



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: OCTOBER 8, 2020

Continued From: OCTOBER 1, 2020

Record No.: 2020-004031CUA
Project Address: 1301 Stockton Street
Zoning: CCB - (Chinatown Community Business) Zoning District
65-N Height and Bulk District
Block/Lot: 0646/003
Project Sponsor: Mike Webster, East West Bank
135 N. Los Robles Ave., 2nd Fl
Pasadena, CA 91101
Property Owner: Esmiol Properties, LLC
2767 Octavia St
San Francisco, CA 94123
Staff Contact: Alexandra Kirby – (628) 652-7336
alexandra.kirby@sfgov.org
Recommendation: Approval with Conditions

Project Description

The Project sponsor requests Conditional Use Authorization to expand the existing Formula Retail financial service use (d.b.a. East West Bank) into an adjacent commercial space to increase the total square footage from 4,065 square feet to 4,777 square feet at the ground floor of 1301 Stockton Street as part of a seismic upgrade of the historic building. The project would include removal of the existing wrap-around awning, and signage will be approved under a separate permit. The adjacent commercial space has been vacant for over two years and was previously occupied by a professional service use. There is no proposed expansion of the existing building envelope.

East West Bank is headquartered in Pasadena, California, and has been in operation since 1973. There are currently 125 branches open worldwide with 11 branches in San Francisco, including the existing Project site. East West Bank has been a tenant of the existing Project location since 1983.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, 806.3 and 810 allow the expansion of a formula retail use within the CCB (Chinatown Community Business) Zoning District.

Issues and Other Considerations

- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Interior tenant improvements are proposed, as well as signage alterations. The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines.
- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received four letters in support of the Project from the Chinatown Community Development Corporation, The Chinatown Merchants Association, The Chinese Chamber of Commerce, and Self-Help for the Elderly.
 - **Outreach:** The Sponsor held a Pre-Application meeting on February 14, 2020

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and consistent with the Chinatown Area Plan. Although the Project results in a loss of one small-scale commercial space within the Chinatown Community Business District, the expansion of the existing financial service use would nominally increase the frontage of formula retail in the vicinity and district by approximately nine feet while reducing the vacancy rate in the area. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: October 1, 2020

Record No.: 2020-004031CUA
Project Address: 1301 STOCKTON STREET
Zoning: CCB - (Chinatown Community Business) Zoning District
65-N Height and Bulk District
Block/Lot: 0147/005
Project Sponsor: Mike Webster, East West Bank
135 N. Los Robles Ave., 2nd Fl
Pasadena, CA 91101
Property Owner: Esmiol Properties, LLC
2767 Octavia St
San Francisco, CA 94123
Staff Contact: Alexandra Kirby – (628) 652-7336
alexandra.kirby@sfgov.org

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 803.6 AND 810, TO EXPAND AN EXISTING FORMULA RETAIL FINANCIAL SERVICE USE, D.B.A. EAST WEST BANK, AT THE GROUND FLOOR OF 1301 STOCKTON STREET, LOT 005 IN ASSESSOR'S BLOCK 0147, WITHIN THE CCB (CHINATOWN COMMUNITY BUSINESS) ZONING DISTRICT AND A 65-N HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 7, 2020, Mike Webster of East West Bank (hereinafter "Project Sponsor") filed Application No. 2020-004031CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to expand an existing Formula Retail Financial Service use, DBA East West Bank at 1301 Stockton Street (hereinafter "Project"), Lot 005 of Assessor's Block 0147 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On October 1, 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. 2020-004031CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-004031CUA 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. 2020-004031CUA, 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 Sponsor requests Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 803.6 and 810 to expand an existing Formula Retail Financial Service use, d.b.a. East West Bank, at the ground floor of the existing building located at 1301 Stockton Street. The project includes a seismic soft-story retrofit that would expand the existing 4,065 square foot retail space to 4,777 square feet for an expansion of approximately 708 square feet to compensate in part for twelve new structural support columns. Façade alterations previously approved under a separate building permit (BPA No. 2019.12.20.0173) include a remodel of the non-historic storefront to increase transparency on both the Stockton Street and Broadway frontages, the proposed project also includes the removal of the existing wrap-around awning structure and new signage in compliance with Article 6 of the Planning Code and Formula Retail sign guidelines. The existing exterior ATM will be relocated into the foyer of the building for security purposes. There will be no expansion of the existing building envelope.

East West Bank is headquartered in Pasadena, California, and has been in operation since 1973. They currently have 125 branches open worldwide with 11 branches in San Francisco, including the existing Project site. Other branch locations in San Francisco include: 743 Washington Street, 1066 Grant Avenue, 900 Kearny Street, 555 Montgomery Street, 498 Clement Street, 5501 Geary Boulevard, 1301 Noriega Street, and 2219 Irving Street. East West Bank has been a tenant of the existing Project location since 1983.

- 3. Site Description and Present Use.** The Project is located at the northwest corner of the intersection of Broadway and Stockton Street, Lot 005 in Assessor's Block 0147 (District 3). The subject property is located within the CCB (Chinatown Community Business) Zoning District and the 65-N Height and bulk District. The existing building is a three-story commercial property with approximately 5,650 square feet of retail space divided into three retail spaces at the ground floor and offices above. The building was constructed circa 1907 although the storefronts were significantly altered circa 2003. The adjacent retail space that the project proposes to move into has been vacant since late 2017 and was previously occupied by Ling Ling Job Services.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the CCB Zoning District in the Chinatown Area Plan. The immediate context is predominantly commercial in character with residential and other mixed uses at the upper floors. The surrounding neighborhood features three- to five-story mixed-use development with commercial street frontage along Broadway and Stockton Street, the Ping Yuen North housing, Jean Parker Elementary and the Chinatown Public Health Center to the west, and North Beach to the north.

The shopping area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants and cafes, specialty stores, grocery stores, financial institutions, personal service establishments, business service establishments, and medical service

establishments. Some of the commercial establishments on the subject and opposite block include Walgreens, Anthem Blue Cross, Chase Bank, Dim Sum Bistro, Best Food Produce, and Asia Mall, which features numerous small retailers.

5. **Public Outreach and Comments.** The Department has received four letters in support from the Chinatown Community Development Corporation, The Chinatown Merchants Association, The Chinese Chamber of Commerce, and Self-Help for the Elderly. The letters site the importance of maintaining an active commercial street frontage and occupying vacant storefronts, specifically during the economic recovery from COVID-19, and the benefits of the services that East West Bank provides including bilingual services, safe deposit boxes, and financial literacy courses.

A Pre-Application meeting was held on February 14, 2020. No additional public comments have been received to date.

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. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a service mark.

The current proposal is to expand an existing Formula Retail Use (d.b.a. East West Bank) that has operated at the subject property since 1983 by approximately 700 square feet. The total area of the expanded financial service space would be approximately 4,780 square feet. A Formula retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 810.

- B. **Financial Service Uses within the Chinatown Community Business Zoning District.** Section 810 of the Planning Code permits “financial services” use establishments on the ground floor, as defined in Planning Code Section 102.

The current proposal is to expand an existing “financial services” (d.b.a. East West Bank, an existing Formula Retail use) use at the ground floor into a vacant space previously occupied by a “professional services” use.

- C. **Use Size within the Chinatown Community Business Zoning District.** Section 810 of the Planning Code principally permits non-residential use sizes up to 5,000 square feet and requires Conditional Use Authorization for use sizes greater than 5,000 square feet.

The current proposal is to expand the existing “financial services” use (d.b.a. East West Bank) from approximately 4,065 square feet to 4,780 square feet, under the threshold that requires Conditional Use

approval.

- D. **Street Frontage in Mixed Use Districts.** Section 145.1 of 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 and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, 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. Frontages with active uses that 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 use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The new storefront design was approved by Planning staff in June of 2019 prior to the proposed expansion. Approximately 70% of the street frontage (39') will be glazed with transparent windows in the new storefront design, bringing the property into conformance with Section 145.1. No railings or grillwork is proposed in front of or behind the proposed windows.

- E. **Signage.** Any proposed signage will be subject to review and approval by the Planning Department and must comply with Article 6 of the Planning Code.

The proposed signage will be approved under a separate permit in conformance with Article 6 of the Planning Code. Planning Staff is working with the Project Sponsor to reduce the scale of the signage to conforming dimensions, illumination and materials. The proposed signage will remove the existing wrap-around awning and install Code-compliant signage with a small awning above the primary entrance on Stockton Street. The project sponsor is proposing one wall sign in the signband currently obscured by the awning structure on each frontage. Section 607.2 of the Planning Code allows the lesser of one square foot per foot of street frontage occupied by the business or 50 square feet for each frontage; therefore, each frontage may have a sign of no greater than 50 square feet. Each proposed sign will measure approximately 47 square feet in area with halo lit copy. Staff will continue to work with the project sponsor on proposed signage details.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed expansion will allow a business that has operated at the subject property for over three decades to occupy an adjacent nine foot-wide retail space that has been vacant for more than two years while updating the existing layout of the bank for improved seismic safety and customer service. The expansion will provide space for an interior ATM and additional safe deposit storage.

- 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 will not modify the existing footprint or envelope of the historic 1907 Esmiol Building.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for commercial spaces, including financial services, under 10,000 square feet in area. Three new bike racks are proposed at the Stockton Street frontage, providing a total of six new Class 2 bicycle parking spaces. The expansion of the existing 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. The site is easily accessible via the 8, 12, 30, and 45 Muni lines.

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

The proposed use will not generate noise, glare, dust or odor and has been in operation at the subject property for many years.

