



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: July 22, 2021
CONTINUED FROM: July 15, 2021

Record No.: 2020-010710CUA
Project Address: 400 California Street
Zoning: Downtown-Office (C-3-O) Zoning District
350-S Height and Bulk District
Block/Lot: 0239/003
Project Sponsor: Michael Eadie
400 California, LLC,
Newport Beach, CA 92663
Property Owner: Kennedy Wilson
505 Montgomery Street, Suite 1102
San Francisco, CA 94111
Staff Contact: Charles Enchill – 628-652-7551
Charles.Enchill@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would convert 9,330 square feet of retail space into office space at the ground floor of an existing two-story building (one-story with basement). Associated interior alterations include: widening of an interior connection at the subject property to the adjacent 21-story building (430 California Street) and removal of the existing entry vestibule. Exterior work will be limited to replacement of the main entry doors, side lite windows and transom windows. No changes to the Sansome Street and Halleck Alley facades are proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to allow the new, additional office space at the ground floor within the C-3-O Zoning District.

Issues and Other Considerations

- **Ground Floor Office Use.** The subject property was last utilized for retail banking at the ground floor. In considering the proposed conversion of this retail space to office use, Department staff took several factors into account. Among these is the impractical nature of most contemporary retail uses at the building given its large floor plate and open interior volume, the height of glazing relative to the pedestrian level, and the structure's sensitivity to significant alterations given its status as designated Landmark No.3 under Article 10 of the Planning Code. The Department also found that post-pandemic the office use is likely to bring new, transit and non-automobile using employees into the downtown area, who will patronize businesses in the vicinity and otherwise contribute to reactivating the area. And while conversion to a sole, private office use could preclude the ability of the public to see and experience the historic banking halls, Department staff worked with the project sponsor to develop feasible measures to retain public access to these spaces. These are mentioned below and incorporated as recommended conditions of approval in the draft motion.
- **Interpretive Program and Display**
 - The subject property is developed with one of San Francisco's earliest designated landmarks and the oldest incorporated commercial bank in the State (Bank of California), constructed between 1906-1908. At its meeting on June 16, 2021, the Historic Preservation Commission (HPC) expressed a finding in its approval motion a desire that Planning Commission include conditions of approval for the proposed office use. Recognizing that the Planning Commission and Conditional Use Authorization are the most appropriate body and mechanism for the following conditions (included in draft motion):
 1. An interpretive display and online interpretive program regarding the property's significance be developed in coordination with staff prior to building permit issuance; and
 2. Architectural tours of the banking hall shall be open to the public and operated at least once per month.
- **Public Comment & Outreach.**
 - **Support/Opposition:** As of the drafting of this report, no public comment has been received.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Downton Area Plan and the Objectives and Policies of the General Plan. The subject property is developed with Landmark No. 3 (Bank of California), locally designated under Article 10 of the Planning Code. The structure's large, open volume interior is not conducive to typical retail uses, with its monumental exterior being similarly unsuited. While the conversion to general office space would close off the historic interior to public access, the new use would help support the revitalization of an underutilized historic bank. Furthermore, staff has included conditions of approval that would ensure public accessibility is retained. 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 – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JULY 22, 2021

Record No.: 2020-010710CUA
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350-S Height and Bulk District
Block/Lot: 0239/003
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303 TO ALLOW THE CONVERSION OF 9,330 SQUARE FEET OF RETAIL SPACE TO OFFICE SPACE AT THE GROUND FLOOR OF AN EXISTING TWO-STORY BUILDING (ONE-STORY WITH BASEMENT) AT THE SUBJECT PROPERTY LOCATED AT 400 CALIFORNIA STREET, LOT 003 IN ASSESSOR'S BLOCK 0239, WITHIN THE C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 350-S HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 24, 2020, Michael Eadie of Kennedy Wilson (hereinafter “Project Sponsor”) filed Application No. 2020-010710CUA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Conditional Use Authorization to establish 9,330 square feet of office use at the ground floor of the subject building at 400 California Street, Lot 003 in Assessor’s Block 0239 (hereinafter “Project Site”).

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

On July 15, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-010710CUA. At that hearing, the Commission continued the item to a regular hearing on July 22, 2021.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-010710CUA 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. 2020-010710CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes conversion of 9,330 square feet of retail space into office space at the ground floor of an existing two-story building (one-story with basement). Associated interior alterations include: widening of an interior connection at the subject property to the adjacent 21-story building (430 California Street) and removal of the existing entry vestibule. Exterior work will be limited to replacement of the main entry doors, side lite windows and transom windows. No changes to the Sansome Street and Halleck Alley facades are proposed.
- 3. Site Description and Present Use.** 400 California Street is located on the north side of California Street between Leidesdorff Street and Sansome Street (Assessor’s Block 0239; Lot 003). The subject building is Landmark No. 3 (Bank of California), locally designated under Article 10 of the Planning Code. The building is also an Article 11 Category I “Significant Building.” The Classical Revivalist, two-story (ground floor plus basement) building, which was completed in 1908, was designed by Bliss & Faville, and modeled after the Knickerbocker Bank building in New York City by McKim, Mead & White. The building was expanded to the west with the construction of the 21-story Bank of California Tower at 430 California

Street in 1967-1968, which was designed by Ashen + Allen. 430 California Street is located on a separate parcel (Block/Lot 0239/029) but is internally connected to 400 California Street. The property most recently served as a retail bank.

4. Surrounding Properties and Neighborhood. The Project Site is located within the C-3-O Zoning District and the sector covered by the Downtown Area Plan. The immediate context is predominantly office with retail uses often found at the lowest levels. As this portion of downtown is characterized by mid to high rise towers, the Project Site is generally consistent with these heights. Transit options abound as the property fronts on Sansome and California Streets, and is a few blocks north from Market Street. Other zoning districts in the vicinity of the Project Site include the C-2 (Community Business) and CCB (Chinatown Community Business) Zoning Districts.

5. Public Outreach and Comments. As of the drafting of this report, no public comment has been received.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Section 210.2 states that a Conditional Use Authorization is required for office use at or below the ground floor.

The Project proposes to provide new office space at the ground floor. The office use will also maintain public access to the historic banking hall interior.

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

The structure has had a retail and public-facing use component from its original completion up until the most recent tenant, dba Union Bank, vacated the building in 2020. Conversion to a wholly private office use could eliminate this aspect of the property and preclude the ability of the general public to see and experience the historic interior volumes and features. To account for this, recommended Condition of Approval No. 16 contains measures that would ensure public access to the overall interior is retained, and that such access is in fact encouraged when it comes to the rotunda and main lobby.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of

persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

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

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

The Project Site, located downtown, is very well served by public transit. The property is a few blocks north of the Montgomery Street MUNI and BART station, as well as a MUNI bus lines running along Sansome Street and a cable car that runs along California Street. Employees of the new office use will be able to walk, ride a bicycle, or take public transportation to the property and other parts of downtown, avoiding the need for a single-rider, vehicular commute. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

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

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

The project largely entails the interior remodel of an existing structure occupying the entirety of its parcel, thus landscaping, screening, and new open spaces are not proposed.

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

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

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

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

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

DOWNTOWN PLAN AREA

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

Policy 2.2

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.4

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

Policy 2.5

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

The Project would add an office space at a location well-served by existing and future public-transit options that is also within walking distance to a diversity of goods and services available to employees of the office tenant(s). The new office use will likely draw a tenant or tenants whose employees likely would not rely on private vehicles, and many employees will be able to walk to the Property from the SoMa, Downtown, and Tenderloin neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic and utilizing transit options to guide development. Given the nature of the subject building's historic interior and exterior, the property is not conducive to most retail uses. The conversion to office use will ensure that the structure remains occupied and maintained without resulting in the diminishment of its historic character. As the subject structure is an individually designated historic resource, the proposed alterations to the exterior and interior went through an extensive review pursuant to CEQA, which included consideration of interior character-defining features; the widening of an interior connection to 430 California Street; removal of the entry vestibule and replacement of main entry doors, sidelights, and transom windows. The review resulted in a determination that the proposed work adheres to the Secretary of the Interior's Standards for Rehabilitation and would not result in an impact to the resource.

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 Site was previously occupied by retail use for Union Bank. This retail component would be eliminated at the subject property, but there remain ample banking service locations in the immediate vicinity and throughout downtown. These locations include, but are not limited to: Union Bank's new location one block to the east, and retail banks one block to the south and one to the west.

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

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

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

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

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

The Project Site, located downtown, is very well served by public transit. The property is a few blocks north of the Montgomery Street MUNI and BART station, as well as a MUNI bus lines running along Sansome Street and a cable car that runs along California Street. Employees of the new office use will be able to walk, ride a bicycle, or take public transportation to the property and other parts of downtown, avoiding the need for a single-rider, vehicular commute. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

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

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. The Project will improve the property's ability to withstand an earthquake as it will be constructed to current code.

- G. That landmarks and historic buildings be preserved.

The subject building is individually designated landmark under Article 10 of the Planning Code. The proposed interior and exterior alterations have been found to satisfy the Secretary of the Interior's Standards for Rehabilitation and the project will not adversely affect the historic resource.

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

The Project will have no effect on parks and open spaces and their access to sunlight and vistas.

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. 2020-010710CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 18, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 22, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 22, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the conversion of 9,330 square feet of retail space to office space at the ground floor of the property located at 400 California Street, Block 0239, Lot 003 pursuant to Planning Code Sections 210.2 and 303 within the C-3-O (Downtown-Office) Zoning District and a 350-S Height and Bulk District; in general conformance with plans, dated 11/18/2020, and stamped “EXHIBIT B” included in the docket for Record No. 2020-010710CUA and subject to conditions of approval reviewed and approved by the Commission on July 22, 2021 under Motion No. XXXXX. 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 July 22, 2021 under Motion No. XXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

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

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

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

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

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

Parking and Traffic

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

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

Provisions

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

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

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

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

Monitoring - After Entitlement

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

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

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

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

Operation

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

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

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

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

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

- An historic/interpretive display and online program shall be provided. The property owner shall coordinate with the Planning Department to develop and implement these measures. Both are to be completed prior to issuance of the building permit.
- Architectural tours of the banking hall shall be open to the public and operated at least once per month.

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

400 California St.

Project Application

18 November 2020

Project Sponsor **400 California, LLC**

Architect **Gensler**

Historic Preservation Consultant **Page & Turnbull**



PROJECT DESCRIPTION

400 California, LLC, the Project Sponsor, proposes to convert to office use 9,330 square feet on the ground floor of the existing building at 400 California Street (the “Project”), which is located on Assessor’s Block 0239, Lot 003 (the “Property”). The Property consists of the historic two-story (one story with basement level) Bank of California building (the “Bank”). The Project Sponsor also owns the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029)(the “Tower”), which is connected to the Bank via two openings on the ground floor.

The Bank is San Francisco Landmark Number 3 under Article 10 of City of San Francisco’s (the “City”) Planning Code (the “Code”), and it is designated as a “Category I” significant building under Article 11 of the Code. Because the proposal includes newly instituted ground-floor office use in the C-3-O District, conditional use authorization is required.

The conversion to office space will help support the revitalization of the underutilized historic Bank, while at the same time retaining the Bank’s historic features and character as an important City Landmark. The Project is the final component of the Project Sponsor’s larger renovation and rehabilitation of the Property, which includes complex seismic and structural upgrades and minor exterior upgrades. Specifically, the Project Sponsor has been working to create a program for the Property that supports and maintains the historic characteristics of the Bank and has already obtained building permits for seismic upgrades and such work is currently underway. Additionally, in order to accommodate future occupancy and exiting needs from the proposed new office use, the Project Sponsor is also seeking a Certificate of Appropriateness from the Historic Preservation Commission (HPC) for the following modifications:

1. Widening an existing ground floor connection between the Bank and the Tower. The opening exists within the west wall of the Bank but must be widened to comply with current accessibility and egress requirements. The enlarged opening will remain below the decorative stone frieze.
2. Removal of the existing 1967 entry doors. Two strategies are under consideration for removal of the existing 1967 entry doors. The existing door hardware and pull forces are non-compliant with current

code requirements or a future tenant's access and security needs, and therefore must be removed.

Taken together, the building permit for seismic upgrades, Certificate of Appropriateness and this Conditional Use authorization will help support the revitalization and maintenance of this underutilized historic Bank, with minimal interference to the Bank’s character defining features.

BUILDING SUMMARY

PROJECT BLOCK & LOT NUMBERS.....	BLOCK 239, LOT 3
ZONING DISTRICT	C-3-O
HEIGHT AND BULK DISTRICT	350-S
PROPOSED BUILDING HEIGHT	70'-4" (NO CHANGE)
EXISTING USES	RETAIL BANKING
PROPOSED USES	OFFICE
EXISTING RETAIL BANKING GROSS SQUARE FOOTAGE	9,330 SF
PROPOSED GROSS OFFICE SQUARE FOOTAGE	9,330 SF
PROPOSED BIKE PARKING SPACES.....	2 - Class 1 3 - Class 2



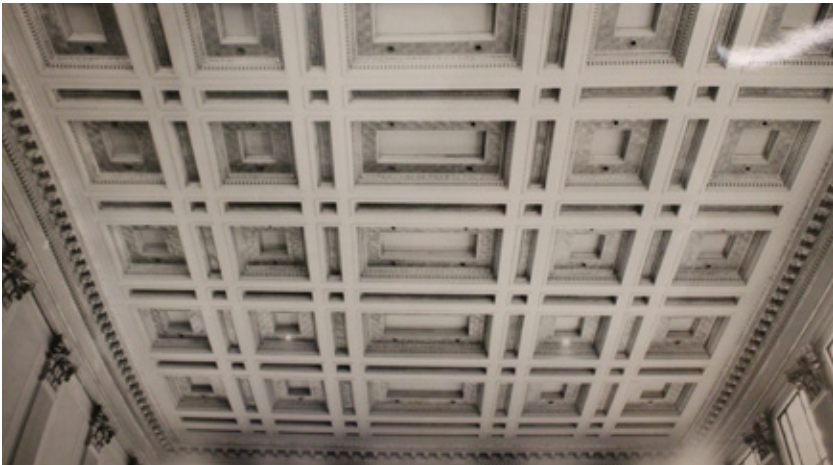
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Building History



1967 Exterior View



Coffered ceiling in banking hall

BUILDING HISTORY

The building at 400 California Street (Block/Lot 0239/003) was completed in 1908 as the new headquarters of the Bank of California, which is the oldest incorporated commercial bank in California. The building, modeled after the Knickerbocker Bank building in New York City by McKim, Mead & White, was designed by Bliss & Faville in the Classical Revival style. The exterior of the building is defined by its classical colonnaded temple-front design with Corinthian columns and a classical denticulated and modillioned cornice. The main entrance to the building’s grand banking hall is marked by a monumental opening with a pedimented door enframement. The building houses a classically finished banking hall that consists of a single open volume lit by large windows on the north, east, and south walls of the building. The interior walls feature stone-block coursing, pilasters with Corinthian capitals, a Greek key band, and a coffered ceiling with decorative soffits. The bank vaults at the north end of the room are contained within a stone surround topped with a clock flanked by mountain lion sculptures. Located at the corner of California and Sansome streets, the building was expanded to the west with the erection of the 21-story Bank of California Tower at 430 California Street in 1967-1968, which was designed by Anshen + Allen. 430 California Street is located on a separate parcel (Block/Lot 0239/029) but is internally connected to 400 California Street and provides access to a roof garden on 400 California Street.



