown core with an entrance at 717 California Street well above the Grant Avenue/California Street intersection and consistent with the fabric of the merging neighborhoods in this location.

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

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

The Project would have a positive effect on existing neighborhood-serving retail uses because it would retain additional users (employees) to the neighborhood, thus retaining the customer base of existing neighborhood-serving retail. The Project will provide employment opportunities for community residents with the continuation of the existing use.

- 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 would not negatively affect the existing housing and neighborhood character. The Site contains an historic building containing only non-residential uses. The Project's unique mix of non-residential uses provides outstanding amenities to visitors and employees and contributes significantly to the neighborhood character envisioned by the Chinatown Area Plan.

The Project makes no change to existing conditions in the neighborhood.

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

The Project would not displace any housing given the Site contains only non-residential uses.

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

The Project Site is well-served by transit. Several MUNI bus routes (including the 1, 8, 30, and 45 lines) in addition to the California Street cable car. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

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

The Non-Retail Professional Services use is existing and there would be no displacement of any existing industrial or service businesses in the area. The Project would also be consistent with the character of existing development in the neighborhood, which is characterized by neighborhood-serving ground floor retail uses and either residential or non-retail uses located on the floors above.

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

The Project does not involve any interior or exterior tenant improvements. This Project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building is listed as a Category A historical resource and is eligible for listing on the National and California Registers of Historic Resources. The Project does not include any interior or exterior tenant improvements, or expansion or alterations of the existing building, thus preserving the building.

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

The Project will have no negative impact on existing parks and open spaces. The proposed Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Authorization Application No. 2019-021010CUA subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 10, 2020, and stamped “EXHIBIT B” for Case No. 2019-021010CUA, 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 September 3, 2020

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 3, 2020

EXHIBIT A

Authorization

This authorization is for a **Conditional Use Authorization** to establish an existing Non-Retail Professional Services use at a use size in excess of 5,000 gross square feet pursuant to Planning Code Sections 121.4, 303, and 810, within an existing commercial tenant space of the subject building located 717 California Street, Lot 001 of Assessor's Block 0257, within the Chinatown Community Business (CCB) Zoning District and a 50-N Height and Bulk District, in general conformance with plans, dated **August 10, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-021010CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 3, 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 **September 3, 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 date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective as provided in Condition No. 6 below. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

3. **Diligent Pursuit.** 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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

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

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

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

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

6. **Additional Project Authorization.** This Conditional Use Authorization relies on Planning Code text amendment Ordinance No. XXXX (Board File No. 200702) (adopted by the Board of Supervisors on August 25, 2020) reinstating the existing and proposed use (Non-Retail Professional Services use) as a principally permitted use above the ground floor in the Chinatown Community Business (CCB) Zoning District. This Conditional Use Authorization shall not be effective, and a building permit to legalize the change of use to Non-Retail Professional Services use shall not be issued, unless and until Ordinance No. XXXX is effective. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Design – Compliance at Plan Stage

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

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

Monitoring - After Entitlement

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints

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

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

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

- 11. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

EXHIBIT C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
717 CALIFORNIA ST		0257001
Case No.		Permit No.
2019-021010PRJ		
<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 request to establish a Non-Retail Professional Services Use per Planning Code Sections 121.4, 303, and 810.		

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): Nicholas Foster	

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

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

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Rebecca Salgado 07/17/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

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:

EXHIBIT D:

Land Use Data



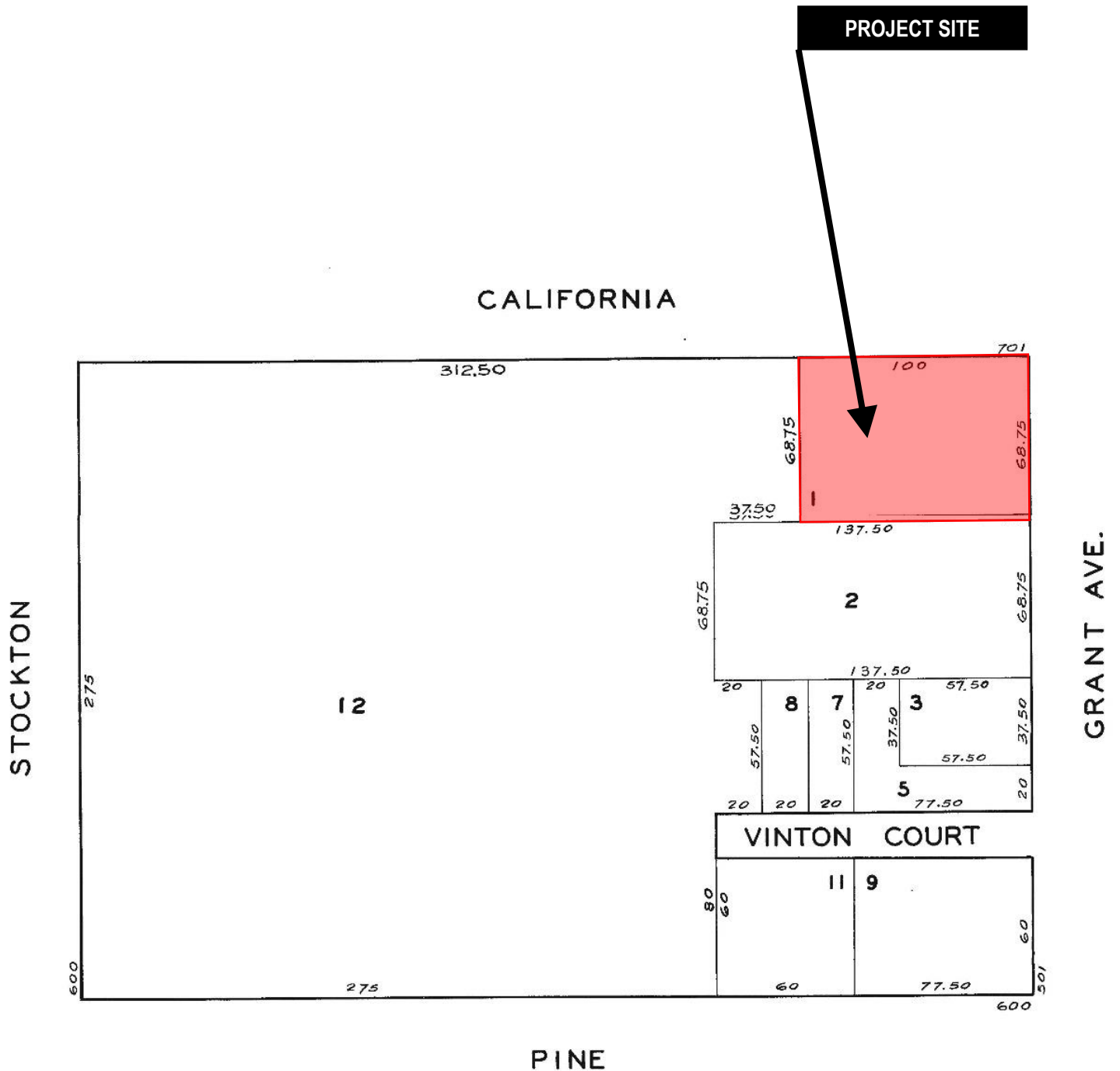
LAND USE INFORMATION

PROJECT ADDRESS: 717 CALIFORNIA STREET
RECORD NO. 2019-021010CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	7,349	7,349	0
Office GSF	19,728	19,728	0
Hotel GSF	0	0	0
Usable Open Space (Residential)	0	0	0
Privately-Owned Public Open Space (POPOS)	0	0	0
Other (MECH, BOH, CIRCULATION, GROUND FLOOR OPEN SPACE)	2,708	2,708	0
TOTAL GSF (excluding All Open Space)	29,785	29,785	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Class 2 Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()			