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

The proposed expansion does not require or modify any existing landscaping, screening, open spaces, parking and loading areas, or service areas. The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

- 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 consistent with the stated purposed of Mixed Use Districts in that the intended use is located at the ground floor, will provide a compatible service for the immediately surrounding neighborhoods during daytime hours.

8. Formula Retail Findings. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering and Conditional Use pursuant to Planning Code Section 303.1, Formula Retail Uses:

A. Existing Concentration of Formula Retail Uses within 300 feet of the Project Site.

According to the survey provided by the Project Sponsor, there are three existing Formula Retail Establishments out of approximately 40 storefronts, or approximately 9%, within the CCB Zoning District. Within 300 feet of the property, six of the surrounding 109 businesses are Formula Retail, or approximately 6%. These businesses include the subject business, East West Bank, Chase Bank, Walgreens, Anthem Blue Shield and The Salvation Army.

B. Availability of similar uses within the general vicinity.

There are two additional banks in the 300-foot vicinity of the subject property, an additional branch of East West Bank at 1241 Stockton Street and a Chase Bank. The broader Chinatown and North Beach neighborhoods are well-served by various banking establishments, all of which are Formula Retailers.

C. The Compatibility of the proposed formula retail use with existing architectural and aesthetic character of the district.

The proposed expansion involves a previously approved storefront modification that would bring the property closer to its original historic design in terms of transparency while allowing for a more contemporary customer experience. The project would also remove the non-conforming wrap-around awning and replace it with Code-compliant signage and a small entry awning, improving the street presence of the building. No alterations are proposed to the historic upper floors of the property.

D. The existing Retail vacancies in the vicinity.

According to the survey provided by the project sponsor, the surrounding Chinatown Community Business District has a vacancy rate of 17.5% (seven vacant storefronts) of all available commercial spaces and 9.58% (94 linear feet) of the total street frontage, where the average vacant storefront is a smaller retail space with an average of 13 feet of frontage.

E. The existing mix of Citywide-serving retail uses and daily needs serving retail uses with in the vicinity.

The proposed formula retail use will maintain an existing neighborhood-serving and City-Wide serving use which will continue to compliment the mix of goods and services currently available within the broader Chinatown/North Beach area, including restaurants, specialty stores, grocery stores, personal services and medical service establishments.

- F. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

The proposed expansion is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. Table 1 below represents Formula Retail Concentration by Activities. The subject project would not change the number of existing formula retail establishments and would nominally increase the formula retail commercial frontage by 0.3%.

| Business Type | Total Street Frontage (Linear Feet) | FR Store Frontage in LF | Percentage of Type that is FR |
|-----------------------------------|-------------------------------------|-------------------------|-------------------------------|
| Bar | 30 | 0 | 0% |
| Business and Professional Service | 56 | 25 | 45% |
| Financial Service | 125 | 100 | 80% |
| Hotel | 47 | 0 | 0% |
| Limited Restaurant | 195 | 0 | 0% |
| Medical Service | 107 | 25 | 23% |
| Other Retail Sales/Services | 1404 | 103 | 7% |
| Personal Service | 112 | 0 | 0% |
| Restaurant | 756 | 0 | 0% |
| Vacant | 256 | 0 | 0% |
| Total | 3088 | 253 | 8.19% |

- G. For formula retail uses of 20,000 square feet or more, except General Specialty Grocery Stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 3030(i) of the Planning Code.

The proposed expansion will yield a commercial space of significantly less than 20,000 square feet;

therefore, no economic impact study is required for the proposed project.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1

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

The proposed Project would be compatible with and complimentary to the types of uses characterizing the Chinatown Community Business District, which includes restaurants, specialty stores, grocers, financial institutions, personal and professional business services, and medical services.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The proposed expansion would retain existing neighborhood-serving services that have operated in the community for well over 30 years while providing services for diverse needs including bilingual staff and financial education opportunities.

CHINATOWN AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1.4

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN.

Policy 1.4

Protect the historic and aesthetic resources of Chinatown.

The proposed project would not remove, alter or obscure any character-defining features of the upper floors of the property, which was identified as historically significant in the 1984 North Beach Survey. The previously approved alterations to the storefront systems would only alter previously modified portions of the building.

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 will remain complimentary to the existing commercial establishments within the surrounding neighborhood, as it has since 1983. Existing jobs are being preserved and the proposed expansion may provide additional job opportunities due to the additional space.

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

The existing housing is not affected and will remain intact. Neighbor character is being preserved with the same minority owned and serving institution re-entering the same space.

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

The existing seven affordable SRO units located above the retail space is not affected by this project. The appearance of the building will be preserved and enhanced with the improvements to the space and seismic stability will be improved.

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

There is no projected impact to transit service or commuter traffic. The bank predominantly services local community and neighborhood customers. the majority access the bank by foot. Three new Class 2 bicycle racks will be installed to further diversify the ways in which customers can travel to the project location.

- 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 existing diverse economic base is being maintained by the same retail bank that has served the local community for 37 years.

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

The proposed project would improve the seismic stability of the expanded commercial space.

Remodeling of the interior will improve the flow of occupants out of the building in the case of emergency.

- G. That landmarks and historic buildings be preserved.

The existing historic building will not be altered by the proposed project.

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

The project would not pose any potential impacts to parks or open space as no expansion of the existing building envelope is proposed.

- 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. 2020-004031CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 19, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 8, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 8, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the expansion of an existing Formula Retail financial service use (d.b.a. East West Bank) located at 1301 Stockton Street, Block 0147, and Lot 005, pursuant to Planning Code Section(s) 303, 303.1, 806.3, and 810 within the CCB (Chinatown Community Business District and a 65-N Height and Bulk District; in general conformance with plans, dated December 19, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2020-004031CUA and subject to conditions of approval reviewed and approved by the Commission on **October 8, 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 **October 8, 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

Parking and Traffic

- 6. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 6 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

Monitoring - After Entitlement

- 7. 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

- 8. 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

- 9. 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.sfpublicworks.org

10. 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



**EAST WEST
BANK**

**East West Bank
1301 STOCKTON**

**1301 STOCKTON ST.,
SAN FRANCISCO, CA
94133**



| Delta | Issue | Description | Date |
|-------|---------------------|-------------|------------|
| 1 | ISSUE FOR PC/PERMIT | | 12.19.2019 |

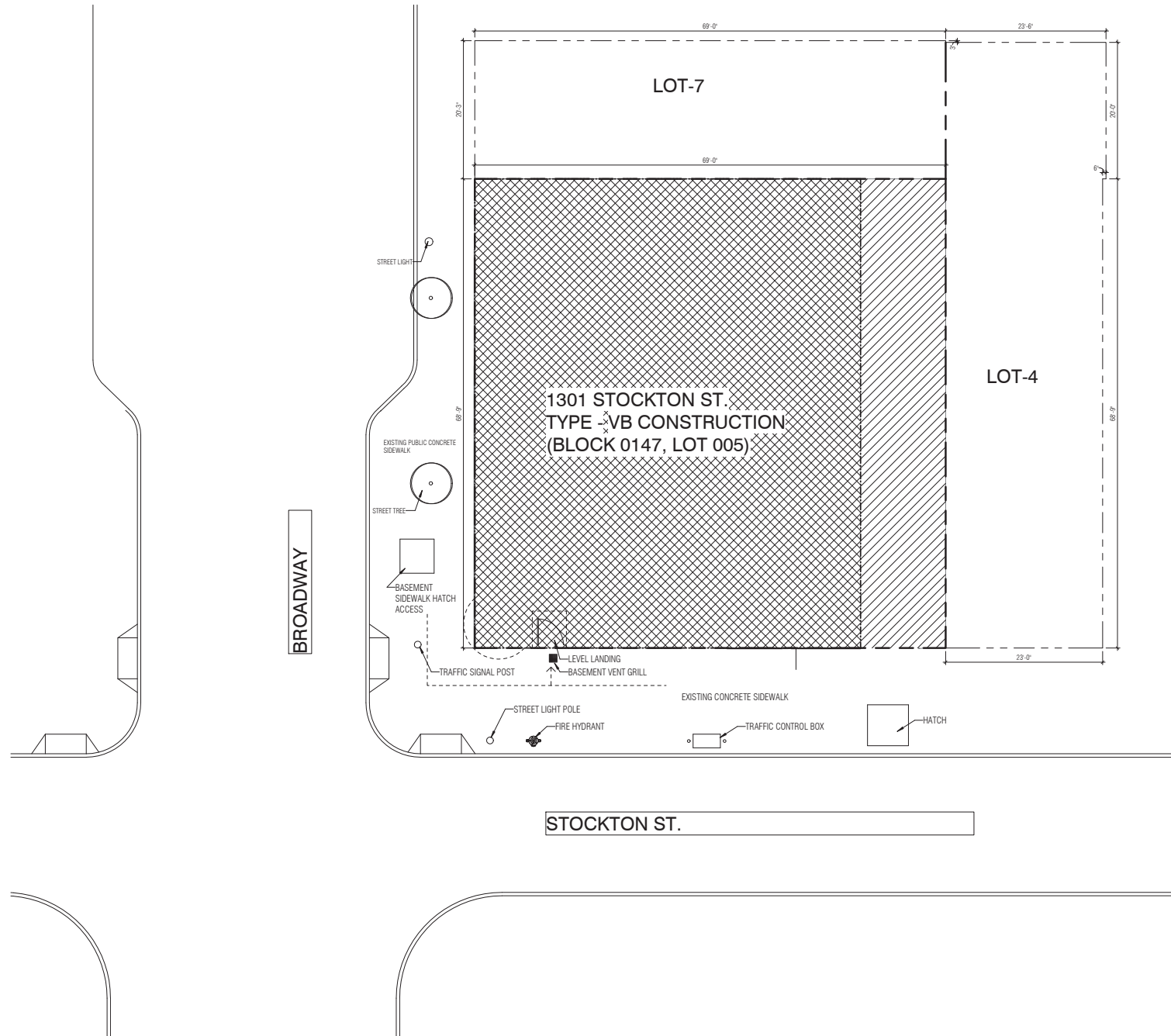
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LOS ANGELES, CA 90071
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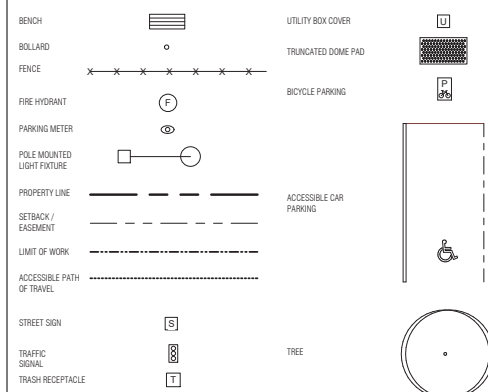
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|---------|-------|----------------|
| Drawn | Check | |
| Job No. | Scale | |