View looking northwest



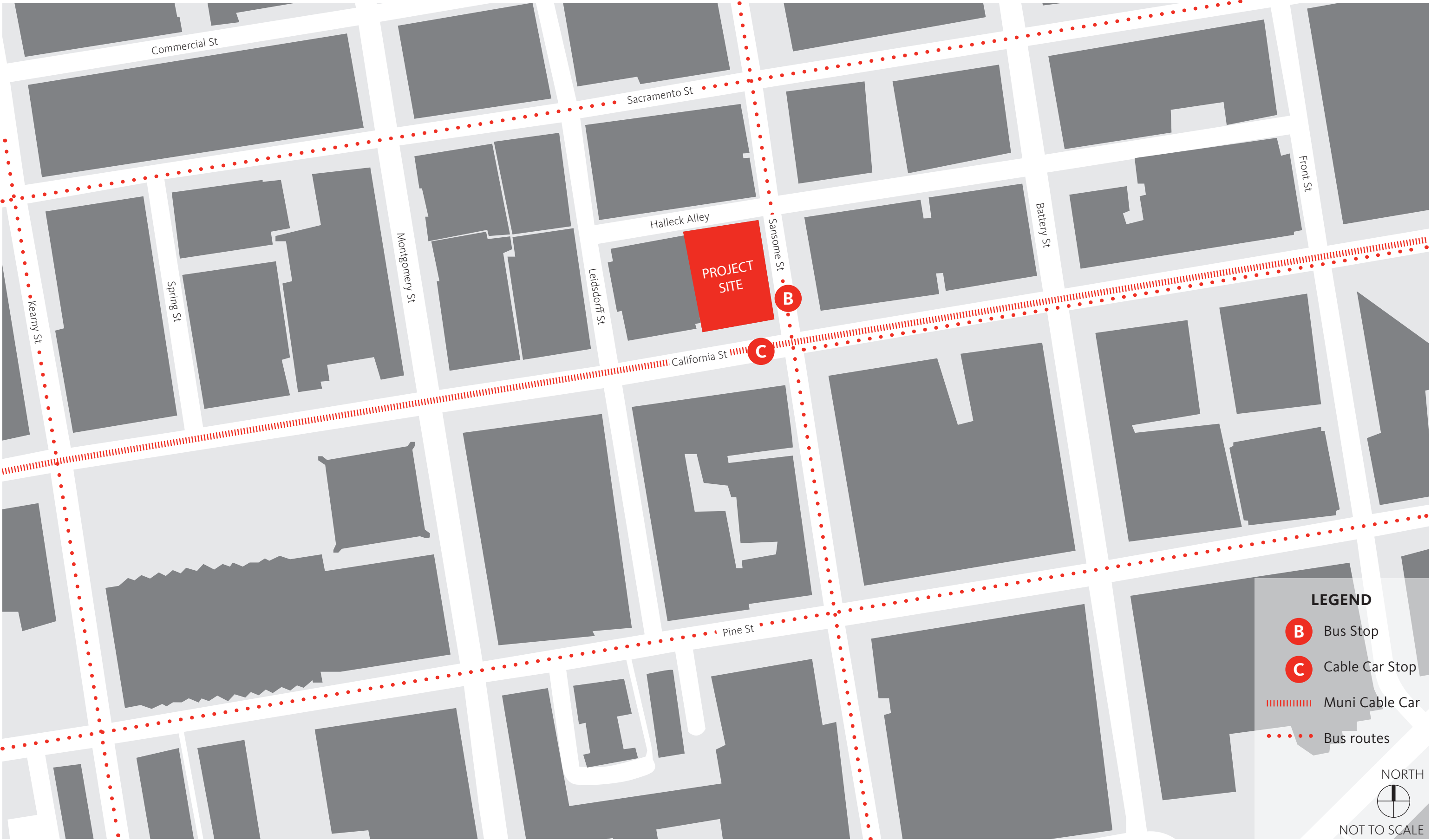
Banking hall interior

HISTORIC STATUS

400 California is a local San Francisco Landmark (Landmark No. 3, designated in 1967) due to its architectural significance as an example of distinguished classical bank design in the early twentieth century and for its history as the headquarters of the oldest commercial bank in California. The building is also an Article 11 Category I “Significant Building.” The San Francisco Planning Department has given the building a Historic Resource Code of “A- Historic Resource Present.” The building is not currently listed on the National Register of Historic Places or the California Register of Historic Resources but has been found eligible for the National Register through survey evaluation.

- Text of this page taken from Page & Turnbull's November 2020 report "400 California Certificate of Appropriateness" (CoA) •

Location Map



Block Context



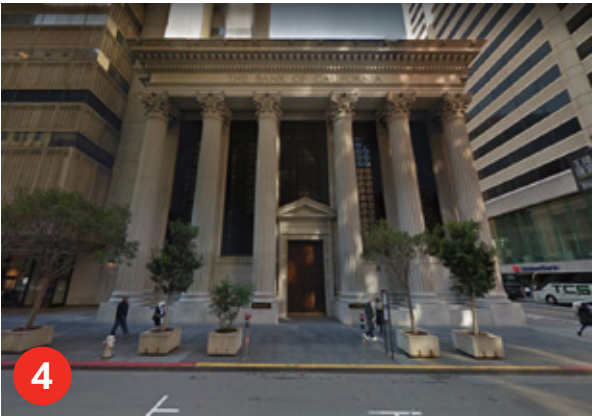
400 Montgomery



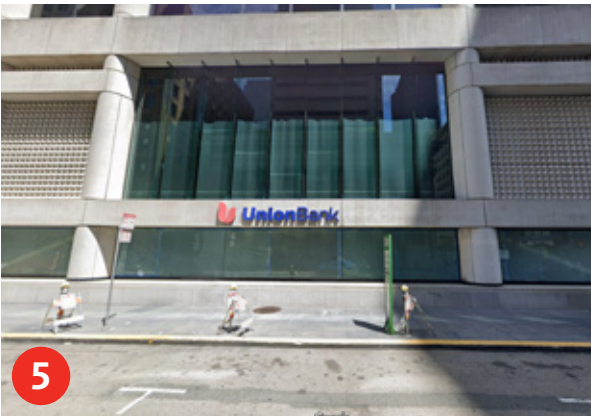
464 California



430 California



400 California



300 Sansome



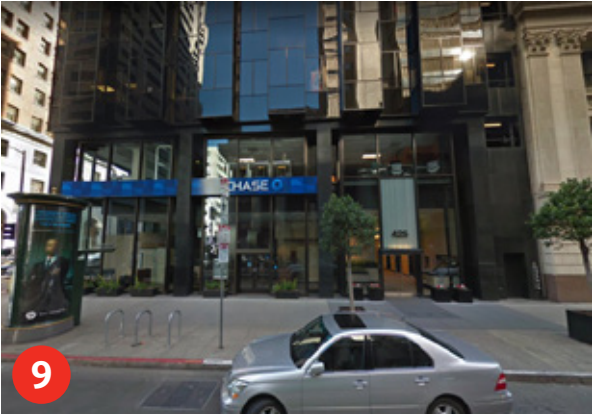
300 Montgomery



465 California



433 California



425 California



353 California

Existing Conditions | Exterior



California Street



California Street



California Street

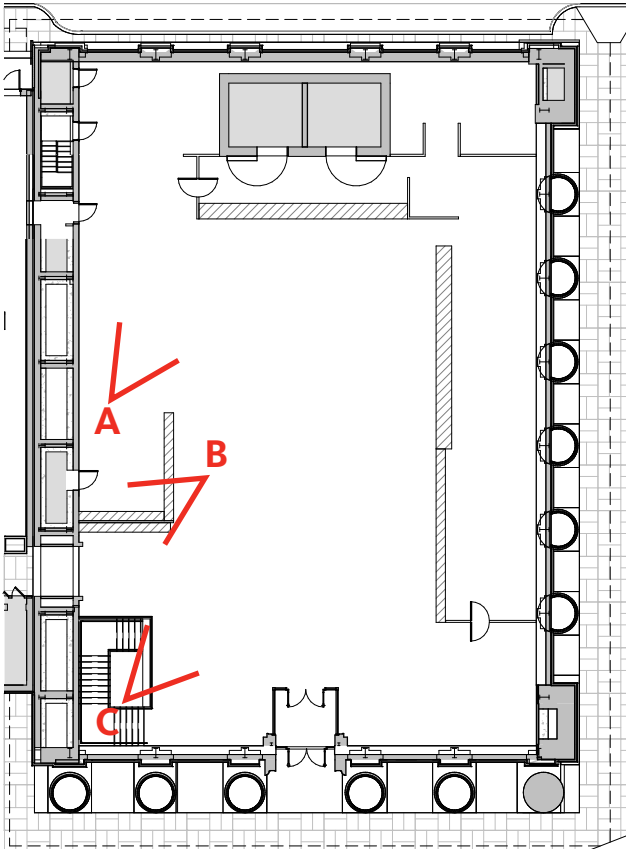


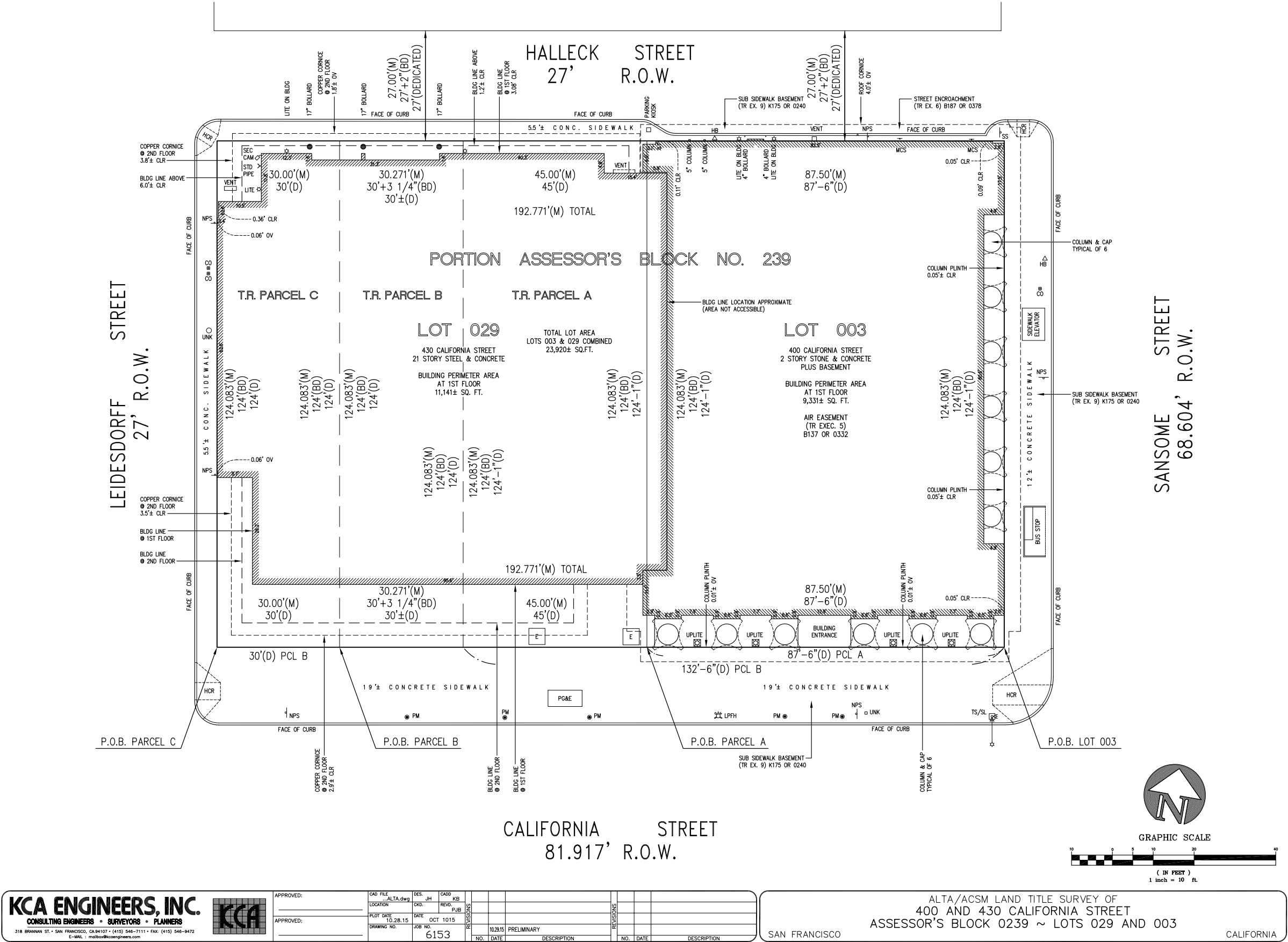
Historic wooden pocket doors that are closed during non-operating hours



