



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: September 30, 2021

Record No.: 2021-001622CUA
Project Address: 220 Post Street
Zoning: C-3-R (Downtown-Retail) Zoning District
80-130-F Height and Bulk District
Block/Lot: 0294/007
Project Sponsor: Tuija Catalano
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: AG 220 Post, LLC
170 Grant Ave, 6th Floor, San Francisco, CA 94108
Staff Contact: Jonathan Vimr – (628) 652-7319
jonathan.vimr@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would change the use of the existing third floor from Retail Sales & Service to approximately 6,175 square feet of Non-Retail Sales & Service (general office) use. No exterior alterations are currently proposed as associated exterior work was previously approved pursuant to Planning Commission Motion No. 20590 and Historic Preservation Commission Motion No. 0382.

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 a Non-Retail Sales & Service (general office) use on the third floor within the C-3-R (Downtown-Retail) Zoning District.

Issues and Other Considerations

- **Third Floor Conversion.** A previous application (Planning Case Record 2017-014849CUA) proposed to replace the third, fourth, and fifth floors of the subject property from retail to office. When that application was heard by the Planning Commission in December 2019, however, Department staff recommended that only the conversion of the fourth and fifth floors be approved. After public comment and deliberation, the Planning Commission approved conversion of only the fourth and fifth floors pursuant to Motion No. 20590 (Exhibit G).

The challenges facing the retail sector have only grown since that time and have been particularly exacerbated by the ongoing COVID-19 health pandemic, with San Francisco's initial emergency health order being instituted roughly three months after approval of the previously mentioned Conditional Use Authorization. In light of this, the substantial number of retail vacancies currently found in the area, and the particular difficulties facing upper-level retail locations, Department staff find that conversion of the third floor is now warranted.

- **Public Comment & Outreach.** The Department has received no letters expressing support of or opposition to the Project. The Project Sponsor gathered three (3) letters of support, which are included in their brief (Exhibit F).

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Downtown Area Plan and the Objectives and Policies of the General Plan. Although the Project results in some loss of retail space, there are ample opportunities for tenants to occupy the large number of vacant ground-floor spaces within Union Square and throughout the city. Retail would be retained at first and second floors, with office uses now occupying the third as well as previously approved fourth and fifth floors, all of which are upper levels no longer viable for retail, particularly in the wake of the COVID-19 pandemic. Workers in the office space would support the retail functions of the district by shopping for convenience needs and attending restaurants. In addition, leasing of the office space will provide a revenue stream to preserve the existing building, which was originally completed in 1907 and is contributory to the Kearny-Market-Mason-Sutter Conservation District. 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
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Brief
Exhibit G- Motion No. 20590 and approved plans



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 30, 2021

Record No.: 2021-001622CUA
Project Address: 220 POST STREET
Zoning: C-3-R (Downtown-Retail) Zoning District
80-130-F Height and Bulk District
Block/Lot: 0294/007
Project Sponsor: Tuija Catalano
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: AG 220 Post, LLC
170 Grant Ave, 6th Floor, San Francisco, CA 94108
Staff Contact: Jonathan Vimr – (628) 652-7319
jonathan.vimr@sfgov.org

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303 TO ALLOW A NON-RETAIL SALES AND SERVICE USE (GENERAL OFFICE) ON FLOOR THREE OF THE EXISTING BUILDING LOCATED AT 220 POST STREET, LOTS 007 IN ASSESSOR'S BLOCK 0294, WITHIN THE C-3-R (DOWNTOWN-RETAIL) ZONING DISTRICT AND 80-130-F HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 16, 2021, Tuija Catalano of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2021-001622CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish general office use on the third floor of the existing building (hereinafter "Project") located at 220 Post Street, Block 0294, Lot 007 (hereinafter "Project Site").

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

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-001622CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

On September 30, 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. 2021-001622CUA.

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 approves the Conditional Use Authorization as requested in Application No. 2021-001622CUA, 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 would change the use of the existing third floor from Retail Sales & Service to a Non-Retail Sales & Service (general office) use occupying approximately 6,175 square feet (the full floor). No exterior alterations are currently proposed as associated exterior work was previously approved pursuant to Planning Commission Motion No. 20590 and Historic Preservation Commission Motion No. 0382.
3. **Site Description and Present Use.** The Project site is located on a single lot at 220 Post Street, on the north side between Stockton Street and Grant Avenue, which has approximately 50 feet of frontage along Post Street and 51 ½ feet of frontage along Campton Place. The Project site is fully developed with an existing five-story over basement commercial building completed in 1907. The existing structure was historically fully occupied by retail uses, though the fourth and fifth floor are now undergoing conversion to an office use.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-R Zoning District in the Downtown Area Plan, a block away from Union Square, and within the Kearny-Market-Mason-Sutter Conservation District. Land uses in the vicinity consist primarily of retail uses in building ranging from two to ten stories in height. The Project site is well served by transit—the Montgomery and Powell BART and Muni Stations are within walking distance, with several Muni bus lines within close proximity along Market Street. Other zoning districts in the vicinity include P (Public) and C-3-O (Downtown-Office).
5. **Public Outreach and Comments.** As of the date of this report, the Department has received no letters expressing opposition to or support of the project. The Project Sponsor gathered three (3) letters of support, which are included in their brief (Exhibit F).
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 Non-Retail Sales & Service uses at the third floor.

The Project would establish an office use at floor three of the existing building. Section 210.2 includes specific findings that the Commission must make in order to grant Conditional Use Authorization for the proposed office use. Conformance with these findings is discussed in Section 8 below.
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 Project Site is located within the Downtown core, an area characterized by an intense mix of a wide variety of uses. Many buildings in the vicinity contain office uses on upper stories over ground-floor retail, particularly within the Financial District to the east of the Project Site. The office use proposed by the Project is small in size (an additional 6,175 square feet on top of the 12,350 square feet previously approved for the fourth and fifth floors) and would not undermine the core retail functions of the C-3-R District. Because the new office use would begin at the third floor of the existing building, the Project would not affect the retail shopping experience at the pedestrian level.

- 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 conversion to office use will allow the building to be preserved without requiring extensive exterior alterations while maintaining the retail character of the neighborhood at lower levels.

- (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 change of use will not significantly affect traffic patterns, the type and volume of traffic generated, or the demand for off street parking and loading. The property is located near BART and other public transit facilities including Muni, enabling employees and visitors to the building to walk, bike, and use public transit rather than automobiles.

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

No significant emissions of noise, glare, dust, or odor would be produced by the office use.

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

No landscaping, screening, open spaces, parking or loading areas exist. The existing building covers the entire lot.

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

As stated in Section 210.2, the purpose of the C-3-R District is to serve as, "...a regional center for comparison shopper retailing and direct consumer services." This Section further states that, "Within the District, continuity of retail and consumer service uses is emphasized, with encouragement of pedestrian interest and amenities..." While the proposed office use does not directly contribute to the core retail functions of the C-3-R District, it would be located on the third floor in a manner that is not readily visible by pedestrians and visitors to the area, and retail uses would be retained on the Post Street and Campton Place frontages of the bottom two floors. The Project will indirectly support the retail functions of the District as workers in the newly established office space will patronize retail and restaurant establishments in the area.

- 8. Planning Code Section 210.2(2).** In addition to the criteria of Section 303(c) of this Code, the Commission must consider the following criteria to approve establishment of the proposed office use on the third floor within the C-3-R District:

- A. The proposed use would not require modification of the location that would negatively impact existing architectural, historic and aesthetic features, or otherwise inhibit the conversion back to a principally-permitted use in the future.

The Project is limited to conversion of the third floor and would not alter the exterior of the subject building, which was completed in 1907 and is located within the Kearny-Market-Mason-Sutter Conservation District. Exterior alterations complying with the Secretary of the Interior's Standards and Article 11 of the Planning Code were previously approved pursuant to Planning Commission Motion No. 20590 and HPC Motion No. 0382. The proposed office uses would not inhibit the future conversion of the space to retail and service uses, which are emphasized in the Planning Code as the primary purpose of the C-3-R District.

- B. The proposed use would not have an actual or potential adverse impact on adjacent zoning districts in which non-retail sales and service uses are not permitted.

The Project site is surrounded by other zoning districts that principally permit non-retail sales and service uses (such as office) above the ground floor, including the C-3-O, C-3-O(SD), and C-3-S Districts. The Project would add office space in an area where they are already common and would not potentially undermine the character of the neighborhood through introduction of an incompatible use.

- C. The proposed use will not result in the development of non-retail sales and services uses such that the District's primary function is no longer an area for comparison shopper retailing.

The Zoning controls of the C-3-R District strongly emphasize principally-permitted uses such as retail stores and restaurants. However, retail sales in urban environments rely strongly on engaging with the pedestrian realm to visually merchandise products and create a vibrant and engaging

experience. Retail spaces on upper stories are disengaged from this pedestrian realm, and are difficult to successfully operate for many retail sales establishments. There are currently many vacant ground-floor retail spaces in the vicinity of the Project Site. Therefore, the proposed office use would not foreclose on the overall supply of available retail space in the city. The office use would occupy an otherwise-vacant space on the upper floor of an existing building, without altering the exterior of the building or changing the fundamentally retail character of the pedestrian realm

- D. The proposed use would complement or support principally-permitted uses in the District, and the site of the proposed use is not conducive to any principally-permitted uses in the District by virtue of physical limitations, including but not limited to the size and orientation of the floor plate and the nature of independent access to the third floor.

The office use proposed by the Project would be located on the third floor, in a space that does not benefit from direct visual interface with the pedestrian realm. Due to the upper-story location, it would be difficult for pedestrians to readily notice and recognize a retail tenant on this floor, which severely limits the types of retail operators that would seek to lease it. The physical nature of this access feels private and would discourage the kind of casual engagement between customer and retail establishment that defines successful urban retail districts. The Project would fill an otherwise vacant space with office use.

- 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 1.1

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

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2

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

Policy 2.1

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 4

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

Policy 4.1

Maintain and enhance a favorable business climate in the city.

Policy 4.2

Provide and attract those economic activities with potential benefit to the city.

Policy 4.11

Maintain an adequate supply of space appropriate to the needs of the incubator industries.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 2:

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

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

The Project would facilitate the use of a space that is currently vacant and is unsuitable for a traditional retail tenant. The upper floors of the building lack direct visibility and connection to the pedestrian realm and there are currently a substantial number of vacant ground-floor retail spaces in the vicinity that would be much more attractive to future tenants. The proposed office use is compatible and consistent with the intense mix of retail, professional, and residential uses in the larger Downtown area. Workers in the office space would support the retail functions of the district by shopping for convenience needs and attending restaurants. Additionally, leasing of the office space will provide a revenue stream to preserve the existing building, which was originally constructed in 1907 and is located within the Kearny-Market-Mason-Sutter Conservation District. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

Office uses in the building will provide opportunities for employment of residents and retail use will be maintained at the lower two floors.

- 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. The Project would not alter the scale, height, and massing of the building envelope and would continue to conserve and protect the cultural and economic diversity of the neighborhood.

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

The Project will not remove any residential units or displace any residents.

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

The Project Site is well served by public transportation with access to BART, Muni light rail, and Muni bus lines approximately a quarter mile from the building. The Project does not include any off street parking.

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

No existing tenants would be displaced. Industrial uses are generally not permitted within the Downtown-Retail Zoning District.

- 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.

- G. That landmarks and historic buildings be preserved.

The Project is limited to a proposed change of use and does not include any exterior alterations to the historic building. Separate Minor Permit to Alter and Major Permit to Alter entitlements were previously issued with the work being found to comply with the Secretary of the Interior's Standards for Rehabilitation and Article 11 of the Planning Code.

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

The project would not result in any negative effects on parks or open space.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-001622CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 10, 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 September 30, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 30, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a 6,175 square feet of Non-Retail Sales & Service (general office) office use on the third floor of the existing building at 220 Post Street, Block 0294, Lot 007 pursuant to Planning Code Section(s) 210.2 and 303 within the C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District; in general conformance with plans, dated October 10, 2019 and stamped “EXHIBIT B” included in the docket for Record No. 2021-001622CUA and subject to conditions of approval reviewed and approved by the Commission on September 30, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 30, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

- 6. 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

Provisions

- 7. 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

- 8. Union Square Park, Recreation, and Open Space Fee – C-3-R District.** The Project is subject to the Union Square Park, Recreation, and Open Space Fee, as applicable, pursuant to Planning Code Section 435.

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

Monitoring - After Entitlement

- 9. 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

- 10. 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

- 11. 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

- 12. 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

**EXHIBIT
B**



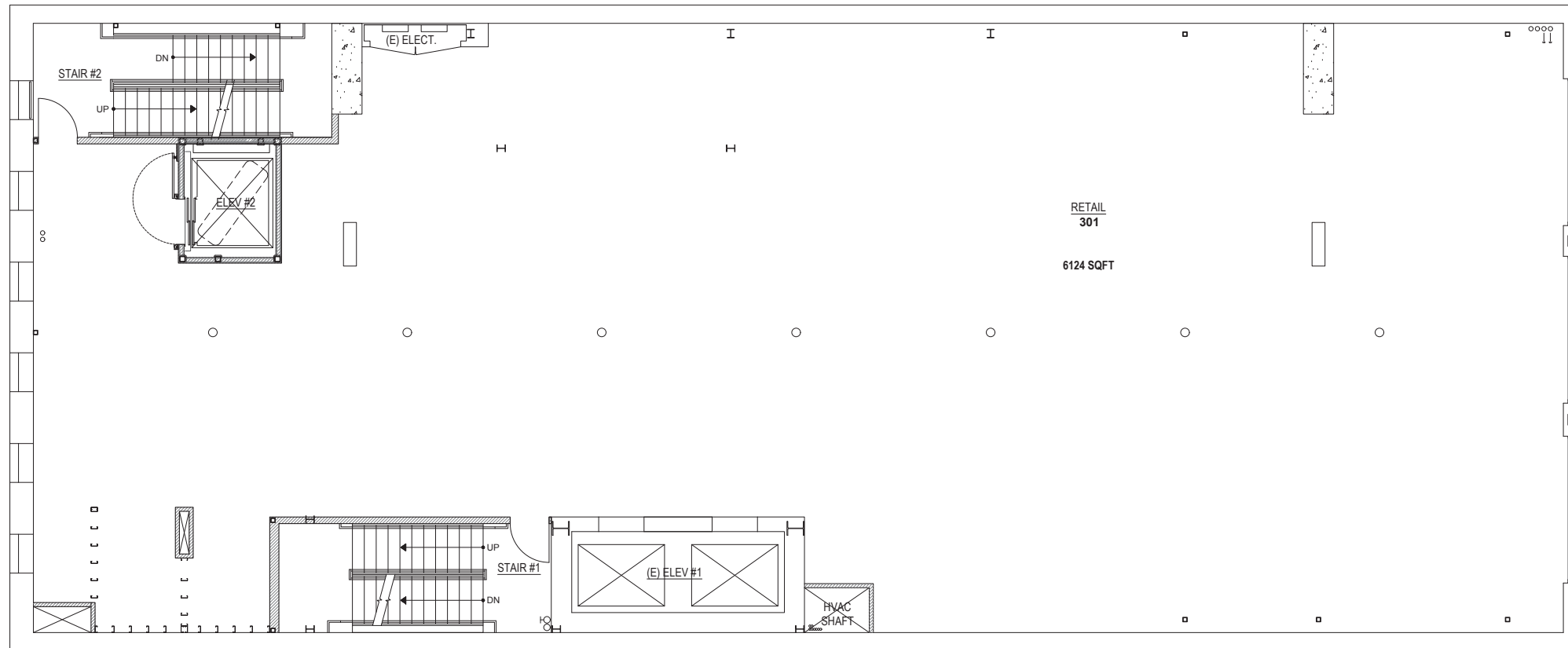
MEP Engineer:
Syska Hennessy Group, Inc.
425 California Street, Suite 700
San Francisco, CA 94104
T: (415)-288-5932
E: aconstantinescu@syska.com
Contact: Adrian Constantinescu

Structural Engineer:
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Contact: Alan Burr

Architect:
WZ Architecture
245 Vallejo Street
San Francisco, CA 94111
T: (415)-705-6214
E: k.wong@wzarc.com
Contact: Koonshing Wong

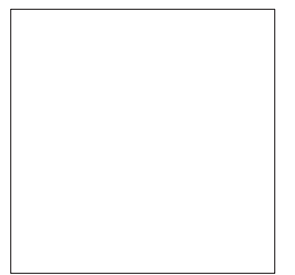
Owner:
City Center Realty Partners
170 Grant Avenue, Sixth Floor
San Francisco, CA 94108
T: (415) 655-7002
E: mark@ccrpllc.com
Contact: Mark Stefan

EXISTING



220 POST ST
SAN FRANCISCO, CA 94108

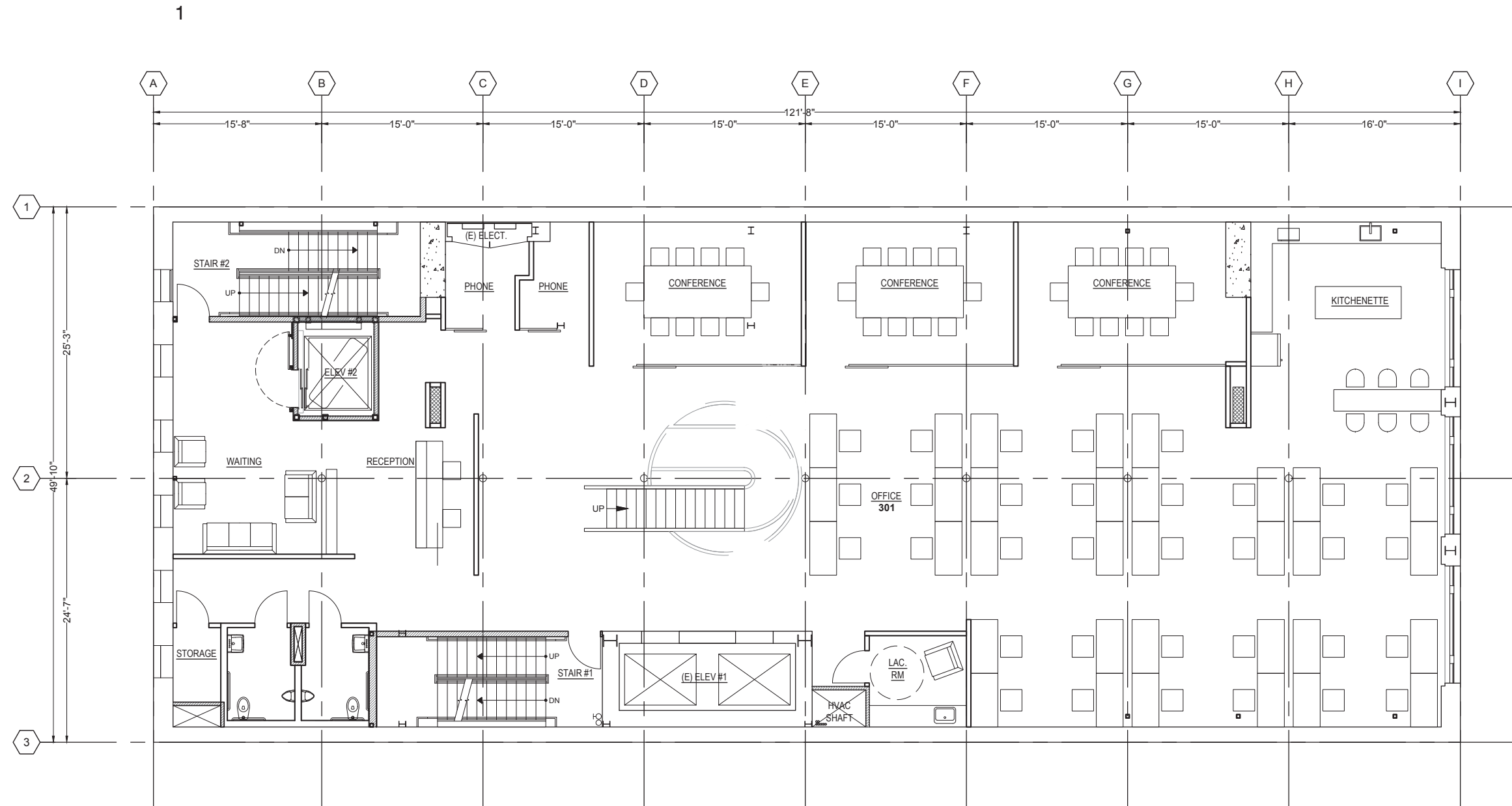
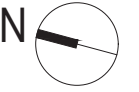
Rev.	Date	Remarks



NOTE: If this drawing is not 24"x36" it has been revised from its original size.
Scale noted on drawings/panels are no longer applicable.
© 2012 WZ Architecture Inc.