**ARCHITECTURAL SITE
PLAN**
Title: **AN-3.0**
Sheet



SITE LEGEND



SHEET NOTES

1. INFORMATION ON SITE PLAN SHALL BE VERIFIED WHERE SCOPE OF WORK IS AFFECTED BY OFF-SITE CONDITIONS.

12/19/2019 10:28:00 AM



EAST WEST BANK

East West Bank
1301 STOCKTON

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SAN FRANCISCO, CA
94133



| | | | |
|---------------------------|------------|-------------|------|
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| 1 ISSUE FOR PG/PERMIT | 12.19.2019 | | |
| Date | Issue | Description | Date |

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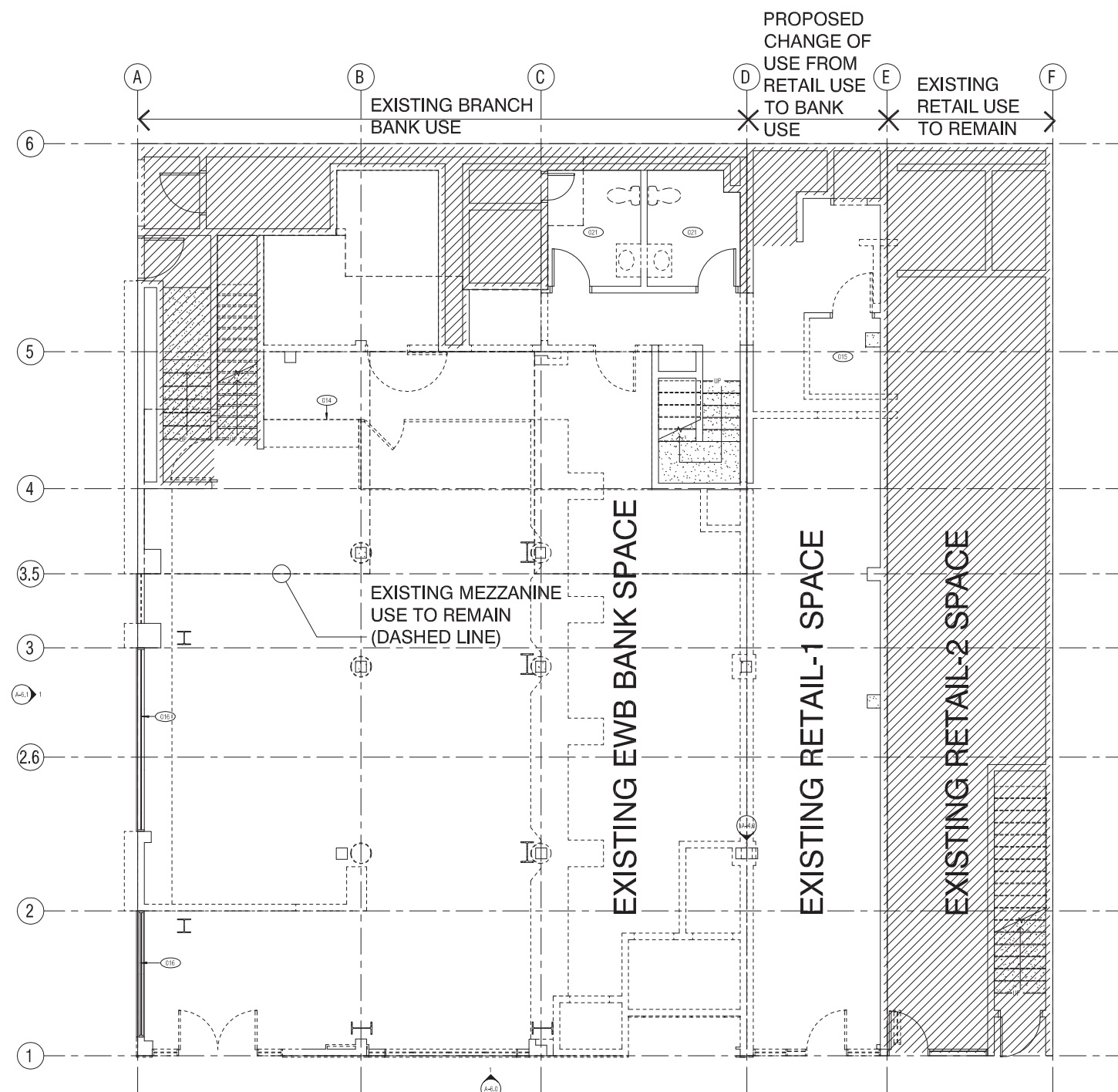
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1ST FLOOR -

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1A-0.0
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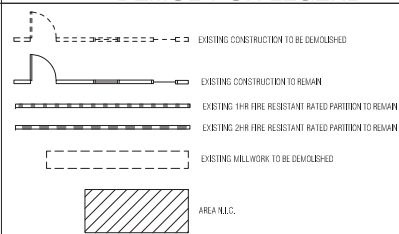
EXISTING CURRENT BANK & RETAIL AREAS

| | | |
|--------------------------------------|-------------|-------------|
| EXISTING CURRENT BANK AREA | 3166.18 GSF | |
| EXISTING CURRENT MEZZANINE BANK AREA | 899.00 GSF | 4065.18 GSF |
| EXISTING RETAIL-1 SPACE AREA | | 712.07 GSF |
| EXISTING RETAIL-2 SPACE AREA | | 875.14 GSF |
| TOTAL AREA | | 5652.39 GSF |

PROPOSED BANK EXPANDED AREA & RETAIL AREA

| | | |
|---|-------------|-------------|
| EXISTING CURRENT BANK AREA | 3166.18 GSF | |
| EXISTING CURRENT MEZZANINE BANK AREA | 899.00 GSF | 4777.25 GSF |
| PROPOSED BANK EXPANSION AREA INTO RETAIL-1 SPACE AREA | 712.07 GSF | |
| EXISTING RETAIL-2 SPACE AREA | | 875.14 GSF |
| TOTAL AREA | | 5652.39 GSF |

DEMOLITION LEGEND



ANNOTATIONS AND DEFINITIONS

D - DENOTES DEMOLITION
E - DENOTES EXISTING TO REMAIN

SHEET NOTES

- SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- ALL EXISTING WORK TO REMAIN UNLESS OTHERWISE NOTED.
- WHERE EXISTING CERAMIC TILE, FABRIC OR VINYL WALL COVERING IS SCHEDULED TO BE REMOVED, AND THE GYPSUM BOARD PAPERS DAMAGED IN THE PROCESS, REMOVE EXISTING LAYER OF GYPSUM BOARD TO EXPOSE EXISTING METAL STUD FRAMING, PROVIDE NEW GYPSUM BOARD TO MATCH EXISTING, AND AT RATED ASSEMBLIES, PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAINUL RATING.
- PROTECT WORK AREA INCLUDING NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, SCISSOR WALLS, AS REQUIRED TO PROTECT THE PUBLIC AND BUILDING OCCUPANTS DURING CONSTRUCTION. DAMAGE TO NEW AND EXISTING STRUCTURES, EQUIPMENT, MATERIALS AND FINISHES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
- (ADDITIONAL REMOVAL WORK FILED UNDER A SEPARATE APPLICATION)
- REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT U.O.I. PREPARE SURFACES FOR NEW FINISHES.
- REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR REINSTALLATION U.O.I.
- REMOVE DEMOUNTABLE PARTITIONS AS NOTED AND SAVE FOR REINSTALLATION U.O.I.
- REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH-PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL CONCRETE FLOOR SLAB AND PREPARE FOR NEW FINISHES.
- REMOVE ALL EXISTING MATERIALS CREATING DEBRIS, OUT OF TOLERANCE SUBSTRATE INCLUDING BUT NOT LIMITED TO FASTENERS, COVER PLATES, RESILIENT FLOORING, CARPET PAID, ETC.
- REMOVE ALL CABINETRY, SEWAGE, CORNER GUARDS, SHELVING, EQUIPMENT, EXPOSED BLOCKING, WALL MOUNTED ACCESSORIES.
- ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION.