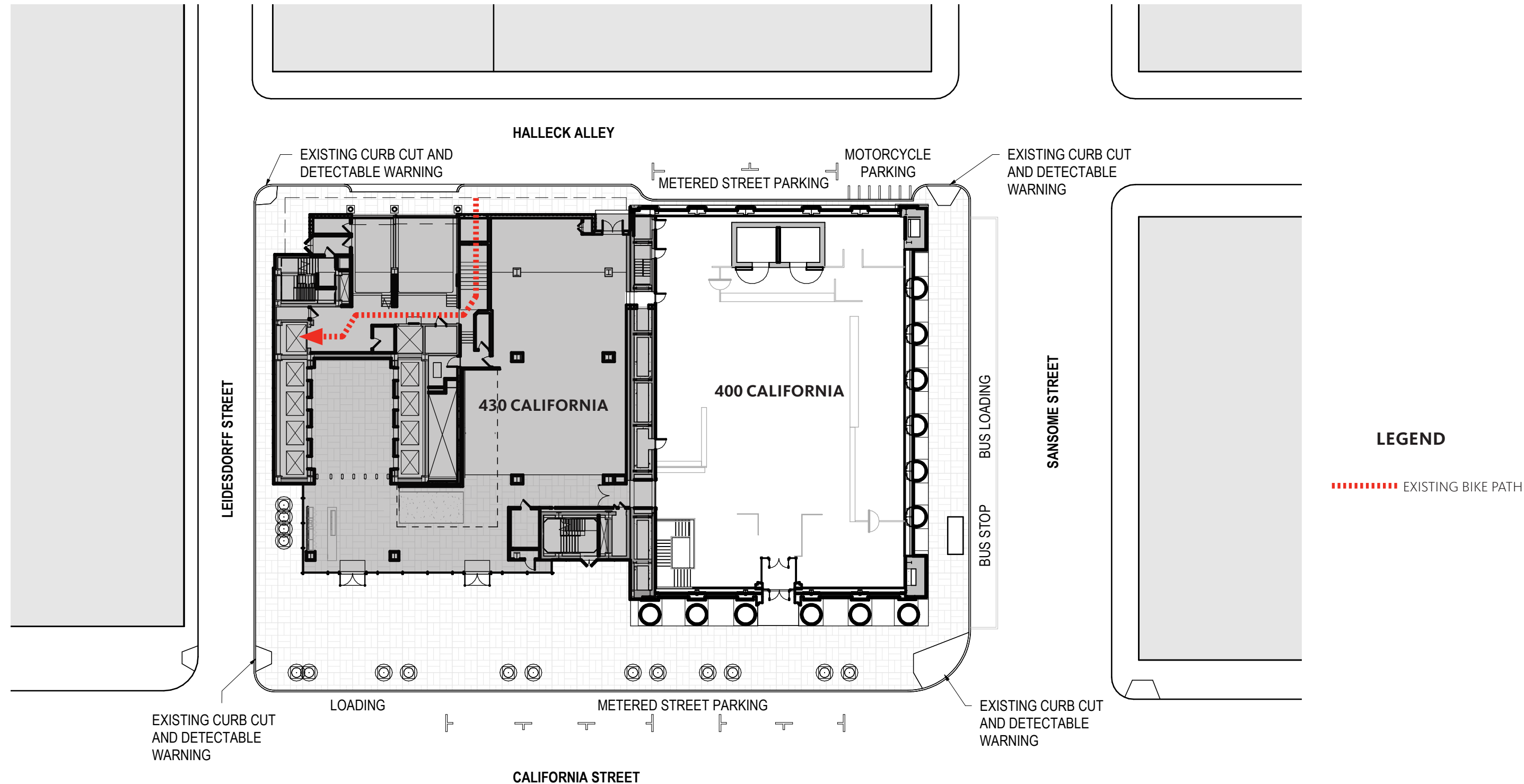
Halleck Alley

Existing Conditions | **Interior**





Existing Conditions | **Site Plan**

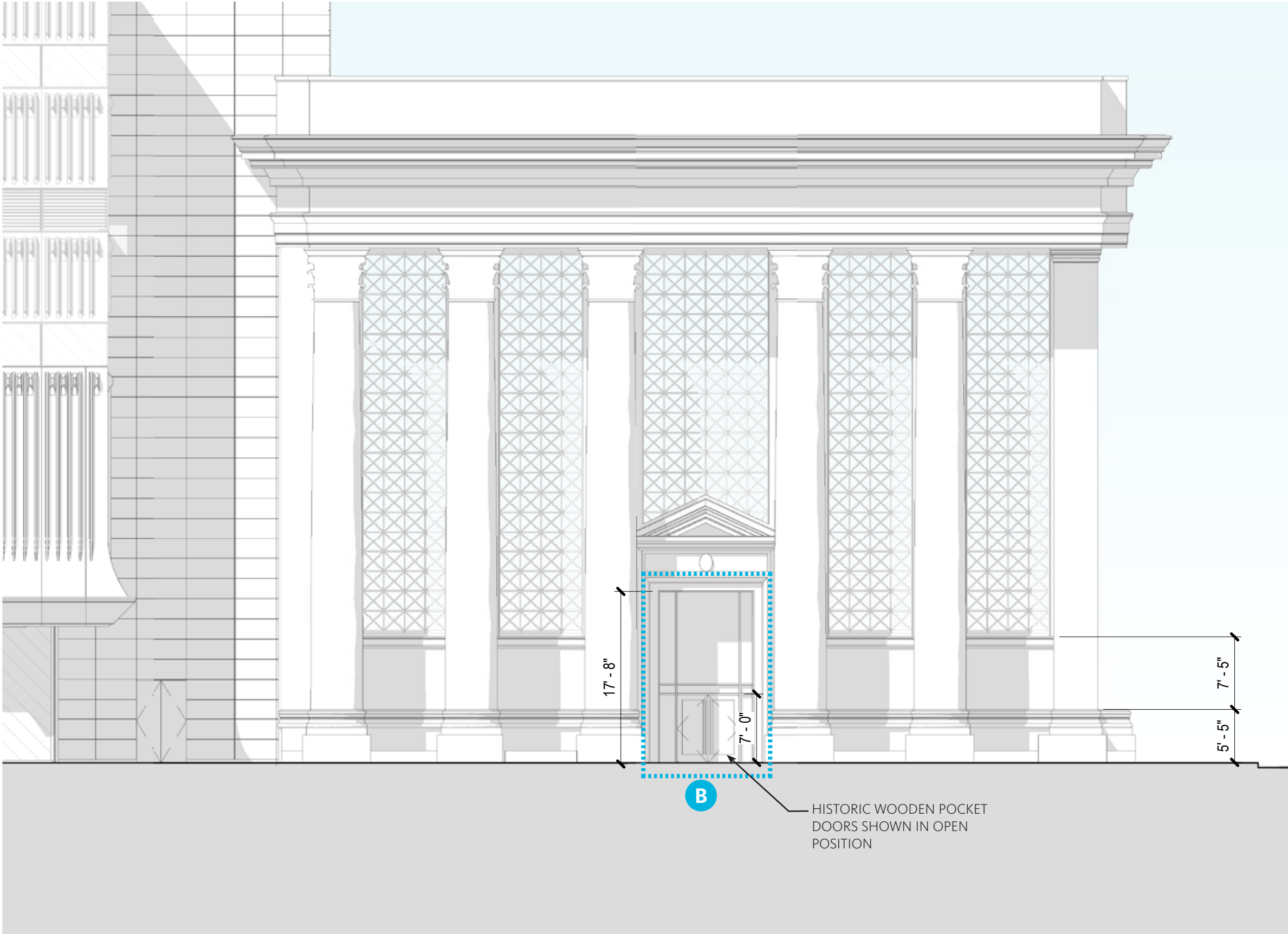


LEGEND

..... EXISTING BIKE PATH



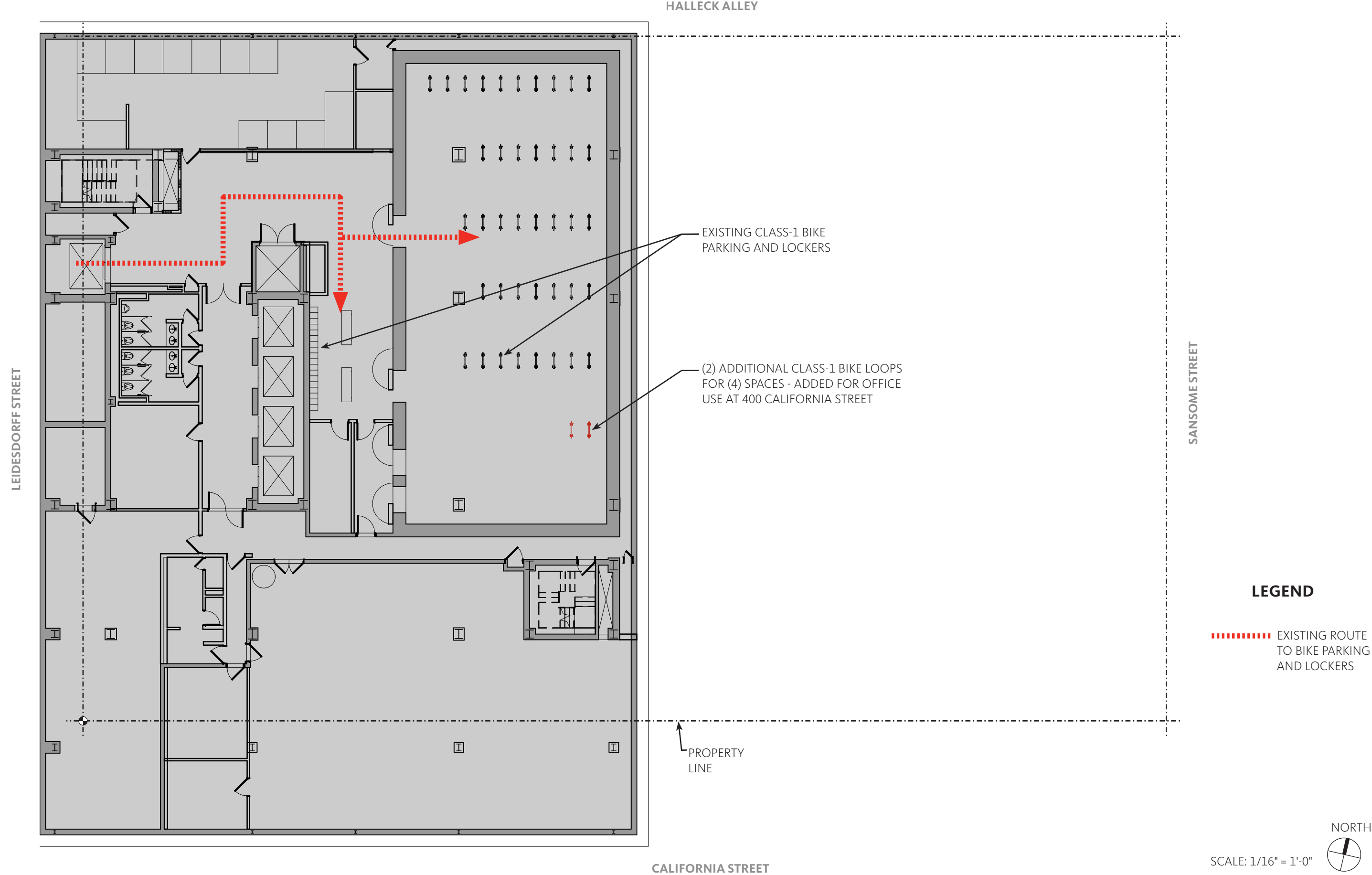
SCALE: 1" = 30'



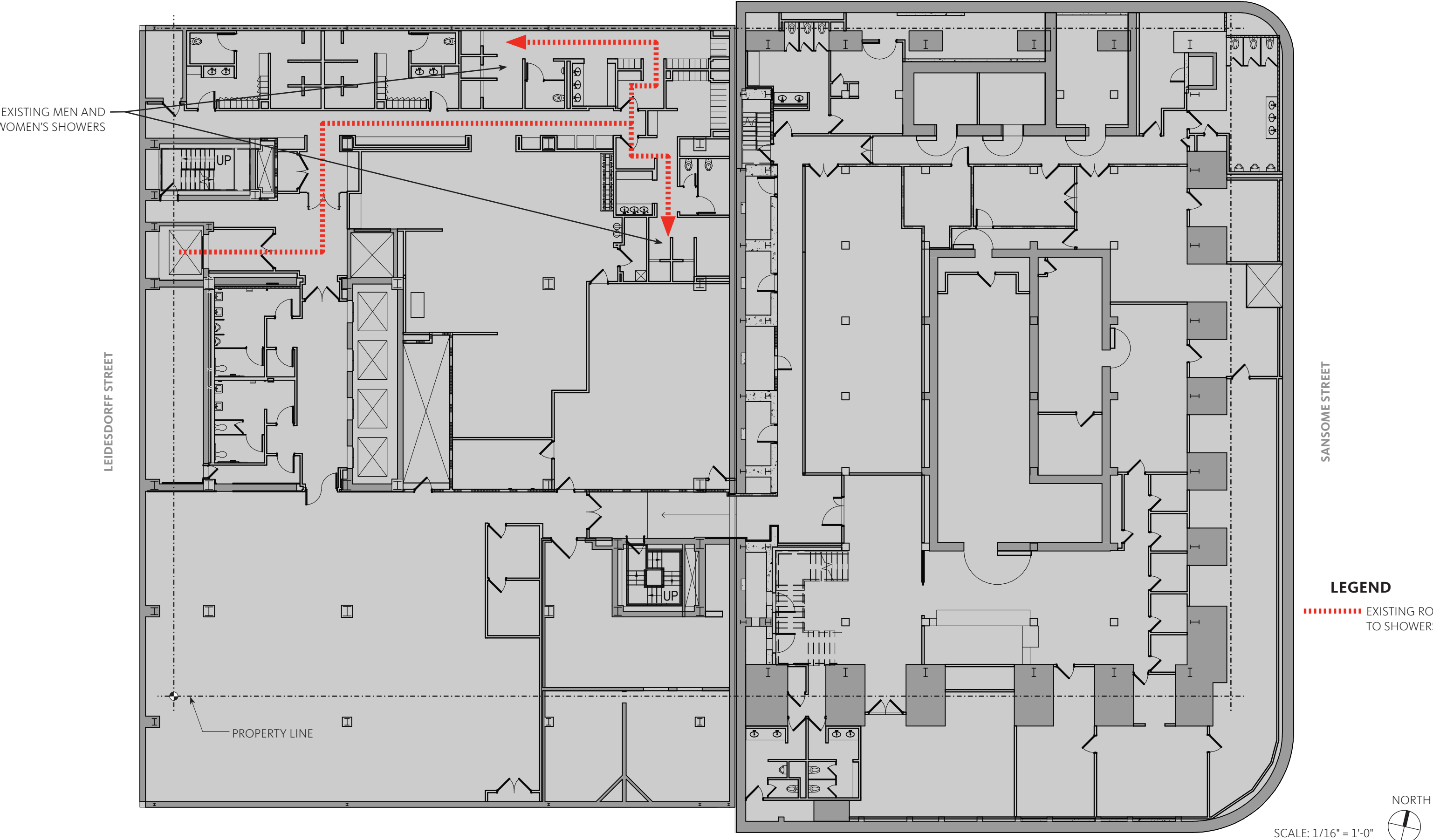
PROJECT SCOPE

B BUILDING ENTRY

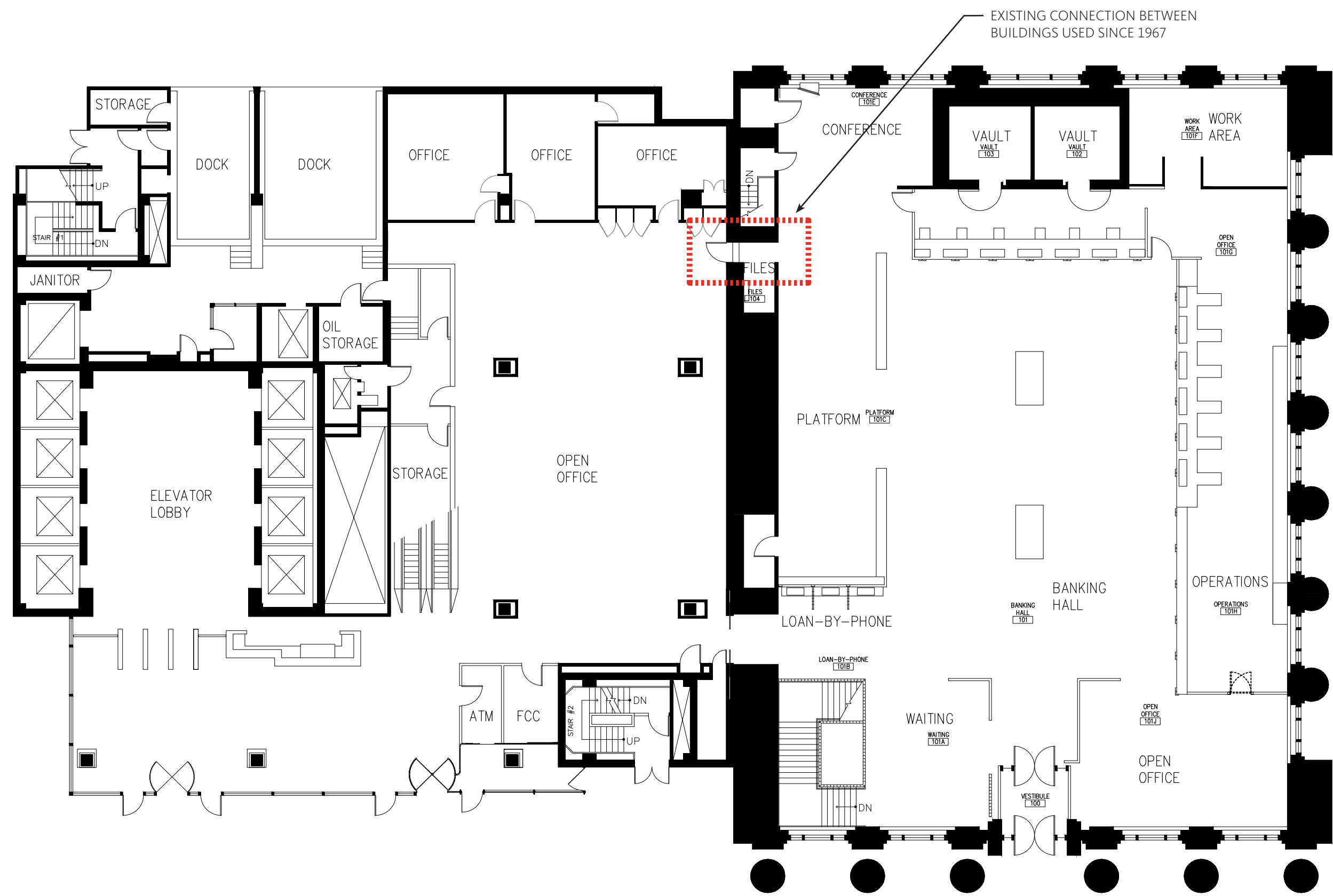
Existing Conditions | **Basement Level 3 Plan**