EXHIBIT E:
Maps and Context Photos

Parcel Map

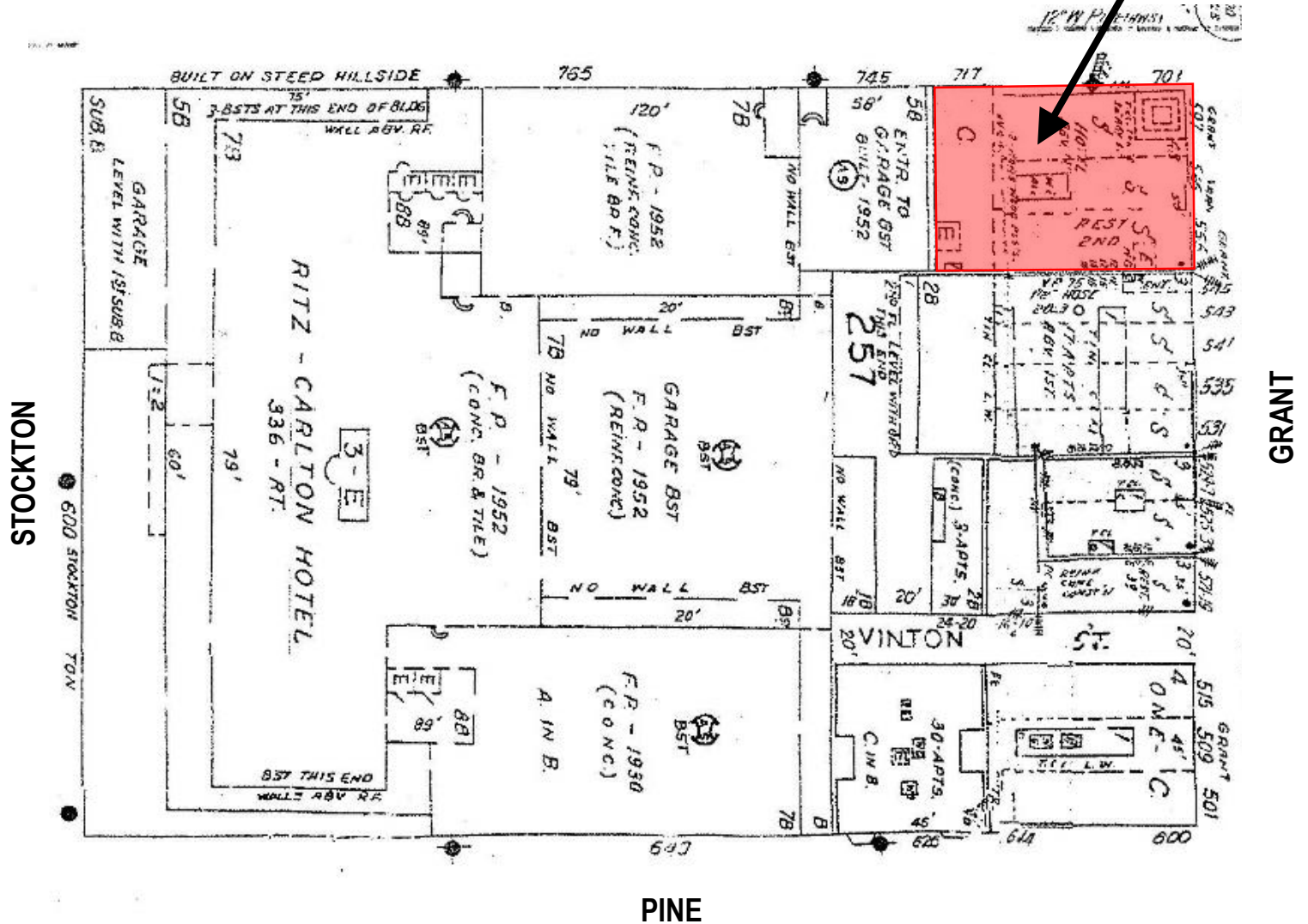


Conditional Use Authorization
Case Number 2019-021010CUA
717 California Street

Sanborn Map*

PROJECT SITE

CALIFORNIA



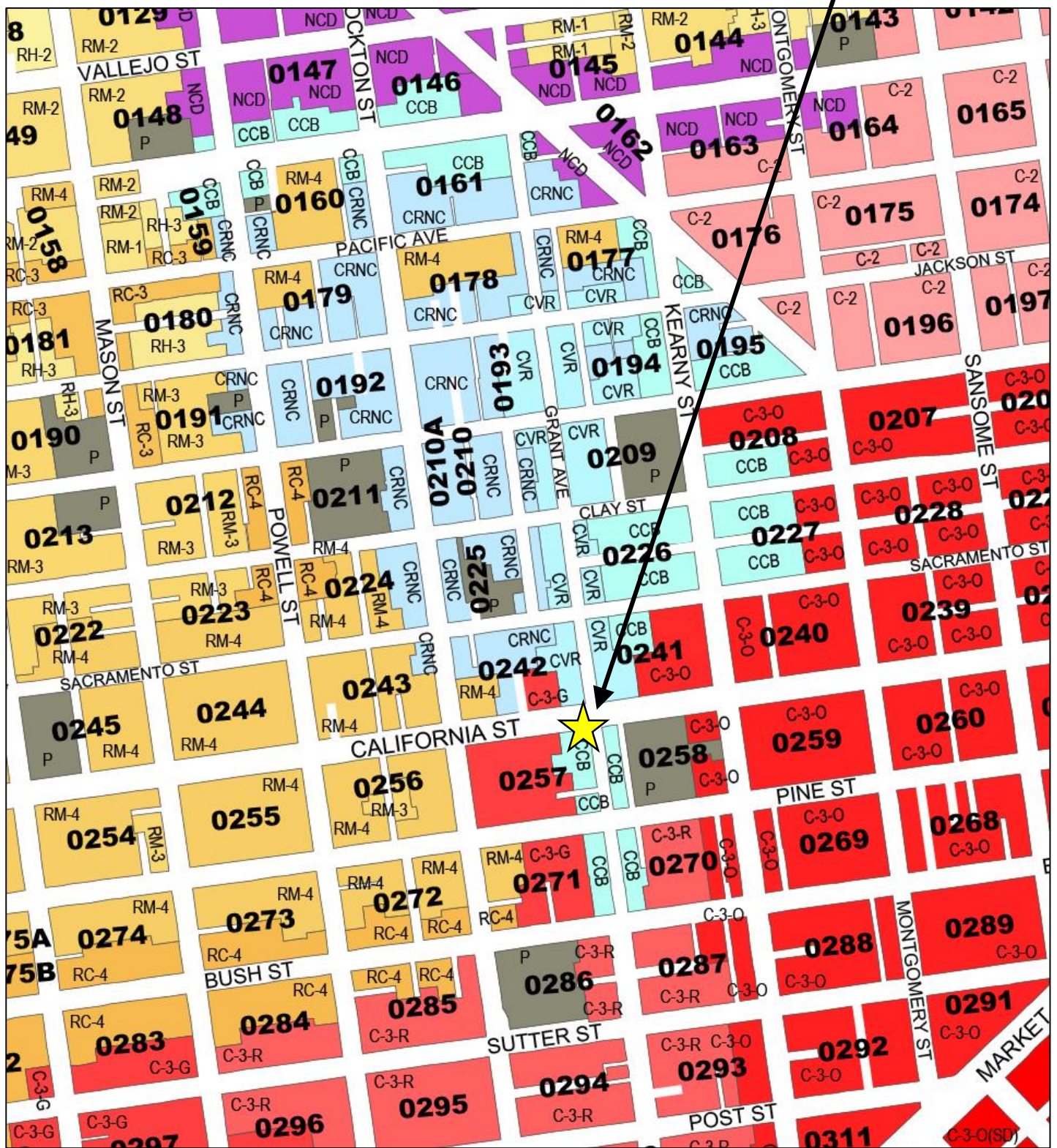
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Authorization
Case Number 2019-021010CUA
 717 California Street