KEY NOTES

| NO. | DESCRIPTION |
|-----|--|
| 014 | DEMOL FLOOR AS REQUIRED FOR NEW VAULT. |
| 015 | DEMOL RIF ROOM TO BE MOVED. |
| 016 | EXISTING GLAZING TO REMAIN |
| 021 | REMOVE EXISTING PLUMBING FIXTURES |



EAST WEST BANK

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1301 STOCKTON

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1 ISSUE FOR PERMIT 12.19.2019

Delta Issue Description Date

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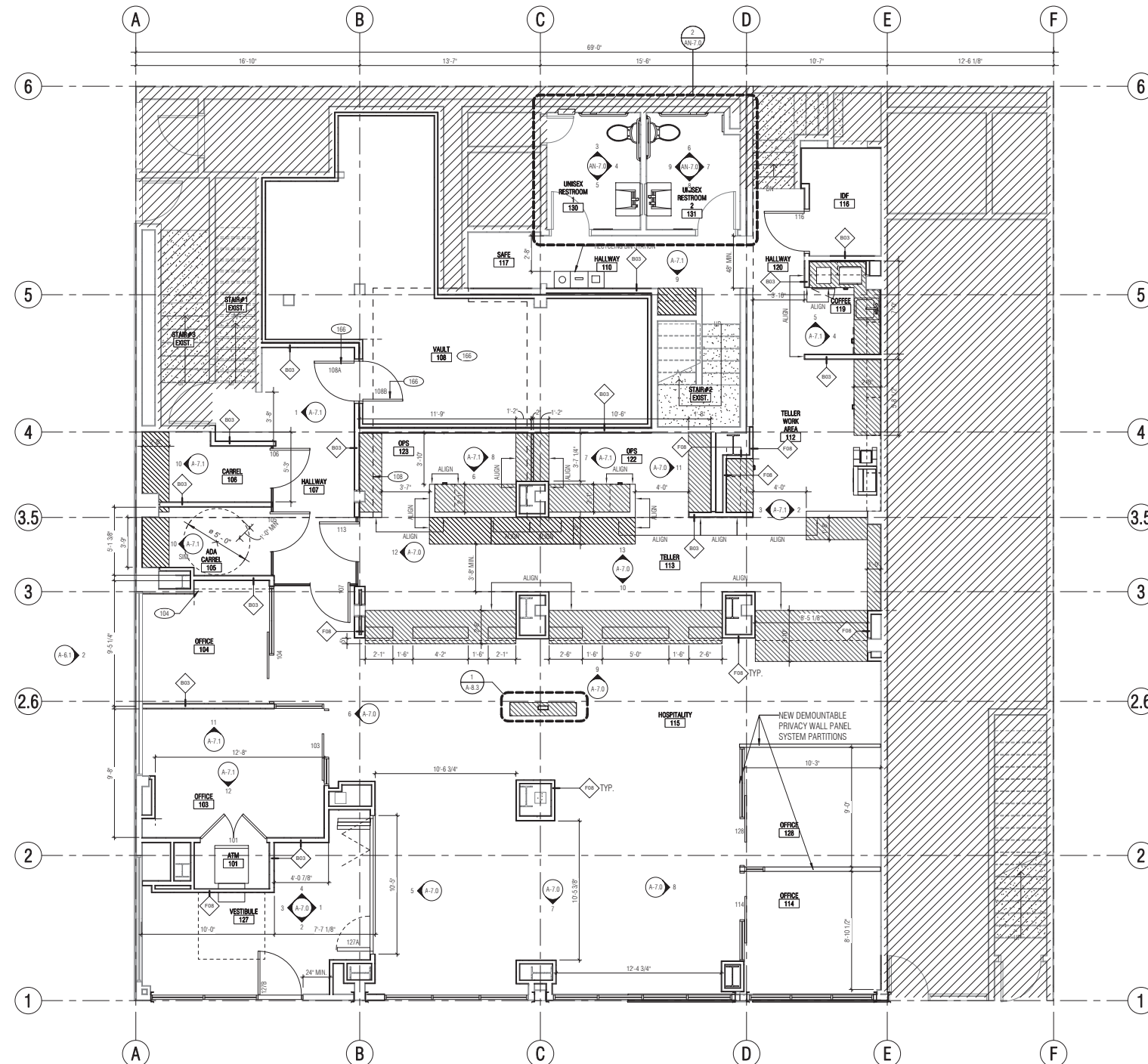
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Drawn Check As indicated
Job No. Scale

1ST FLOOR -
PARTITION PLAN

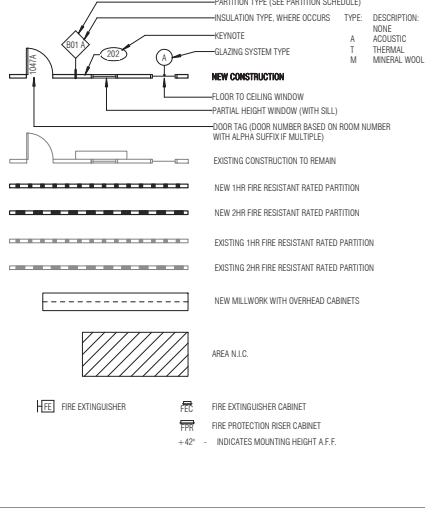
1A-1.0



PARTITION SCHEDULE

| TYPE | FIRE RATING | UL # | DESCRIPTION | SSMA # | STUD SPACING (IN) | MAX DEFLECTION | MAX HT. | THICKNESS | DETAIL REF. |
|--------|-------------|------|--|------------|-------------------|----------------|---------|-----------|-------------|
| BES | NR | NR | NON RATED 3 5/8" METAL STUDS, FULL HEIGHT (SLAB TO SLAB) WITH ONE LAYER 5/8" GYPBOARD EACH SIDE | 3625125-33 | 16 | L/240 | 17'-5" | 4-7/8" | 11A-B-D |
| BST | NR | NR | NON RATED 3 5/8" METAL STUDS, FULL HEIGHT (SLAB TO SLAB) WITH ONE LAYER 5/8" GYPBOARD ON INTERIOR, THINSET CERAMIC TILE OVER SETTING BED ON 5/8" CEMENTITIOUS BACKERBOARD ON EXTERIOR. | 3625125-33 | 16 | L/240 | 17'-5" | 5-5/8" | |
| FDS | NR | NR | 7/8" METAL FURRING HAT CHANNELS OVER RESISTANT SOUND ISOLATION CLIPS WITH TWO LAYERS 5/8" GYPBOARD ON EXTERIOR. | 6817125-33 | 34 | L/240 | 8'-0" | 2-7/8" | 21A-B-D |
| FGB | NR | NR | 3 5/8" METAL STUD FURRING WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR (1/2" AIR SPACE BETWEEN STUD AND WALL). | 3625125-33 | 16 | L/240 | 18'-0" | 3-5/8" | 21A-B-D |
| GL-2 | | | 1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING | | | | | | |
| GL-2.1 | | | 1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING | | | | | | |

PARTITION LEGEND



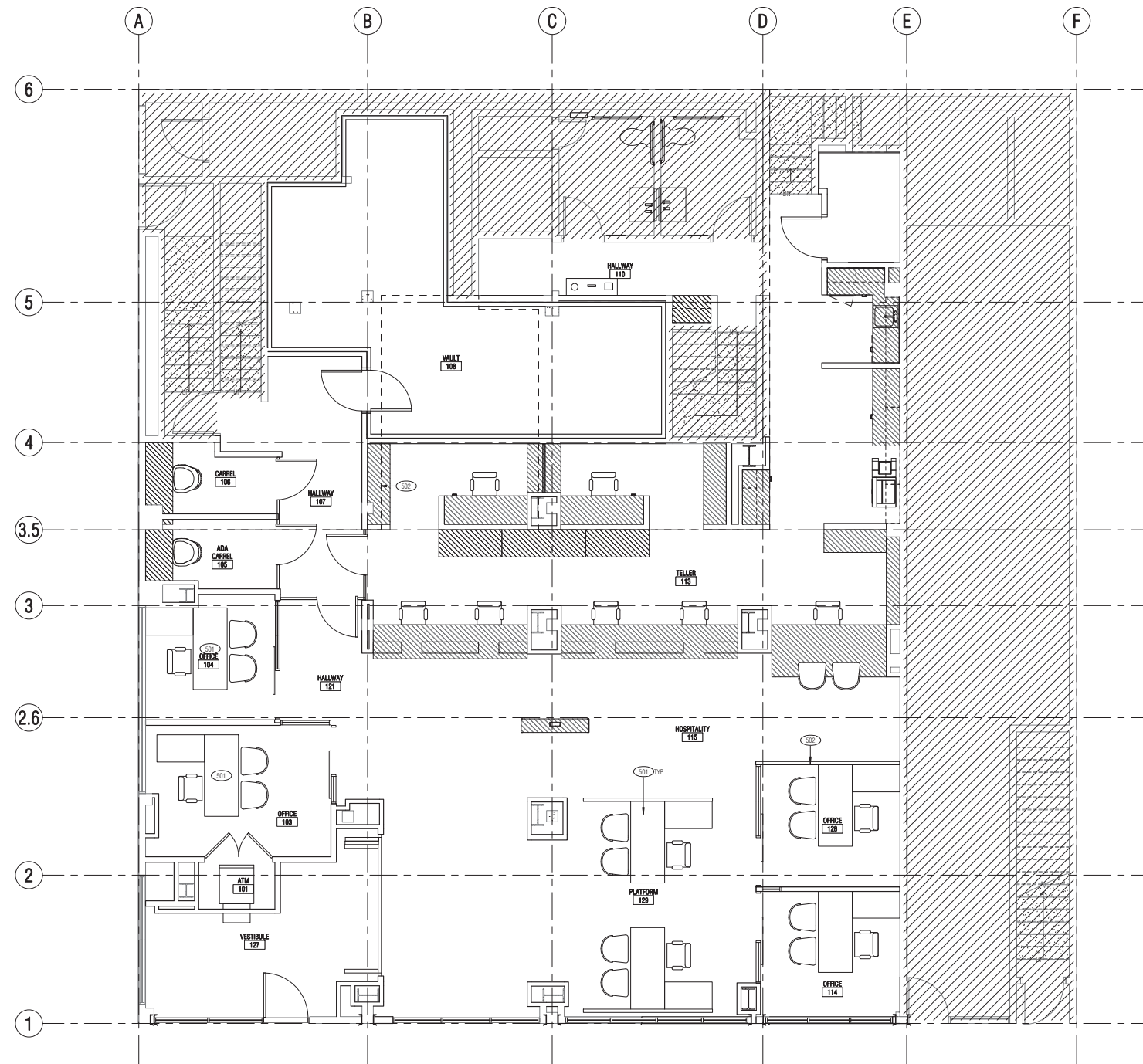
SHEET NOTES

- SEE AN SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- PARTITIONS DIMENSIONED TO FINISH FACE UNLESS INDICATED AS "CLEAR" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
- USE TYPE "X" GIBS ON FIRE RATED PARTITIONS.
- PROVIDE INSULATION FULL DEPTH OF STUD OR A TYPE AND IN LOCATIONS INDICATED IN THE PLAN. INSULATION AT RATED PARTITIONS TO BE NON-COMBUSTIBLE, MINERAL WOOL OR EQUIVALENT APPROVED IN THE PROJECT JURISDICTION.
- USE CEMENTITIOUS BACKER BOARD (DUROCK) OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (0.01"). SEE FINISH PLAN FOR LOCATION OF TILE.
- SEE A DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTENTS OF FRAMING AND FINISHES.
- WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, SPACE TO ADJACENT STRUCTURE. SEE A DETAIL SHEET SERIES.
- FIRE SAFE PENETRATIONS AT FIRE RESISTANT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. SEE AN SHEET SERIES FOR DETAILS.
- MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR ALL PENETRATIONS.
- PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVEING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNT EQUIPMENT, ETC.
- REFER TO A-2 SHEET SERIES FOR POWER & SIGNAL DEVICE LOCATIONS.
- PROVIDE LEVEL 4 FINISH I.O.N. PROVIDE LEVEL 3 FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING. REFER TO FINISH PLANS FOR LOCATIONS AND ADDITIONAL INFORMATION.
- UNLESS SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVERALL. NOTIFY ARCHITECT IN WRITING WHERE DISCREPANCIES OCCUR.
- ALL EXPOSED OUTSIDE GYPSUM BOARD CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
- DIMENSIONS TAKEN FROM PERIMETER EXTERIOR WINDOW WALL ARE TAKEN FROM THE INSIDE FACE OF THE VERTICAL MULLION. DIMENSIONS MARKED VERIFY IN FIELD. SHALL BE VERIFIED PRIOR TO START OF WORK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DESIGN BUILD FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
- PATCH FLOOR AND WALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK, FIRESAFE AT UL RATED ASSEMBLIES CONSISTENT WITH EXISTING UL RATING.
- WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT UL ASSEMBLY, OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
- PATCH AND REPAIR ALL EXISTING PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
- ALL LIGHT GAUGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN STEEL MANUFACTURERS ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION (ICC-ES REPORT NO. E8-4943P) AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AMERICAN IRON AND STEEL INSTITUTE (ASTM) AND SPECIFIED TRUE GAUGE FLAT STEEL MIN. THICKNESS THAT ONLY 1/8" GAUGE FLAT STEEL CAN SATISFY. USE OF EFFECTIVE THICKNESS, COLD REDUCED AFTERMARKET EQUIVALENT PRODUCT (EQ) STUDS FURNISHED BY EQ STUD MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION.
- REQUIRED MARKING AND IDENTIFICATION OF PARTITIONS, WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND INCLUDE LETTERING NOT LESS THAN 3/16" (4.76 MM) IN HEIGHT WITH A MINIMUM 3/16" (4.76 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING BASED ON LOCAL JURISDICTION. REFER TO PARTITION SCHEDULE, PLAN AND LEGEND TO IDENTIFY APPLICABLE PARTITIONS.

KEY NOTES

| NO. | DESCRIPTION |
|-----|-------------------------------|
| 104 | CLARETORY ABOVE |
| 108 | OUTLINE OF MEZZANINE ABOVE |
| 166 | REFER TO AN-6.0 SHOP DRAWINGS |

12/19/2019 10:00 AM



**EAST WEST
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**1ST FLOOR -
FURNITURE PLAN**

TB:
1A-5.0

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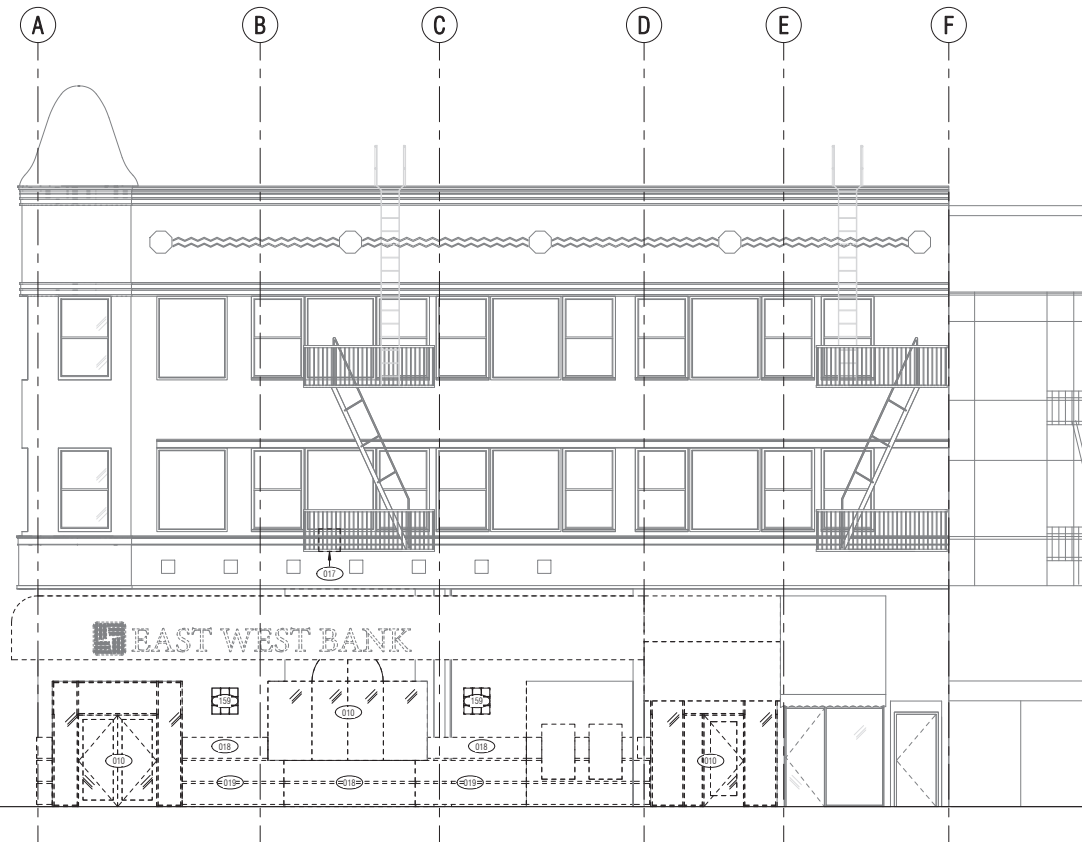
FURNITURE LEGEND

SHEET NOTES

- SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- XX

KEY NOTES

| NO. | DESCRIPTION |
|-----|---|
| 201 | FURNITURE BY CLIENT |
| 202 | OFFICE 108 & 114. DEMOUNTABLE PRIVACY WALL PANEL BY |

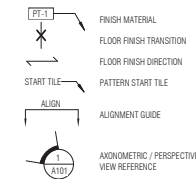


① DEMOLITION EXTERIOR EAST ELEVATION - STOCKTON STREET
3/16" = 1'-0"



③ EXTERIOR EAST ELEVATION - STOCKTON STREET
3/16" = 1'-0"

FINISH LEGEND



SHEET NOTES

- SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- XX

KEYNOTES

| NO. | DESCRIPTION |
|-----|---|
| 010 | DEMOLISH STOREFRONT SYSTEM, EXISTING COLUMNS TO REMAIN. |
| 017 | DEMOLISH EXISTING RELATABLE ESCAPE LADDER. |
| 018 | DEMOLISH RAISED EXTERIOR PANEL. |
| 019 | EXISTING RAISED EXTERIOR PANEL TO REMAIN. |
| 159 | REPLACE EXISTING GLASS BLOCK WITH CLEAR FIXED GLASS, TYP. |

| | | |
|-------------------------------|-------------------------|--------------------------------|
| P = PAINT | FT = FLOOR TRANSITION | WT = WINDOW TREATMENT |
| B = BASE | T = TILE | FAB = FABRIC |
| PL = PLASTIC LAMINATE | G = GROUT | WC = WALL COVERING |
| CPT = CARPET | RF = RESILIENT FLOORING | ACP = ACOUSTICAL CEILING PANEL |
| WD = WOOD | GL = GLASS | CON = CONCRETE |
| ST = STONE | MTL = METAL | |
| SOT = STATIC DISSIPATIVE TILE | SSM = SOLID SURFACE | |