Existing Conditions | **Basement Level 1 Plan**

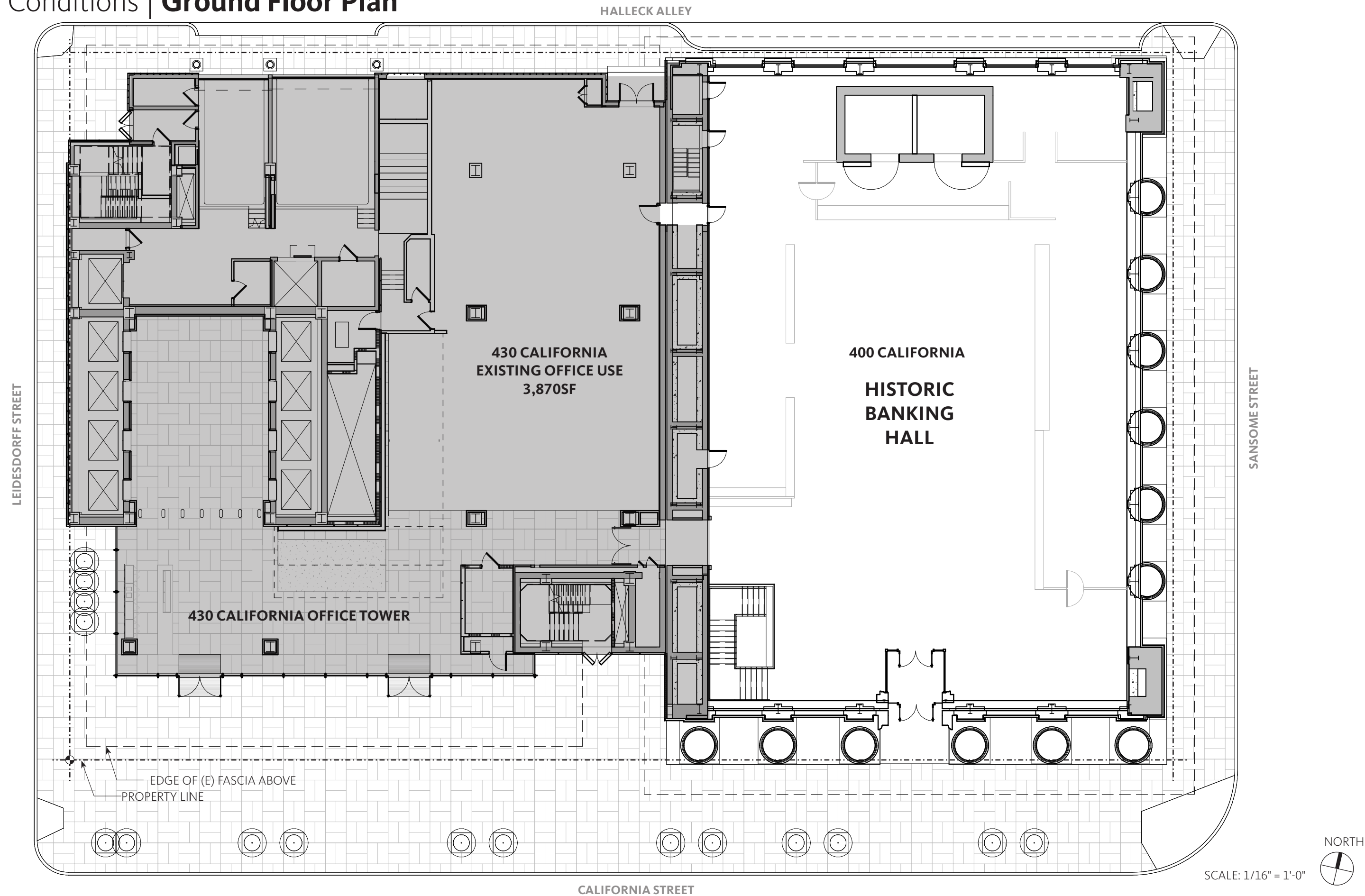


Union Bank Ground Floor Plan (circa 2012)

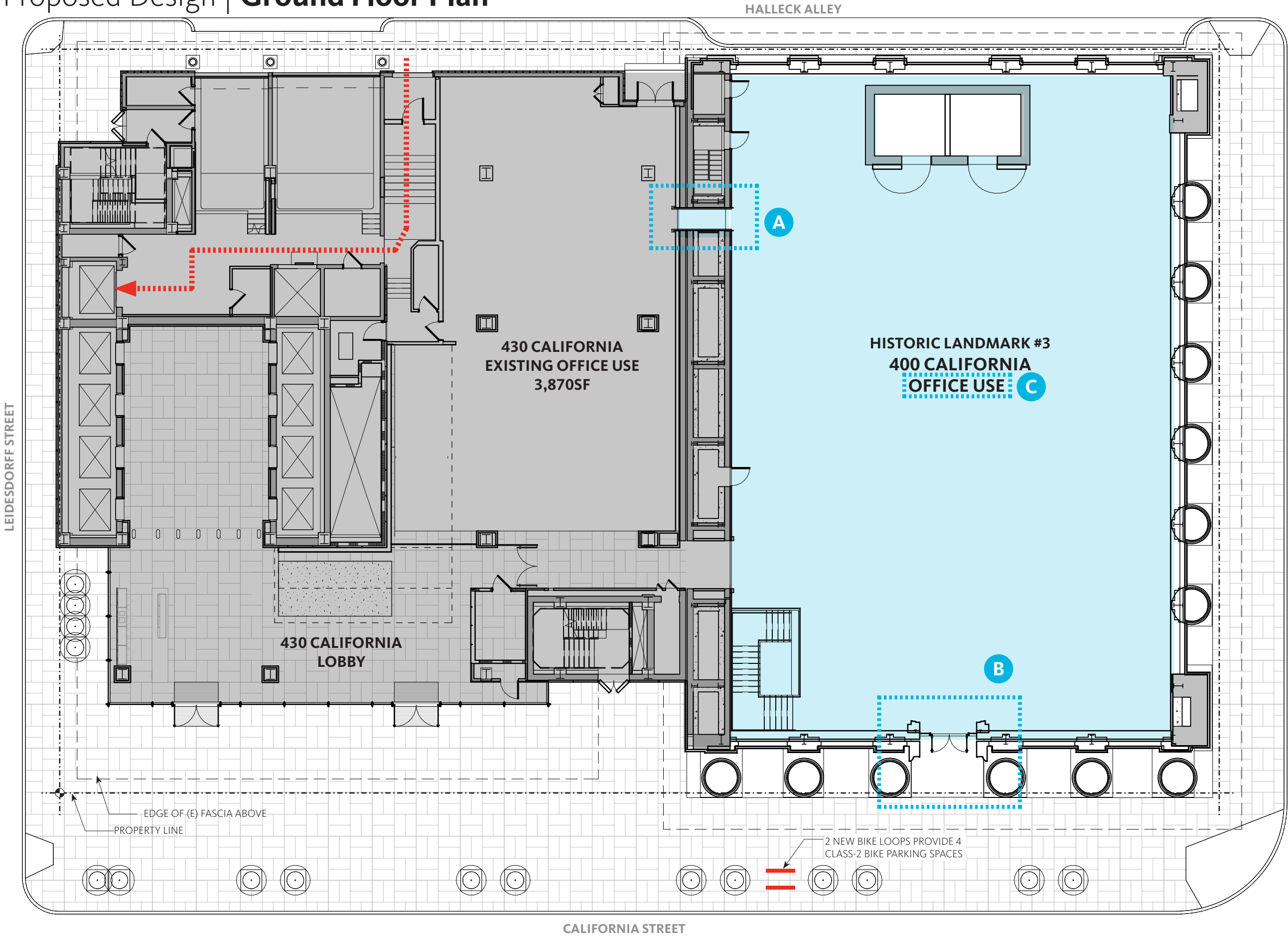


NOT TO SCALE

Existing Conditions | **Ground Floor Plan**



Proposed Design | **Ground Floor Plan**



PROJECT SCOPE

- A** MODIFICATION OF EXISTING CONNECTION TO 430 CALIFORNIA (SUBJECT TO CERTIFICATE OF APPROPRIATENESS)
- B** PROPOSED BUILDING ENTRY (SUBJECT TO CERTIFICATE OF APPROPRIATENESS)
- C** PROPOSED CHANGE OF USE FROM RETAIL BANKING TO OFFICE USE = 9,330 GSF (SUBJECT TO CONDITIONAL USE AUTHORIZATION)

LEGEND

EXISTING ROUTE TO BIKE PARKING AND LOCKERS

REQUIRED BIKE/ COMMUTER ACCOMMODATIONS FOR 400 CALIFORNIA :

- CLASS-1 SPACES: **2**, Located on basement level 3
- CLASS-2 SPACES: **3**, Located on California Street.