Zoning Map

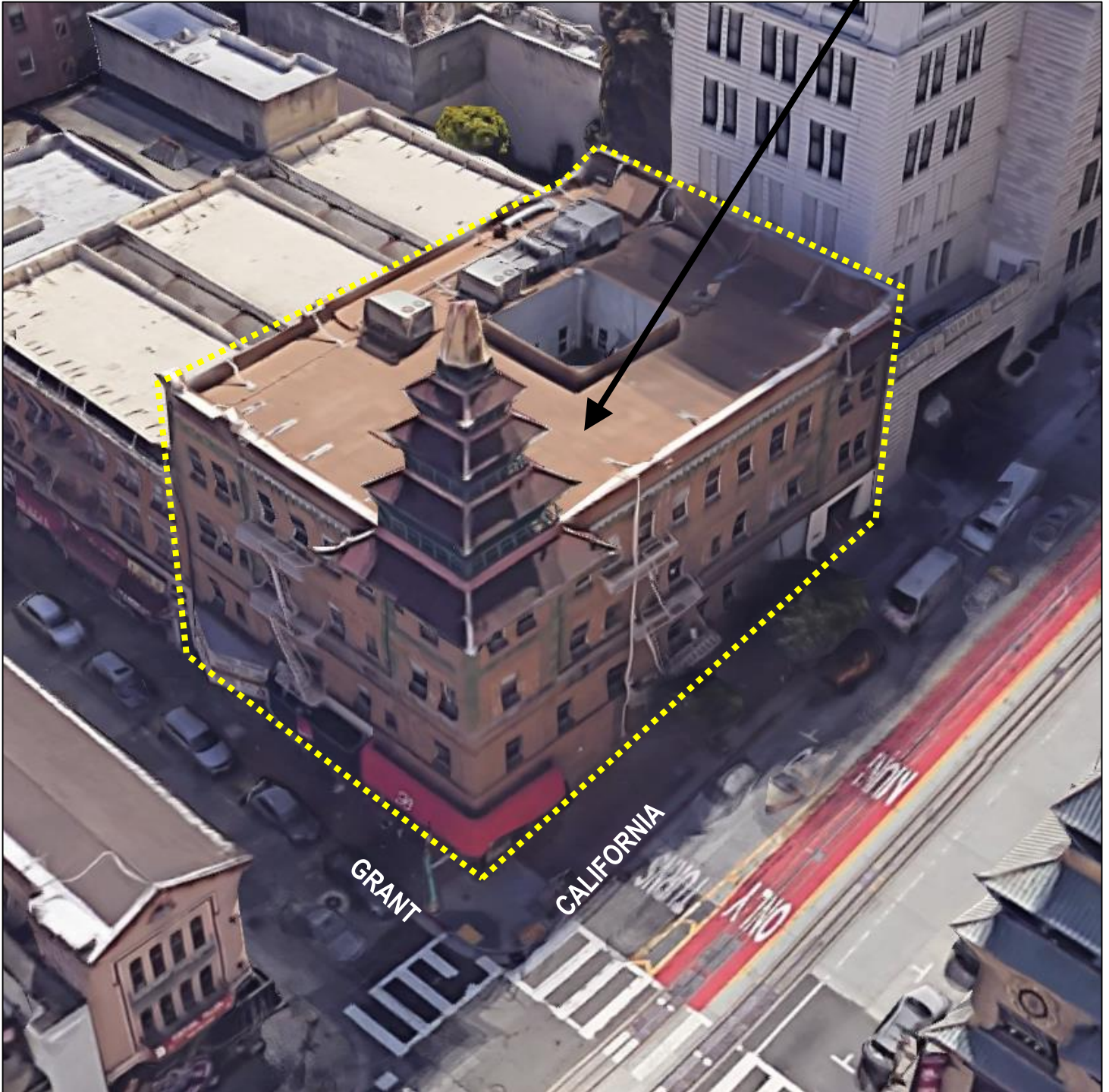
PROJECT SITE



Conditional Use Authorization
Case Number 2019-021010CUA
717 California Street

Aerial Photo

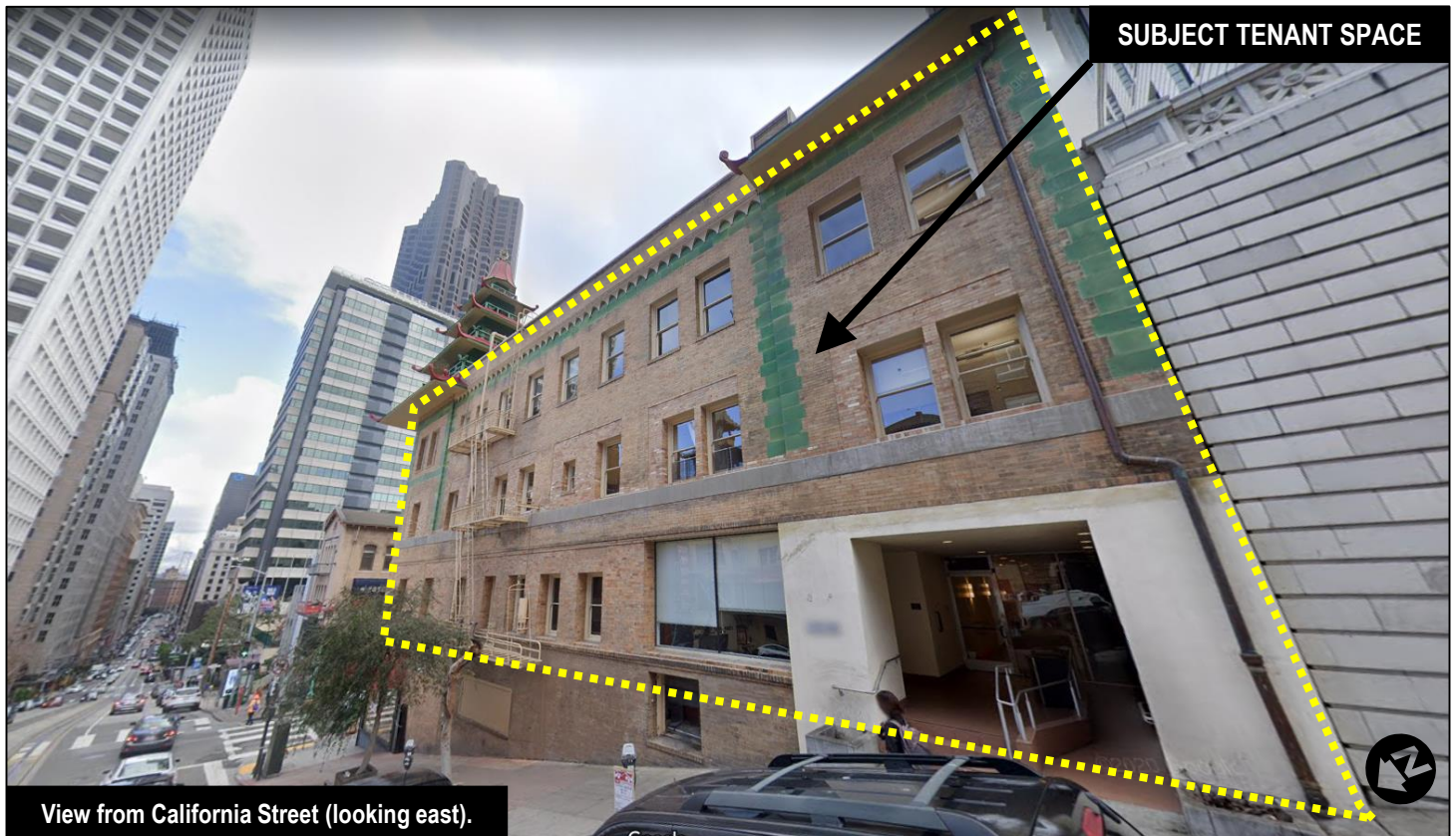
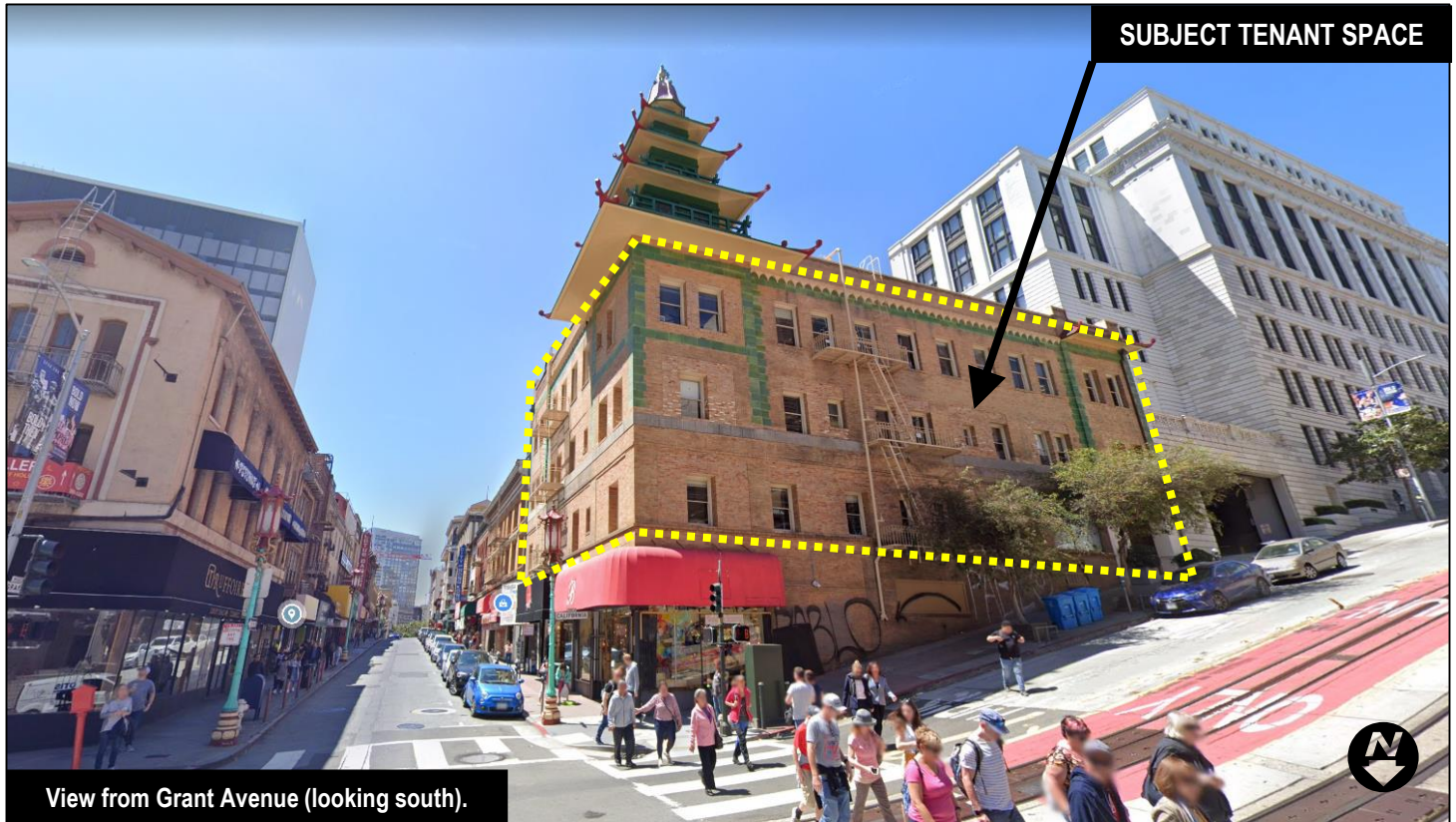
PROJECT SITE