Project No:
Drawing Title:
**LEASING PLAN -
LEVEL 3**

Sheet No:
A1.03



SCHEMATIC DESIGN

SCALE: 3/32" = 1'-0"

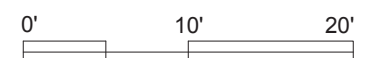




EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 220 POST ST		Block/Lot(s) 0294007
Case No. 2021-001622PRJ		Permit No.
<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. Conversion of the 3rd floor retail uses into office. Project will require a conditional use authorization per Planning Code Sec. 210.2, including findings per footnote 2.</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"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<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.

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</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher 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.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</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 project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</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 https://sfplanninggis.org/PIM/)</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 Information tab on https://sfplanninggis.org/PIM/)</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 Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Jonathan Vimr</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 checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<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 type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input 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):	
Preservation Planner Signature: Jonathan Vimr	

**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: Jonathan Vimr 09/13/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. 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.	

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

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

Planner Name:

Date:



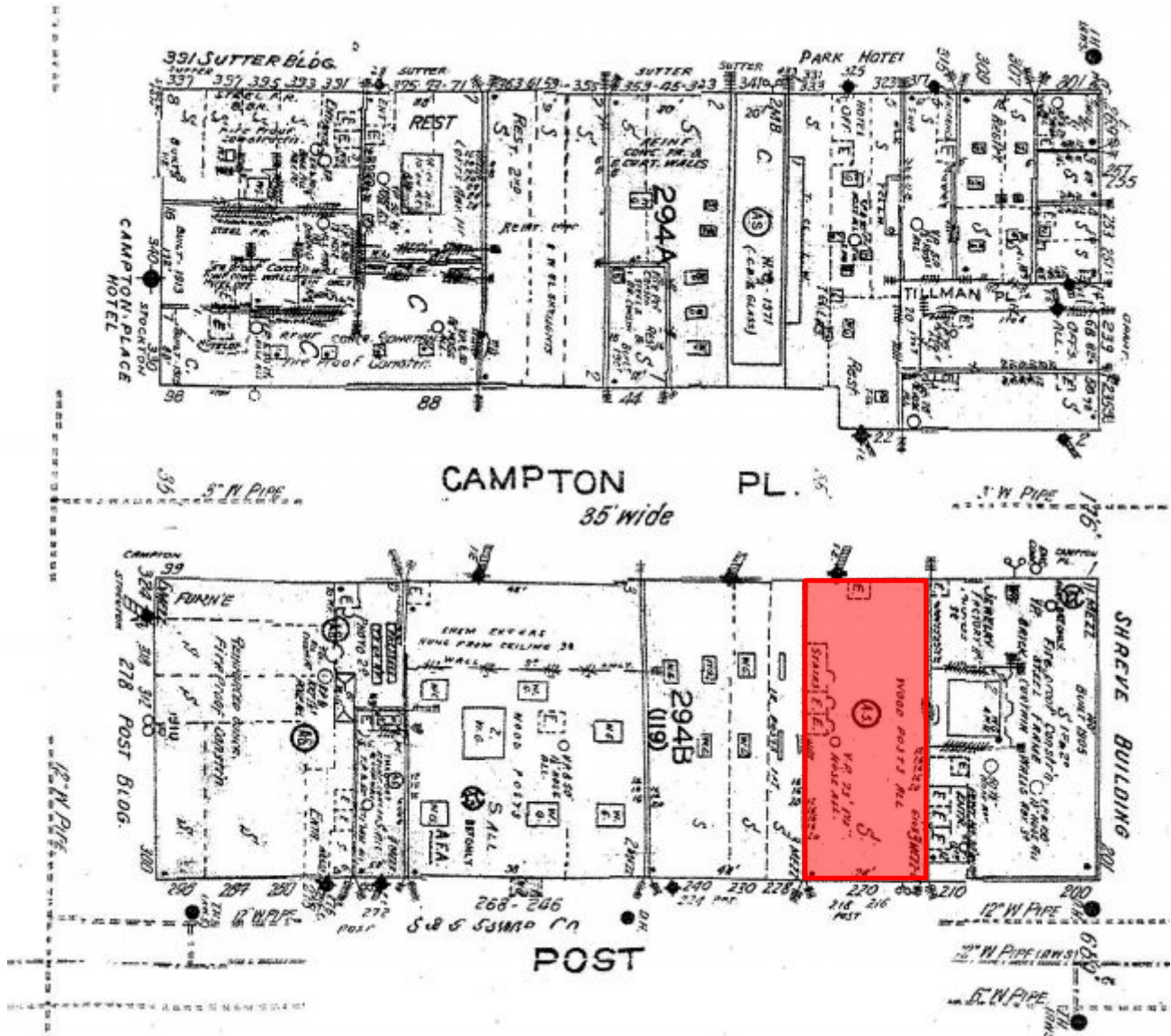
LAND USE INFORMATION

PROJECT ADDRESS: 220 POST STREET
RECORD NO.: 2021-001622CUA

EXHIBIT
D

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	18,525	12,350	-6,175
Office GSF	12,350	18,525	6,175
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	30,875	30,875	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	5	0	5
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0

Sanborn Map*

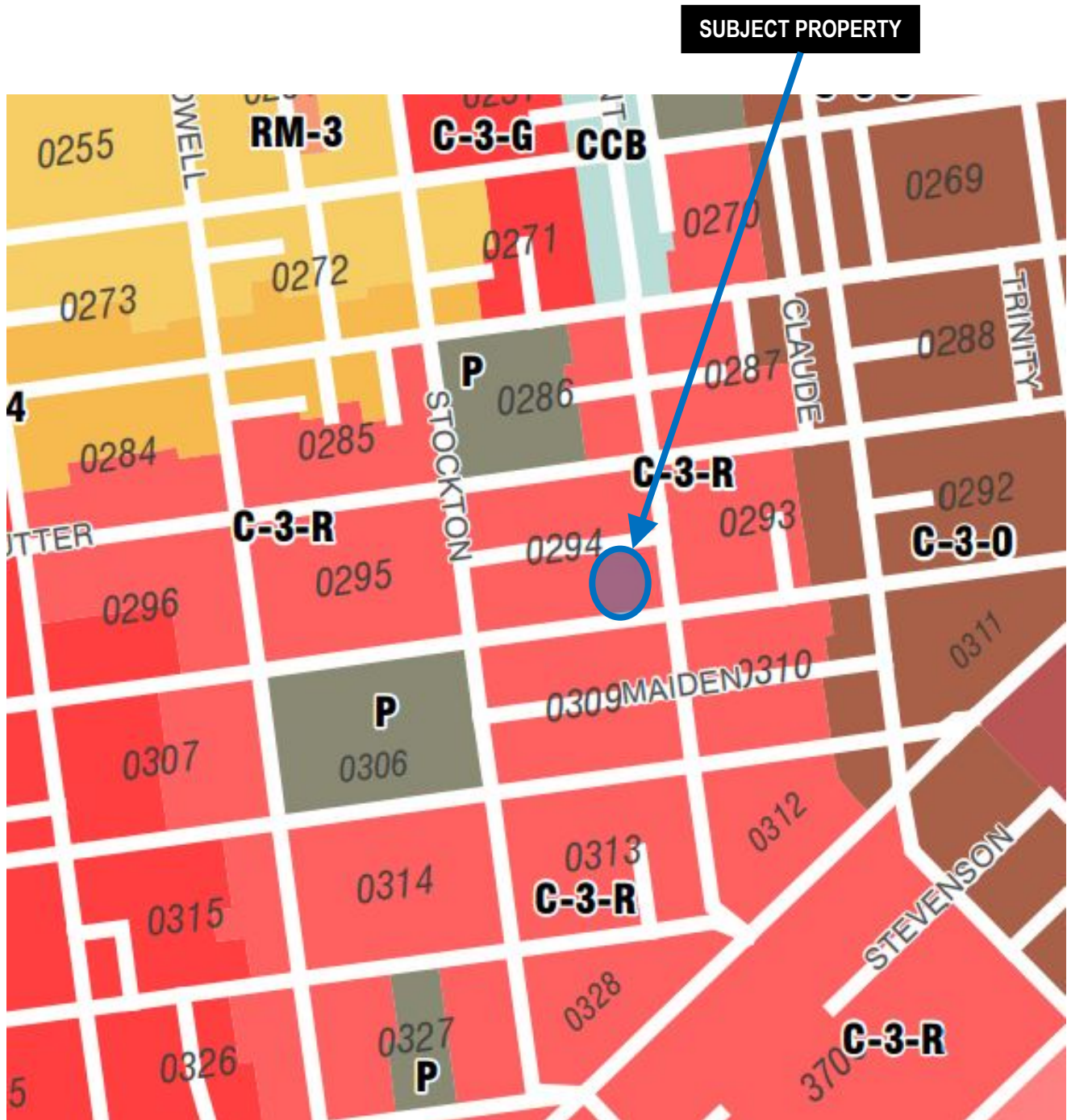


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2021-001622CUA
220 Post Street

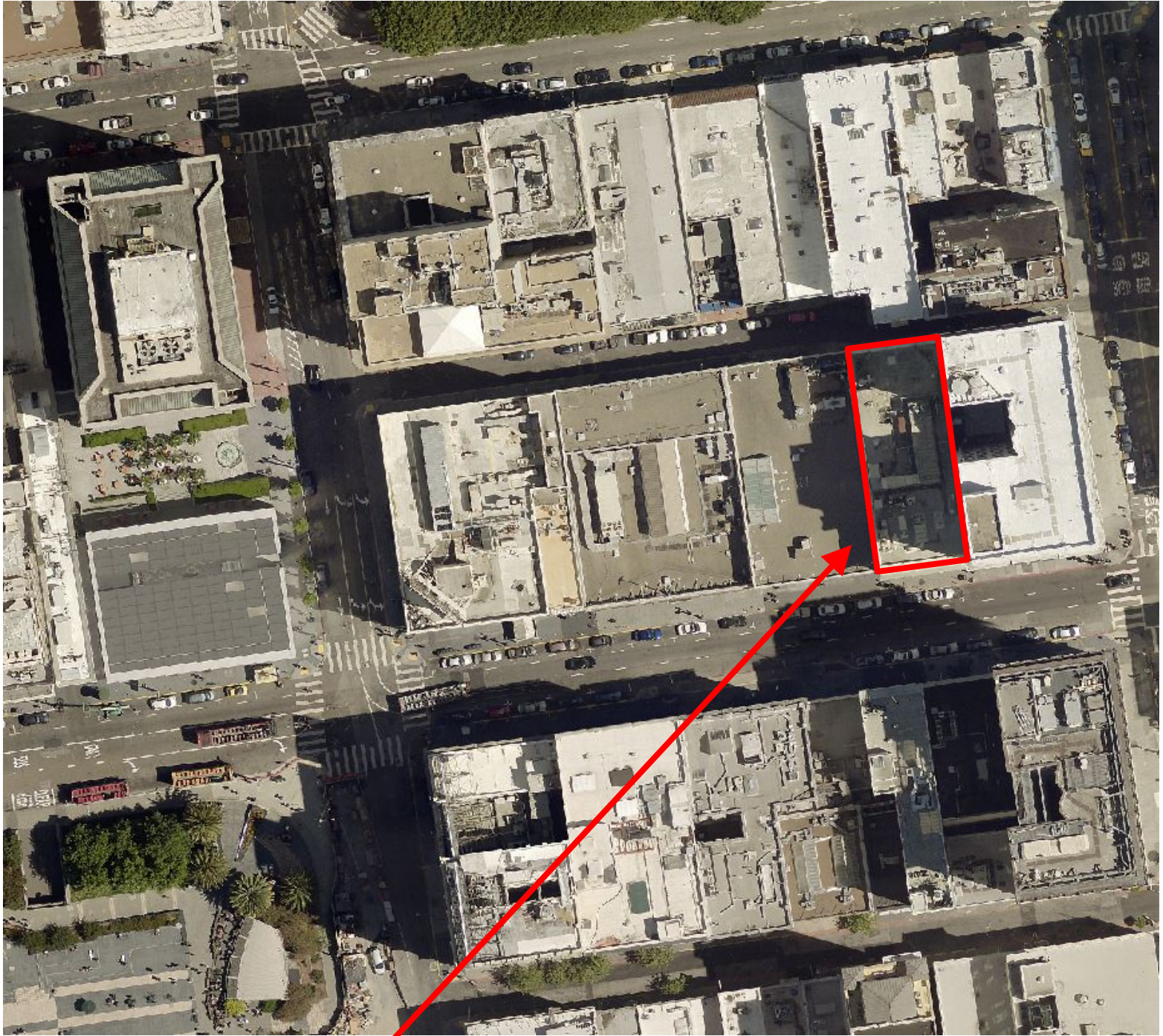


Zoning Map



Conditional Use Authorization
Case Number 2021-001622CUA
220 Post Street

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-001622CUA
220 Post Street

Site Photo*



SUBJECT PROPERTY

**South (Post Street) façade.*

Conditional Use Authorization
Case Number 2021-001622CUA
220 Post Street

Site Photo*

SUBJECT PROPERTY



**North (Campton Place) elevation.*

Conditional Use Authorization
Case Number 2021-001622CUA
220 Post Street

REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano
tcatalano@reubenlaw.com

September 21, 2021

Delivered Via Messenger

President Joel Koppel
Planning Commission
49 Van Ness Avenue
San Francisco, CA 94103



**Re: 220 Post – CU for Change of Use - 3rd Floor
Planning Dept. Case No. 2017-014849CUA
Brief in Support of the Project
Hearing Date: September 30, 2021
Our File No.: 10133.02**

Dear President Koppel and Commissioners:

Our office represents AG 220 Post, LLC, the owner and City Center Realty Partners, LLC, the authorized representative, (“**Project Sponsor**”) of 220 Post Street, Assessor’s Block 0294, Lot 007 (“**Property**”). The Project Sponsor proposes to convert the existing third floor from retail to office use (“**Project**”). The Property was previously approved for retail-to-office conversion for the 4th and 5th floors in December 2019, and was the first application that came before the Planning Commission after the permanent Union Square (C-3-R) retail-to-office controls were adopted by the Board of Supervisors in March 2019. Today the existing building is a 5-story, approx. 30,875-sf building entitled for retail on the lower 3 levels and office on the top 2 levels. This CUA seeks approval for approx. 6,124 sf of retail use on the 3rd floor to be converted to office.

A. PROJECT BENEFITS

- Conversion of the 3rd floor helps eliminate an existing, prolonged vacancy;
- Conversion results in a compatible mix of lower level retail and upper floor office uses, ensuring the entire building can be occupied;
- 3rd floor access from Campton Place provides increased activation and greater transparency along Campton Place, increasing security and overall activeness along the alley.
- Utilizing an otherwise vacant 3rd floor for office uses brings an additional (office) tenant and employees to the building and neighborhood, resulting in regular patrons and additional foot-traffic for existing retail and restaurant uses; and
- Payment of the (new) \$6/sf Union Square Park, Recreation and Open Space fee, along with other impact fees.

B. BACKGROUND

Even before COVID-19, the retail industry had changed and was on an evolving path. The large department store models are disappearing and retail is becoming more experiential shopping, reducing the need for stores to carry large inventories on-site and consequently reducing the need for large amount of store square footage. Retailers of every size and product category have decreased their footprint due to the competition of the internet. Street visibility and pedestrian access remain key factors to making retail successful. The difficulty with upper floor retail is that it is often not visible and easily accessible and rarely, if ever, would a retailer choose to occupy upper floor space without also having ground level presence. Requiring retailers to take 3rd or higher floor area in conjunction with ground and 2nd floor space severely inhibits overall leasability and results in increased vacancies due to the fact that retailers are taking ever smaller footprints. Increasingly, retailers simply do not want retail space on the 3rd or higher levels, regardless of whether the space is stand-alone space or in conjunction with lower levels.

Allowing 3rd floor space to be converted to office or other non-retail uses directly helps in the leasability of lower levels. Office uses bring tenants to the building and Union Square on a regular basis, creating patrons to nearby retail services, including restaurants and cafes, thus helping maintain Union Square as the City's premier retail destination. Upper floor office uses also help keep buildings fully leased, allowing property owners to maintain their buildings and increasing the pool of feasible retail tenants who are interested in the ground and 2nd floor areas only. In sum, the mix of retail and office uses in buildings is an ideal mix of uses that decreases vacancies and promotes overall vibrancy and successfulness of Union Square.

With COVID-19, the impact to retail businesses is even greater. According to a February 2021 SF Business Times article and data compiled by JLL, the vacancy rate for multi-level retail in Union Square is at a staggering 37%.¹ The proposed project does not change the ground floor and 2nd floor uses, and will preserve those for retail uses. However, upper stories of small buildings are not conducive to retail stores because they lack visibility and pedestrian traffic, and are more difficult to access, thereby discouraging casual shoppers. Thus, the Project seeks to convert the building's 3rd floor into office uses.

The subject building's 3rd floor has been vacant since November 1, 2016. The Project Sponsor has taken extensive efforts to lease the 3rd floor (along with the 4th and 5th floors prior to their conversion) to retail tenants, contacting a wide range of potential retailers.

C. PROJECT'S COMPLIANCE WITH CU CRITERIA AND CONSIDERATIONS

The Project is consistent with the general CU criteria by being a necessary and desirable use that is compatible with the context. The Project also satisfies the additional CU criteria in Section 210.2, footnote 2, that was approved in early 2019. The following examines the Project's 3rd floor compliance with the additional criteria/factors:

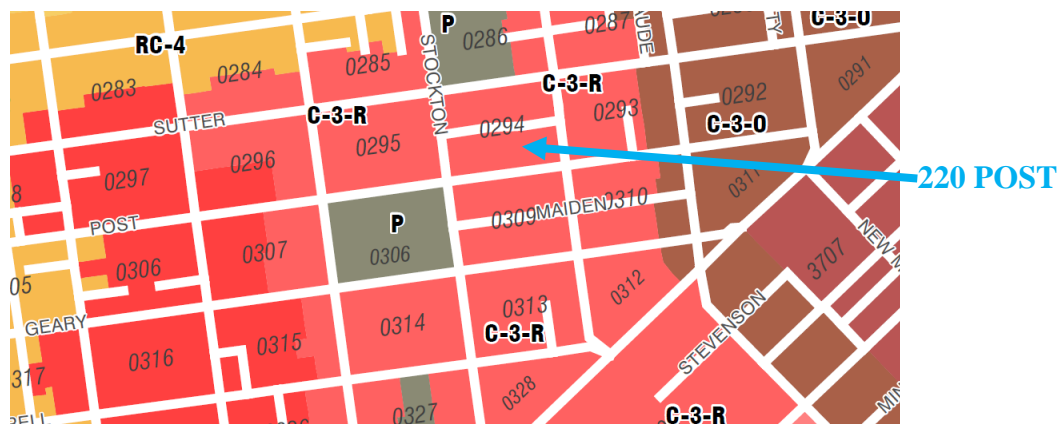
¹ SF Business Times article "Uniqlo shuttering Union Square location for good," February 12, 2021.

- (a) *The proposed use would not require modification of the location that would negatively impact existing architectural, historic and aesthetic features, or otherwise inhibit the conversion back to a principally-permitted use in the future;*

RESPONSE: The Project complies with this requirement. No changes² are proposed at the primary Post Street façade, which will remain occupied and improved with retail uses at the ground level. The secondary façade, at Campton Place, was previously improved with a solid, non-inviting and non-transparent façade, that was previously approved with a more transparent and pedestrian-friendly lobby that provides access to stairs and elevator to the upper floors and a portion of the retail façade extending from Post Street. The lobby areas along Campton Place serve any principally- or conditionally permitted use in an identical manner, thus eliminating any need for future changes if the 3rd floor areas were converted back to principally-permitted use. In sum, the Project will have no impact on existing architectural, historic or aesthetic features, and does not in any way inhibit future conversion back to a principally permitted use.