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

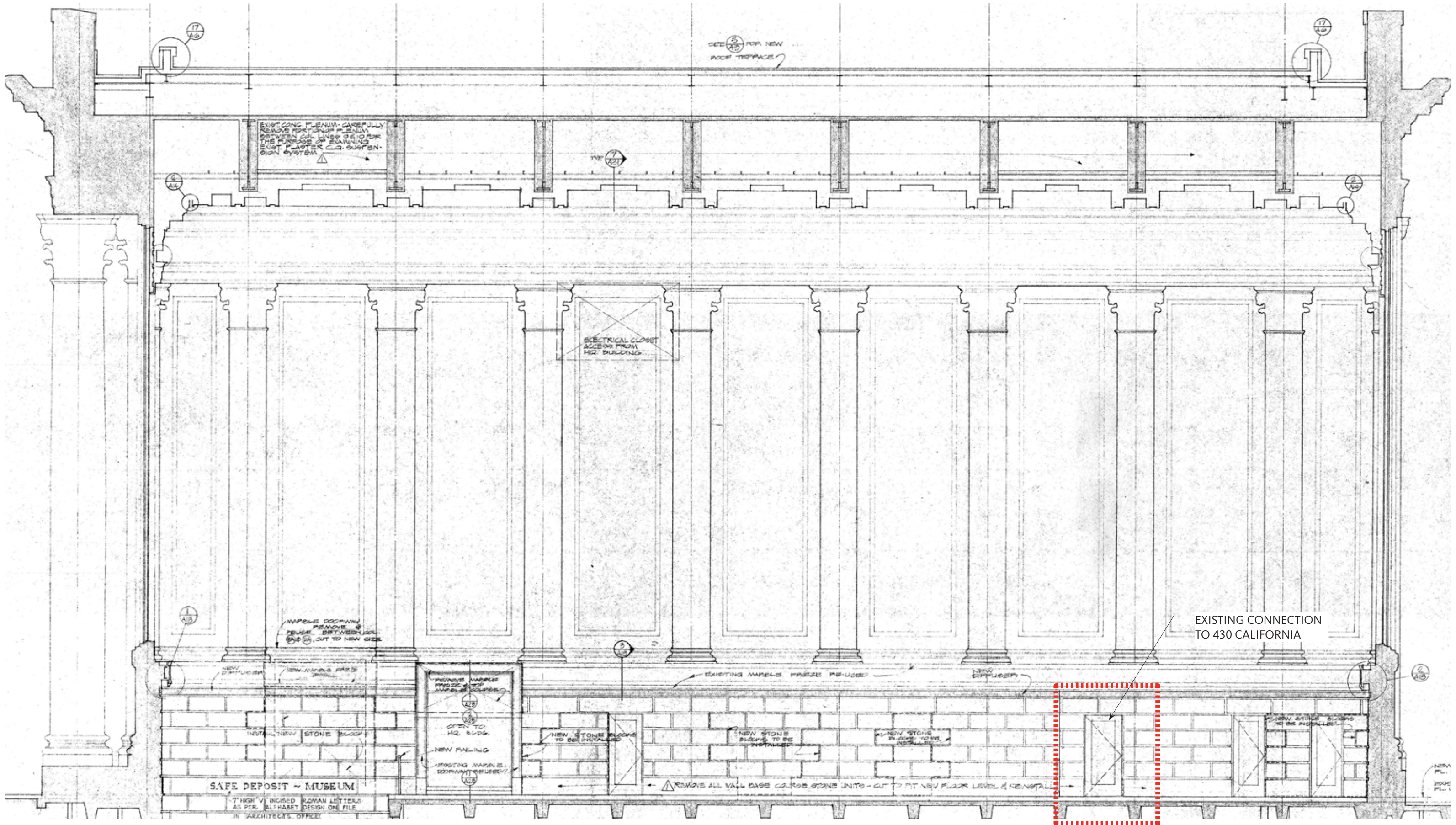


Historic Photo | **Interior West Elevation**

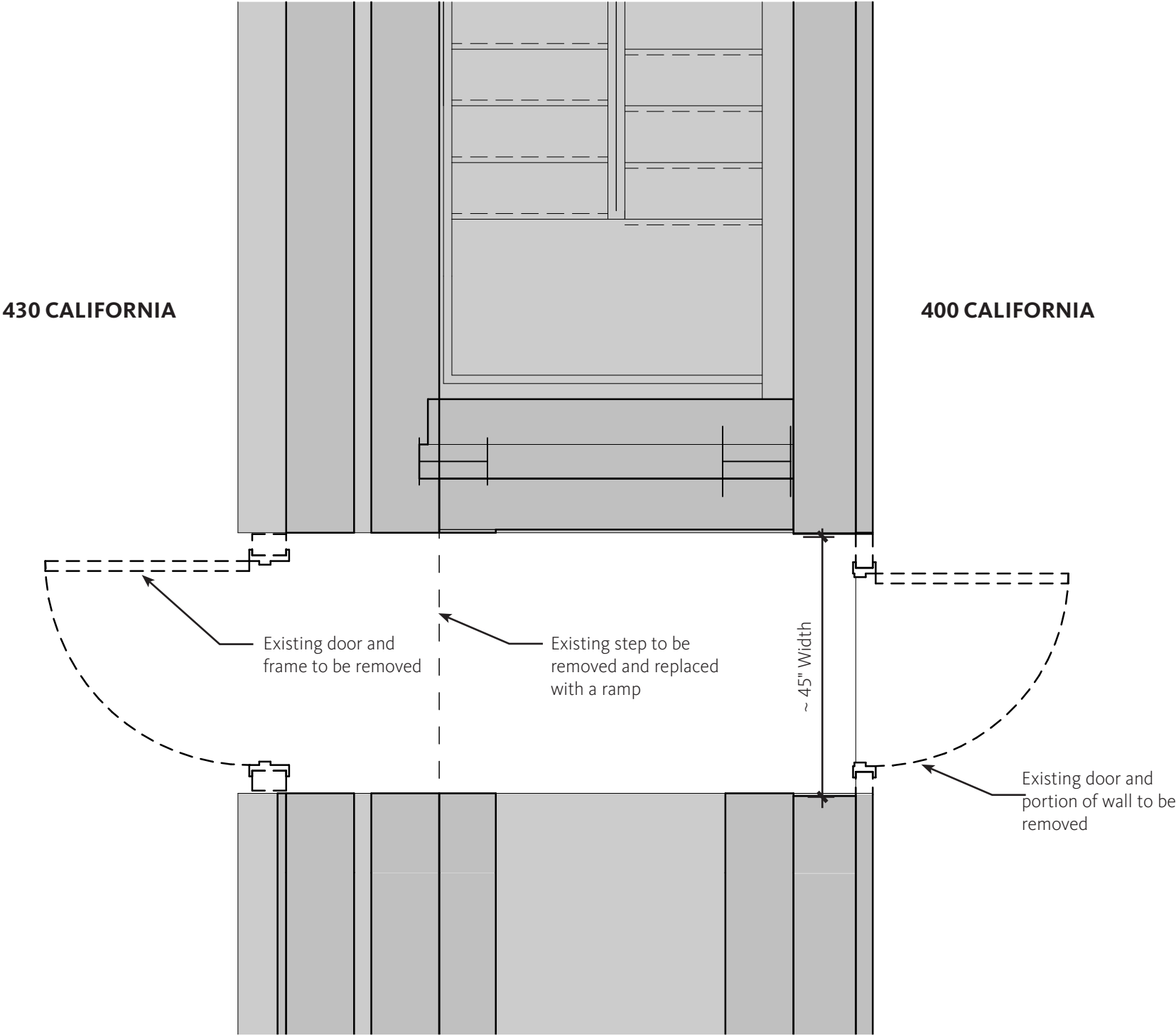


Existing Photos | **Interior West Elevation**

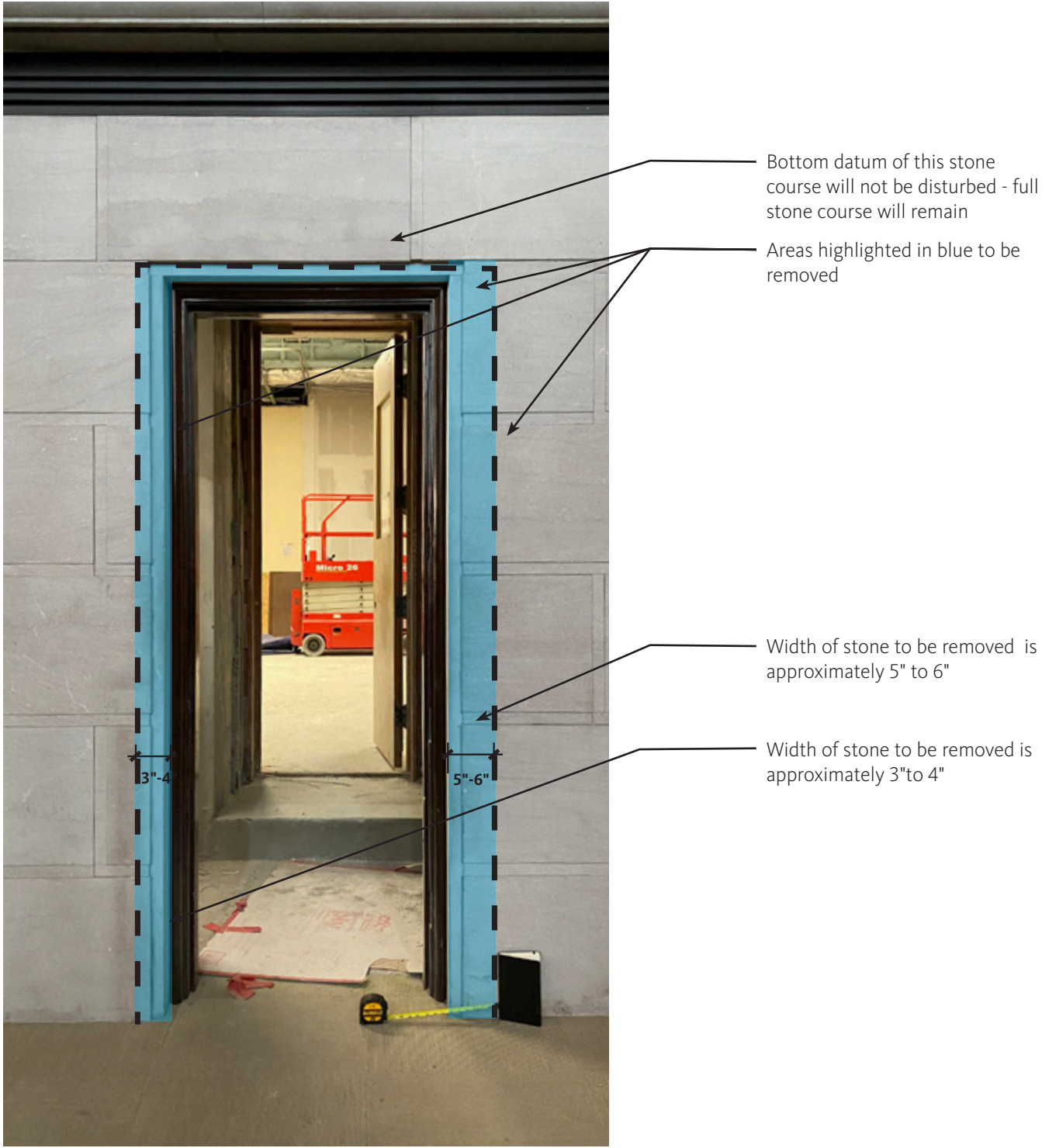


Existing Conditions | **Interior West Elevation**

Existing Conditions | **Connection to 430 California**

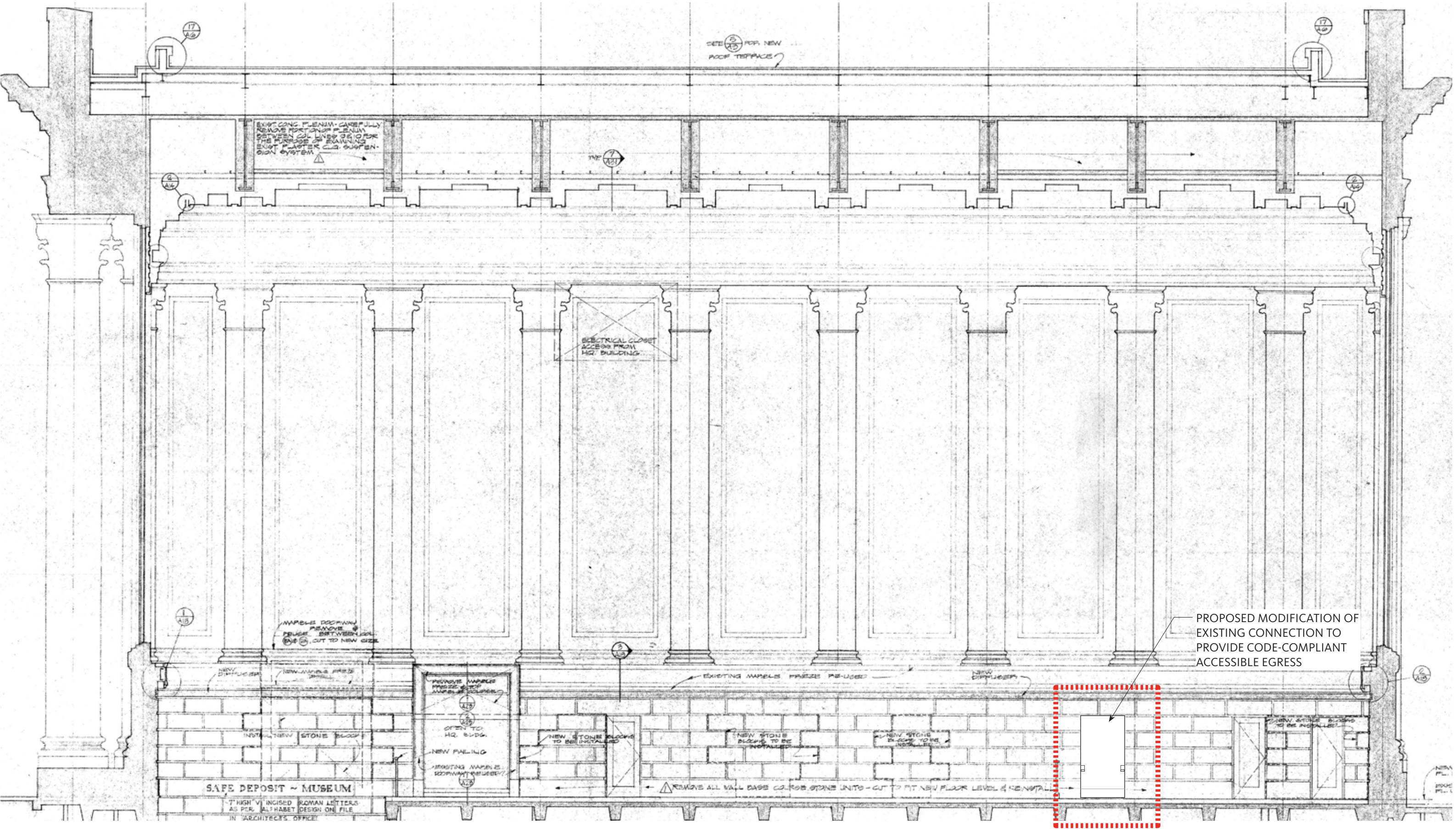


Existing Connection - Plan View with Areas of Required Demolition
SCALE: 1/2" = 1'-0"

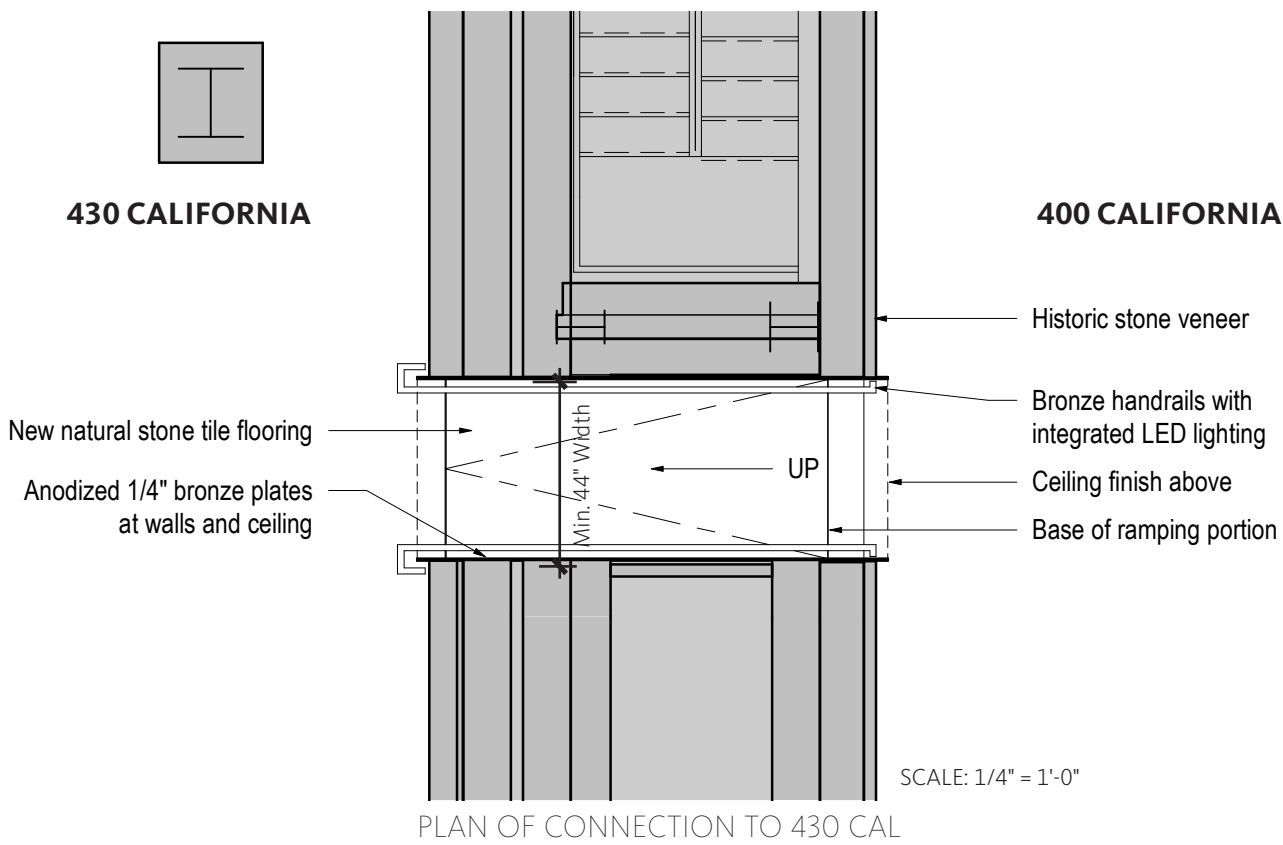
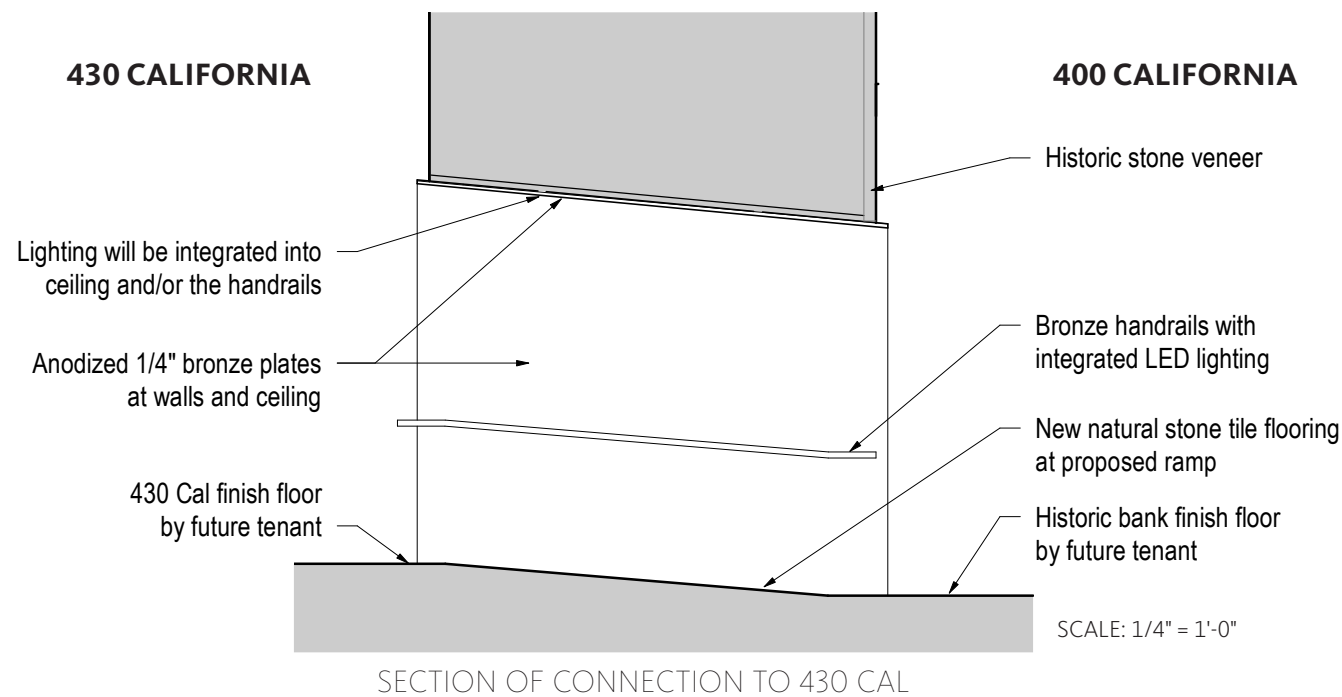


Existing Connection - Area of Demolition

Proposed Design | Interior West Elevation



Proposed Design | **Connection to 430 California**



- New exit sign flush-mounted into existing grille; anodized bronze to match existing
- Anodized 1/4" bronze plates at walls and ceilings
- Bronze handrails with integrated LED lighting
- New natural stone tile flooring at proposed ramp
- Historic bank finish floor by future tenant

Historic and Existing Conditions | **Entry Vestibule**

HISTORIC CONDITIONS PRIOR
TO 1960s ALTERATIONS



Historic main entrance on California Street



Original vestibule from inside looking at California St.