Birds-eye view of Project Site.



Site Photos



Conditional Use Authorization
Case Number 2019-021010CUA
717 California Street

EXHIBIT B:

Plans

AUGUST 10TH 2020
555-597 GRANT AVE.
& 717 CALIFORNIA ST.

JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

I. PLANS

- A - LEVEL 00 - FLOOR PLAN ***
- B - LEVEL 01 - FLOOR PLAN**
- C - LEVEL 02 - FLOOR PLAN**
- D - LEVEL 03 - FLOOR PLAN**
- E - GROSS SQUARE FOOTAGE TOTALS**

II. ELEVATIONS

- F - NORTH ELEVATION**
- G - EAST ELEVATION**

III. PHOTOS

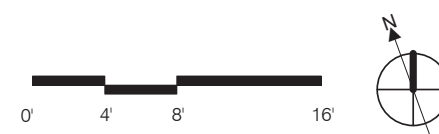
- H - PHOTO FROM ACROSS CALIFORNIA ST.**
- I - STREET VIEW FROM ACROSS GRANT AVE.**



- TOTAL - 7,349 GROSS SF ***

*** RETAIL USE EXISTS AND WILL REMAIN ON THIS FLOOR, AND IT IS NOT SUBJECT TO THE APPLICATION FOR CONDITIONAL USE AUTHORIZATION**

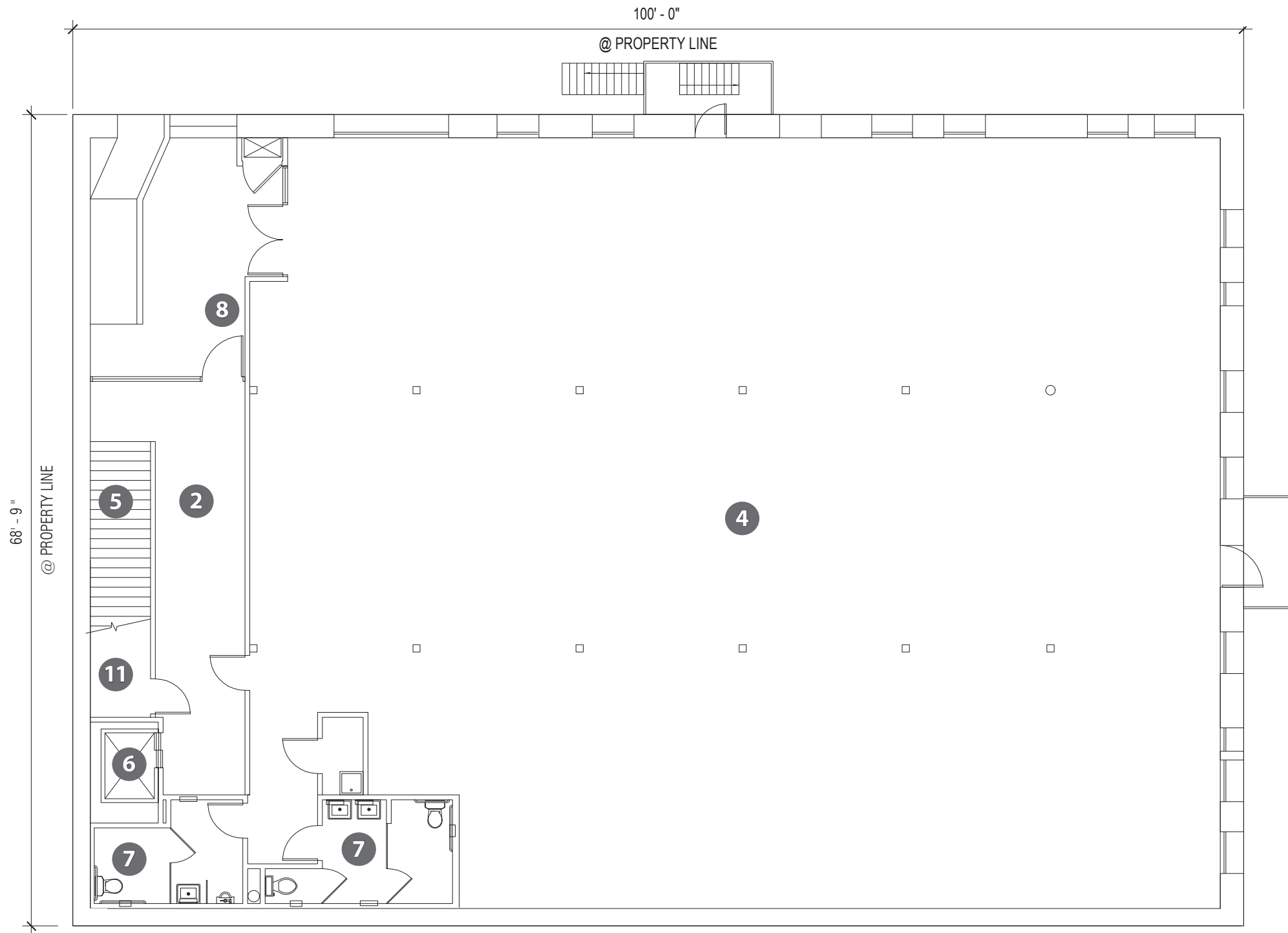
A - LEVEL 00 - FLOOR PLAN *



← CALIFORNIA ST. →

JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529



↑ GRANT ST. ↓

- 1 RETAIL
- 2 LOBBY
- 3 MEZZANINE ABOVE
- 4 OFFICE
- 5 STAIR
- 6 ELEVATOR
- 7 RESTROOM
- 8 STREET ENTRY
- 9 MECHANICAL SHAFT
- 10 UNOCCUPIED LIGHTWELL
- 11 5'x12' TRASH, RECYCLE, & COMPOST