- (b) *The proposed use would not have an actual or potential adverse impact on adjacent zoning districts in which non-retail sales and services uses are not permitted; and*

RESPONSE: The Project complies with this requirement. As shown below, the Property is located approx. one block from Union Square, surrounded by other C-3-R zoned properties. The closest non-C-3-R zoning district in the C-3-O (Downtown Office) district approx. 1.5 blocks east of the Property. C-3-O is primarily intended for office uses, and principally permits and contain office uses. Thus, the Project will have absolutely no adverse impact on adjacent zoning districts where office uses are not permitted.



- (c) *The proposed use will not result in the development of non-retail sales and service uses such that the District's primary function is no longer an area for comparison shopper retailing and direct consumer services.*

² See HPC Motion No. 0382, with Major Permit to Alter approval on July 17, 2019 under Case No. 2019-002884PTA, and Planning Staff approval of a Minor Permit to Alter on October 25, 2018 under Case No. 2017-014849PTA.

RESPONSE: The Project complies with this requirement. The Project proposes to convert the 3rd floor into office uses, leaving the ground and second floors for retail uses. By proposing office use on the 3rd floor (consistent with previously approved 4th and 5th floor office uses) at a location and building level that have proven to be unleaseable for retail uses, the Project is expected to help facilitate full building occupancy by retail and office tenants, resulting in new patrons to nearby retail uses. Additionally, the primary ground floor façade, at Post, remains entirely as a retail façade. The secondary ground floor façade, at Campton Place, will contain an office lobby entrance, as well as transparent window towards the ground floor retail space.

Additionally, per Section 210.2, footnote 2, the Commission is to consider the following factors:

(1) Whether the proposed use would complement or support principally-permitted uses in the District; and

RESPONSE: Providing office uses on the building's 3rd floor will bring office tenants to the building and the neighborhood on a daily basis, resulting in new patrons to the nearby retail businesses. The office tenants are, at minimum, expected to frequent nearby cafes and restaurants, helping support them. The subject block along Campton Place includes mostly buildings that provide back-of-house access to businesses facing either Post or Sutter Street and do not provide any pedestrian-friendly activity or transparent ground floor façades. The creation of a more transparent entrance along Campton Place for the proposed 3rd floor office uses and previously approved 4th and 5th floor uses helps increase foot traffic and security for nearby businesses by bringing additional people down Campton Place.

The following images and elevations show how stark the prior façade was compared to the alterations that were previously approved and recently completed.



PRIOR

vs.



**PREVIOUSLY APPROVED & PENDING
CONSTRUCTION COMPLETION**

PRIOR

**vs. PREVIOUSLY APPROVED & PENDING
CONSTRUCTION COMPLETION**



- (2) *Whether the site of the proposed use is not conducive to any principally-permitted uses in the District by virtue of physical limitations, including but not limited to the size and orientation of the floor plate and the nature of independent access to the third floor.*

RESPONSE: The subject building is not conducive to retail sales and service uses on the 3rd (and upper) levels for several reasons. Due to the building design, the 3rd floor has extremely poor street visibility and accessibility from pedestrian perspective. The building is also a mid-block building, further limiting upper floor visibility, which is critical for the success of retail uses.

The existing building simply does not support retail uses on the 3rd (or higher) floors. The primary Post Street façade is approx. 50' wide and only provides ground floor access to the retail space. The likelihood of finding a retail tenant that wants to take 18,500 sf on three building levels (1st thru 3rd) is practically impossible and in fact the Project Sponsor has actively tried to find such a user over the last 4+ years and has failed to find such a tenant. A stand-alone retail tenant on the 3rd floor only would not be provided access from the primary Post Street façade (in the absence of creating a separate lobby at the ground floor as that must be reserved for a potential retail tenant on the second floor, thereby significantly reducing existing ground floor retail display), and would already be at a disadvantage having to access the 3rd floor space from Campton Place. Campton Place is a narrow alley that is improved with back-of-house, non-transparent façades. Equally important, Campton Place is an alley that is not frequented with pedestrian foot-traffic. The likelihood that a retail business would want a stand-alone 3rd floor space that is accessible from an alley that provides minimal foot-traffic and marginal street visibility and has significant security issues, is less than miniscule.

The (non)leasability of the 3rd floor for retail use is not just a guess, but is based on actual marketing efforts by the Project Sponsor, which have not been successful. With the changes in retail industry, combined with COVID-19, the physical size, location and accessibility of the 3rd floor, the demand and desirability for retail uses at this level is simply non-existent.

D. COMMUNITY OUTREACH

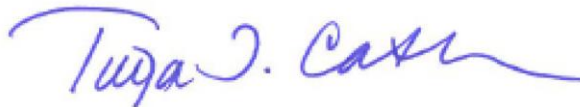
Attached please find support letters from several nearby property owners.

E. CONCLUSION

The Project is in full compliance with the permanent C-3-R retail-to-office conversion controls. We respectfully ask for the Commission's approval for the Project and for the conversion of approx. 6,124 sf of retail on the 3rd floor into office use. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Tuija I. Catalano

cc: Vice President Kathryn Moore
Commissioner Deland Chan
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Theresa Imperial
Commissioner Rachael Tanner
Jonas P. Ionin, Commission Secretary
Rich Hillis, Planning Director
Jonathan Vimr, Project Planner
Mark Stefan, Project Sponsor
Koonshing Wong, WZ Architects

Enclosures:

Exh. A-1 – Support letter from Geary-Grant LLC
Exh. A-2 – Support letter from Lone Tree Properties
Exh. A-3 – Support letter from Grosvenor

**Geary-Grant LLC
77 Maiden Lane
San Francisco, CA 94108**

September 17, 2021

Attn: Jonathan Vimr
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 220 Post Street
Letter in Support of the Project
Planning Dept. Case No. 2021-001622CUA
PC Hearing Date: September 30, 2021

Dear Mr. Vimr:

I represent the owners of the 77 Maiden Lane property which is located in close proximity to 220 Post Street. I am familiar with 220 Post's plans to change the use of the 3rd floor area from retail to office and strongly support this change.

With demand for retail space shrinking and vacancies growing in the Union Square Shopping District, it is important to allow alternative uses. Approving the requested change of use would result in an occupied building, which would importantly add more life to the surrounding neighborhood and increase the property tax revenue. Furthermore, office employees will bring foot traffic to the area, shoppers to our retail and patrons to our restaurants.

I would like to express my support for the 220 Post Street Project, and I urge the Planning Commission to approve the project as proposed.

Sincerely,



David Smith
CEO
Excelsior Management Services, Inc.
220 Montgomery Street – Ste 1900
San Francisco, CA 94104

LONE TREE PROPERTIES

Direct Line: (415) 987-9167

September 16, 2021

Attn: Jonathan Vimr
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 220 Post Street
Letter in Support of the Project
Planning Dept. Case No. 2021-001622CUA
PC Hearing Date: September 30, 2021

Dear Mr. Vimr:

I am an owner and manager of 250 Post Street which is located in close proximity to 220 Post Street. I am familiar with 220 Post's plans to change the use of the 3rd floor area from retail to office and strongly support this change.

With demand for retail space shrinking and vacancies growing in the Union Square Shopping District, it is important to allow alternative uses. Approving the requested change of use would result in an occupied building, which would importantly add more life to the surrounding neighborhood and increase the property tax revenue. Furthermore, office employees will bring foot traffic to the area, shoppers to our retail and patrons to our restaurants.

I would like to express my support for the 220 Post Street Project, and I urge the Planning Commission to approve the project as proposed.

Sincerely,
Lone Tree Properties


James T. Moore, III



GROSVENOR

September 16, 2021

Attn: Jonathan Vimr
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

**RE: 220 Post Street
Letter in Support of the Project
Planning Dept. Case No. 2021-001622CUA
PC Hearing Date: September 30, 2021**

Dear Mr. Vimr:

I represent the owner of 180 Post Street, 185 Post Street, and 251 Post Street which are near 220 Post Street. I am familiar with 220 Post's plans to change the use of the 3rd floor area from retail to office and strongly support this change.

With demand for retail space shrinking and vacancies growing in the Union Square Shopping District, it is important to allow alternative uses. Approving the requested change of use would result in an occupied building, which would importantly add more life to the surrounding neighborhood and increase the property tax revenue. Furthermore, office employees will bring foot traffic to the area, shoppers to our retail and patrons to our restaurants.

I would like to express my support for the 220 Post Street Project, and I urge the Planning Commission to approve the project as proposed.

Sincerely,

Mark Purdy
Senior Vice President, Investment

Property Addresses

180 Post Street
185 Post Street
251 Post Street

Grosvenor Americas
One California Street
Suite 3000
San Francisco, California 94111
USA



SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT
G**

Planning Commission Motion No. 20590

HEARING DATE: DECEMBER 5, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2017-014849CUA**
Project Address: **220 POST STREET**
Zoning: C-3-R (Downtown-Retail) Zoning District
80-130-F Height and Bulk District
Block/Lot: 0294/007
Project Sponsor: Tuija Catalano
1 Bush Street, Suite 600
San Francisco, CA 94101
Property Owner: AG 220 Post, LLC
170 Grant Street, Sixth Floor
San Francisco, CA 94108
Staff Contact: Jonathan Vimr – (415) 575-9109
jonathan.vimr@sfgov.org

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2 AND 303, TO ALLOW OFFICE USE ON FLOORS FOUR THROUGH FIVE FOR THE PROPERTY LOCATED AT 220 POST STREET, LOT 007 IN ASSESSOR'S BLOCK 0294, WITHIN THE C-3-R (DOWNTOWN, RETAIL) ZONING DISTRICT, 80-130-F HEIGHT AND BULK DISTRICT, AND DOWNTOWN PLAN AREA.

PREAMBLE

On November 13, 2017, David Silverman of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2017-014819CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow office space on floors above the second story and greater than 5,000 square feet, on the subject property at 220 Post Street, Block 0294, Lot 007 (hereinafter "Project Site").

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

On August 29, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-014849CUA. At that hearing the project was continued to the Commission's regular hearing on October 24, 2019.

On October 24, 2019, the Commission voted to continue the project to the Commission's regular hearing on December 5, 2019.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-014849CUA is located at 1650 Mission Street, Suite 400, 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 modified to omit the conversion of the third floor in Application No. 2017-014849CUA, 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.** With modification to omit conversion of the third floor as recommended by the Department, the Project would result in a change of use from a Retail Sales and Service Use to an Office Use on the fourth and fifth floors of the subject building pursuant to Planning Code Sections 210.2 and 303. Certain exterior alterations have been previously approved by the Historic Preservation Commission in a Major Permit to Alter approval on July 17, 2019 under Case Number 2019-002884PTA, and by a staff delegated Minor Permit to Alter under Case Number 2017-014849PTA. Please note that in addition to the fourth and fifth floors, the Project Sponsor's application includes a request to similarly convert the third floor from retail to office.
3. **Site Description and Present Use.** The Project is located on one lot (with a lot area of approximately 6,175 square feet) at 220 Post Street, on the north side between Stockton Street and Grant Avenue, which has approximately 50-ft of frontage along Post Street and 51.50-ft of frontage along Campton Place. The Project Site is developed with an existing five-story over basement commercial building completed in 1907, with full lot coverage. The existing building was formerly fully occupied by a retail use but is currently vacant.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-R Zoning District in the Downtown Area Plan, a block away from Union Square, and also located within the Kearny-Market-Mason-Sutter Conservation District, with the subject building classified as a Category IV (Contributory Building). Land uses in the vicinity consist primarily of retail uses in buildings ranging from two to ten stories. The Project Site is well served by transit; the Montgomery and Powell BART and MUNI stations are within walking distance, with several MUNI bus lines within close proximity on Market Street. Other zoning districts in the vicinity of the Project site include: P (Public) and C-3-O (Downtown-Office) Zoning Districts. The Kearny-Market-Mason-Sutter Conservation District serves as the heart of San Francisco's retail market

and is composed of a rich collection of early 20th-century commercial buildings utilizing compatible detailing, color, materials, massing, and scale; the Conservation District retains high integrity of character.

5. **Public Outreach and Comments.** As of the date of this report, the Department has received three (3) letters in support of the proposed project. No letters in opposition have been received.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 210.2, within the C-3-R Zoning District, Non-Retail Sales and Service uses require a Conditional Use Authorization if larger than 5,000 gross square feet in size or located above the ground floor.

The project proposes to convert 18,525 square feet of vacant retail space at the third, fourth, and fifth floors to a Non-Retail Sales and Service Use (office) use and therefore, a Conditional Use Authorization is required for the property located within the C-3-R zoning district. Conformance with the specified criteria is discussed under item No. 7 below.

- B. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. The Planning Code requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered "active uses."

As proposed, the Project's ground floor frontage along Post Street would continue to be devoted to retail use. This frontage is fenestrated with transparent windows and doorways, with most all of the depth of the ground floor remaining devoted to active rentable retail use. Thus, the Post Street frontage complies with Section 145.1. The existing level of transparency on the Property's Campton Place frontage would be greatly enhanced from its current entirely opaque condition to one with high transparency, partial retail frontage, and a lobby meeting the definition of active use.

The conversion to office at the upper floors would not create a substantive change to the public realm and exterior alterations were previously granted a Major Permit to Alter by the Historic Preservation Commission.

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 building envelope will not be changed. The size and intensity of use will essentially be unchanged. The conversion to office use in this contributory building will allow the building to be preserved without compromising its architectural integrity. The upper floor office uses will bring office employees to the building, who are expected to patronize nearby retail uses, including restaurants, on a regular basis and would thereby contribute to the District's retail sector.

- 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 conversion to office use will allow the building to be preserved without requiring extensive exterior alterations while maintaining the retail character of the neighborhood at the lower levels.

- (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 use change will not significantly affect traffic patterns, the type of volume of traffic generated, or the demand for off-street parking and loading. The property is located near BART and other public transit facilities including MUNI, enabling employees and visitors to the Building to walk, bicycle, and use public transit rather than automobiles.

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

No significant emissions of noise, glare, dust or odor would be produced by offices.

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

No landscaping, screening, open spaces, parking or loading areas exist. The existing building covers the entire lot.

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

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

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

As modified to omit conversion of the third floor, the proposed project is consistent with the stated purposes of the C-3-R District in that the intended office use is limited to the upper two levels. This conversion will allow the structure to be preserved as a contributory building while maintaining the retail character of the subject property and neighborhood while also providing a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Planning Code Section 210.2(2)** establishes criteria for the Planning Commission to consider when reviewing applications for the development of non-retail sales and service if the use is located on the third floor, or floors four through six and the use is larger than 5,000 gross square feet in size. In the C-3-R District, in addition to the criteria set forth in Section 303, approval shall be given upon a determination that the use will not detract from the District's primary function as an area for comparison shopper retailing and direct consumer services. On balance, the Department finds that the Project as modified complies with said criteria in that:

The Project Sponsor has proposed the conversion of the third through fifth floors of the contributory building in the Kearney-Market-Mason-Sutter Conservation District. While the existing third floor is not wrapped with an exterior glass façade or other features that would physically make it appear as an obvious retail level, the subject property is a relatively small scale (five stories over basement) building that has historically been fully occupied by retail use. Given this relatively limited size, conversion of three floors would result in the majority of the building being converted to office use within a principally retail-oriented District. Further, as the subject property is located only a block away from Union Square, the Department finds that categories of Retail Sales & Service use remain that could occupy the third floor and retain a semblance of the property's role as an entirely retail structure. The Department therefore supports the conversion on floors four and five, but does not support the conversion of floor three.

The Commission agrees with the Department, finding that through retention of retail use at the third floor and conversion of the fourth and fifth floors to office, the project will support principally-permitted uses in the District while not resulting in the development of non-retail sales and service uses such that the District's primary function would no longer be an area for comparison shopper retailing and direct consumer services. The Commission further finds that the site of the proposed use remains conducive to retail sales and service uses at the first through third floors.

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 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 3:

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

Policy 3.2

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

Policy 3.4

Assist newly emerging economic activities.

OBJECTIVE 4:

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

Policy 4.1

Maintain and enhance a favorable business climate in the city.

Policy 4.2

Promote and attract those economic activities with potential benefit to the City.

Policy 4.11

Maintain an adequate supply of space appropriate to the needs of the incubator industries.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 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.

DOWNTOWN AREA PLAN

SPACE FOR COMMERCE

Objectives and Policies

OBJECTIVE 2:

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

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

The Project proposes the conversion of retail space on floors three through five of the building to office use. The Project does not call for any expansion of the building envelop. The Project is in proximity to ample public transportation.

Conversion of the fourth and fifth floors to office use in this contributory building will provide a necessary and desirable result for this part of the Kearny-Market-Mason-Sutter Conservation District, as it will allow this building to be preserved without compromising the architectural integrity of the building. The creation of office use space will help with efforts to retain businesses as well as attract new business.

Conversion of the third floor to office use would result in an undesirable consequence of converting the majority of the building from retail to office. As the subject property is developed with a five-story structure located only a block away from Union Square, the Department finds that there remain viable Retail Sales & Service categories that could occupy the third floor and retain a semblance of the property's historic role as an entirely retail structure.

The Project does not propose a large office use such that it would trigger an office allocation entitlement. Rather, the Project proposes to activate and maintain an historic building that is now vacant. In doing so, the Project ensures that the historic buildings is well-maintained and that the area is activated.

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.

Office uses in the building will provide opportunities for resident employment. Retail use will be maintained at the lower levels.

- 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. The Project will not alter the scale, height, and massing of the building envelope and would continue to conserve and protect the cultural and economic diversity of the neighborhood.

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

The Project will not demolish any residential unit or displace any residents.

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

The building is well served by public transportation with access to BART and all Muni light rail lines approximately a quarter mile away and over twenty Muni bus lines within approximately a quarter mile of the building. The Project does not include any off-street parking.

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

The Project Site is currently vacant and would not displace an existing tenant. Industrial use is generally not permitted within the Downtown-Retail Zoning District.

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

The Project will not affect earthquake preparedness; all current Building Code standards will be met.

- G. That landmarks and historic buildings be preserved.

The Project does not propose any interior or exterior changes to the historic building. Separate Minor Permit to Alter and Major Permit to Alter encompassing interior and exterior tenant improvements were previously issued with the work being found to satisfy the Secretary of the Interior's Standards for Rehabilitation.

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

The proposed use will not have any negative effect on parks or open space.

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

DECISION

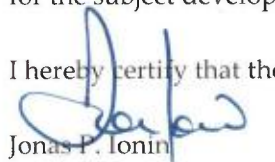
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-014849CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 10, 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 No. 20590. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 5, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Diamond, Fung, Moore, Richards

NAYS: Koppel

ABSENT: Johnson

ADOPTED: December 5, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for the granting of a Conditional Use Authorization to allow 12,350 square feet of office use on floors four and five of the building located at 220 Post Street, Lot 007 in Assessor's Block 0294 pursuant to Planning Code Sections 210.2 and 303 within the C-3-R (Downtown, Retail) Zoning District, Downtown Plan Area, and the 80-130-F Height and Bulk District; in general conformance with plans, dated October 10, 2019 and stamped "EXHIBIT B" included in the docket for Record No. 2017-014849CUA and subject to conditions of approval reviewed and approved by the Commission on December 5, 2019, under Motion No. 20590. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 5, 2019 under Motion No. 20590.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20590 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **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 material 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 building.