Original vestibule from inside

EXISTING CONDITIONS



Existing main entrance on California Street

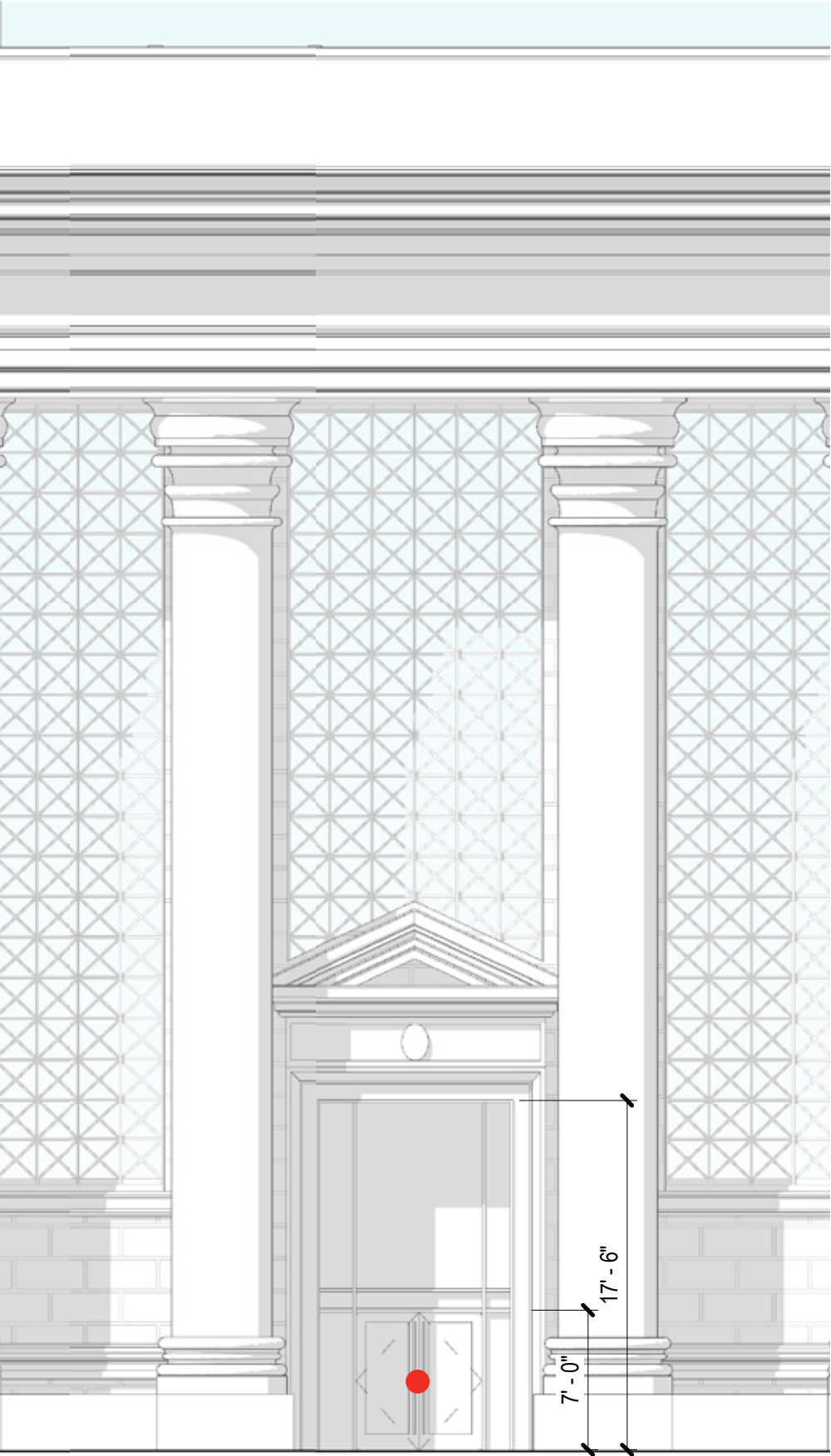


Existing vestibule from inside looking at California St.

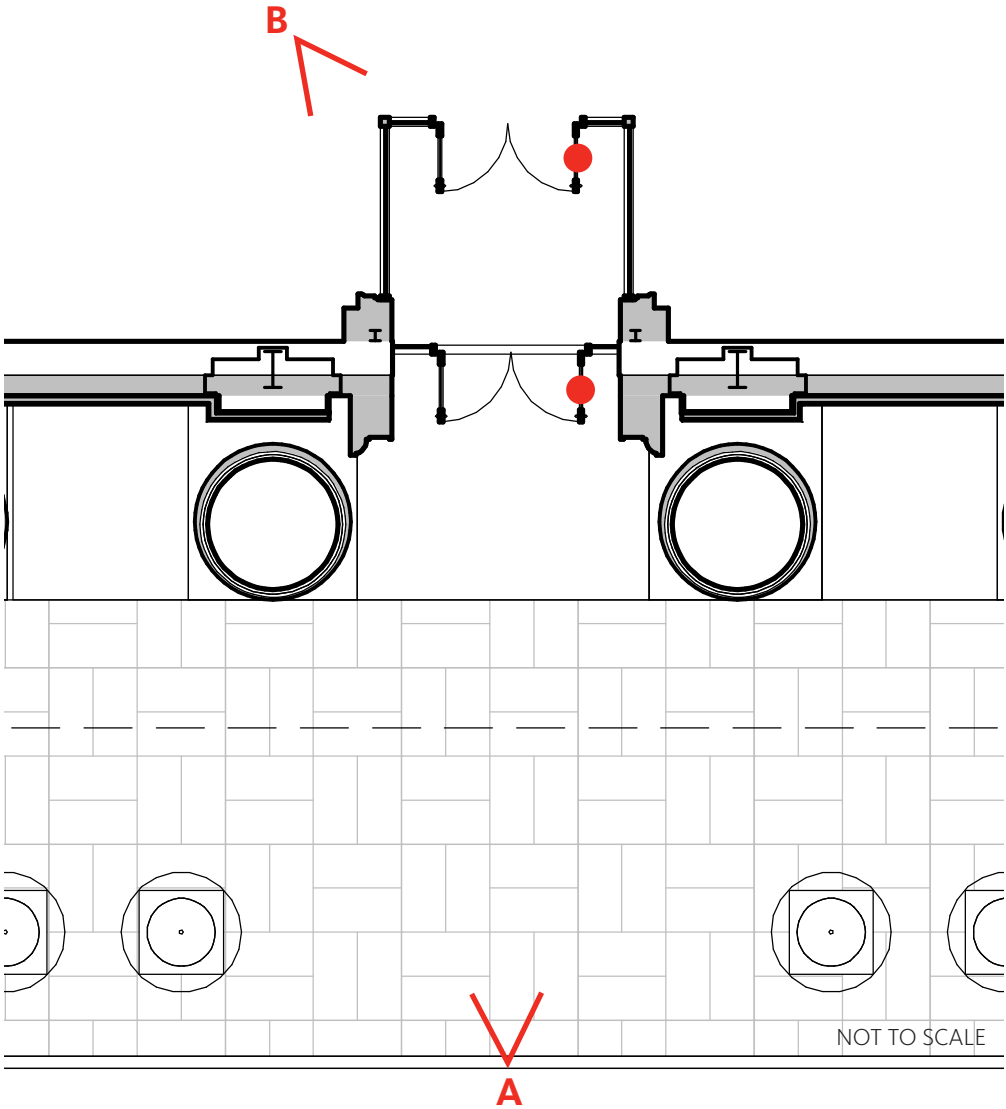


Existing vestibule from inside

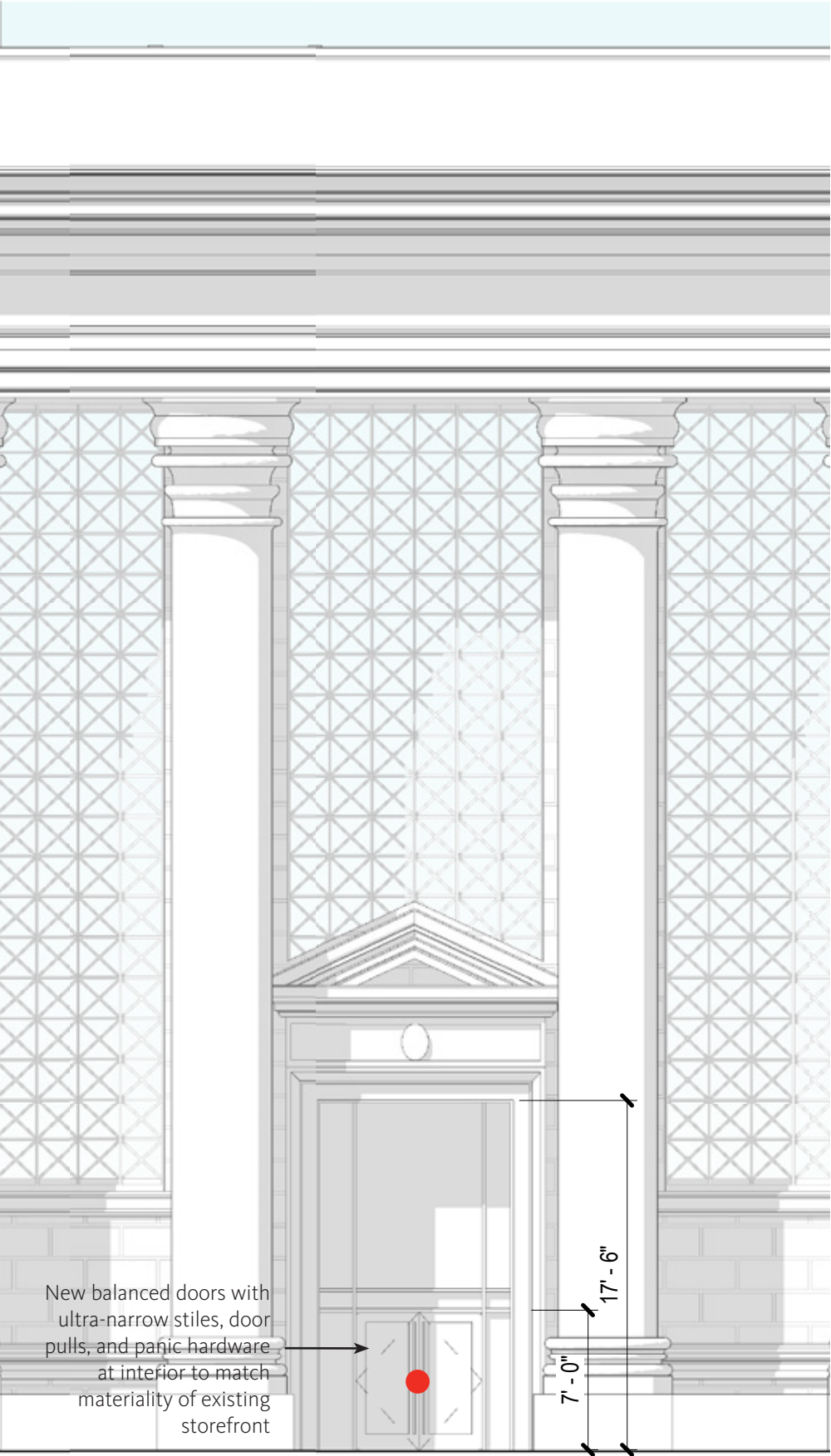
Existing Conditions | **Entry Vestibule**



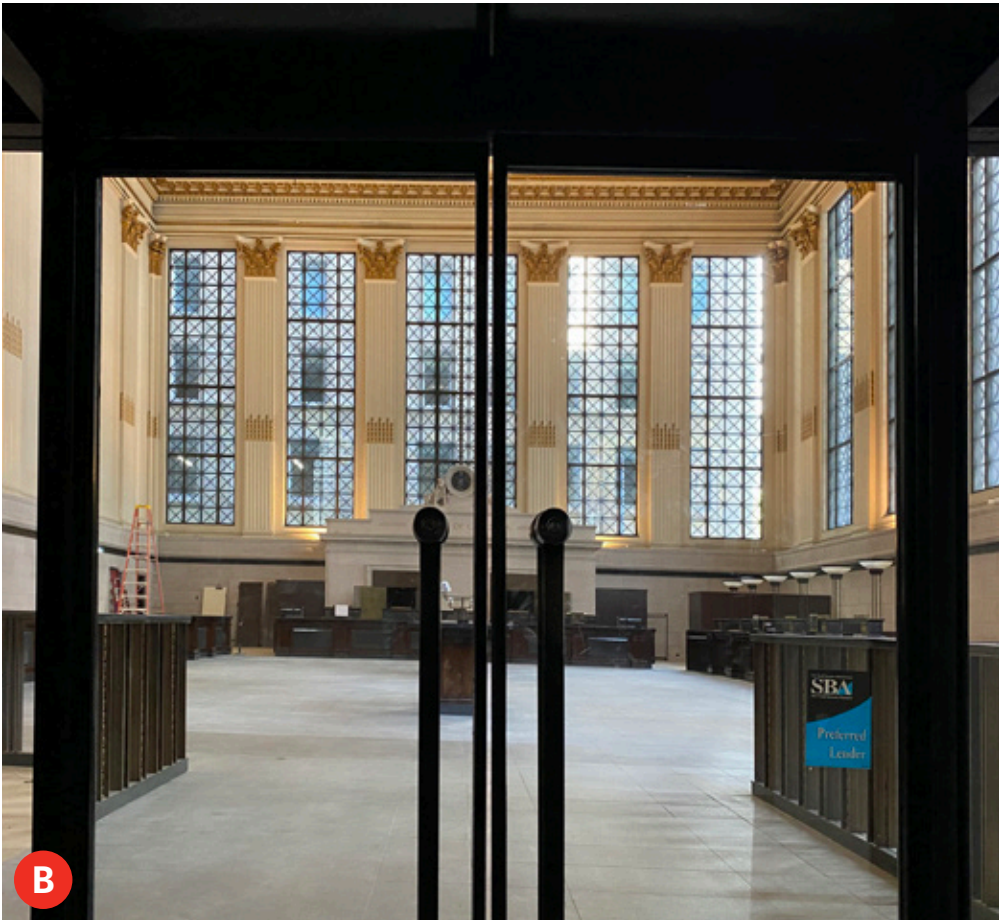
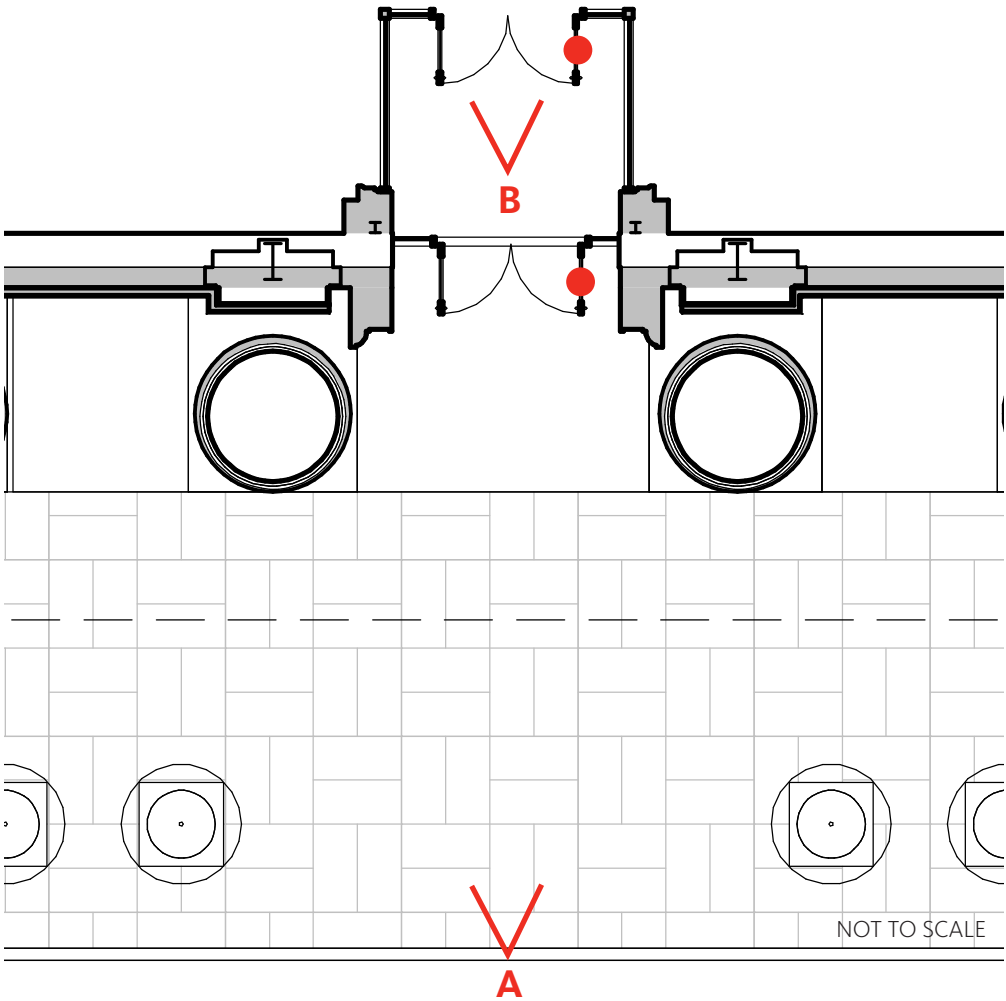
- Existing entry door hardware lengths and pull-forces are non-compliant. *Upgrades are necessary for compliance and future tenant security and access.*