LEVEL 01 - 6,515 GROSS SF

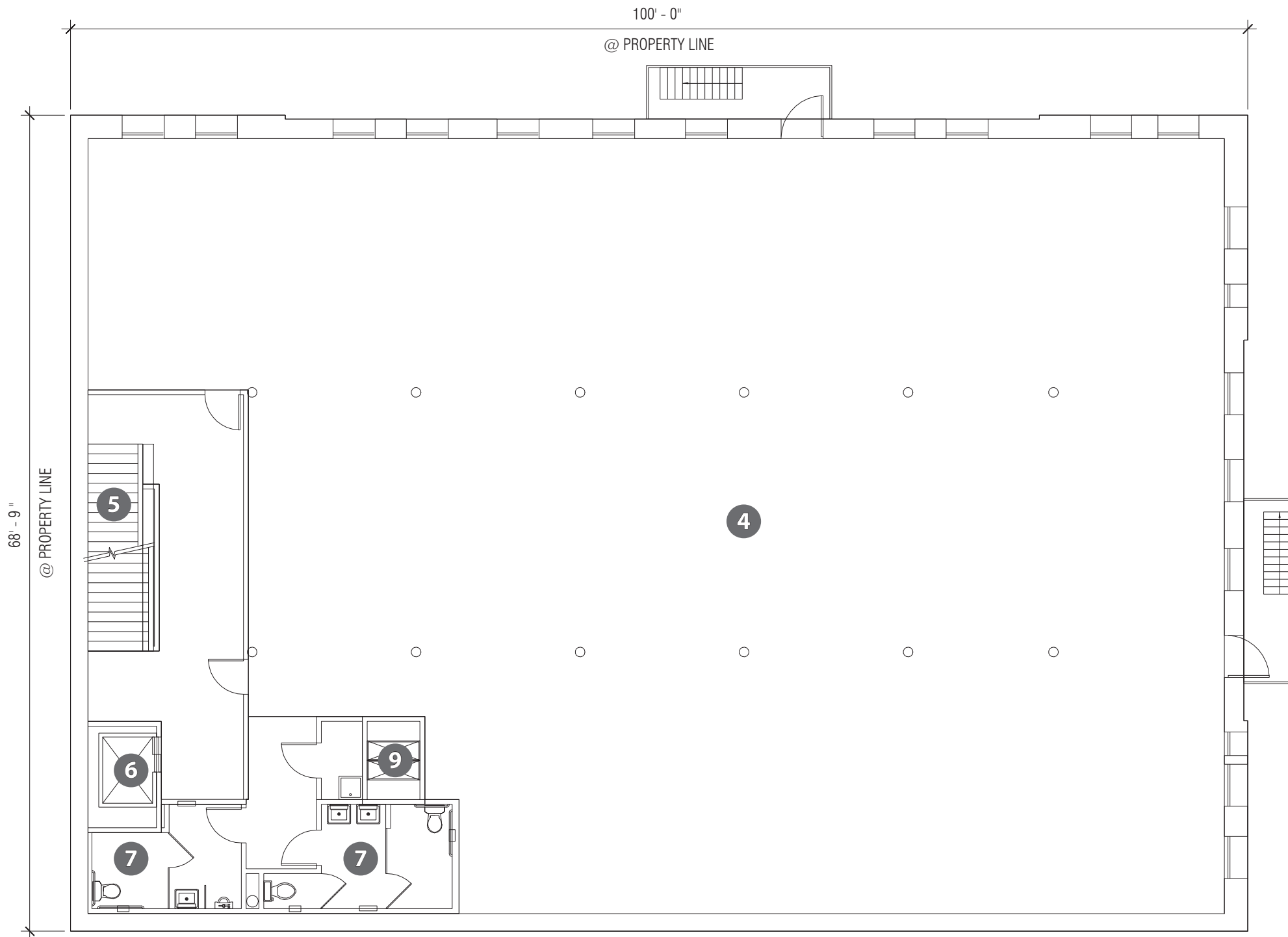
555-597 GRANT AVE. & 717 CALIFORNIA ST.
B - LEVEL 01 - FLOOR PLAN



← CALIFORNIA ST. →

JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529



↑ GRANT ST. ↓

- ① RETAIL
- ② LOBBY
- ③ MEZZANINE ABOVE
- ④ OFFICE
- ⑤ STAIR
- ⑥ ELEVATOR
- ⑦ RESTROOM
- ⑧ STREET ENTRY
- ⑨ MECHANICAL SHAFT
- ⑩ UNOCCUPIED LIGHTWELL
- ⑪ 5'x12' TRASH, RECYCLE, & COMPOST