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

PROVISIONS

7. **Downtown Park Fee.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

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

8. **Union Square Park, Recreation, and Open Space Fee.** The Project is subject to the Union Square Park, Recreation and Open Space Fee, as applicable, pursuant to Planning Code Section 435.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

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

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

EXHIBIT B

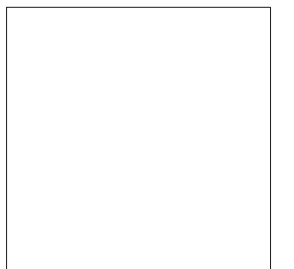


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E: aconstantinescu@syska.com
Contact: Adrian Constantinescu

Structural Engineer:
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T: (415)-546-0431
E: aburr@mbcsc.com
Contact: Alan Burr

Architect:
WZ Architecture
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San Francisco, CA 94111
T: (415)-705-6214
E: k.wong@wzarc.com
Contact: Koonshing Wong

Owner:
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San Francisco, CA 94108
T: (415)-655-7002
E: mark@ccrpllc.com
Contact: Mark Stefan



DRAWING SYMBOLS		DRAWING SYMBOLS	
	SECTION TAG		EXTERIOR ELEVATION TAG
	DETAIL TAG		KEYNOTE TAG
	ROOM TAG		DOOR NUMBER
	PARTITION TAG, FIRE RATING		WINDOW TAG
	DATUM POINT, DIMENSION POINT		
	GRIDLINE (F.O.S. AT FRAMING, CENTERLINE AT STRUCT. COL.)		
	INTERIOR ELEVATION		

DRAWING SYMBOLS 5

VICINITY MAP 3

ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME
A.C.T.	ACOUSTIC CEILING TILE	F.O.S.	FACE OF STUD	PTD	PAINTED
A.D.	AREA DRAIN	F.P.	FIRE PROOFING	Q.T.	QUARRY TILE
ARCH. STL.	ARCHITECTURAL STEEL	FTG	FOOTING	R	RISER
AUT. CLO.	AUTOMATIC CLOSER	GA	GAGE	RAD	RADIUS
AGGR	AGGREGATE	GALV	GALVINIZED	RE:	REFER TO
ALUM	ALUMINUM	GL	GLASS	REF	REFERENCE
ASPH	ASPHALT	G.B.	GRAB BAR	RCP	REFLECTED CEILING PLAN
BD	BOARD	GR	GRADE	REINF	REINFORCED
BM	BEAM	G.W.B.	GYPSUM WALL BOARD	REQ	REQUIRED
BITUM	BITUMINOUS	H.B.	HOSE BIB	RESIL.FL.	RESILIENT FLOORING
BLDG	BUILDING	HDWD	HARDWOOD	RR	RESTROOM
BLKG	BLOCKING	H.M.	HOLLOW METAL	REV	REVEAL
B.O.	BOTTOM OF	I.D.	INSIDE DIAMETER	RM	ROOM
CAB	CABINET	INS	INSULATION	R.O.	ROUGH OPENING
CEM	CEMENT	INT	INTERIOR	R.W.L.	RAIN WATER LEADER
C.L.	CENTER LINE	JST	JOIST	S.A.S.N.	SELF ADHERED SHEET MEMBRANE
CER	CERAMIC	JT	JOINT	SCH	SCHEDULE
C.T.	CEILING TILE	KIT	KITCHEN	S.C.D.	SEAT COVER DISPENSER
CLG	CEILING	K.P.	KICK PLATE	S.D.	SOAP DISPENSER
CLO	CLOSET	LAM	LAMINATE	SHR	SHOWER
CLR	CLEAR	LAM. GL.	LAMINTATED GLASS	SIM	SIMILAR
COL	COLUMN	LAV	LAVATORY	S.E.D.	SEE ELECTRICAL DRAWINGS
COL. L.	COLUMN LINE	LKR	LOCKER	S.M.D.	SEE MECHANICAL DRAWINGS
C.M.P.	COMPOSITE METAL PANEL	LT	LIGHT	S.P.D.	SEE PLUMBING DRAWINGS
CONC	CONCRETE	M.B.	MOISTURE BARRIER	S.S.D.	SEE STRUCTURAL DRAWINGS
C.F.CLO.	CONCEALED FLOOR CLOSET	MAX	MAXIMUM	SPEC	SPECIFICATIONS
CONT'D	CONTINUED	MECH	MECHANICAL	S.ST	STAINLESS STEEL
CONT	CONTINUOUS	MIN	MINIMUM	STOR	STORAGE
C.B.	CORNER BREAD	MIR	MIRROR	STL	STEEL
CORR	CORRIDOR	MISC	MISCELLANEOUS	STN	STONE
DET	DETAIL	MTL	METAL	SUSP	SUSPENDED
DIA	DIAMETER	MUL	MULLION	T	TILE
DIM	DIMENSION	N	NEW	TC	TERRA COTTA
DS	DOWNSPOUT	NOM	NOMINAL	TD	TREAD
DWG	DRAWING	N.I.C.	NOT IN CONTRACT	TERR	TERRAZZO
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE	T.O.	TOP OF
DIFFER	DIFFUSER	NR	NOT RATED	T.O.C.	TOP OF CURB
D.S.P.	DRY STANDPIPE	O.C.	ON CENTER	T.O.W.	TOP OF WALL
EQ	EQUAL	OPP	OPPOSITE	TYP	TYPICAL
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
E.P.	ELECTRICAL PANEL	OPNG	OPENING	V.B.	VAPOR BARRIER
ELEV	ELEVATOR	OR.MTL.	ORNAMENTAL METAL	VEST	VESTIBULE
EQPT	EQUIPMENT	O.F.D.	OVERFLOW DRAIN	V.C.T.	VINYL COMPOSITE TILE
EXST	EXISTING	P.C.	PRECAST CONCRETE	V.I.F.	VERIFY IN FIELD
EXT	EXTERIOR	PLAS	PLASTER	W	WITH
F.A.	FIRE ALARM	PLWD	PLYWOOD	W/O	WITHOUT
F.D.	FLOOR DRAIN	P.LAM.	PLASTIC LAMINATE	WD	WOOD
FDN	FOUNDATION	PL	PLATE	WP	WATERPROOFING
F.E.C.	FIRE EXTINGUISHER CABINET	P	PAINT		
F.H.C.	FIRE HOSE CABINET	PNL	PANEL		
F.O.C.	FACE OF CONCRETE	PT	POINT		
F.FL.	FINISH FLOOR	P.T.	PORCELAIN TILE		
FL	FLOOR	P.T.D.	PAPER TOWEL DISPENSER		
FLASH	FLASHING	P.T.D/R	PAPER TOWEL DISPENSER AND RECEPTACLE		
F.O.F.	FACE OF FINISH	P.T.R.	PAPER TOWEL RECEPTACLE		
		PTN	PARTITION		

ABBREVIATIONS 4

PROJECT ADDRESS																																												
220 POST STREET SAN FRANCISCO, CA 94108 APN / PARCEL NO: 0294/007																																												
EXISTING + PROPOSED OCCUPANCY USE																																												
EXISTING OCCUPANCY USE: M PROPOSED OCCUPANCY USE: M (NO CHANGE) + A3 (ROOF DECK)																																												
CONSTRUCTION CLASSIFICATION																																												
EXISTING TYPE OF CONSTRUCTION: 3-B PROPOSED TYPE OF CONSTRUCTION: 3-A AUTOMATIC FIRE SPRINKLERS: YES																																												
PLANNING ZONE																																												
PLANNING ZONE: C-3-R - DOWNTOWN - RETAIL																																												
FLOOR AREA																																												
<table border="1"> <thead> <tr> <th>BASEMENT</th> <th>3RD FLOOR</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>EXISTING: 7070 GSF</td> <td>EXISTING RETAIL: 6175 GSF</td> <td>EXISTING RETAIL: 30875 GSF</td> </tr> <tr> <td>PROPOSED: 7070 GSF</td> <td>PROPOSED RETAIL: 0 GSF</td> <td>PROPOSED RETAIL: 12350 GSF</td> </tr> <tr> <td>CHANGE OF USE: 0 GSF</td> <td>EXISTING OFFICE: 0 GSF</td> <td>EXISTING OFFICE: 0 GSF</td> </tr> <tr> <td></td> <td>PROPOSED OFFICE: 6175 GSF</td> <td>PROPOSED OFFICE: 18525 GSF</td> </tr> <tr> <td></td> <td>CHANGE OF USE: 6175 GSF</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>1ST FLOOR</th> <th>4TH FLOOR</th> </tr> </thead> <tbody> <tr> <td>EXISTING RETAIL: 6175 GSF</td> <td>EXISTING RETAIL: 6175 GSF</td> </tr> <tr> <td>PROPOSED RETAIL: 6175 GSF</td> <td>PROPOSED RETAIL: 0 GSF</td> </tr> <tr> <td>EXISTING OFFICE: 0 GSF</td> <td>PROPOSED OFFICE: 0 GSF</td> </tr> <tr> <td>PROPOSED OFFICE: 0 GSF</td> <td>EXISTING OFFICE: 0 GSF</td> </tr> <tr> <td>CHANGE OF USE: 0 GSF</td> <td>PROPOSED OFFICE: 6175 GSF</td> </tr> <tr> <td></td> <td>CHANGE OF USE: 6175 GSF</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>2ND FLOOR</th> <th>5TH FLOOR</th> </tr> </thead> <tbody> <tr> <td>EXISTING RETAIL: 6175 GSF</td> <td>EXISTING RETAIL: 6175 GSF</td> </tr> <tr> <td>PROPOSED RETAIL: 6175 GSF</td> <td>PROPOSED RETAIL: 0 GSF</td> </tr> <tr> <td>EXISTING OFFICE: 0 GSF</td> <td>EXISTING OFFICE: 0 GSF</td> </tr> <tr> <td>PROPOSED OFFICE: 0 GSF</td> <td>PROPOSED OFFICE: 6175 GSF</td> </tr> <tr> <td>CHANGE OF USE: 0 GSF</td> <td>CHANGE OF USE: 6175 GSF</td> </tr> </tbody> </table>	BASEMENT	3RD FLOOR	TOTAL	EXISTING: 7070 GSF	EXISTING RETAIL: 6175 GSF	EXISTING RETAIL: 30875 GSF	PROPOSED: 7070 GSF	PROPOSED RETAIL: 0 GSF	PROPOSED RETAIL: 12350 GSF	CHANGE OF USE: 0 GSF	EXISTING OFFICE: 0 GSF	EXISTING OFFICE: 0 GSF		PROPOSED OFFICE: 6175 GSF	PROPOSED OFFICE: 18525 GSF		CHANGE OF USE: 6175 GSF		1ST FLOOR	4TH FLOOR	EXISTING RETAIL: 6175 GSF	EXISTING RETAIL: 6175 GSF	PROPOSED RETAIL: 6175 GSF	PROPOSED RETAIL: 0 GSF	EXISTING OFFICE: 0 GSF	PROPOSED OFFICE: 0 GSF	PROPOSED OFFICE: 0 GSF	EXISTING OFFICE: 0 GSF	CHANGE OF USE: 0 GSF	PROPOSED OFFICE: 6175 GSF		CHANGE OF USE: 6175 GSF	2ND FLOOR	5TH FLOOR	EXISTING RETAIL: 6175 GSF	EXISTING RETAIL: 6175 GSF	PROPOSED RETAIL: 6175 GSF	PROPOSED RETAIL: 0 GSF	EXISTING OFFICE: 0 GSF	EXISTING OFFICE: 0 GSF	PROPOSED OFFICE: 0 GSF	PROPOSED OFFICE: 6175 GSF	CHANGE OF USE: 0 GSF	CHANGE OF USE: 6175 GSF
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CALIFORNIA ADMINISTRATIVE CODE (CAC), 2016 EDITION CALIFORNIA BUILDING CODE (CBC), 2016 EDITION CALIFORNIA ELECTRICAL CODE (CEC), 2016 EDITION CALIFORNIA MECHANICAL CODE (CMC), 2016 EDITION CALIFORNIA PLUMBING CODE (CPC), 2016 EDITION CALIFORNIA FIRE CODE (CFC), 2016 EDITION STATE OF CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS, 2016 EDITION STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS, 2016 EDITION																																												
THE ARCHITECT OF THE RECORD ON THIS PROJECT WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.																																												
FIRE PROTECTION																																												
FIRE PROTECTION SYSTEM TO BE DESIGN BUILD. EXIT WAY FINDING SIGNAGE TO BE DESIGN BUILD. BUILDING TO BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (UNDER SEPARATE PERMIT) IN ACCORDANCE WITH NFPA-13 AND CODE SECTION 903.3.1.1.																																												
SUMMARY OF WORK																																												
CHANGE OF USE FROM RETAIL TO OFFICE ON 3RD - 5TH FLOORS.																																												
EXTERIOR CHANGES WERE PREVIOUSLY APPROVED BY PLANNING STAFF IN A MINOR PERMIT TO ALTER, ON OCTOBER 25, 2018, UNDER CASE # 2017-014849PTA, AND BY THE HISTORIC PRESERVATION COMMISSION IN A MAJOR PERMIT TO ALTER, ON JULY 17, 2019, UNDER CASE # 2019-002884PTA, AND ARE SHOWN IN THE FOLLOWING SHEETS FOR GENERAL REFERENCE ONLY.																																												

PROJECT INFORMATION 2

Change of Use Application	DRAWING INDEX	
	SHEET	DESCRIPTION
	G	GENERAL
		COVER PAGE
	G0.00	GEN INFO INDEX
	G0.02A	ALTA/ACSM SURVEY PLAN
	G0.02B	UTILITY PLAN
	A	ARCHITECTURAL
	A1.01	PARTITION PLAN - 1ST FLOOR
	A1.07	PARTITION PLAN - ROOF DECK
	A1.08	PLAN - ROOF
	A2.00	ELEVATION - POST STREET
	A2.01	ELEVATION - POST STREET - EXISTING SITE PHOTOGRAPHS
	A2.02	ELEVATION - CAMPTON PLACE
	A2.03	ELEVATION - CAMPTON PLACE - EXISTING SITE PHOTOGRAPHS
		TI LAYOUT - 3RD FLOOR
		TI LAYOUT - 4TH FLOOR
		TI LAYOUT - 5TH FLOOR
		VIEWS - CAMPTON PLACE STOREFRONT
		VIEWS - CAMPTON PLACE LOBBY
		VIEWS - OFFICE
		VIEWS - ROOF DECK

DRAWING INDEX 1

Rev.	Date	Remarks

NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

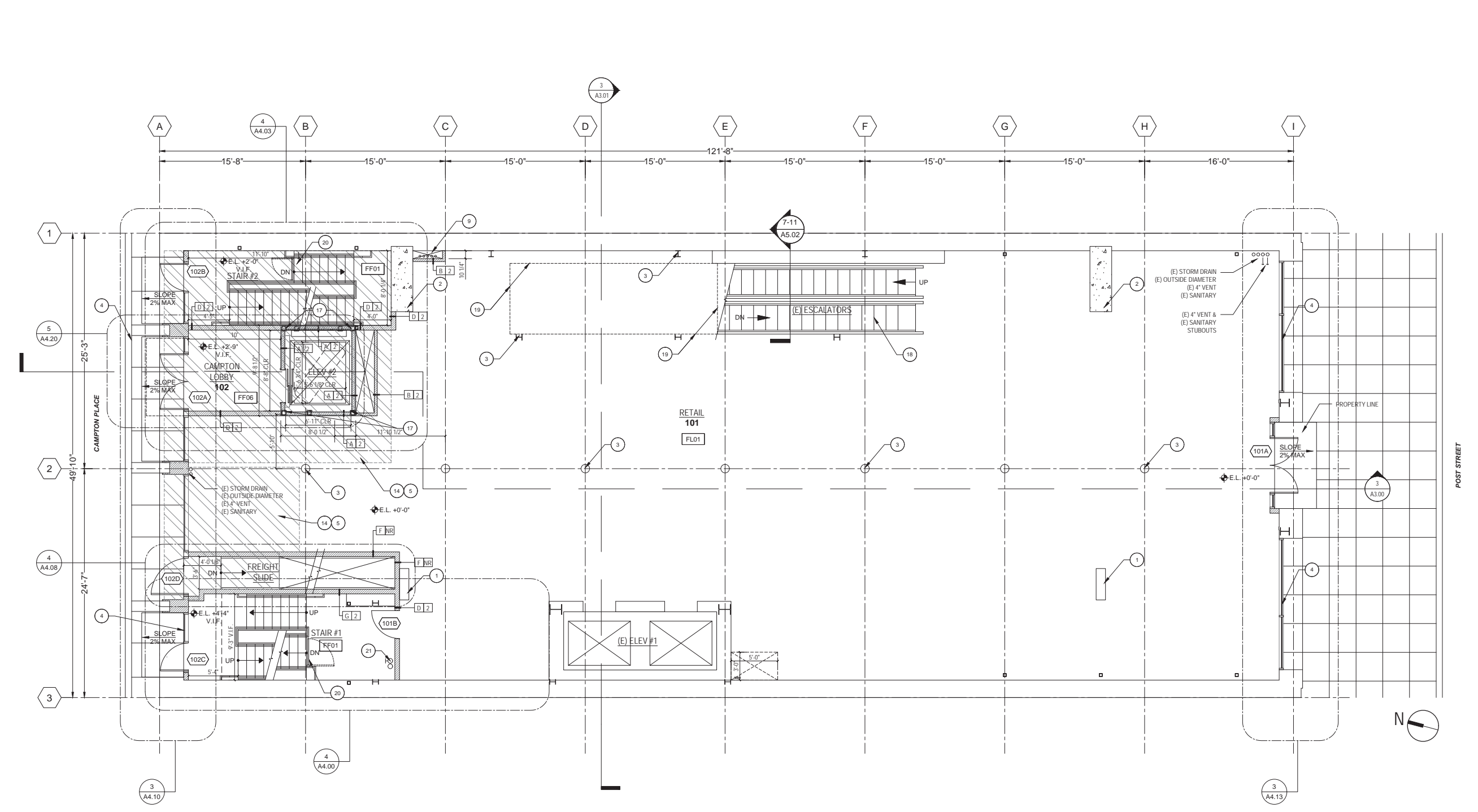
NOTE: If this drawing is not 24" x 36" it has been revised from its original size. Check notes on drawings for details and no longer applicable.