EAST WEST BANK

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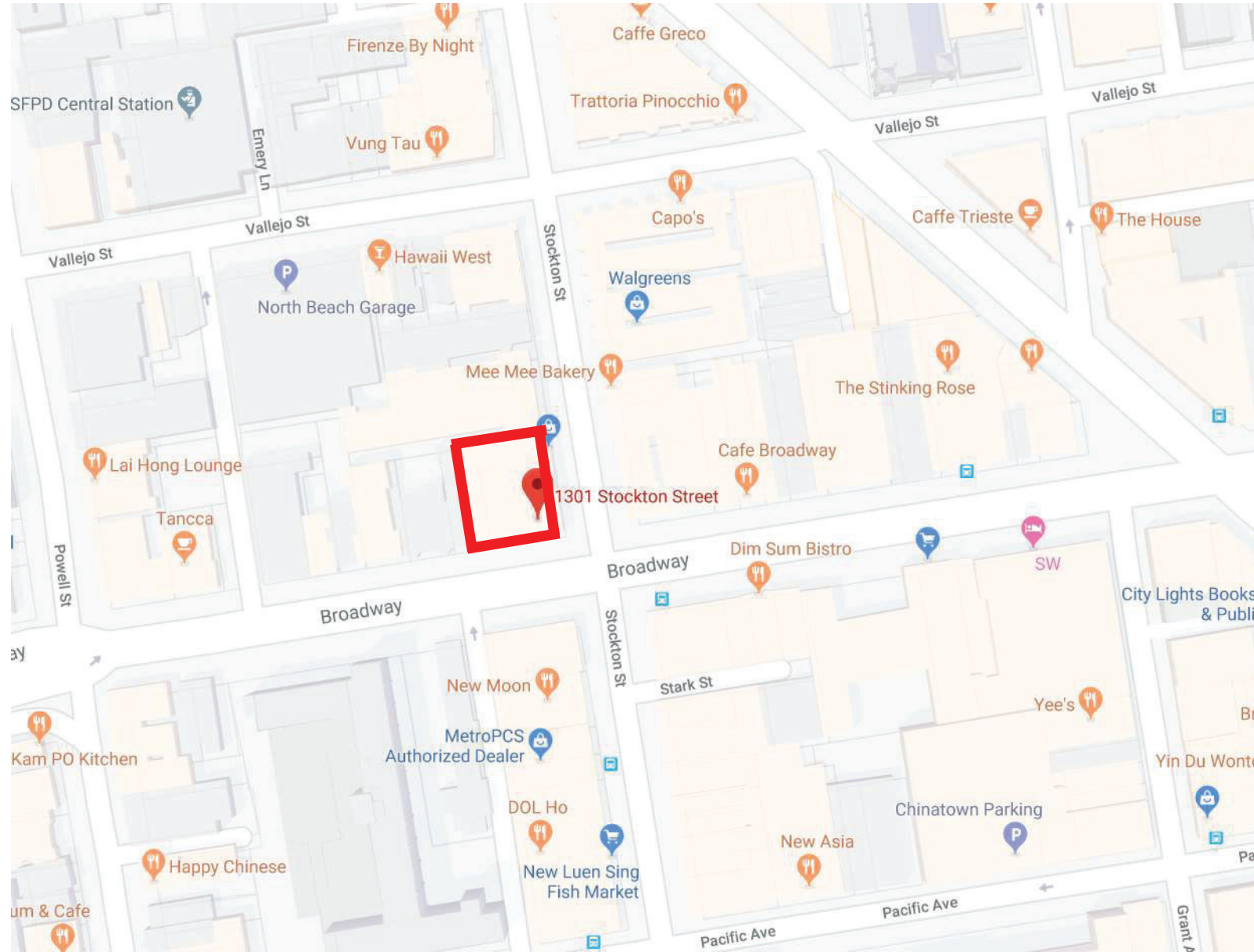
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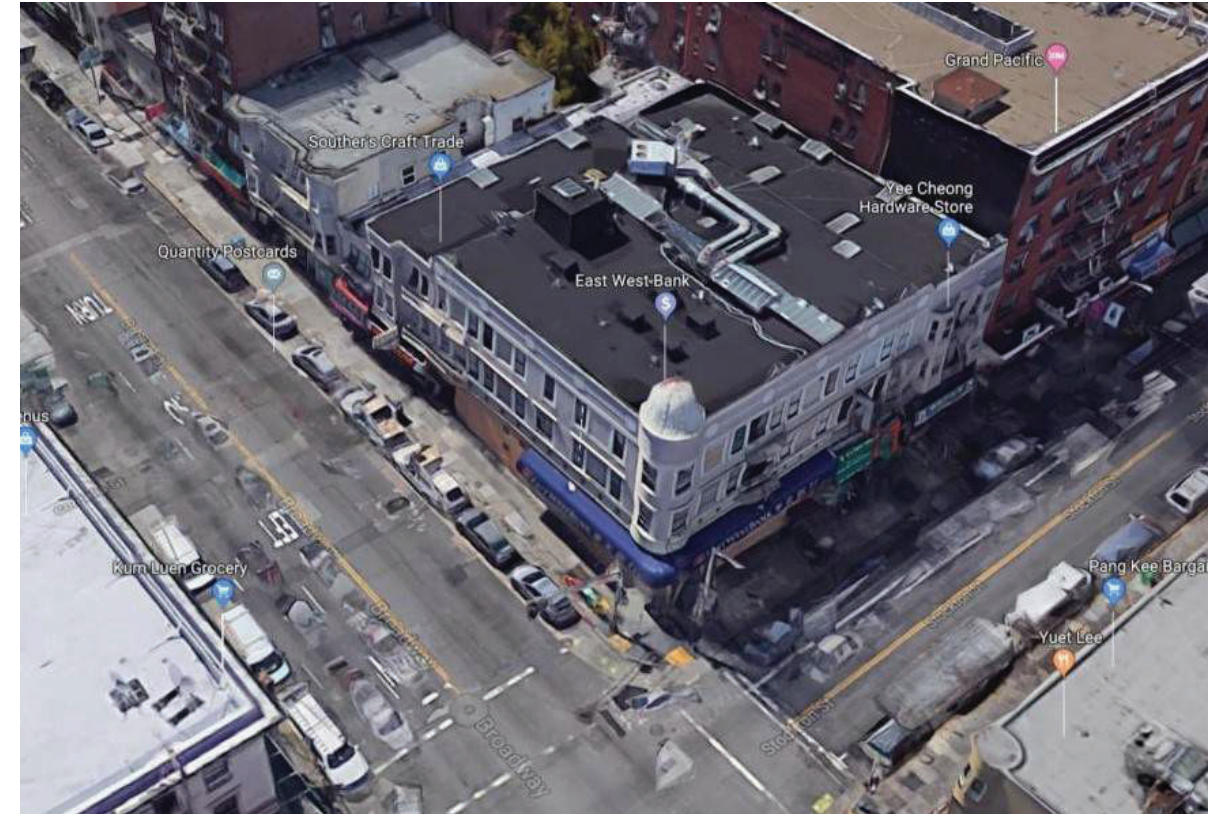
| CL | FL | Owner Approval |
|-----------------|--------------|----------------|
| Drawn | Check | |
| 01EWSK0001.0000 | As indicated | |
| Job No. | Scale | |

EXTERIOR ELEVATIONS

Sheet
A-6.0



VICINITY MAP



AERIAL VIEW

IA | INTERIOR ARCHITECTS

EASTWESTBANK



CORNER VIEW



BROADWAY VIEW



STOCKTON VIEW



STOCKTON VIEW



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|---|--|
| Project Address | | Block/Lot(s) |
| 1301 STOCKTON ST | | 0147005 |
| Case No. | | Permit No. |
| 2020-004031ENV | | 201912200173 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| <p>Project description for Planning Department approval.</p> <p>The project involves mandatory soft story seismic strengthening as part of a full branch remodel by expanding existing branch footprint by approximately 670 square to compensate for new structural columns. Exterior facade improvements also required in order to create a uniform storefront appearance.</p> | | |

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"/> | <p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p> |
| <input type="checkbox"/> | Class ____ |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|--|
| <input type="checkbox"/> | <p>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)</p> |
| <input type="checkbox"/> | <p>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?</p> <p>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).</p> |
| <input type="checkbox"/> | <p>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?</p> |
| <input checked="" type="checkbox"/> | <p>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)</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archaeologist cleared the project with no effects on 5/20/2020.</p> | |

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

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

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

| | |
|--|--|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| <input type="checkbox"/> | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| <input type="checkbox"/> | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. | |
| <input type="checkbox"/> | Project is not listed. GO TO STEP 5. |
| <input checked="" 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"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Proposal would modify non-historic storefront facade (circa 2003) as part of bank expansion. No historic fabric would be lost, new design is closer to historic design while reading as contemporary. |
| <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 <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify): |
| 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: Alexandra Kirby | |

**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: Don Lewis 05/29/2020 |
| <p>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.</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:

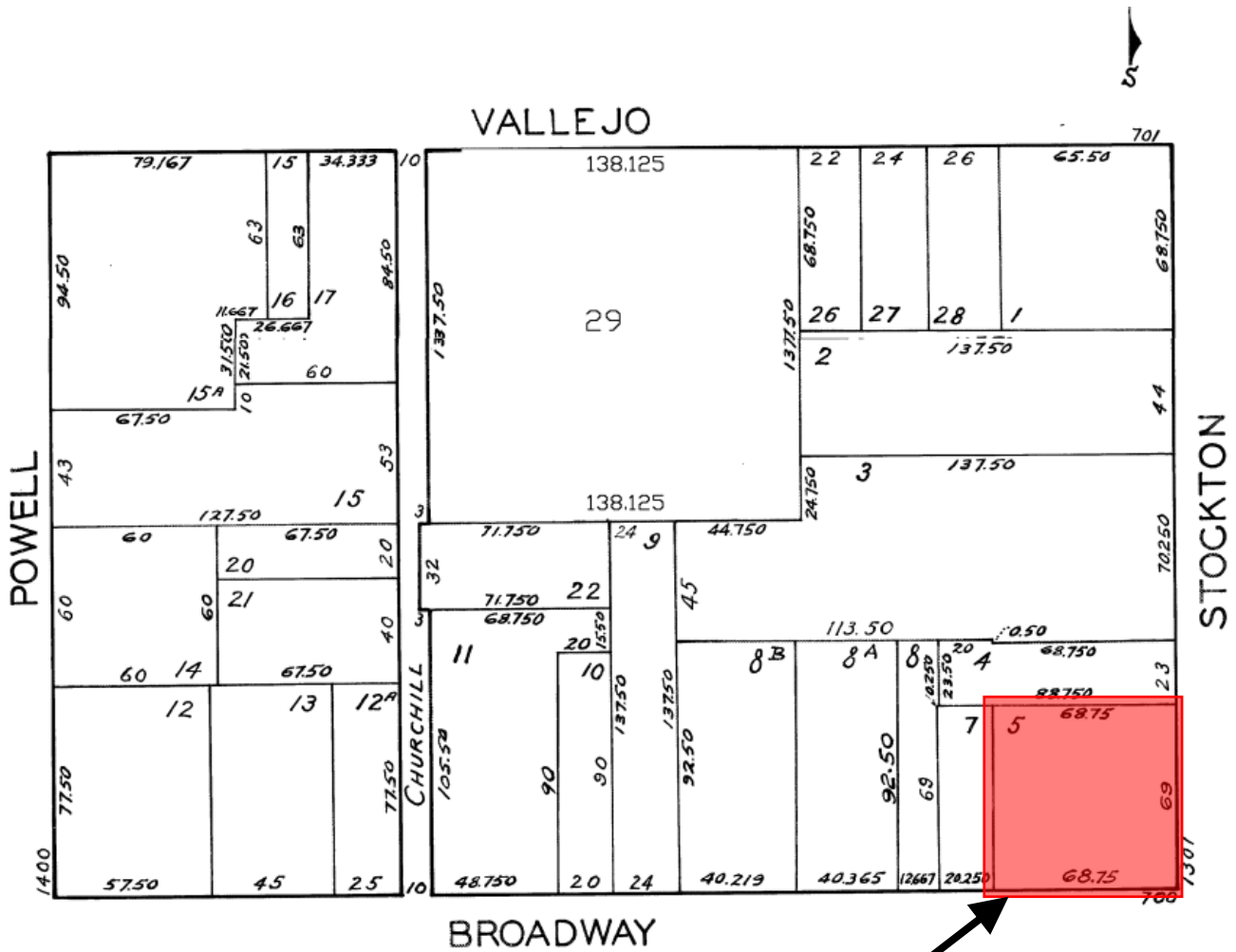


LAND USE INFORMATION

PROJECT ADDRESS: 1301 STOCKTON ST
RECORD NO.: 2020-004031PRJ

| | EXISTING | PROPOSED | NET NEW |
|---|----------|----------|---------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | 0 | 0 | 0 |
| Residential GSF | 8130 | 8130 | 0 |
| Retail/Commercial GSF | 5652 | 5652 | 0 |
| Office GSF | 0 | 0 | 0 |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | 0 | 0 | 0 |
| Medical GSF | 0 | 0 | 0 |
| Visitor GSF | 0 | 0 | 0 |
| CIE GSF | 0 | 0 | 0 |
| Usable Open Space | 0 | 0 | 0 |
| Public Open Space | 0 | 0 | 0 |
| TOTAL GSF | | | |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | 6 | 0 | 6 |
| Dwelling Units - Market Rate | 0 | 0 | 0 |
| Dwelling Units - Total | 6 | 0 | 6 |
| Hotel Rooms | 0 | 0 | 0 |
| Number of Buildings | 1 | 0 | 0 |
| Number of Stories | 3 | 0 | 0 |
| Parking Spaces | 0 | 0 | 0 |
| Loading Spaces | 0 | 0 | 0 |
| Bicycle Spaces | 0 | 4 | 4 |
| Car Share Spaces | 0 | 0 | 0 |

Parcel Map

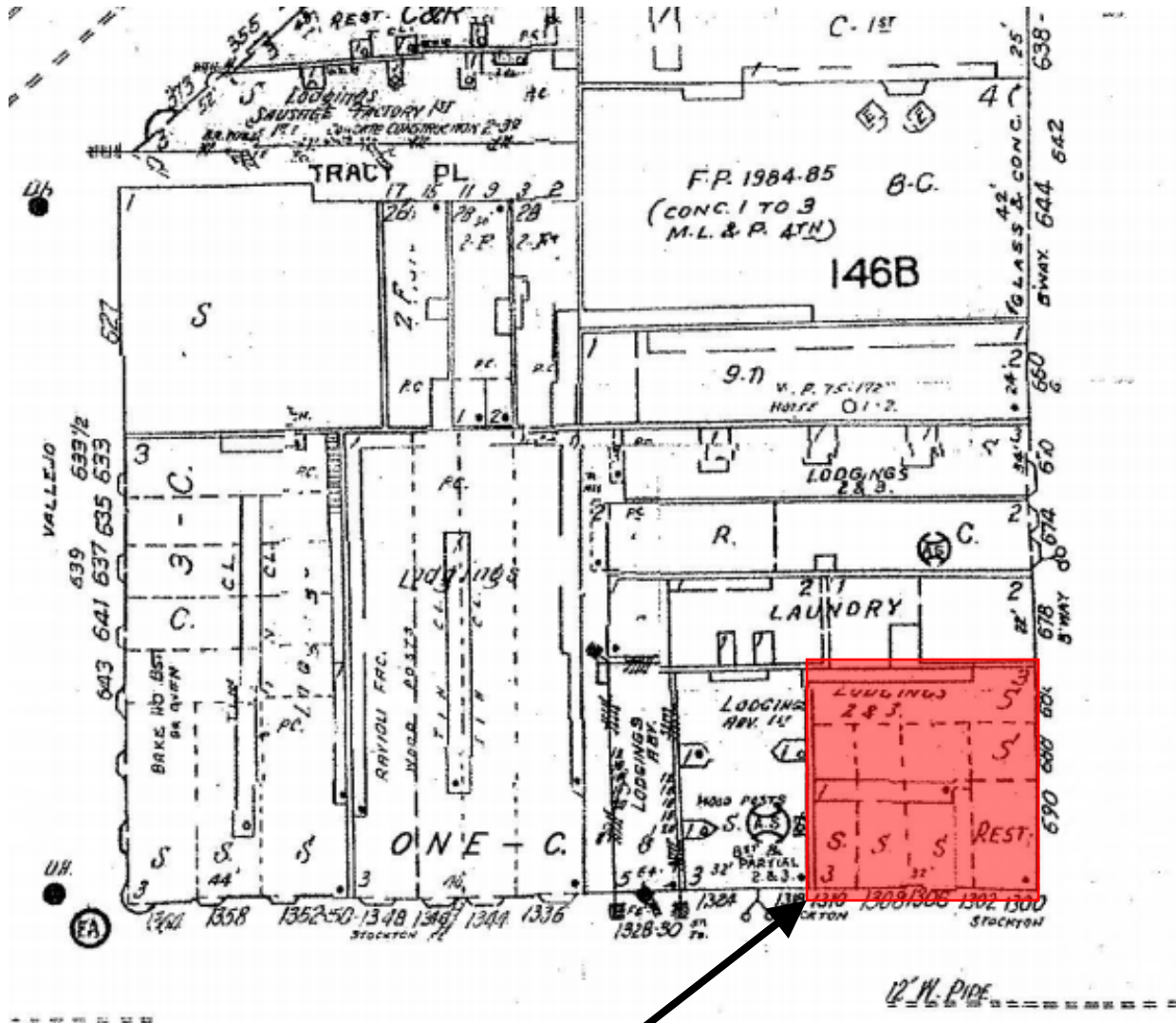


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2020-004031CUA
 1301 Stockton Street