LEVEL 02 - 6,854 GROSS SF

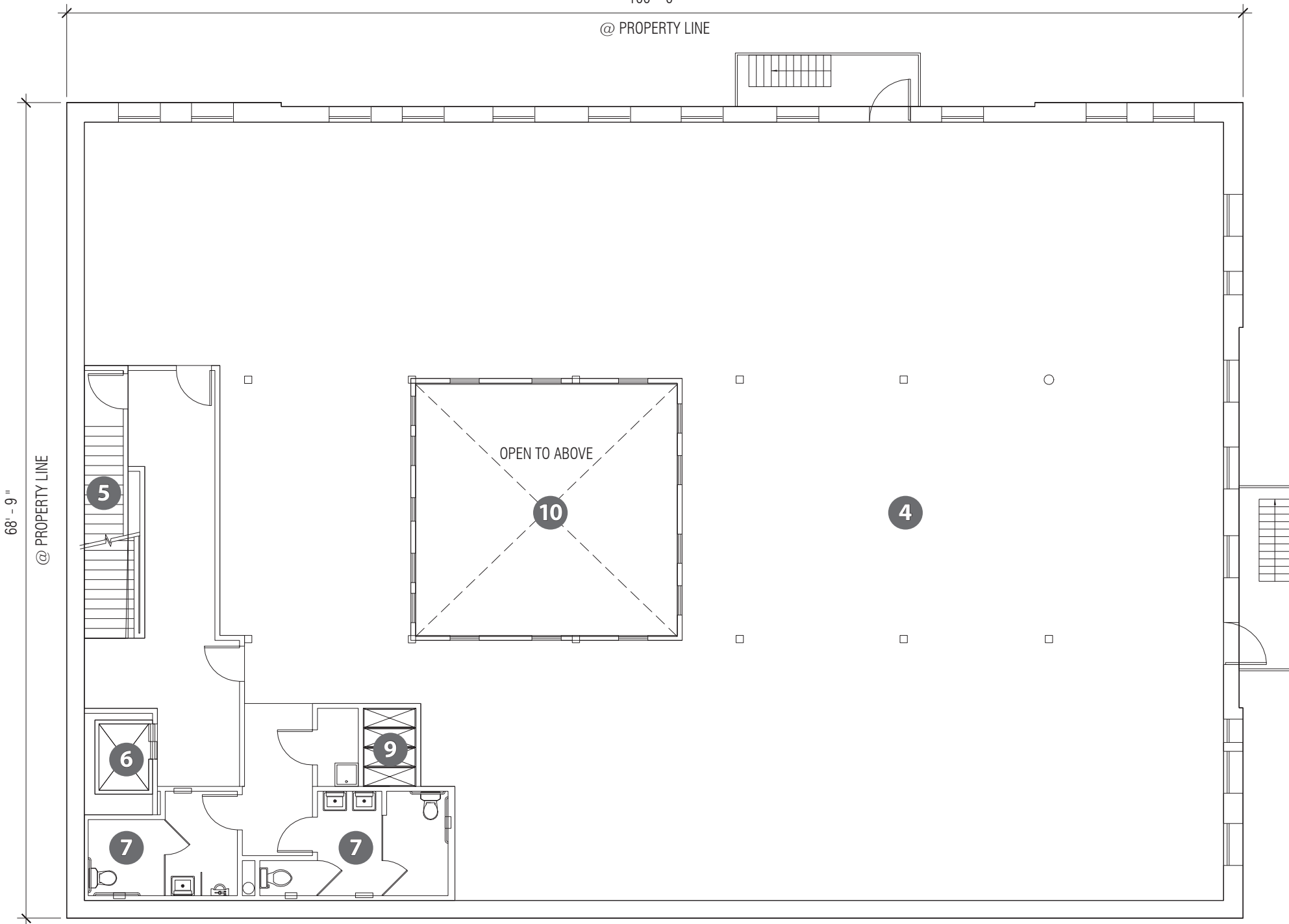
555-597 GRANT AVE. & 717 CALIFORNIA ST.
C - LEVEL 02 - FLOOR PLAN



← CALIFORNIA ST. →

100' - 0"

@ PROPERTY LINE



JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

- ↑ GRANT ST. ↓
- ① RETAIL
 - ② LOBBY
 - ③ MEZZANINE ABOVE
 - ④ OFFICE
 - ⑤ STAIR
 - ⑥ ELEVATOR
 - ⑦ RESTROOM
 - ⑧ STREET ENTRY
 - ⑨ MECHANICAL SHAFT
 - ⑩ UNOCCUPIED LIGHTWELL
 - ⑪ 5'x12' TRASH, RECYCLE, & COMPOST

LEVEL 03 - 6,359 GROSS SF

555-597 GRANT AVE. & 717 CALIFORNIA ST.
D - LEVEL 03 - FLOOR PLAN



GROSS SQUARE FOOTAGE TOTALS:

JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

LEVEL 01 - FLOOR PLAN - 6,515 SF
LEVEL 02 - FLOOR PLAN - 6,854 SF
LEVEL 03 - FLOOR PLAN - 6,359 SF

19,728 GROSS SF 

GROSS SQUARE FOOTAGE TOTALS
CALCULATED PER SAN FRANCISCO
PLANNING CODE, SECTION 102
(FLOOR AREA, GROSS) DEFINITION.

LEVEL 00 - FLOOR PLAN - 7,349 SF*
LEVEL 01 - FLOOR PLAN - 6,515 SF
LEVEL 02 - FLOOR PLAN - 6,854 SF
LEVEL 03 - FLOOR PLAN - 6,359 SF