Project No:
Drawing Title:
PARTITION PLAN - LEVEL 1

Sheet No:
A1.01

22	2-HR RATED PARTITION @ GAS METER ROOM TO BE MAINTAINED, PATCH AND FINISH AS REQUIRED	15	ELEVATOR SHAFT VENT	8	REFURBISH ALL (E) WINDOWS, TYP. REPLACE WITH 3/4" THK CLEAR TEMPER GLASS. RECAULK ALL JOINTS TYP. SEE A2.00-2.02.	2	(E) CONCRETE SHEAR WALL	FF06	GRANITE	I 2	2-HOUR RATED METAL STUD EXTERIOR PARTITION (6" STUD)	<p>PROPOSED FLOOR INFILL S.S.D</p> <p>PROPOSED CONSTRUCTION</p> <p>EXISTING CONCRETE SHEAR WALL</p> <p>EXISTING CONSTRUCTION TO REMAIN</p>
21	FIRE RISER, PROPOSED LOCATION	14	PROVIDE SHORING AS REQUIRED	7	SKYLIGHT ABOVE. S.S.D.	1A	PROPOSED TUBE STL COL. TYP. MODIFY (E) FLOOR STRUCTURE AS REQ'D	FF05	7" x 30" EURO OAK PLANKS	H NR	UNRATED FURRING DETAIL	
20	ANTI-CASCADING GATE WITH SELF CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE IDENTIFICATION IN PATH OF EGRESS	13	PROVIDE BACKING FOR SINK, GRAB BARS, AND HANDRAILS	6	REDUCE SIZE FOR HVAC SHAFT. SEE MEP FOR DUCT LAYOUT.	1	(E) STRUCTURAL BRACE FRAME	FF04	VERSADDECK ALUMINUM DECK	G 2	2-HOUR RATED METAL STUD PLUMBING PARTITION (6" STUD)	
19	DRAFT CURTAINS ABOVE AT STAIRS OF ESCALATORS, UNDER T.I.	12	2" GALV. PIPE GUARDRAIL, 48" H FLOOR MOUNTED ON MECH. PLATFORM FOR SAFETY	5A	(E) CONN. STAIRS, 3F-4F, TO REMAIN. PROTECT WITH FIBER BOARD.	3	PROVIDE 1-HR RATED SPRAY ON FIRE PROOFING ON (E) COLUMNS	FF03	TILE	G NR	UNRATED METAL STUD PLUMBING PARTITION (6" STUD)	
18	PROTECT (E) ESCALATOR WITH 1/2" PLY-WOOD AND AIRTIGHT 60 MIL WRAP	11	STRUCTURAL MEMBER BELOW	5	FLOOR INFILL. SSD FOR ADDITIONAL INFO	4	CAMPTON PL AND POST STREET STOREFRONT SYSTEMS, SEE A2.00, 2.02, 4.10-12, 5.10-11 FOR ADDITIONAL INFO	FF02	POLISHED COLOR CONCRETE	F NR	UNRATED METAL STUD PARTITION (3 3/8" STUD)	
17	2-HR RATED FIREPROOFING ON STEEL COLUMNS AT ELEVATOR SHAFT, TYP. SPOT REMOVE AS NEEDED TO ATTACH ELEVATOR GUIDE RAILS. HAND-PACK FIREPROOFING AT ATTACHMENT POINTS TO MAINTAIN 2-HOUR RATING OF ELEV SHAFT	10	SANITARY LINE CLEANOUTS	4	FLOOR INFILL. SSD FOR ADDITIONAL INFO	3A	REPLACE (E) 8" DIA. TIMBER COL. TO HSS 5x5 TYP. @ GL-2	FF01	SEALED CONCRETE	F 1	1-HOUR RATED METAL STUD PARTITION (3 3/8" STUD)	
16	HVAC SHAFT PENETRATION	9	(E) ELECTRICAL CONDUITS RISER + RECEPTACLE LOCATIONS	3	PROVIDE 1-HR RATED SPRAY ON FIRE PROOFING ON (E) COLUMNS	2	ALL INTERIOR PARTITIONS IN THE STAIRWELL AND BACK OF HOUSE SPACES WILL HAVE L3 FINISH.	FL03	PLYWOOD SUBFLOOR	E 1	1-HOUR RATED METAL STUD PARTITION (3 3/8" STUD)	
		8A	REFURBISH ALL (E) WINDOWS. STRIP TO BARE WOOD, PRIME. ADD 2 COATS OF EXTERIOR GRADE GLOSS PAINT TO MATCH SAMPLE. INSTALL NEW SOLID BRONZE/ BRASS HINGES, LATCH, PULL AND SLIDE ROD LIMITERS - 4" OPEN MAX. RECAULK ALL JOINTS TYP.	2	ALL INTERIOR PARTITIONS IN THE RETAIL & OFFICE SPACES WILL HAVE L4 FINISH.	1	ALL INTERIOR PARTITIONS IN THE RETAIL & OFFICE SPACES WILL HAVE L4 FINISH.	FL02	(E) CONCRETE: PATCH AS REQ'D FOR FLAT SURFACE THROUGHOUT	D 2	2-HOUR RATED METAL STUD PARTITION (3 3/8" STUD)	
				1	ALL INTERIOR PARTITIONS IN THE RETAIL & OFFICE SPACES WILL HAVE L4 FINISH.			FL01	LIGHTWEIGHT CONCRETE OVER PLYWOOD SHEATHING TO MATCH (E) FLOOR LEVEL. REMOVE ALL PROTRUSIONS AS REQ'D. FOR FLAT SURFACE THROUGHOUT	B 2	2-HOUR RATED SHAFT PARTITION (2 1/2" STUD)	
										A 2	2-HOUR RATED SHAFT PARTITION (4" STUD)	

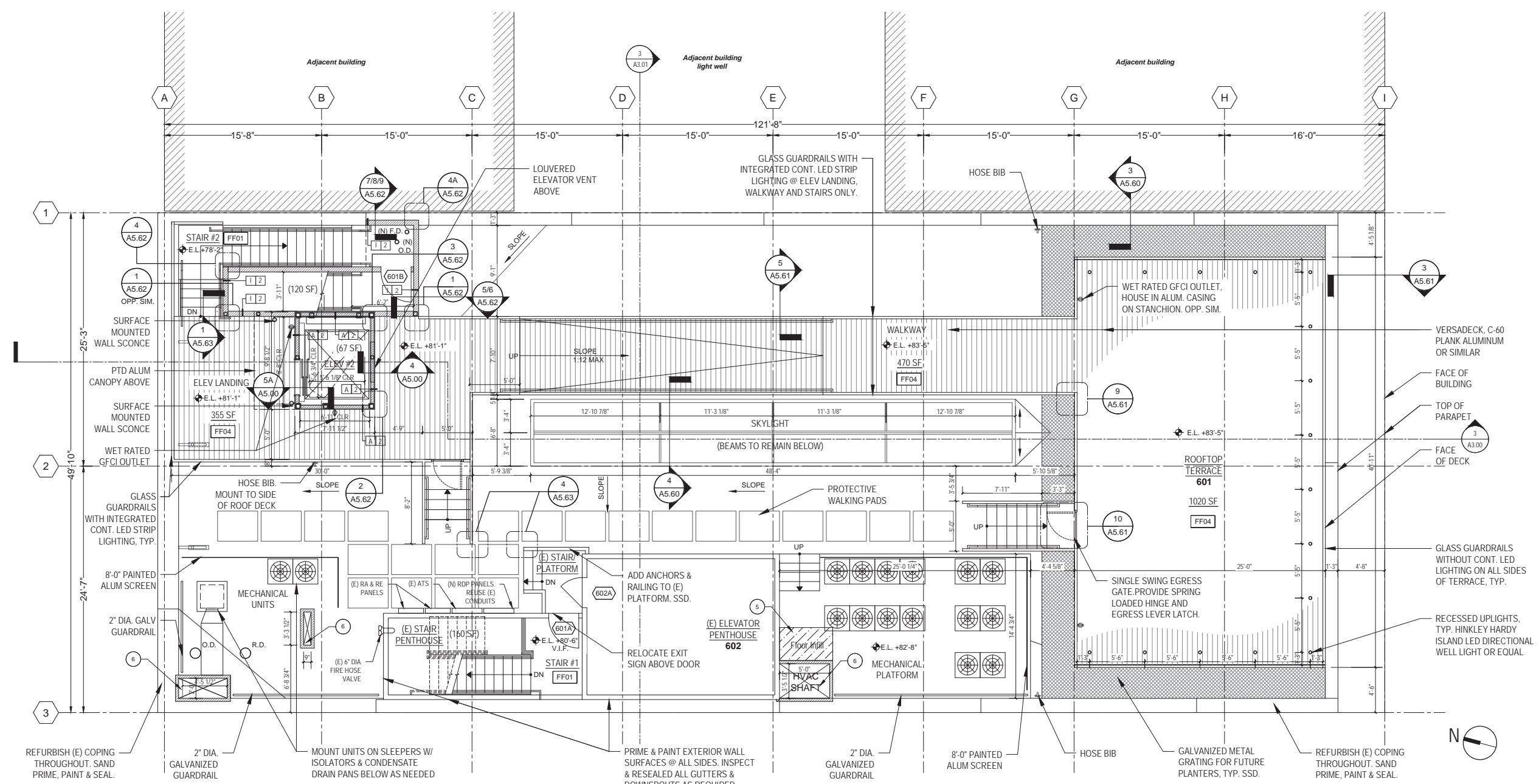
KEY NOTES (CONT'D)	NO SCALE	6A	NOTES	NO SCALE	5	FINISH TYPE	NO SCALE	4	WALL TYPE	NO SCALE	3	GRAPHIC LEGEND	NO SCALE	2
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PARTITION PLAN - LEVEL 1											SCALE: 3/16" = 1'-0"	1
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22	2-HR RATED PARTITION @ GAS METER ROOM TO BE MAINTAINED, PATCH AND FINISH AS REQUIRED	15	ELEVATOR SHAFT VENT	8	REFURBISH ALL (E) WINDOWS, TYP. REPLACE WITH 3/4" THK CLEAR TEMPER GLASS. RECAULK ALL JOINTS TYP. SEE A2.00-2.02.	FF05	7" x 30" EURO OAK PLANKS	I 2	2-HOUR RATED METAL STUD EXTERIOR PARTITION (6" STUD)	○	RECESSED UPLIGHTS
21	FIRE RISER, PROPOSED LOCATION	14	PROVIDE SHORING AS REQUIRED	7	SKYLIGHT ABOVE. S.S.D.	FF04	STAINED 2" x 8" TEAK PLANKS	H NR	UNRATED FURRING DETAIL	⊕	WET RATED GFCI OUTLET
20	ANTI-CASCADING GATE WITH SELF CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE IDENTIFICATION IN PATH OF EGRESS	13	PROVIDE BACKING FOR SINK, GRAB BARS, AND HANDRAILS	6	REDUCE SIZE FOR HVAC SHAFT. SEE MEP FOR DUCT LAYOUT.	FF03	TILE	G 2	2-HOUR RATED METAL STUD PLUMBING PARTITION (6" STUD)	○	WALL MOUNTED UP/DOWN SCONCE
19	DRAFT CURTAINS ABOVE AT STAIRS OF ESCALATORS, UNDER T.I.	12	2" GALV. PIPE GUARDRAIL, 48" H FLOOR MOUNTED ON MECH. PLATFORM FOR SAFETY	5	FLOOR INFILL. SSD FOR ADDITIONAL INFO	FF02	POLISHED COLOR CONCRETE	F NR	UNRATED METAL STUD PLUMBING PARTITION (6" STUD)	▨	PROPOSED FLOOR INFILL S.S.D
18	PROTECT (E) ESCALATOR WITH 3/4" PLY. WOOD AND AIRTIGHT 60 MIL WRAP.	11	STRUCTURAL MEMBER BELOW	4	CAMPTON PL AND POST STREET STOREFRONT SYSTEMS, SEE A2.00, 2.02, 4.10-12, 5.10-11 FOR ADDITIONAL INFO	FF01	SEALED CONCRETE	F 1	UNRATED METAL STUD PARTITION (3 5/8" STUD)	▨	PROPOSED CONSTRUCTION
17	2-HR RATED FIREPROOFING ON STEEL COLUMNS AT ELEVATOR SHAFT, TYP. SPOT REMOVE AS NEEDED TO ATTACH ELEVATOR GUIDE RAILS. HAND-PACK FIREPROOFING AT ATTACHMENT POINTS TO MAINTAIN 2-HOUR RATING OF ELEV SHAFT	10	SANITARY LINE CLEANOUTS	3	PROVIDE 1-HR RATED SPRAY ON FIRE PROOFING ON (E) COLUMNS	FL03	PLYWOOD SUBFLOOR	E 1	1-HOUR RATED METAL STUD PARTITION (3 5/8" STUD)	▨	EXISTING CONCRETE SHEAR WALL
16	HVAC SHAFT PENETRATION	9	(E) ELECTRICAL CONDUITS RISER + RECEPTACLE LOCATIONS	2	(E) CONCRETE SHEAR WALL	FL02	CONCRETE	D 2	2-HOUR RATED METAL STUD PARTITION (3 5/8" STUD)	▨	EXISTING CONSTRUCTION TO REMAIN
		8A	REFURBISH ALL (E) WINDOWS. STRIP TO BARE WOOD, PRIME. ADD 2 COATS OF EXTERIOR GRADE GLOSS PAINT TO MATCH SAMPLE. INSTALL NEW SOLID BRONZE/ BRASS HINGES, LATCH, PULL AND SLIDE ROD LIMITERS - 4" OPEN MAX. RECAULK ALL JOINTS TYP.	1	(E) STRUCTURAL BRACE FRAME	FL01	LIGHTWEIGHT CONCRETE O/ PLYWOOD SHEATHING TO MATCH (E) FLOOR LEVEL. REMOVE ALL PROTRUSIONS AS REQD. FOR FLAT SURFACE	B 2	2-HOUR RATED SHAFT PARTITION (2 1/2" STUD)		
								A 2	2-HOUR RATED SHAFT PARTITION (4" STUD)		

KEY NOTES	NO SCALE	6	NOTES	NO SCALE	5	FINISH TYPE	NO SCALE	4	WALL TYPE	NO SCALE	3	GRAPHIC LEGEND	NO SCALE	2
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PROPOSED ROOF TERRACE PLAN SCALE: 3/16" = 1'-0" 1

NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

NOTE: If this drawing is not 34"x46" it has been resized from its original size. Scale noted on drawings/panels are no longer applicable.

Project No:

Drawing Title:

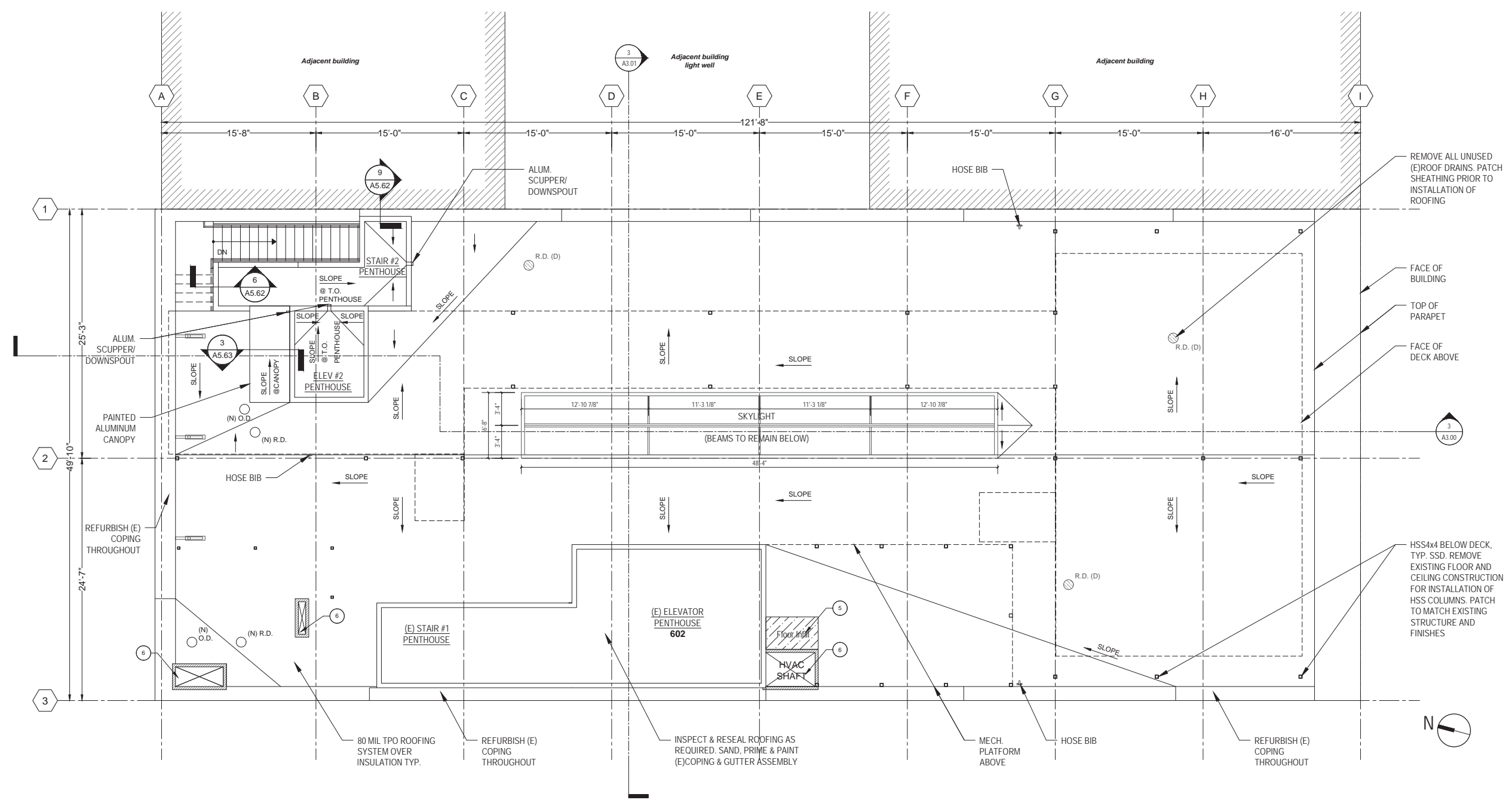
ROOF PLAN - PROPOSED

Sheet No:

A1.08

<p>22 2-HR RATED PARTITION @ GAS METER ROOM TO BE MAINTAINED, PATCH AND FINISH AS REQUIRED</p> <p>21 FIRE RISER, PROPOSED LOCATION</p> <p>20 ANTI-CASCADING GATE WITH SELF CLOSING HINGE AND ONE-WAY SWING TO PROVIDE DISCHARGE IDENTIFICATION IN PATH OF EGRESS</p> <p>19 DRAFT CURTAINS ABOVE AT STAIRS OF ESCALATORS, UNDER T.I.</p> <p>18 PROTECT (E) ESCALATOR WITH 1/2" PLY. WOOD AND AIRTIGHT 60 MIL WRAP.</p> <p>17 2-HR RATED FIREPROOFING ON STEEL COLUMNS AT ELEVATOR SHAFT, TYP. SPOT REMOVE AS NEEDED TO ATTACH ELEVATOR GUIDE RAILS. HAND-PACK FIREPROOFING AT ATTACHMENT POINTS TO MAINTAIN 2-HOUR RATING OF ELEV SHAFT</p> <p>16 HVAC SHAFT PENETRATION</p>	<p>15 ELEVATOR SHAFT VENT</p> <p>14 PROVIDE SHORING AS REQUIRED</p> <p>13 PROVIDE BACKING FOR SINK, GRAB BARS, AND HANDRAILS</p> <p>12 2" GALV. PIPE GUARDRAIL, 48" H FLOOR MOUNTED ON MECH. PLATFORM FOR SAFETY</p> <p>11 STRUCTURAL MEMBER BELOW</p> <p>10 SANITARY LINE CLEANOUTS</p> <p>9 (E) ELECTRICAL CONDUITS RISER + RECEPTACLE LOCATIONS</p> <p>8A REFURBISH ALL (E) WINDOWS. STRIP TO BARE WOOD, PRIME. ADD 2 COATS OF EXTERIOR GRADE GLOSS PAINT TO MATCH SAMPLE. INSTALL NEW SOLID BRONZE/ BRASS HINGES, LATCH, PULL AND SLIDE ROD LIMITERS - 4" OPEN MAX. RECAULK ALL JOINTS TYP.</p>	<p>8 REFURBISH ALL (E) WINDOWS, TYP. REPLACE WITH 1/2" THK CLEAR TEMPER GLASS. RECAULK ALL JOINTS TYP. SEE A2.00-2.02.</p> <p>7 SKYLIGHT ABOVE. S.S.D.</p> <p>6 REDUCE SIZE FOR HVAC SHAFT. SEE MEP FOR DUCT LAYOUT.</p> <p>5 FLOOR INFILL. SSD FOR ADDITIONAL INFO</p> <p>4 CAMPTON PL AND POST STREET STOREFRONT SYSTEMS, SEE A2.00, 2.02, 4.10-12, 5.10-11 FOR ADDITIONAL INFO</p> <p>3 PROVIDE 1-HR RATED SPRAY ON FIRE PROOFING ON (E) COLUMNS</p> <p>2 (E) CONCRETE SHEAR WALL</p> <p>1 (E) STRUCTURAL BRACE FRAME</p>	<p>3. PROVIDE TEMPORARY SHORING OF FLOOR JOISTS AS REQUIRED FOR THE CONSTRUCTION OF NEW ELEVATOR #2 AND STAIRS #1&#2.</p> <p>2. ALL INTERIOR PARTITIONS IN THE STAIRWELL AND BACK OF HOUSE SPACES WILL HAVE L3 FINISH.</p> <p>1. ALL INTERIOR PARTITIONS IN THE RETAIL & OFFICE SPACES WILL HAVE L4 FINISH.</p>	<p>FF05 7" x 30" EURO OAK PLANKS</p> <p>FF04 STAINED 2" x 8" TEAK PLANKS</p> <p>FF03 TILE</p> <p>FF02 POLISHED COLOR CONCRETE</p> <p>FF01 SEALED CONCRETE</p> <p>FL03 PLYWOOD SUBFLOOR</p> <p>FL02 CONCRETE</p> <p>FL01 LIGHTWEIGHT CONCRETE O/ PLYWOOD SHEATHING TO MATCH (E) FLOOR LEVEL. REMOVE ALL PROTRUSIONS AS REQD. FOR FLAT SURFACE</p>	<p>I 2 2-HOUR RATED METAL STUD EXTERIOR PARTITION (6" STUD)</p> <p>H NR UNRATED FURRING DETAIL</p> <p>G 2 2-HOUR RATED METAL STUD PLUMBING PARTITION (6" STUD)</p> <p>G NR UNRATED METAL STUD PLUMBING PARTITION (6" STUD)</p> <p>F NR UNRATED METAL STUD PARTITION (3 5/8" STUD)</p> <p>F 1 1-HOUR RATED METAL STUD PARTITION (3 5/8" STUD)</p> <p>E 1 1-HOUR RATED METAL STUD PARTITION (3 5/8" STUD)</p> <p>D 2 2-HOUR RATED METAL STUD PARTITION (3 5/8" STUD)</p> <p>B 2 2-HOUR RATED SHAFT PARTITION (2 1/2" STUD)</p> <p>A 2 2-HOUR RATED SHAFT PARTITION (4" STUD)</p>	<p>RECESSED UPLIGHTS</p> <p>WET RATED GFCI OUTLET</p> <p>WALL MOUNTED UP/DOWN SCONCE</p> <p>PROPOSED FLOOR INFILL S.S.D</p> <p>PROPOSED CONSTRUCTION</p> <p>EXISTING CONCRETE SHEAR WALL</p> <p>EXISTING CONSTRUCTION TO REMAIN</p>
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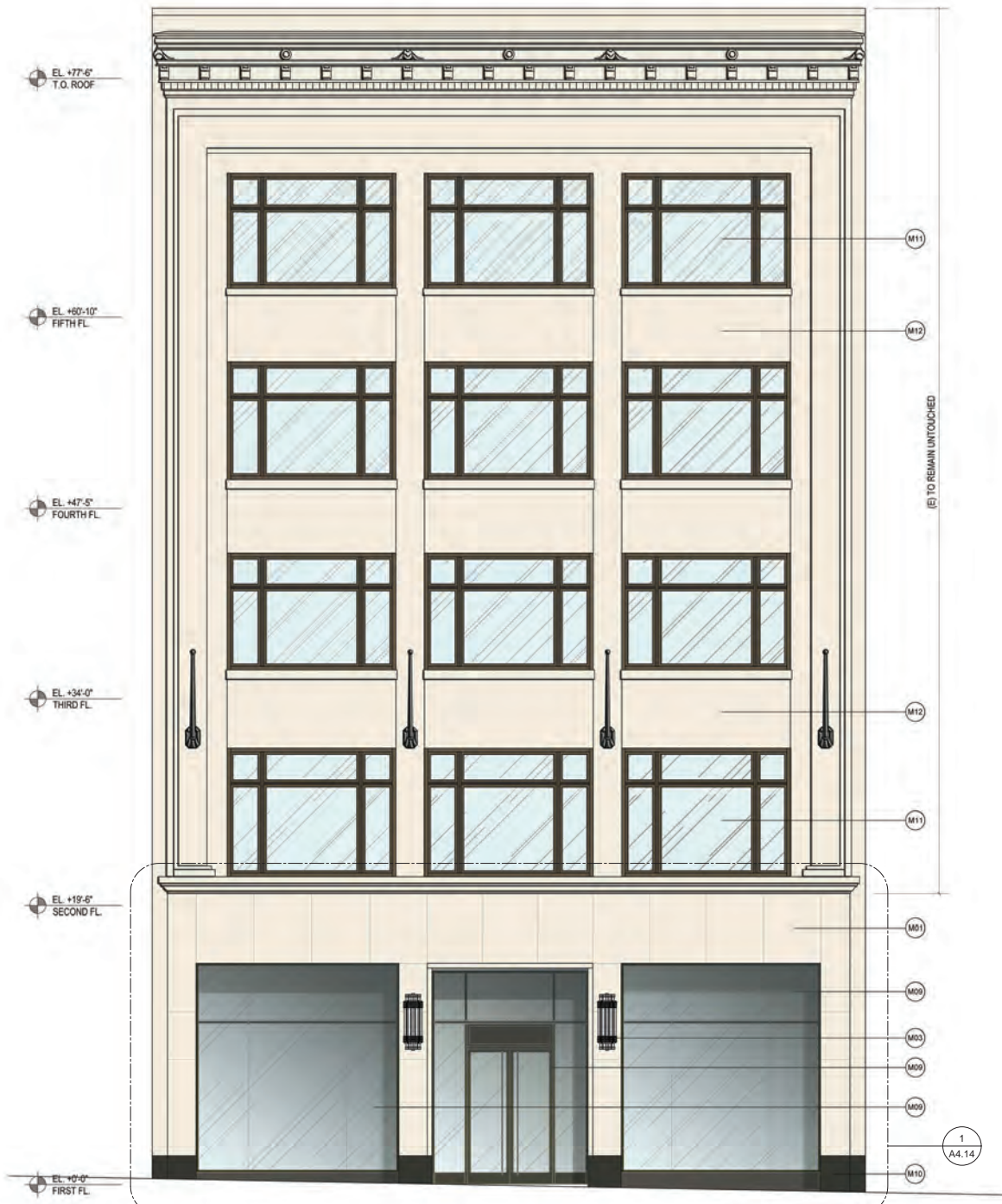
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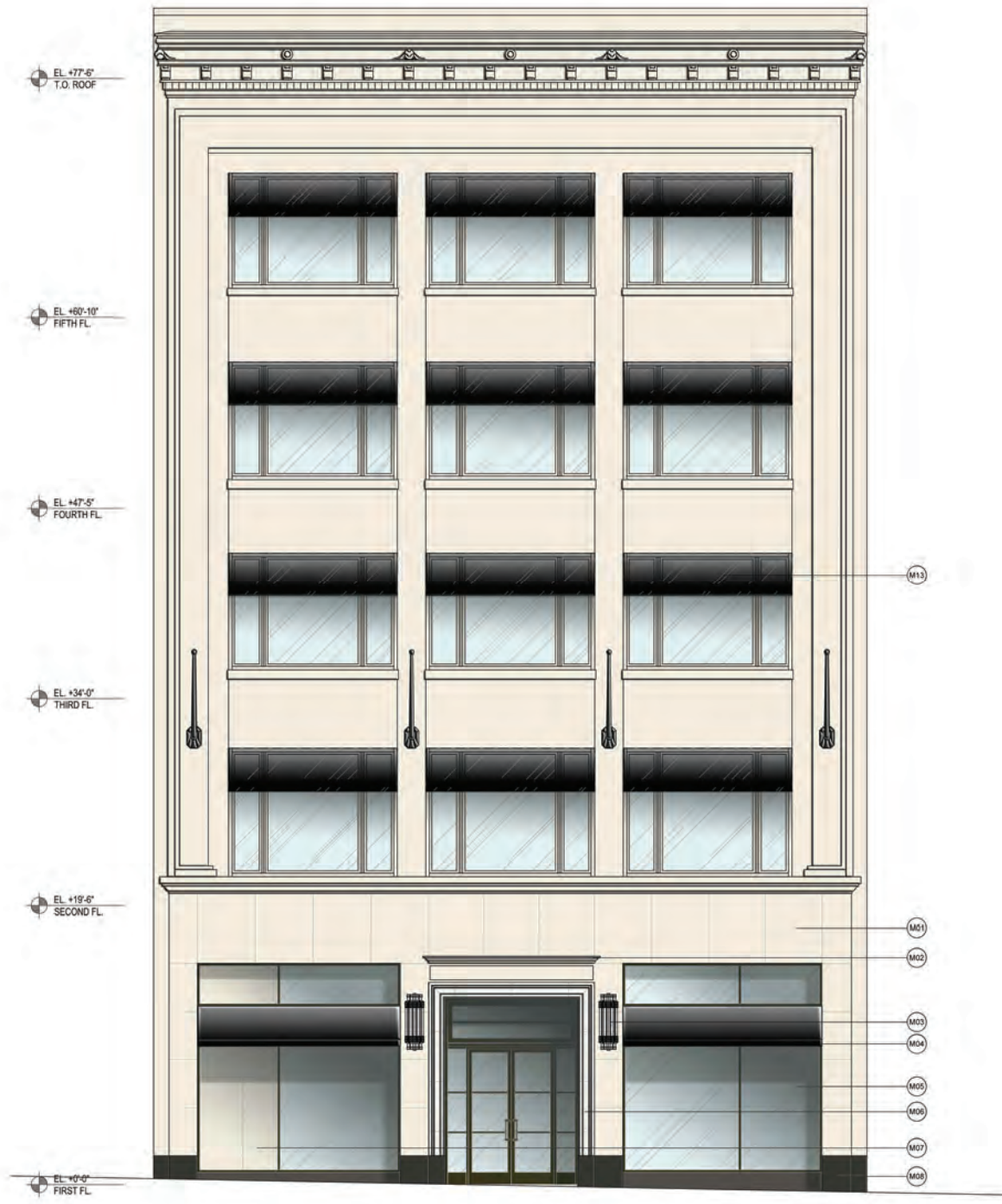
PROPOSED ROOF PLAN SCALE: 3/16" = 1'-0" **1**

- | | |
|---|--|
| (M01) (E) STONE CLADDING TO REMAIN | (M08) (E) BASE STONE CLADDING |
| (M02) (E) PEDIMENT TO BE REMOVED | (M09) (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH 1/8" LAMINATED GLASS |
| (M03) (E) LANTERN TO REMAIN | (M10) (N) BASE STONE CLADDING TO BE REPLACED |
| (M04) (E) AWNING TO BE REMOVED | (M11) REFURBISH (E) WINDOWS. STRIP (E) PAINT. PRIME AND PAINT TO MATCH SAMPLE. PROVIDE ALTERNATE, REPLACE (E) GLASS WITH LAMINATED GLASS. |
| (M05) (E) STOREFRONT SYSTEM TO BE REMOVED | (M12) STRIP EXISTING PAINT FROM NORTH & SOUTH FACADES, AND WEST FACING PARTY WALL. PATCH, PRIME AND PAINT TO MATCH ARCHITECT'S COLOUR SAMPLE. SATIN FINISH ON WALLS; HIGH GLOSS FINISH ON WINDOWS + TRIMS. |
| (M06) (E) JAMB TO BE REMOVED | (M13) (E) AWNINGS ON ALL FLOORS, TO BE REMOVED. |
| (M07) (E) OPAQUE PANEL TO BE REMOVED | |

KEY NOTES NO SCALE 3 GRAPHIC LEGEND NO SCALE 2



PROPOSED (N.I.C. FOR REFERENCE ONLY) SCALE: 3/16" = 1'-0" 2



EXISTING SCALE: 3/16" = 1'-0" 1

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Rev.	Date	Remarks

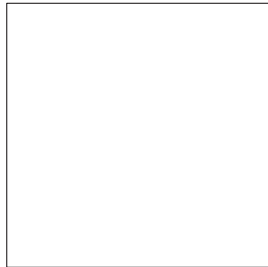
NOTE: Exterior changes previously approved in a Minor and Major PTA. Sheets are included for general reference only.

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Project No:
Drawing Title:
ELEVATION - POST STREET (N.I.C.- REFERENCE ONLY)
Sheet No:
A2.00

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Project No:

Drawing Title:
ELEVATION - POST
STREET(N.I.C.-
REFERENCE ONLY)
Sheet No:



A2.01

- M01 (E) PAINTED BRICK WALL TO REMAIN. TO BE REPAINTED TO MATCH ARCHITECT'S COLOUR SAMPLE.
- M02 (E) STUCCO INFILL WALL TO BE REMOVED
- M03 (E) LIGHTS TO BE REMOVED
- M04 (E) WINDOW WITH BLANK WALL BEHIND
- M05 (E) CAST-IRON COLUMNS TO REMAIN
- M06 (E) ACCESS DOOR TO SERVICE ELEVATOR TO BE REMOVED

- M07 (N) METAL ACCESS DOOR FOR SERVICE FREIGHT SLIDE; SURFACE FINISHED WITH BACK-PAINTED GLASS
- M08 (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH $\frac{9}{16}$ " CLEAR LAMINATED GLASS
- M09 (N) REMOVE METAL PANELS. REFURBISH (E) WINDOW FRAMES. STRIP (E) PAINT. PRIME AND PAINT TO MATCH SAMPLE. REPLACE PANELS WITH $\frac{3}{8}$ " TEMPERED GLASS AS BASE BID.
PROVIDE ALTERNATE 1, REPLACE PANELS AND FRAMING WITH INSULATED GLASS PANELS. PROVIDE ALTERNATE 2, REPLACE PANELS AND FRAMING WITH (N) OPERABLE WINDOW SYSTEM.

- M10 STRIP EXISTING PAINT FROM NORTH & SOUTH FACADES, AND WEST FACING PARTY WALL. PATCH, PRIME AND PAINT TO MATCH ARCHITECT'S COLOUR SAMPLE.
- M11 (N) GLASS AND METAL BLADE SIGN WITH INTERNAL HALO LED LIGHTING. TO BE INSTALLED UNDER SEPARATE PERMIT.
- M12 (N) PAINTED ALUMINUM/GLASS CANOPY. SEE A4.10 - A4.12
- M13 (N) DARK GRAY PAINTED ALUMINUM STOREFRONT SYSTEM WITH $\frac{9}{16}$ " FROSTED LAMINATED GLASS
- M15 (E) STAIR #1 PENTHOUSE

- M16 (N) PAINTED ALUMINUM SLAT SCREEN
- M17 (N) GALVANIZED SAFETY HANDRAIL BY MECHANICAL UNITS
- M18 (N) ROOF DECK WITH GLASS HAND RAIL
- M19 (N) ELEVATOR #2 PENTHOUSE. TO BE CLAD IN CEMENT BOARD. SEE A5.62. FINISH TAG W08.
- M20 (N) SKYLIGHT. TO BE CLAD IN CEMENT BOARD. SEE A5.62. FINISH TAG W08.

-  M07 BACK PTD. GLASS PANEL
-  M08 9/16" LAMINATED CLEAR GLASS

KEY NOTES NO SCALE 3 GRAPHIC LEGEND NO SCALE 2



PROPOSED SCALE: 3/16" = 1'-0" 2



EXISTING SCALE: 3/16" = 1'-0" 1

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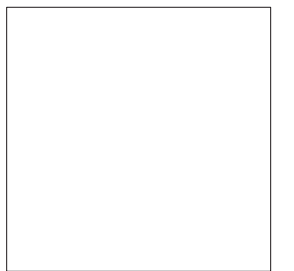
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Project No:
Drawing Title:
ELEVATION - CAMPTON PLACE

Sheet No:
A2.02

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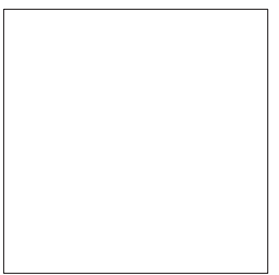
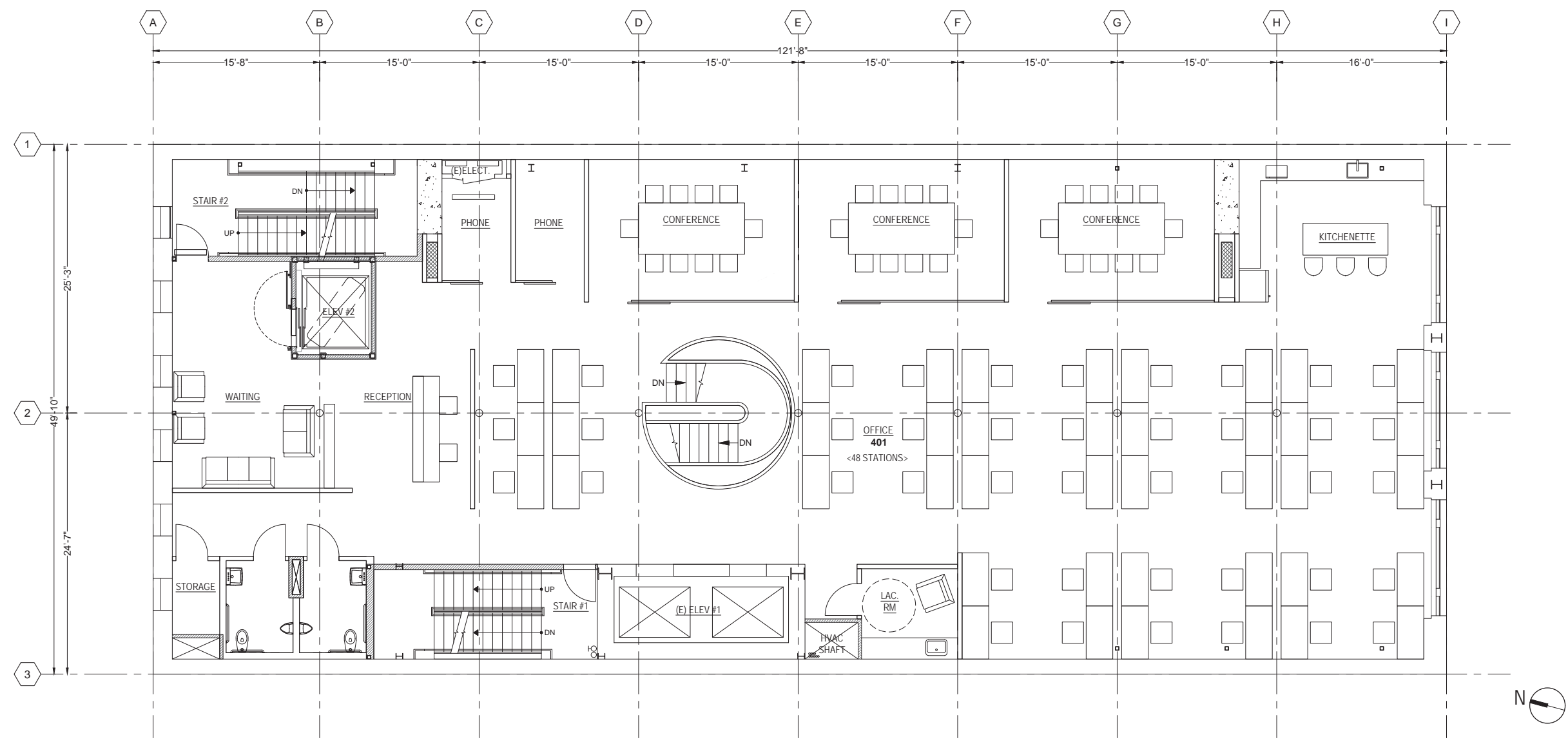
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Drawing Title:
ELEVATION - CAMPTON
PLACE

Sheet No:

A2.03

Rev.	Date	Remarks

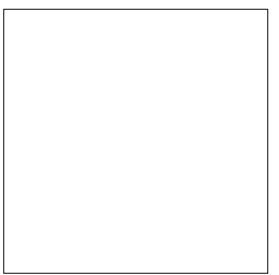
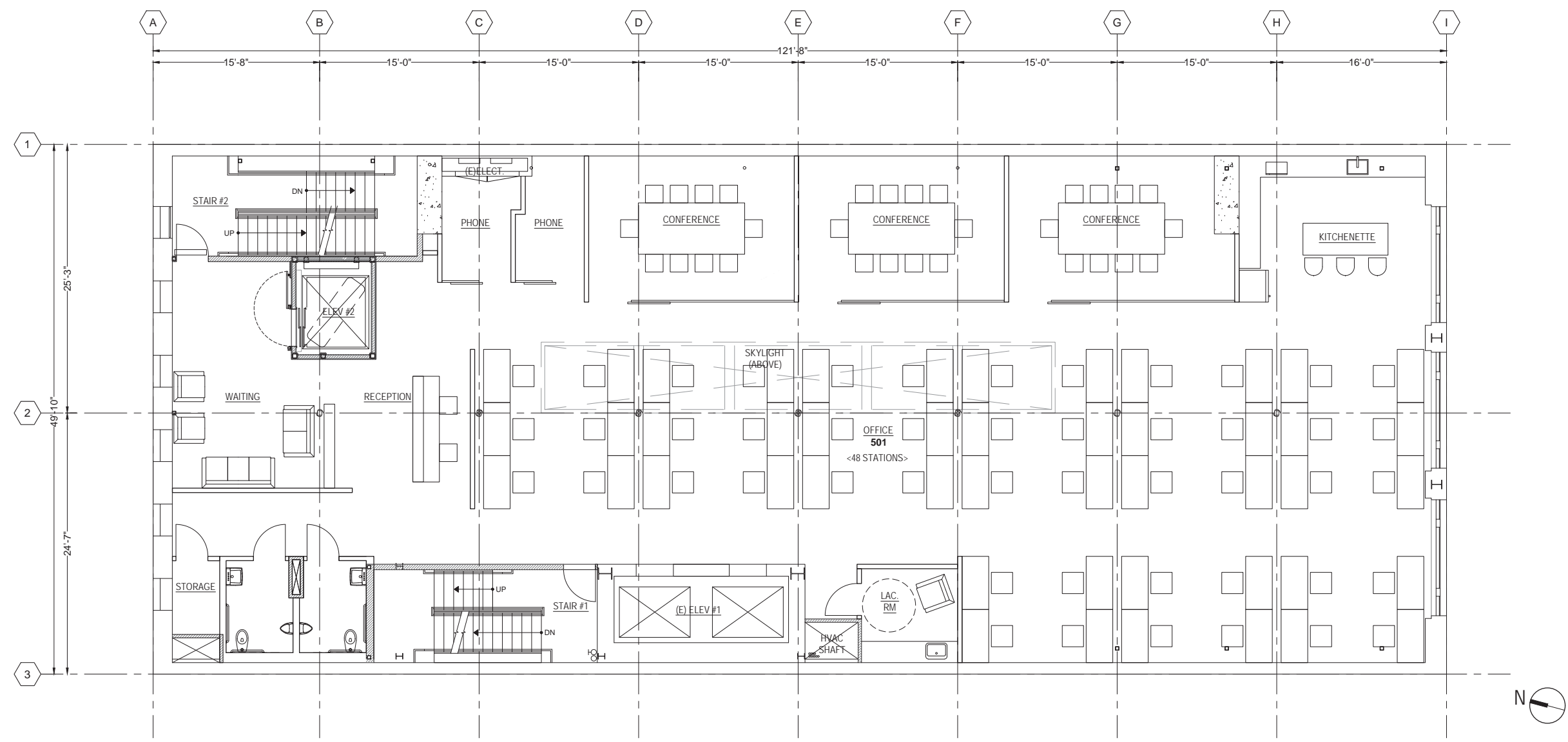