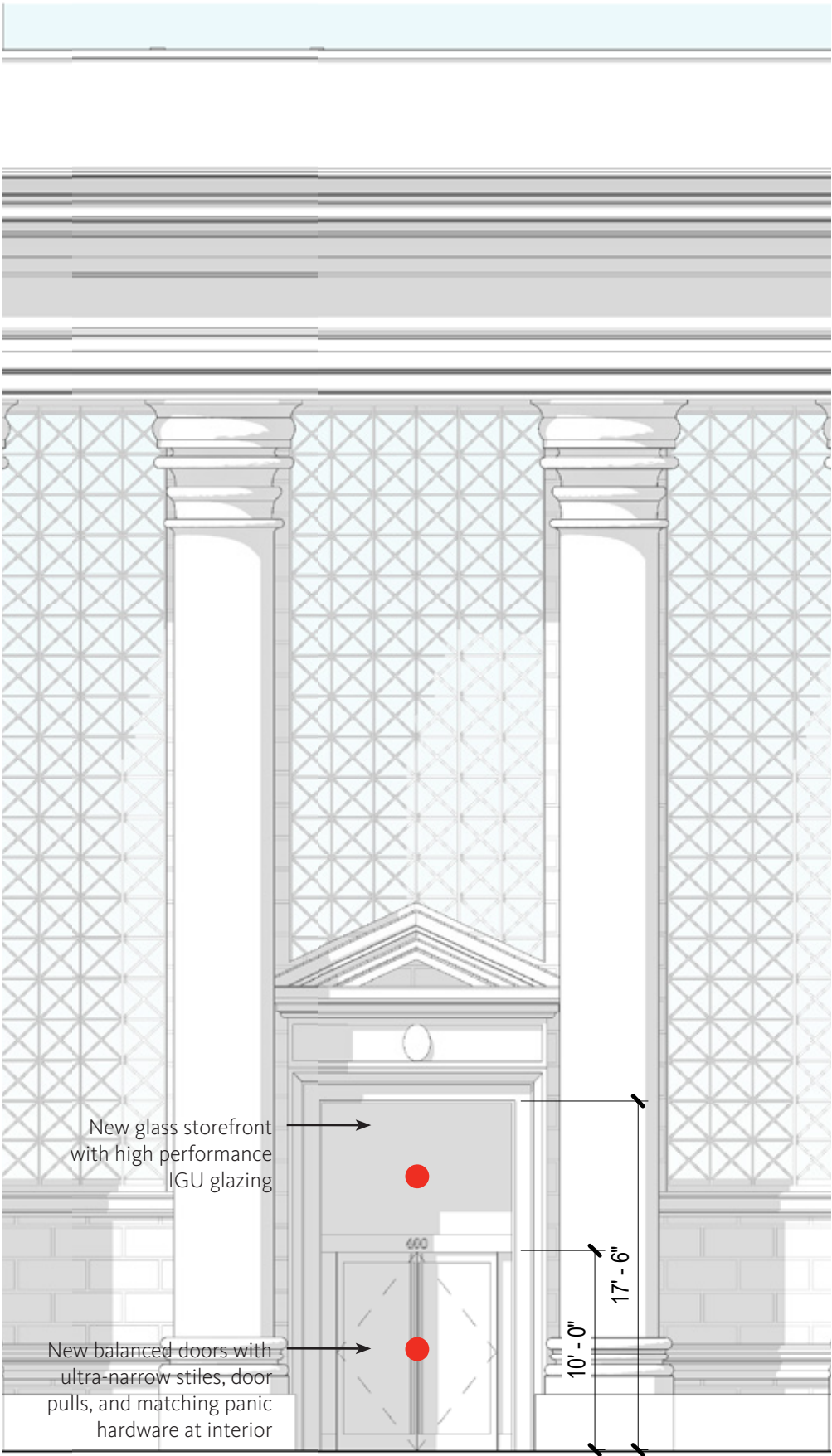
Proposed Design | **Entry - Option 1**



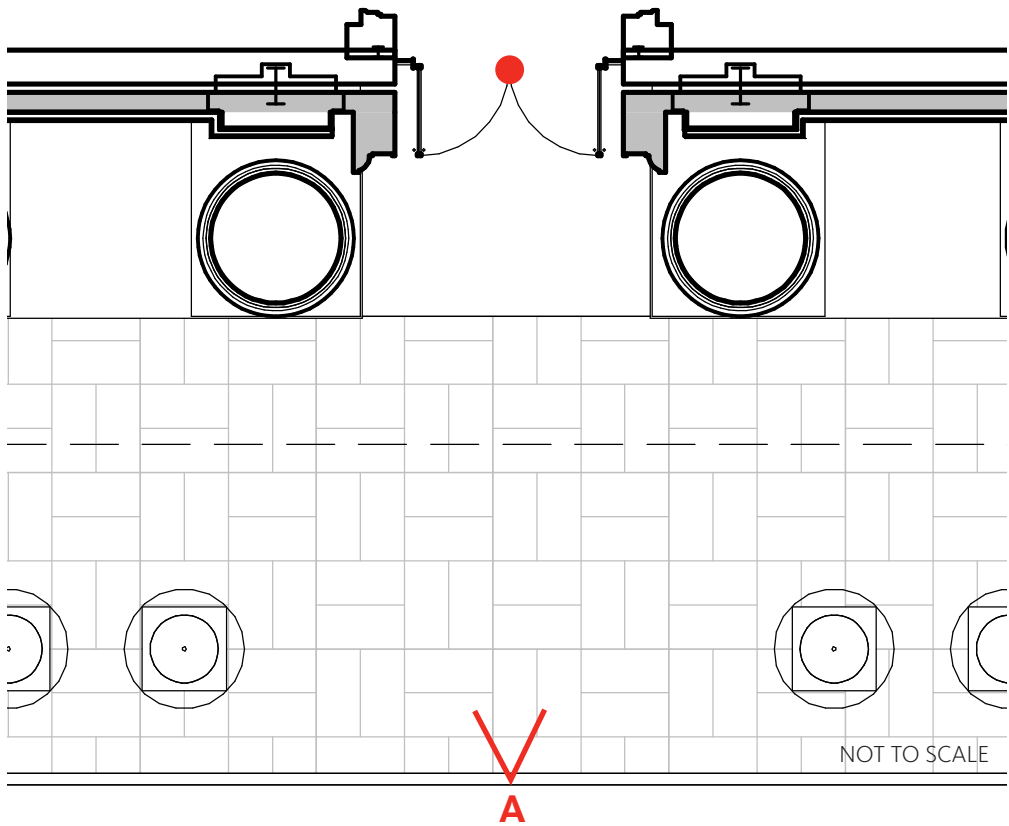
- Entry doors are proposed to be replaced in kind as required for pull-force compliance and as necessary for future tenant security and access.



Proposed Design | **Entry - Option 2**



- 1967 doors, glazing and interior vestibule are proposed to be removed and replaced with taller bronze doors and more transparent glazing, improving visibility into the interior, especially to the historic ceiling. Historic wooden pocket doors to remain.



THANK YOU



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
400 CALIFORNIA ST		0239003
Case No.		Permit No.
2020-010710PRJ		
<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>400 California, LLC, the Project Sponsor, proposes to convert to office use 9,330 square feet on the ground floor of the existing building at 400 California Street (the "Project"), which is located on Assessor's Block 0239, Lot 003 (the "Property"). The Property consists of the historic two-story (one story with basement level) Bank of California building (the "Bank"). The Project Sponsor also owns the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029)(the "Tower"), which is connected to the Bank via two openings on the ground floor.</p> <p>The Bank is San Francisco Landmark Number 3 under Article 10 of City of San Francisco's (the "City") Planning Code (the "Code"), and it is designated as a "Category I" significant building under Article 11 of the Code. Because the proposal includes newly instituted ground-floor office use in the C-3-O District, conditional use authorization is required. The Project requires no new construction, demolition, or additions to the Property. The conversion to office space will help support the revitalization of the underutilized historic Bank, while at the same time retaining the Bank's historic features and character as an important City Landmark. The Project is the final component of</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</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? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</p>
<input 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, archeology review is required.</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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Charles Enchill</p>	

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

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

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input checked="" type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required): PLEASE SEE ATTACHED
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input checked="" type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): A formal HRER Part II is not required due to the limited scope of accessibility and egress improvements as described above in section 8.	
Preservation Planner Signature: Charles Enchill	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Charles Enchill 05/26/2021
	Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors 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.	

Full Project Description

400 California, LLC, the Project Sponsor, proposes to convert to office use 9,330 square feet on the ground floor of the existing building at 400 California Street (the "Project"), which is located on Assessor's Block 0239, Lot 003 (the "Property"). The Property consists of the historic two-story (one story with basement level) Bank of California building (the "Bank"). The Project Sponsor also owns the adjacent 21-story office tower located at 430 California Street (Block 0239/Lot 029)(the "Tower"), which is connected to the Bank via two openings on the ground floor.

The Bank is San Francisco Landmark Number 3 under Article 10 of City of San Francisco's (the "City") Planning Code (the "Code"), and it is designated as a "Category I" significant building under Article 11 of the Code. Because the proposal includes newly instituted ground-floor office use in the C-3-O District, conditional use authorization is required. The Project requires no new construction, demolition, or additions to the Property.

The conversion to office space will help support the revitalization of the underutilized historic Bank, while at the same time retaining the Bank's historic features and character as an important City Landmark. The Project is the final component of the Project Sponsor's larger renovation and rehabilitation of the Property, which includes complex seismic and structural upgrades and minor exterior upgrades. Specifically, the Project Sponsor has been working to create a program for the Property that supports and maintains the historic characteristics of the Bank and has already obtained building permits for seismic upgrades and such work is currently underway. Additionally, in order to accommodate future occupancy and exiting needs from the proposed new office use, the Project Sponsor is also seeking a Certificate of Appropriateness from the Historic Preservation Commission (HPC) for the following modifications:

1) Widening an existing ground floor connection between the Bank and the Tower. The opening exists within the west wall of the Bank but must be widened to comply with current accessibility and egress requirements. The enlarged opening will remain below the decorative stone frieze.

2) Removal of the existing 1967 entry doors. Two strategies are under consideration for removal of the existing 1967 entry doors. The existing door hardware and pull forces are non-compliant with current code requirements or a future tenant's access and security needs, and therefore must be removed.

Taken together, the building permit for seismic upgrades, Certificate of Appropriateness and this Conditional Use authorization will help support the revitalization and maintenance of this underutilized historic Bank, with minimal interference to the Bank's character defining features.

Step 5: #8 Work Consistent With the Secretary of the Interior Standards for the Treatment of Historic Properties Analysis

Accessibility and egress work will be limited to the non-historic main entry installed in 1967 and one interior ground floor connection. The latter will remove a step, doors, and 8-10 inches of stone horizontally at the west wall for a new ramp. Therefore the work is found to be a minimal change and compatible to the Landmark building. Furthermore, interior character-defining features of the banking hall identified under this CEQA review will remain, including: single open volume, Corinthian pilasters between paneled wall surfaces, blank frieze panel with denticulated and modillioned molding, coffered ceiling with decorative soffits, decorative Greek key panel beneath pilasters, large multi-lite windows along north, east, and south walls, stone-block coursing along base of lobby below Greek key panel, decorative pediment and enframing around primary entrance, and bank vault assemblies within stone surround topped with a clock flanked by mountain lion sculptures.

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

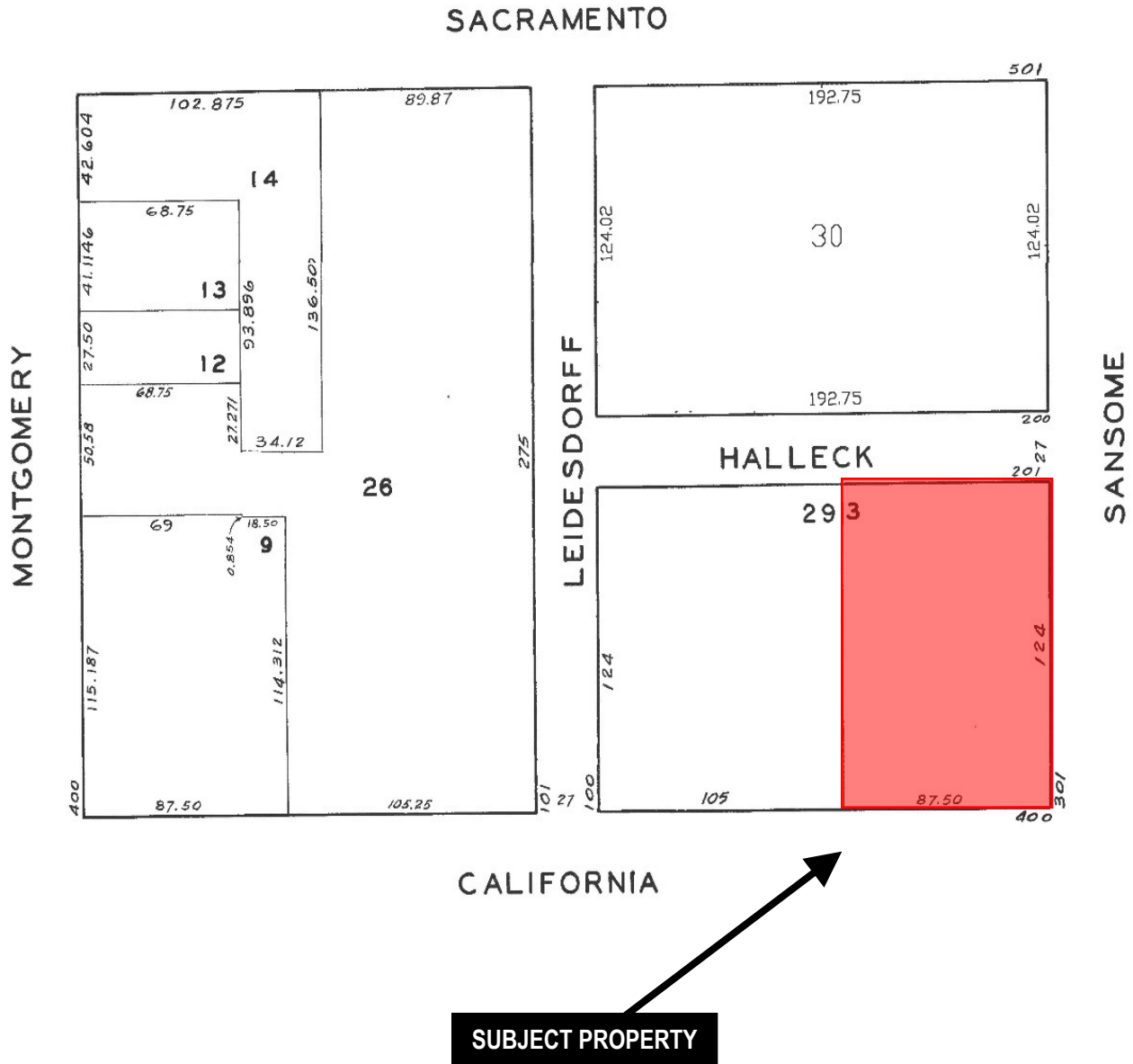
- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are 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 to the Environmental Review Officer within 10 days of posting of this determination.