Sanborn Map*



SUBJECT PROPERTY

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



Conditional Use Authorization
 Case Number 2020-004031CUA
 1301 Stockton Street

Aerial Photo – View 1

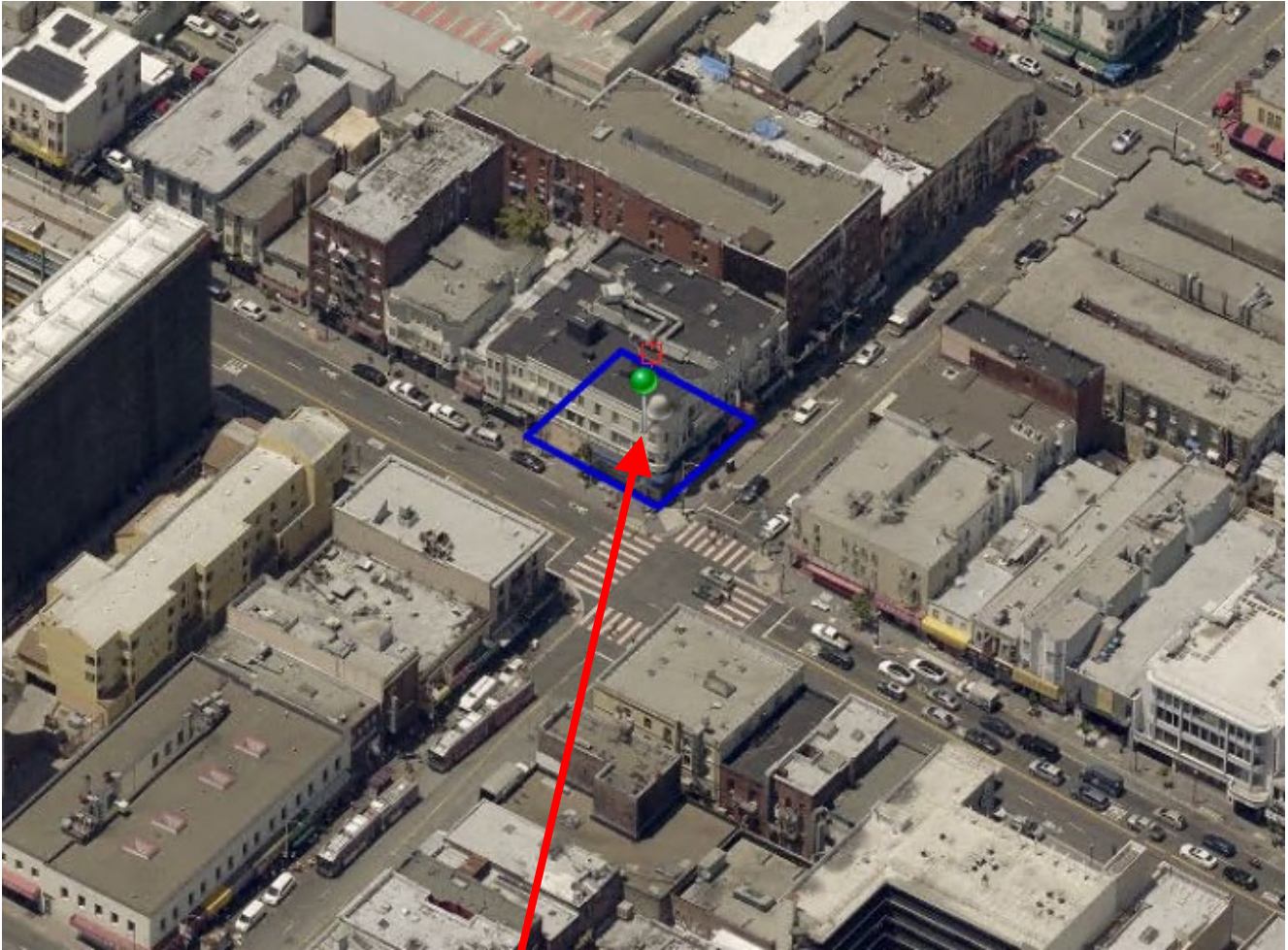


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-004031CUA
1301 Stockton Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-004031CUA
1301 Stockton Street

Zoning Map



Conditional Use Authorization
Case Number 2020-004031CUA
1301 Stockton Street

Site Photo



Conditional Use Authorization
Case Number 2020-004031CUA
1301 Stockton Street



1525 Grant Avenue
San Francisco, CA 94133
TEL 415.984.1450
FAX 415.362.7992
TTY 415.984.9910
www.chinatowncdc.org

August 27, 2020

Alexandra Kirby
Senior Planner | Preservation - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 1301 Stockton Street, San Francisco
Project Applicant: East West Bank
Application: Conditional Use Authorization
Property Address: 1301-1313 Stockton Street
Block/Lot No: 0147/005
File No.: 2020-004031CUA

Dear Ms. Kirby:

This letter is in support of East West Bank's Conditional Use Authorization Application for 1301 Stockton Street and its expansion of the bank branch into 1313 Stockton Street.

It is important for the Chinatown community to have an urban streetscape without commercial retail vacancies. 1313 Stockton Street has been vacant for many months and East West Bank's expansion into 1313 Stockton Street will help surrounding businesses with commercial activity and pedestrian traffic. This East West Bank branch also provides important banking services to the local businesses and residents, who rely on bilingual and Chinese speaking staff at the bank.

We support East West Bank's Conditional Use Authorization Application for 1301-1313 Stockton Street.

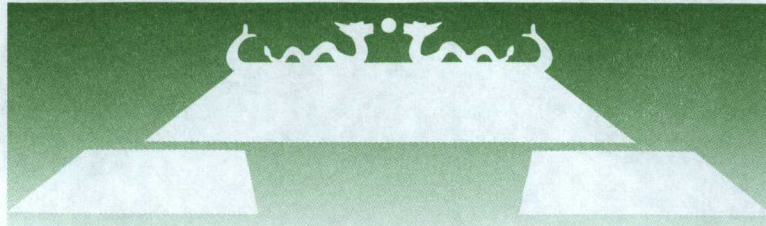
Very Truly Yours,

Malcolm Yeung, Executive Director
Chinatown Community Development Center

cc: Eric Lee
Mike Webster
East West Bank
(via email)

Allan E. Low, Esq.
Perkins Coie, LLP
(via email)

華埠商人協會



CHINATOWN MERCHANTS ASSOCIATION

667 Grant Avenue ☆ San Francisco ☆ California 94108 ☆ Tel: (415) 982-6306 ☆ Fax: (415) 982-6306

Alexandra Kirby
Senior Planner/Preservation—Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Ave. Suite 1400

San Francisco, CA 94103

September 22, 2020

RE: 1301 Stockton Street, San Francisco

Project Applicant: East West Bank

Application: Conditional Use Authorization

Property Address: 1301-1313 Stockton St.

Block/Lot No. 0147/005

File No.: 2020-004031CUA

Dear Ms. Kirby,

We would like to express our support of East West Bank's Conditional Use Authorization Application for 1301 Stockton St. and its expansion of the bank branch into 1313 Stockton St.

Chinatown's business community has been in steady decline ever since the Loma Prieta earthquake of 1989. The advent of ride sharing, xenophobia, and the shelter in place rules imposed by the City have formed the perfect storm for failure everywhere in Chinatown.

Along the tourist oriented corridor of Grant Ave., it is expected that at least 40-45 businesses will be closed permanently. Trying to lure new businesses into the neighborhood will be a colossal undertaking.

We need to make sure that we retain the existing businesses such as the East West Bank. It makes no sense not to grant the conditional use as the Bank has been a neighborhood fixture for years.

We respectfully urge you to support East West Bank's Conditional Use Authorization Application for 1301-1313 Stockton St.

Sincerely,

Betty Louie, Advisor

Chinatown Merchants Association

667 Grant Avenue
San Francisco, CA 94108

SAN FRANCISCO CA 940

22 SEP 2020 PM 5 L

Thinking
of you



RECEIVED

SEP 24 2020

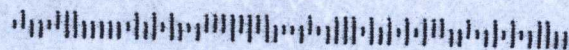
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Alexandra Kirby, Senior Planner
S.F. Planning Dept.

49 Van Ness Ave. Suite 1400

San Francisco, CA 94103

94103-379950





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the Elderly**
安老自助處

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Providing strength, hope and empowerment to seniors since 1966

August 28, 2020

Alexandra Kirby
Senior Planner | Preservation-Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 1301 Stockton Street, San Francisco
Project Applicant: East West Bank
Application: Conditional Use Authorization
Property Address: 1301 – 1313 Stockton Street
Block/Lot No: 0147/005
File No: 2020-004031CUA

Dear Ms. Kirby:

This letter is in support of East West Bank's Conditional Use Authorization Application for 1301 Stockton Street and its expansion of the bank branch into 1313 Stockton Street.

East West Bank provide important services to the Chinatown Community, particularly to our senior residents. Many residents in the community use East West Bank for bank deposits and safe deposit box services. East West Bank also provides financial literacy services for our residents. The expansion of these services is very much needed, and we welcome the expansion of East West Bank on Stockton Street.

We support East West Bank's Conditional Use Authorization Application for 1301-1313 Stockton Street.

Very Truly Yours,

Anni Chung
President and CEO
Self-Help for the Elderly

cc: Eric Lee
Mike Webster
East West Bank
(via email)

Allan E. Low Esq.
Perkins Coie, LLP
(via email)

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2400 MacArthur Boulevard
Oakland, CA 94602



CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

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Fax: (415) 982-4720

August 28, 2020

Alexandra Kirby
Senior Planner | Preservation - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 1301 Stockton Street, San Francisco
Project Applicant: East West Bank
Application: Conditional Use Authorization
Property Address: 1301-1313 Stockton Street
Block/Lot No: 0147/005
File No.: 2020-004031CUA

Dear Ms. Kirby:

This letter is in support of East West Bank's Conditional Use Authorization Application for 1301 Stockton Street and its expansion of the bank branch into 1313 Stockton Street.

The Chinese Chamber of Commerce supports economic activity and business development in Chinatown. East West Bank's expansion of financial services and important depository and banking services will assist community members and businesses during these difficult economic times. It is important to retain and promote all businesses in Chinatown and expansion of the East West Bank branch into long-vacant space will keep Chinatown a vibrant neighborhood.

We support East West Bank's Conditional Use Authorization Application for 1301-1313 Stockton Street.

Very Truly Yours,

Eddie Au, President
Chinese Chamber of Commerce

cc: Eric Lee
Mike Webster
East West Bank
(via email)

Allan E. Low, Esq.
Perkins Coie, LLP
(via email)