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Drawing Title:
TI LAYOUT - LEVEL 4

Sheet No:

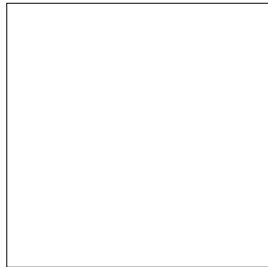
Rev.	Date	Remarks



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Project No:
Drawing Title:
TI LAYOUT - LEVEL 5

Sheet No:



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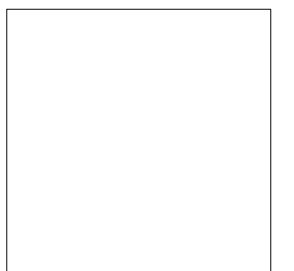
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Drawing Title:
VIEWS - CAMPTON PL
STOREFRONT

Sheet No:



Rev.	Date	Remarks
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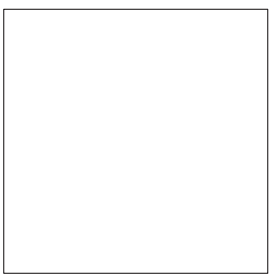
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Project No:

Drawing Title:
**VIEWS - CAMPTON PL
LOBBY**

Sheet No:

Rev. Date Remarks

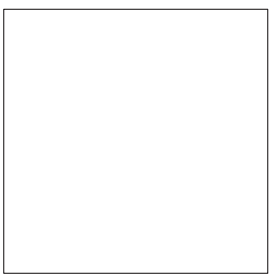


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Project No:
Drawing Title:
IEWS - OFFICE

Sheet No:

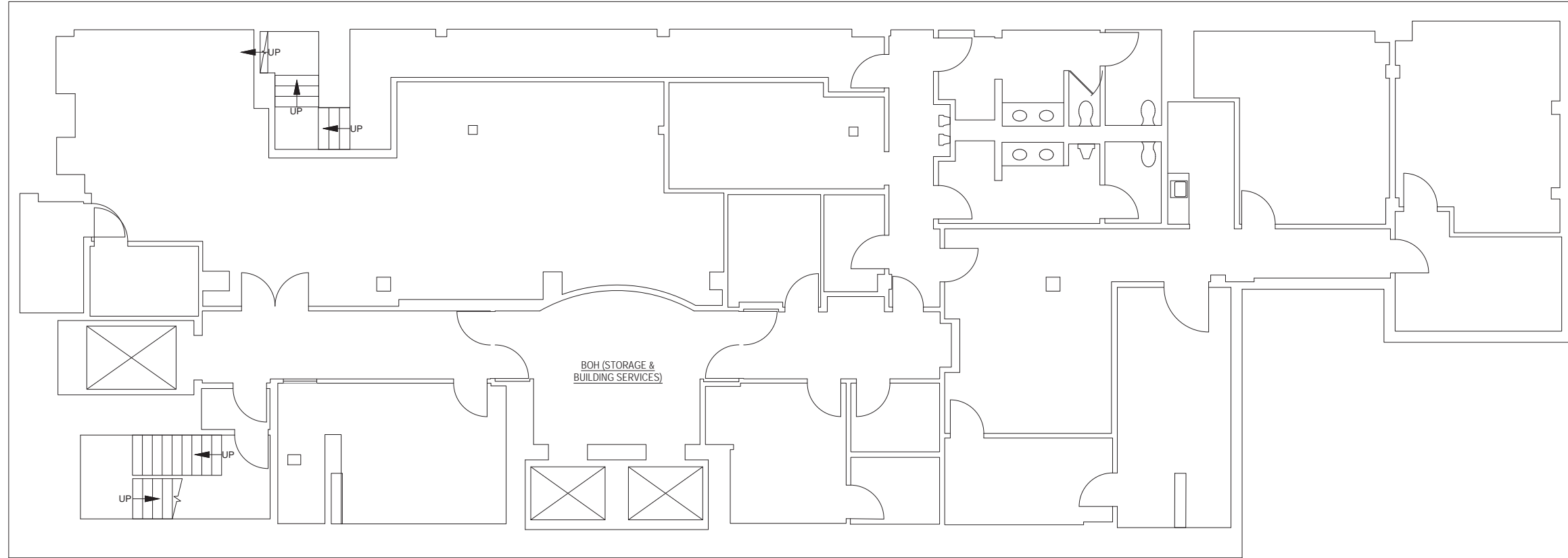
Rev. Date Remarks



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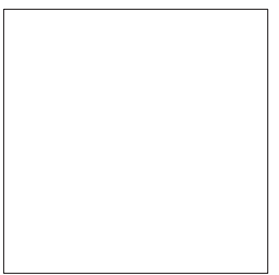
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Drawing Title:
VIEWS - ROOF DECK

Sheet No:



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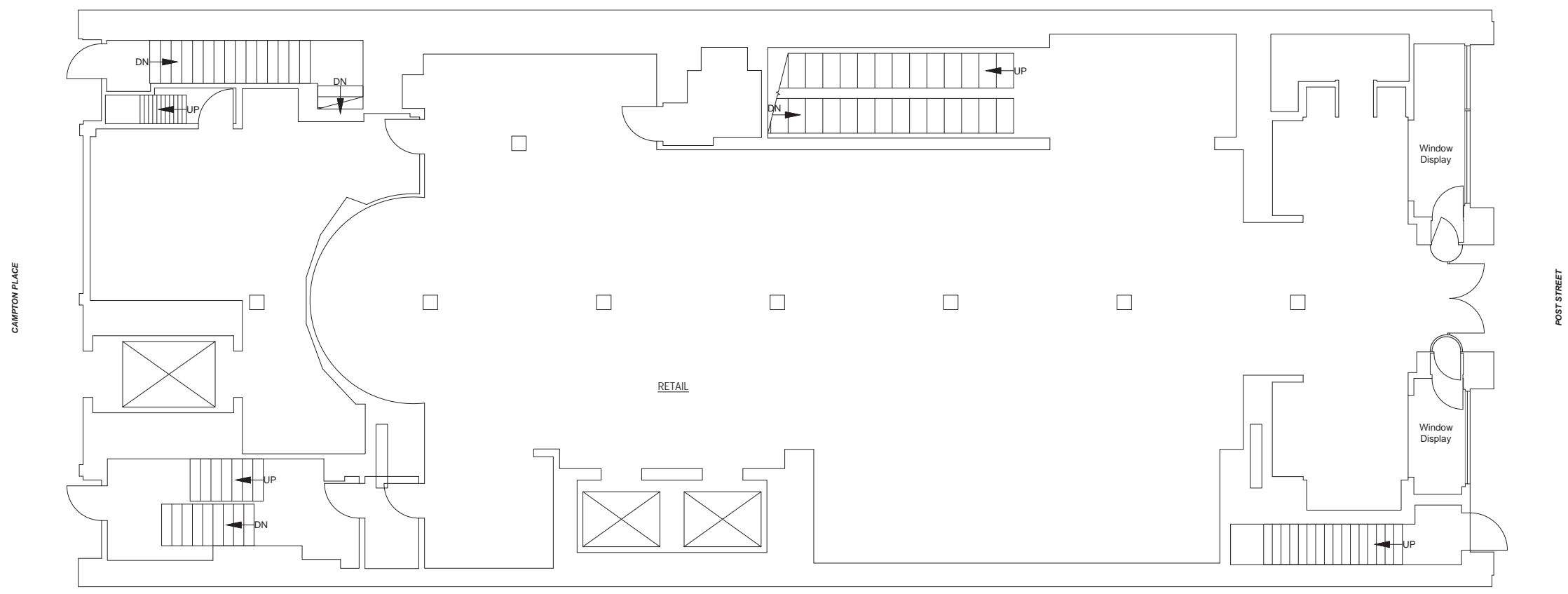
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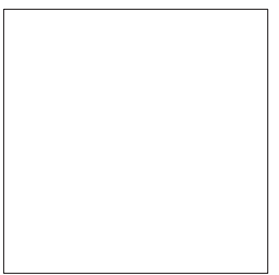
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Drawing Title:
**EXISTING PARTITION
PLAN - BASEMENT**

Sheet No:
A1.00



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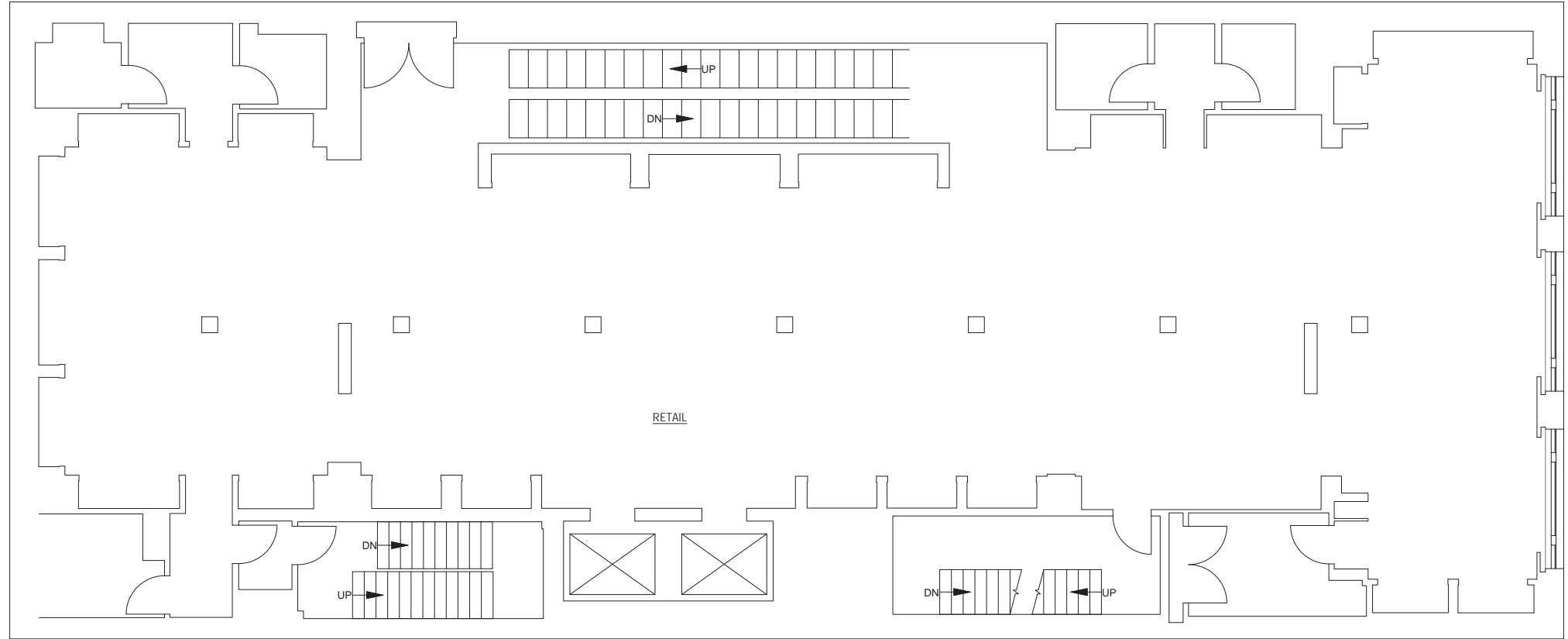
Rev.	Date	Remarks
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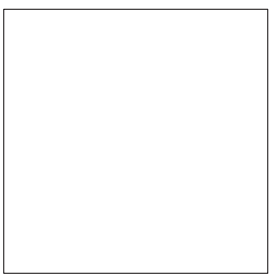
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**EXISTING PARTITION
PLAN - LEVEL 1**

Sheet No:
A1.01



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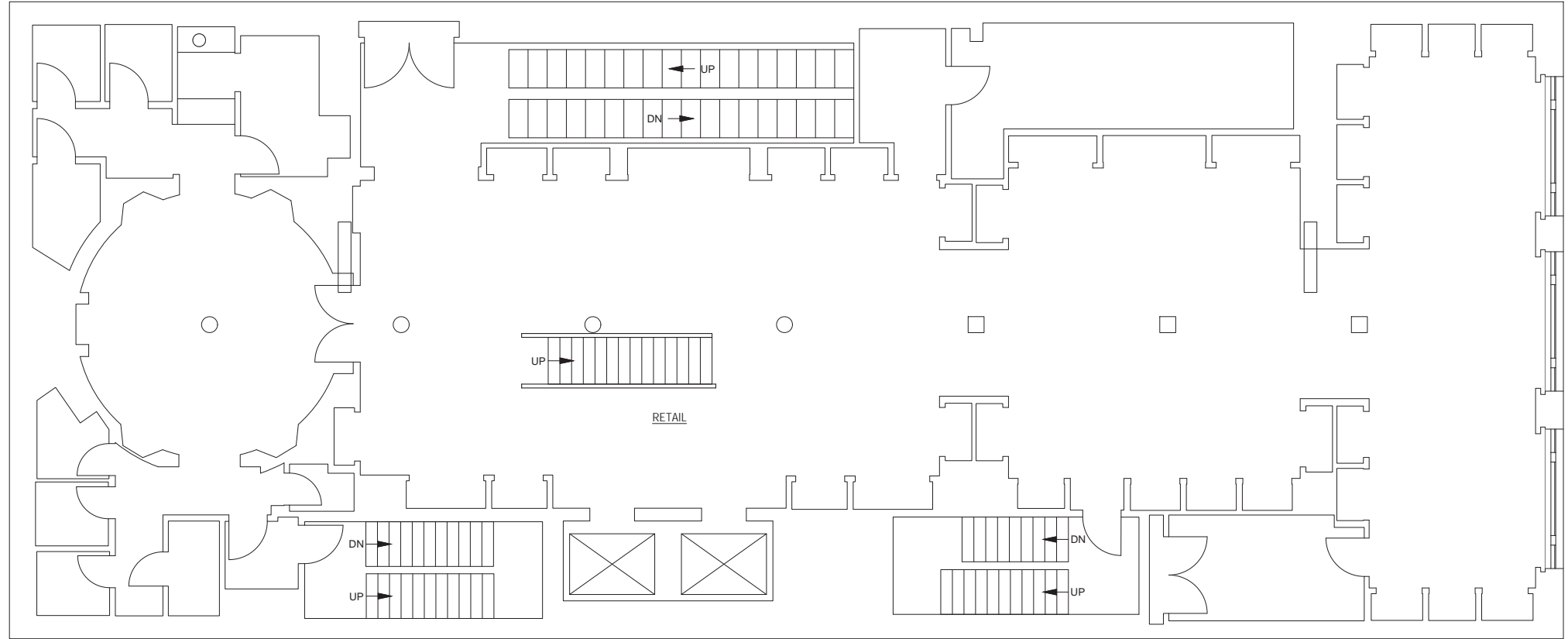
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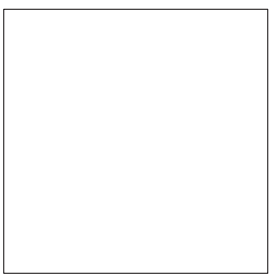
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**EXISTING PARTITION
PLAN - LEVEL 2**

Sheet No:
A1.02



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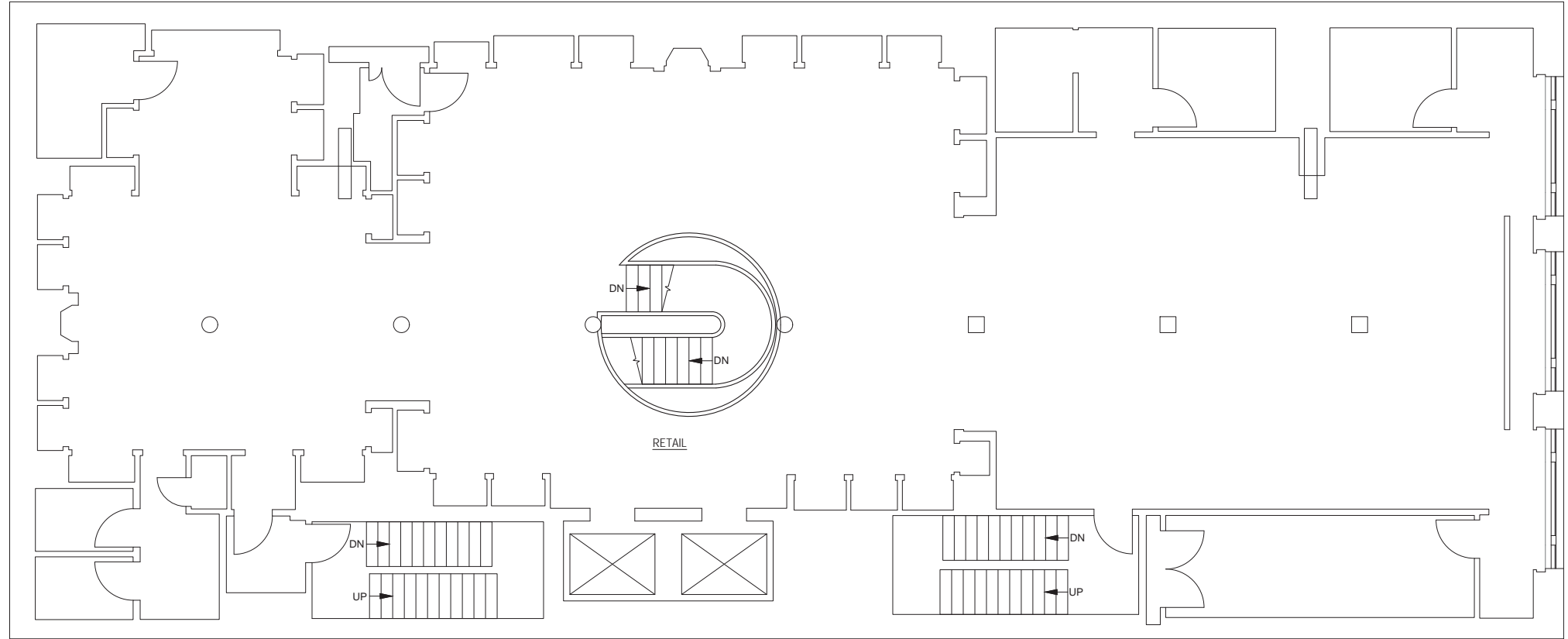
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	07/31/2019	Construction Set (Updated)



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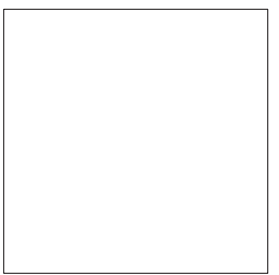
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**EXISTING PARTITION
PLAN - LEVEL 3**