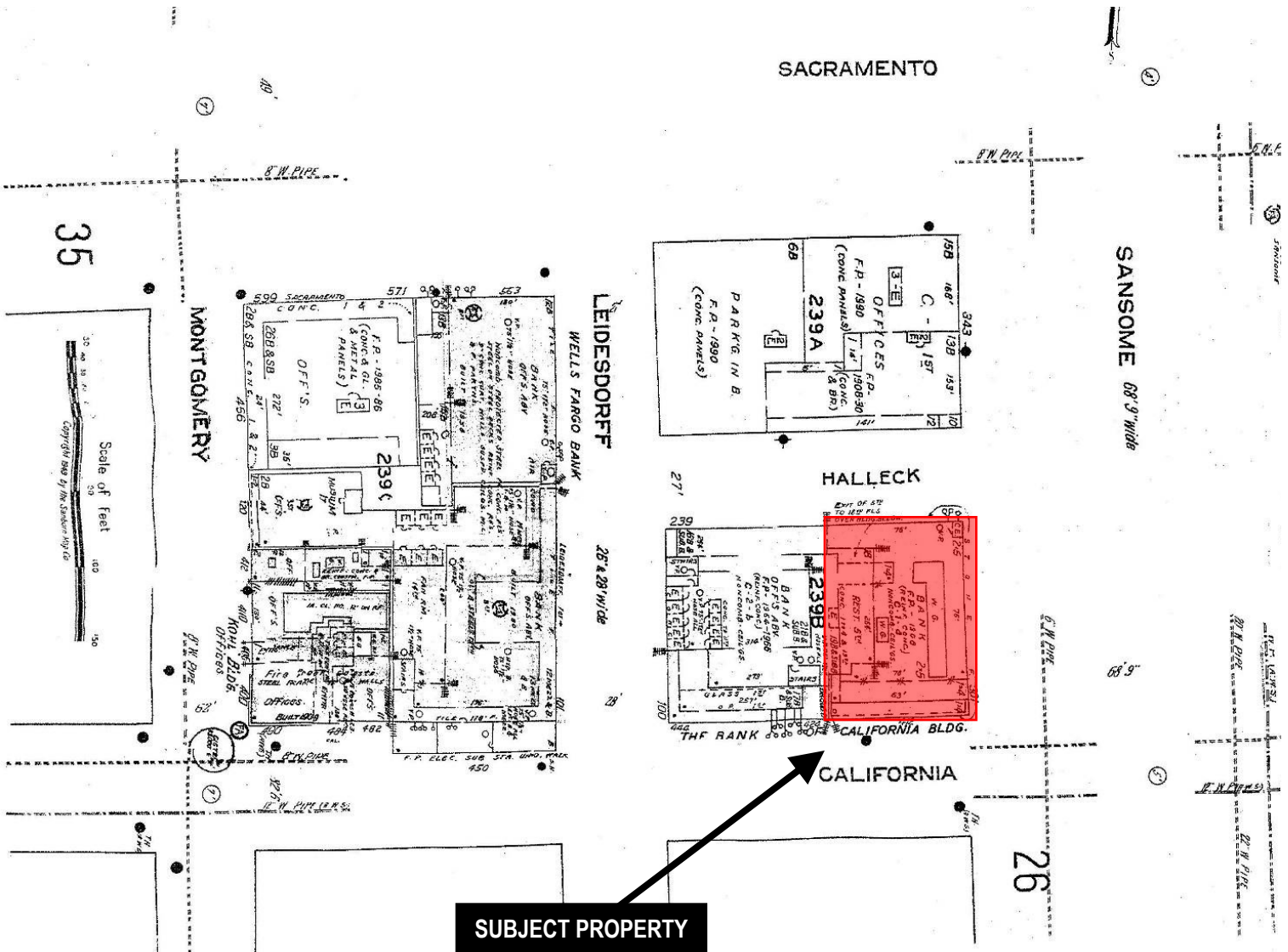
Planner Name:

Date:

Parcel Map



Sanborn Map*

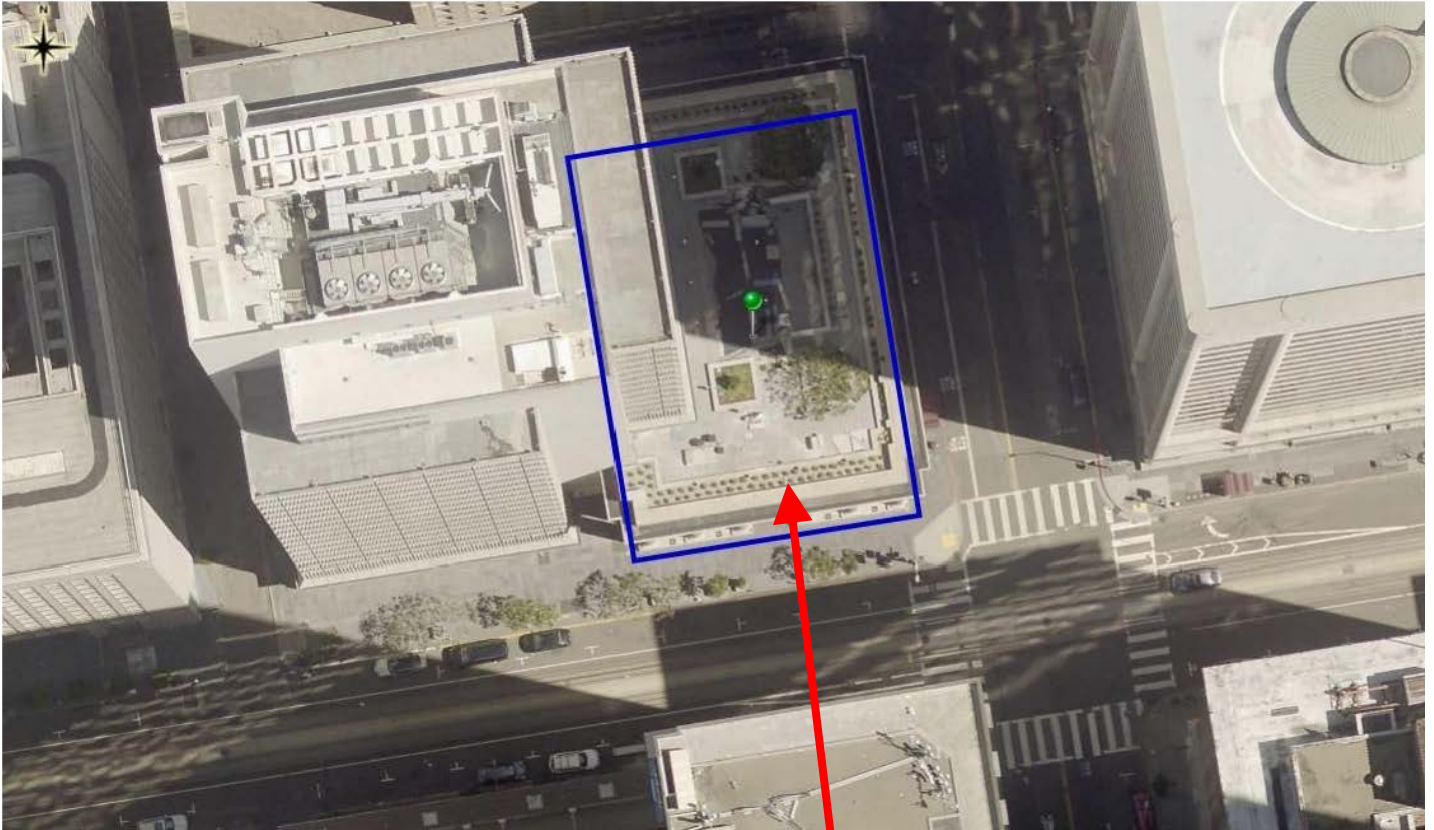


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2020-010710COA
Bank of California
400 California Street

Aerial Photo – View 1

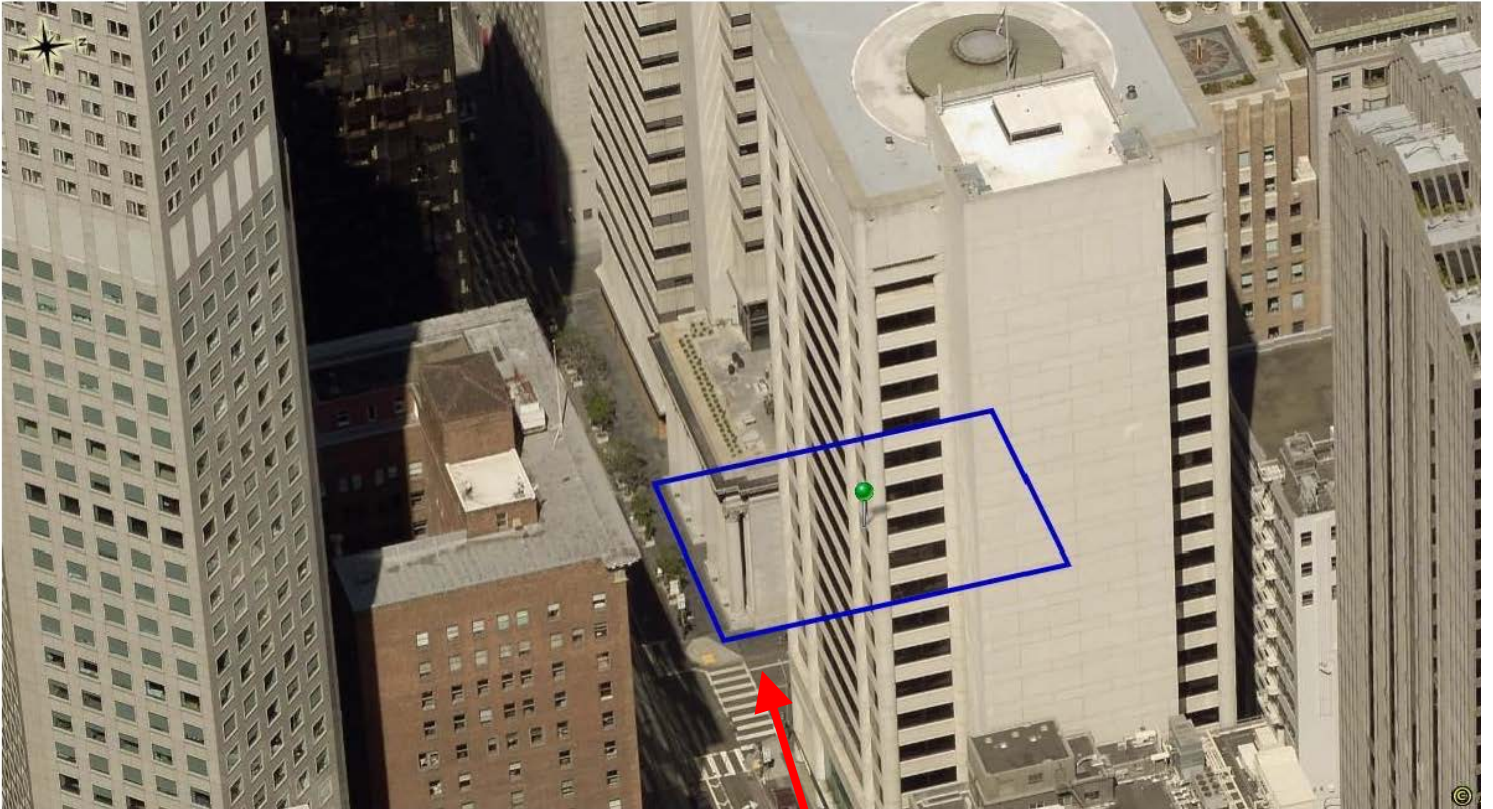


06/07/2020

SUBJECT PROPERTY



Aerial Photo – View 2



06/07/2020

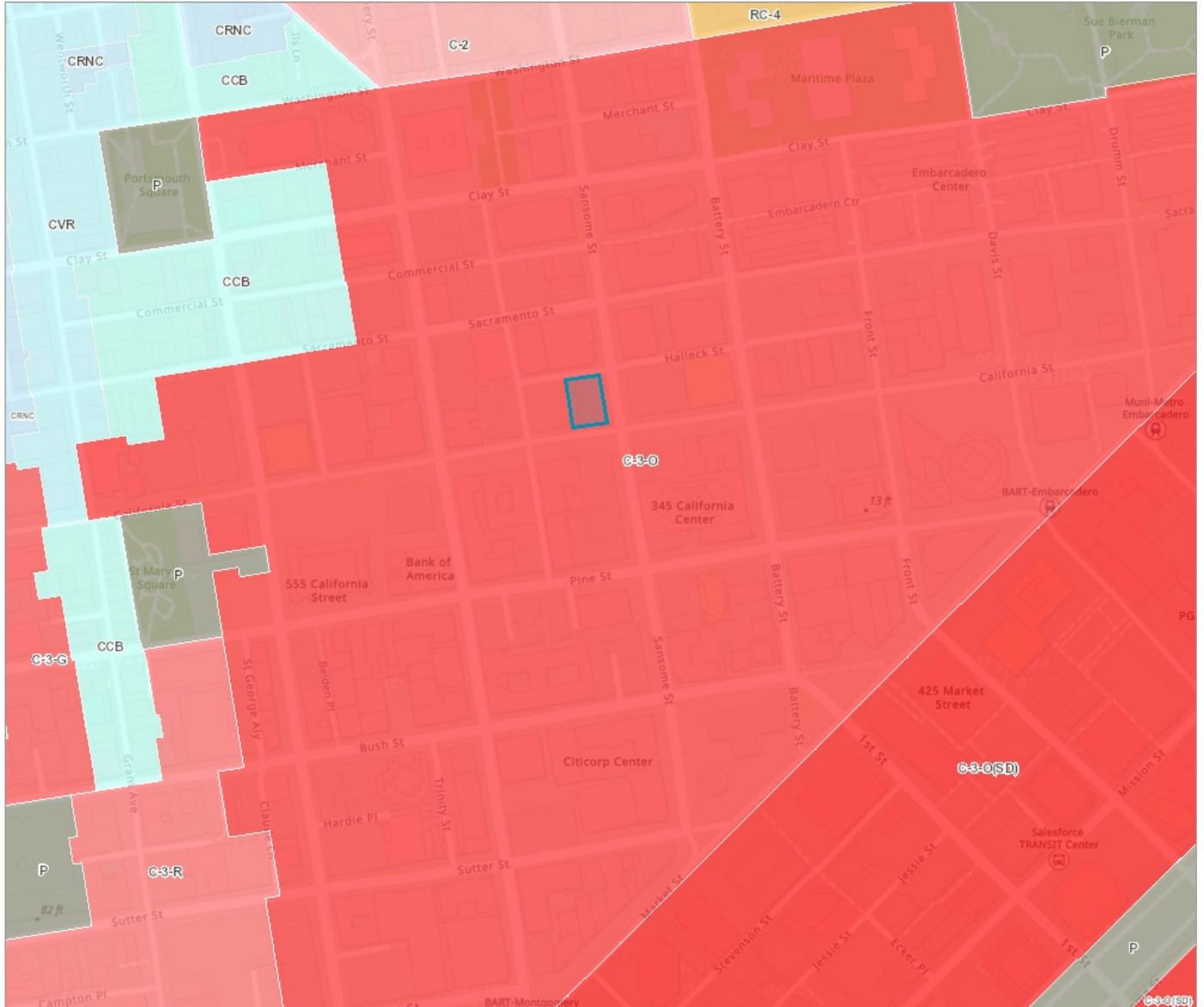
SUBJECT PROPERTY



Zoning Map



Map for: 400 CALIFORNIA ST



Certificate of Appropriateness Hearing
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Site Photo



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