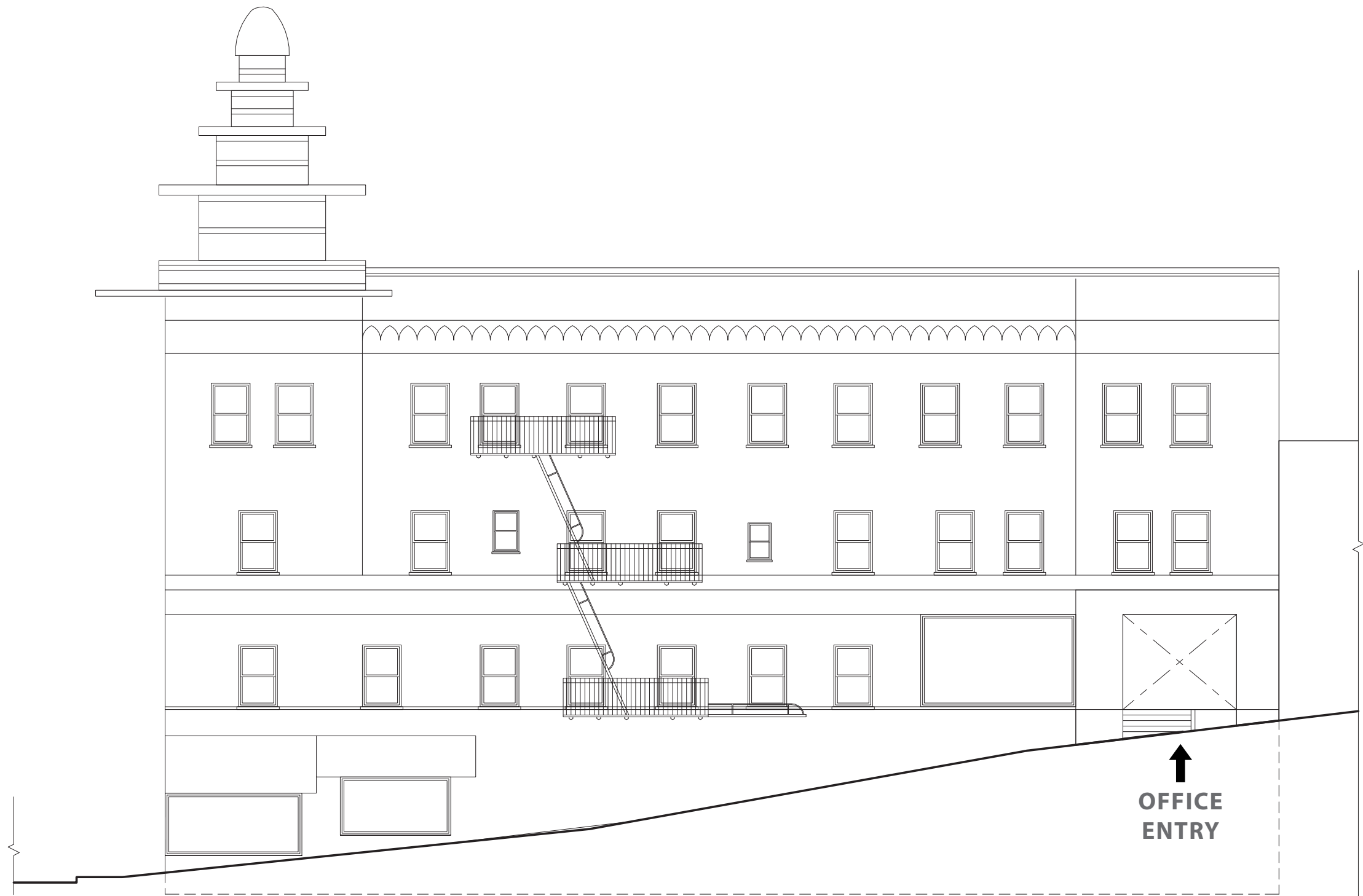
 GROSS BUILDING SQUARE FOOTAGE
TOTAL EXCLUDING RETAIL AT LEVEL 00

* RETAIL USE EXISTS AND WILL REMAIN
ON THIS FLOOR, AND IT IS NOT
SUBJECT TO THE APPLICATION FOR
CONDITIONAL USE AUTHORIZATION

27,077 GROSS SF 

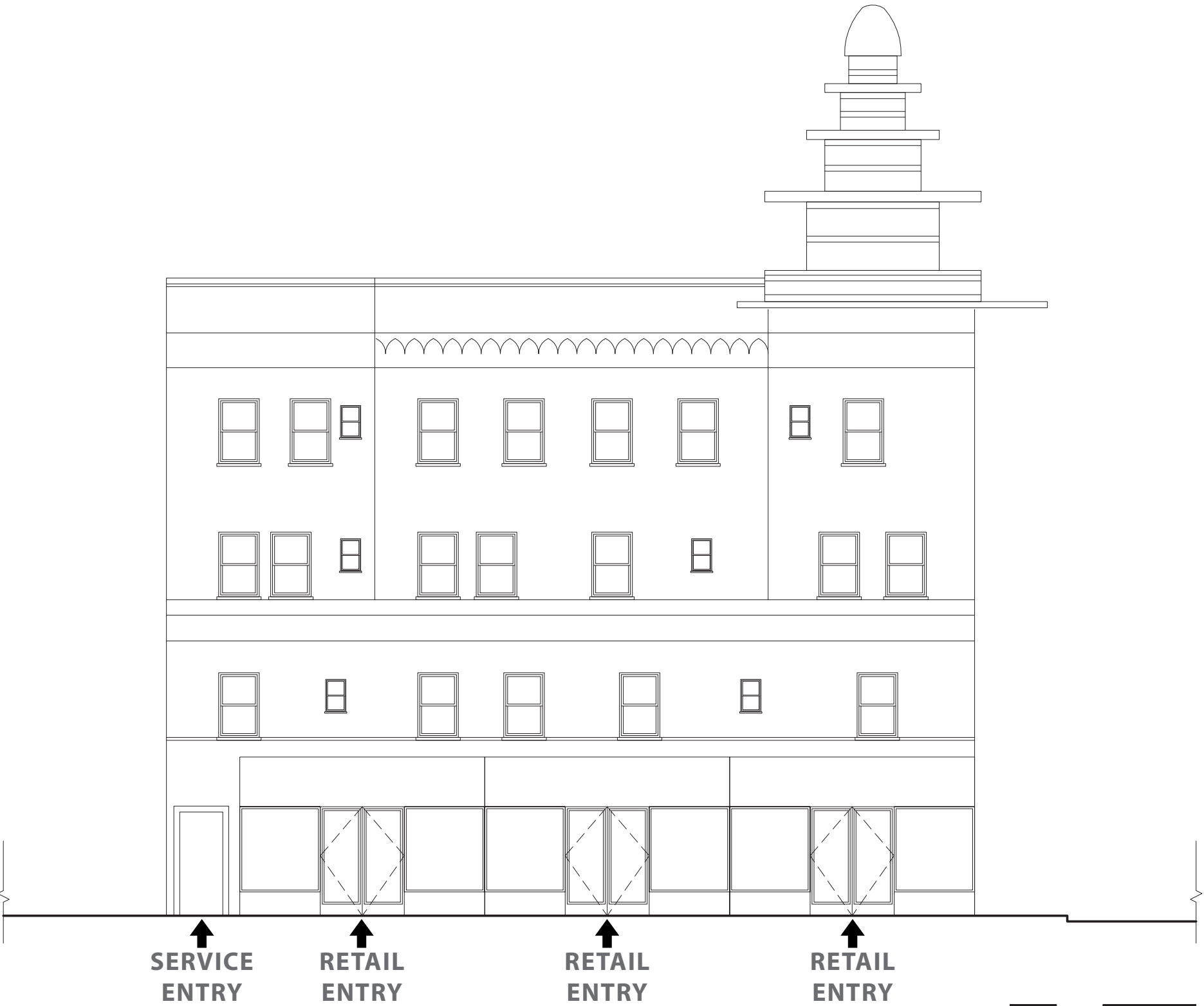
 GROSS BUILDING SQUARE FOOTAGE
TOTAL INCLUDING RETAIL AT LEVEL 00

555-597 GRANT AVE. & 717 CALIFORNIA ST.
E - GROSS SQUARE FOOTAGE TOTALS



555-597 GRANT AVE. & 717 CALIFORNIA ST.
F - NORTH ELEVATION





555-597 GRANT AVE. & 717 CALIFORNIA ST.
G - EAST ELEVATION



JAYSON
ARCHITECTURE

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415.317.0529

555-597 GRANT AVE. & 717 CALIFORNIA ST.
H - PHOTO FROM ACROSS CALIFORNIA ST.

III.



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555-597 GRANT AVE. & 717 CALIFORNIA ST.
I - STREET VIEW FROM ACROSS GRANT AVE.

III.