Sheet No:
A1.03



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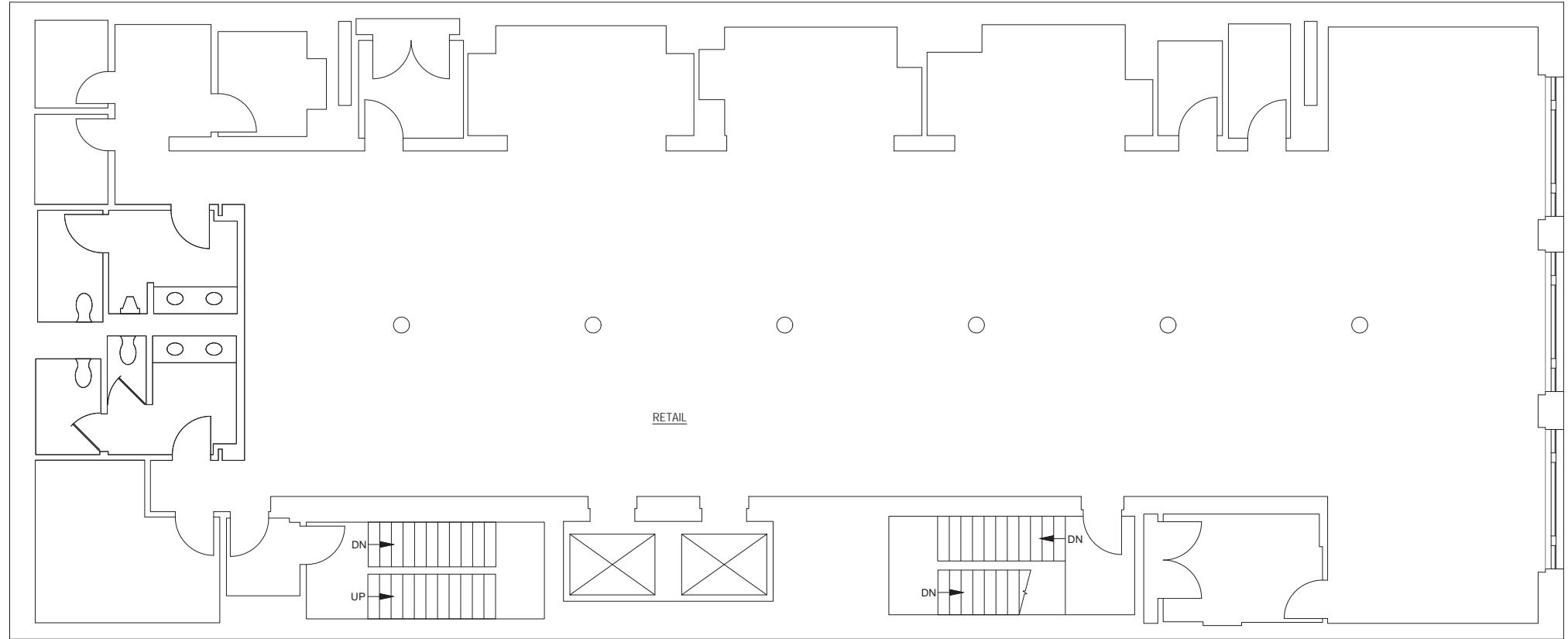
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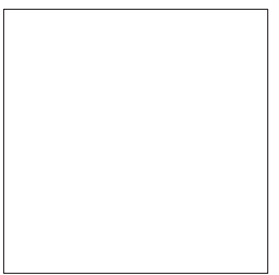
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Drawing Title:
**EXISTING PARTITION
PLAN - LEVEL 4**

Sheet No:
A1.04



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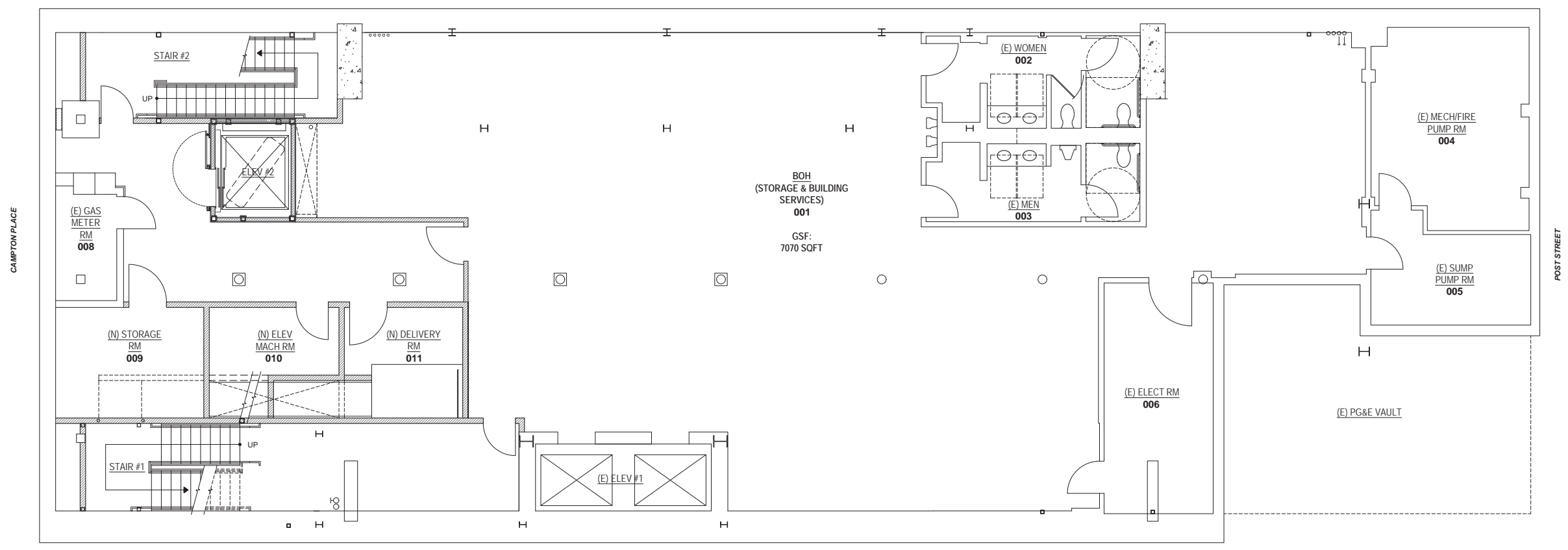
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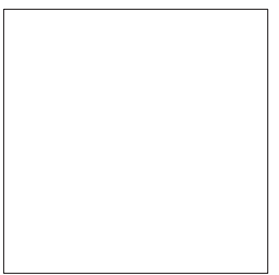
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**EXISTING PARTITION
PLAN - LEVEL 5**

Sheet No:
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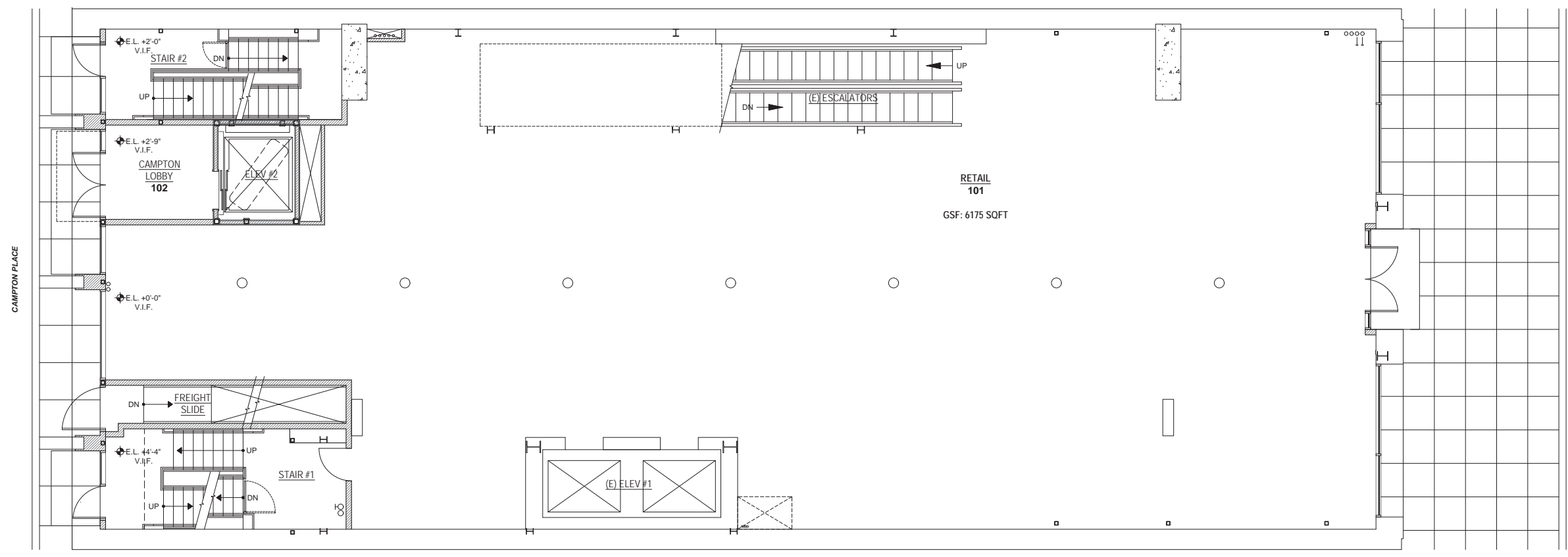
Rev.	Date	Remarks
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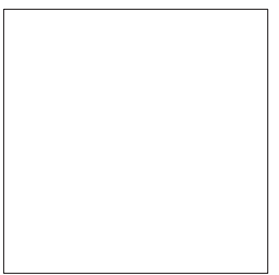
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PLAN - BASEMENT**

Sheet No:
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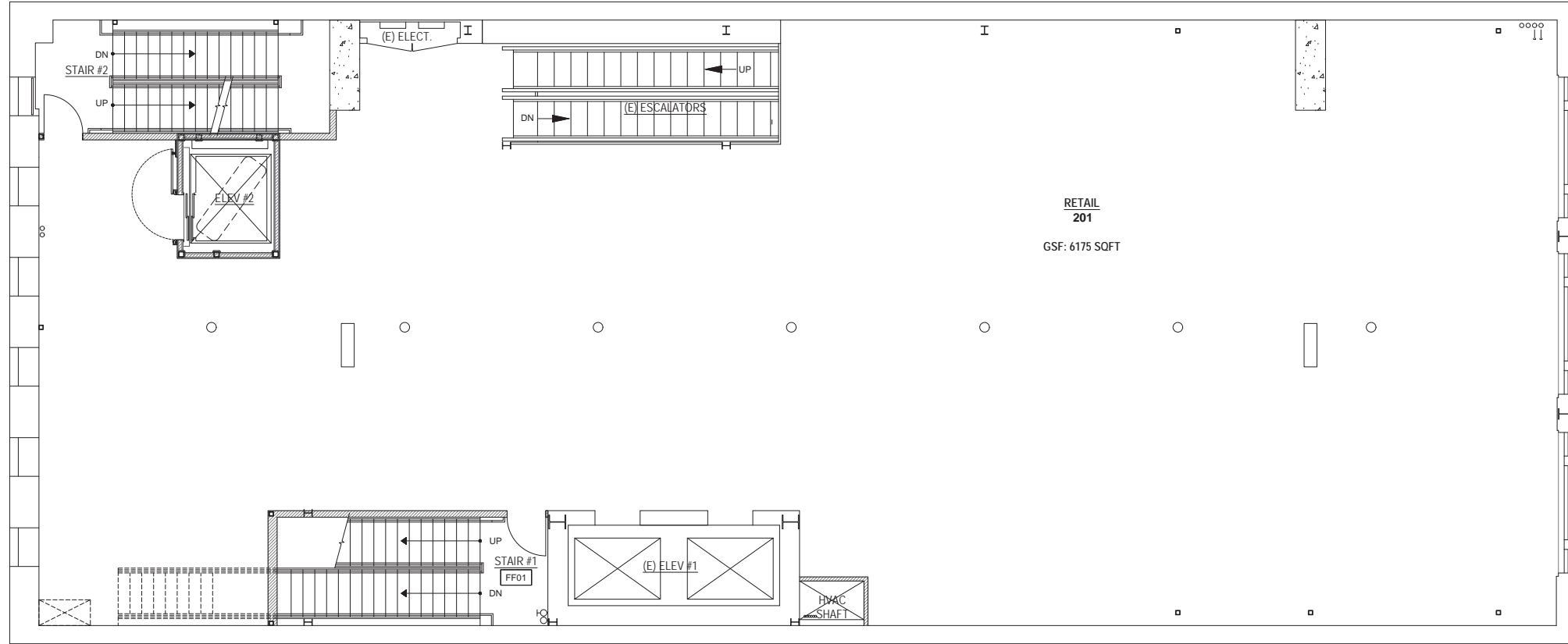
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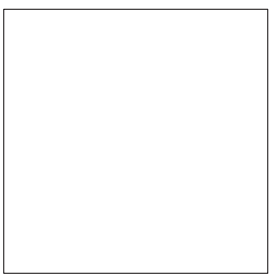
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Drawing Title:
**PROPOSED PARTITION
PLAN - LEVEL 1**

Sheet No:
A1.01



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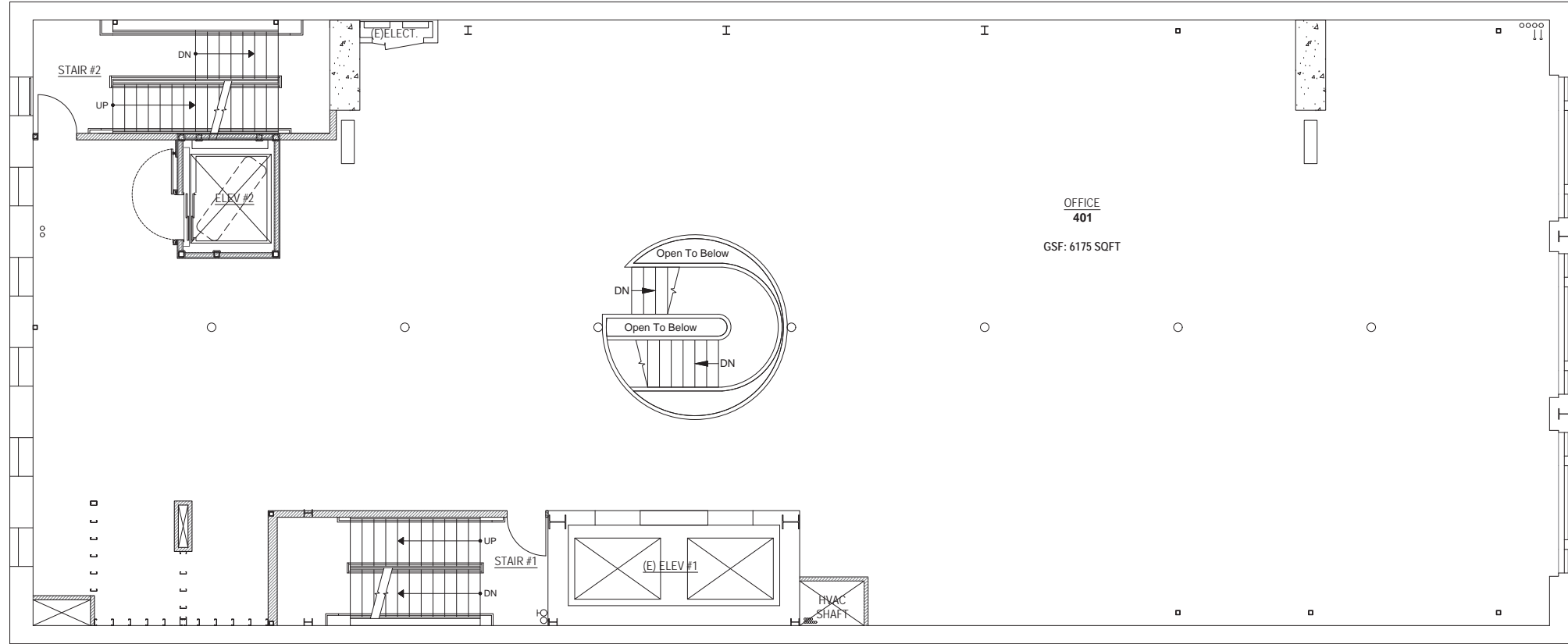
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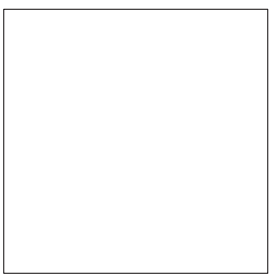
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Drawing Title:
**PROPOSED PARTITION
PLAN - LEVEL 2**

Sheet No:
A1.02



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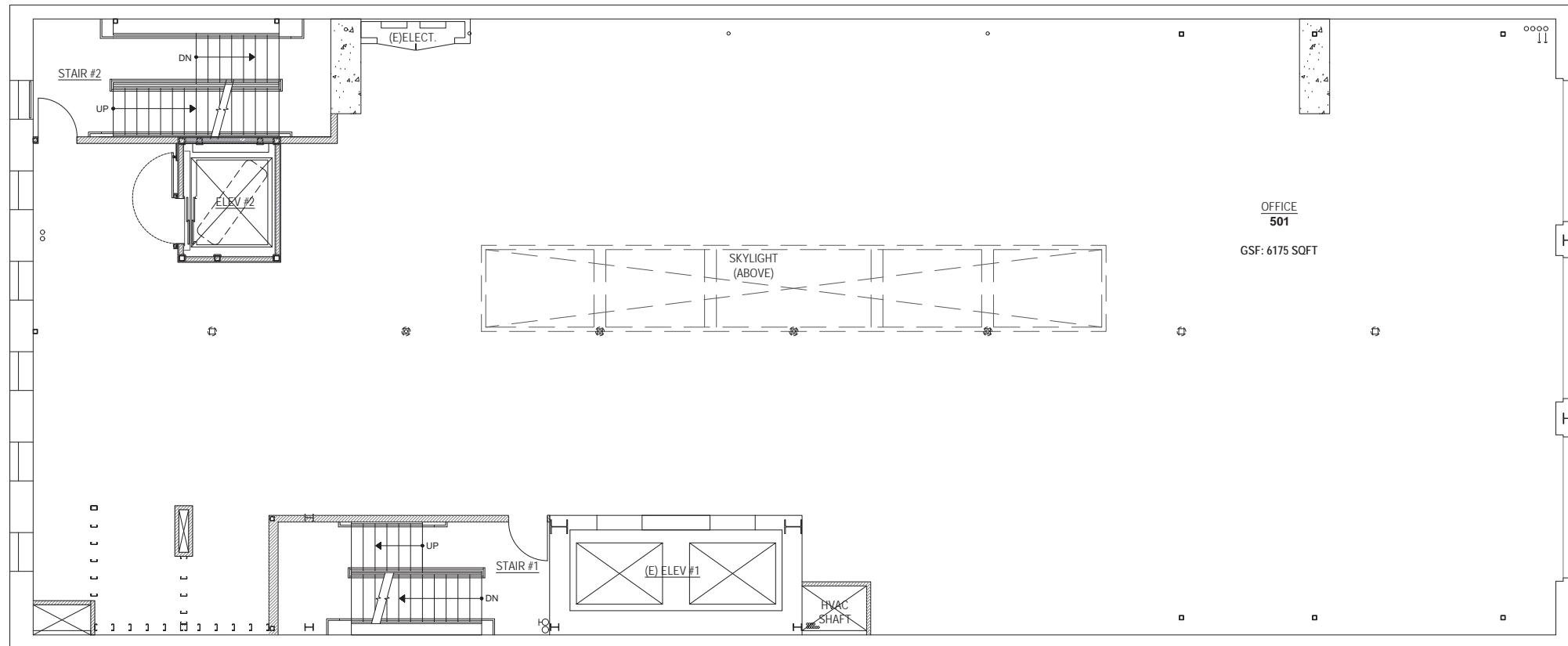
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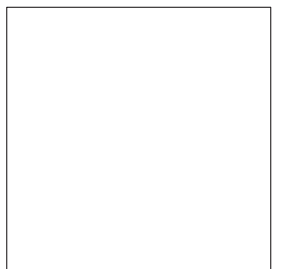
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**PROPOSED PARTITION
PLAN - LEVEL 4**

Sheet No:
A1.04



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Rev.	Date	Remarks
	07/31/2019	Construction Set (Updated)



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Project No:

Drawing Title:
**PROPOSED PARTITION
PLAN - LEVEL 5**

Sheet No:
A1.05