



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 14, 2013

CONSENT CALENDAR

Date: February 7, 2013
Case No.: **2012.1296 C**
Project Address: **383 RHODE ISLAND STREET**
Zoning: UMU (Urban Mixed Use) District
48-X Height and Bulk District
Block/Lot: 3956/004
Project Sponsor: J.P. Morgan Chase Bank
1200 El Camino Real, 2nd Floor
San Bruno, CA 94066
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to establish a formula retail financial service (d.b.a. Chase Bank) in the existing ground floor unit at the corner of 17th and Rhode Island Streets. The currently vacant unit is approximately 4,700 gross square feet in size, including a mezzanine. It will have direct access to the adjacent ground floor parking garage, which is accessed from 17th Street and will include 7 parking spaces reserved for the bank. The bank will include three ATMs located within an interior vestibule off the Rhode Island Street entrance. The existing entrances and fenestration will not be altered, but the existing awning will be removed. All new signage will be required to meet the standards of Article 6 of the Planning Code. No other significant exterior alterations are proposed.

SITE DESCRIPTION AND PRESENT USE

The project is located on a corner lot at the northeast corner of 17th and Rhode Island Streets. It has 100 feet of frontage on both 17th and Rhode Island Streets, and is located within the UMU (Urban Mixed Use) District with a 48-X height and bulk district. The property is developed with a four-story commercial building that covers the entire lot and was constructed in 1924. The building is not an historic resource pursuant to the Showplace Square/Northeast Mission Historic Survey. The building currently includes a mix of vacant units, various commercial/office spaces, and a ground floor parking garage with 12 spaces.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site lies in a corridor of UMU zoning along 16th and 17th Streets, and is at the northern foot of Potrero Hill. It borders the Potrero Hill neighborhood to the south, which primarily includes residential

uses and zoning, with some exceptions like the Live Oak School at Mariposa and Arkansas Streets. Showplace Square lies to the north, and generally includes industrial buildings with larger footprints and PDR zoning. Jackson Playground is two blocks to the east, and the Whole Foods located across the intersection of 17th and Rhode Island Streets. The area is mixed use in nature and buildings generally range from two to five stories in height.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 25, 2013	January 23, 2013	22 days
Posted Notice	20 days	January 25, 2013	January 25, 2013	20 days
Mailed Notice	20 days	January 25, 2013	January 24, 2013	21 days

PUBLIC COMMENT

- To date, the Department received no public comment on this project.

ISSUES AND OTHER CONSIDERATIONS

- A survey conducted during the week of January 28, 2013 found that within the contiguous UMU Zoning District, consisting of 13 full blocks and 8 partial blocks, the Starbucks and Citibank located at the corner of 16th and Kansas Streets are the only two formula retail uses. While the Whole Foods located at the southwest corner of 17th and Rhode Island Street is a formula retail use, it falls within the MUR Zoning District.
- The Citibank at Kansas and 16th Streets is the only other financial service (bank) located within this contiguous UMU Zoning District.
- The contiguous UMU Zoning District encourages a wide mix of uses, including residential, retail, office, and PDR uses. However, very few neighborhood-serving uses are in the district.

REQUIRED COMMISSION ACTION

In order for the proposed formula retail financial service to be approved, the Commission must grant conditional use authorization to allow the formula retail use within the UMU Zoning District, pursuant to Planning Code Sections 303 and 843.46.

BASIS FOR RECOMMENDATION

- No over-concentration of formula retail uses within this contiguous UMU Zoning District exists.

- This contiguous UMU Zoning District currently contains very few neighborhood-serving uses.
- The project will enhance the land use and economic diversity of the neighborhood.
- The project is consistent with the Planning Code, Showplace Square/Potrero Area Plan, and the General Plan overall.

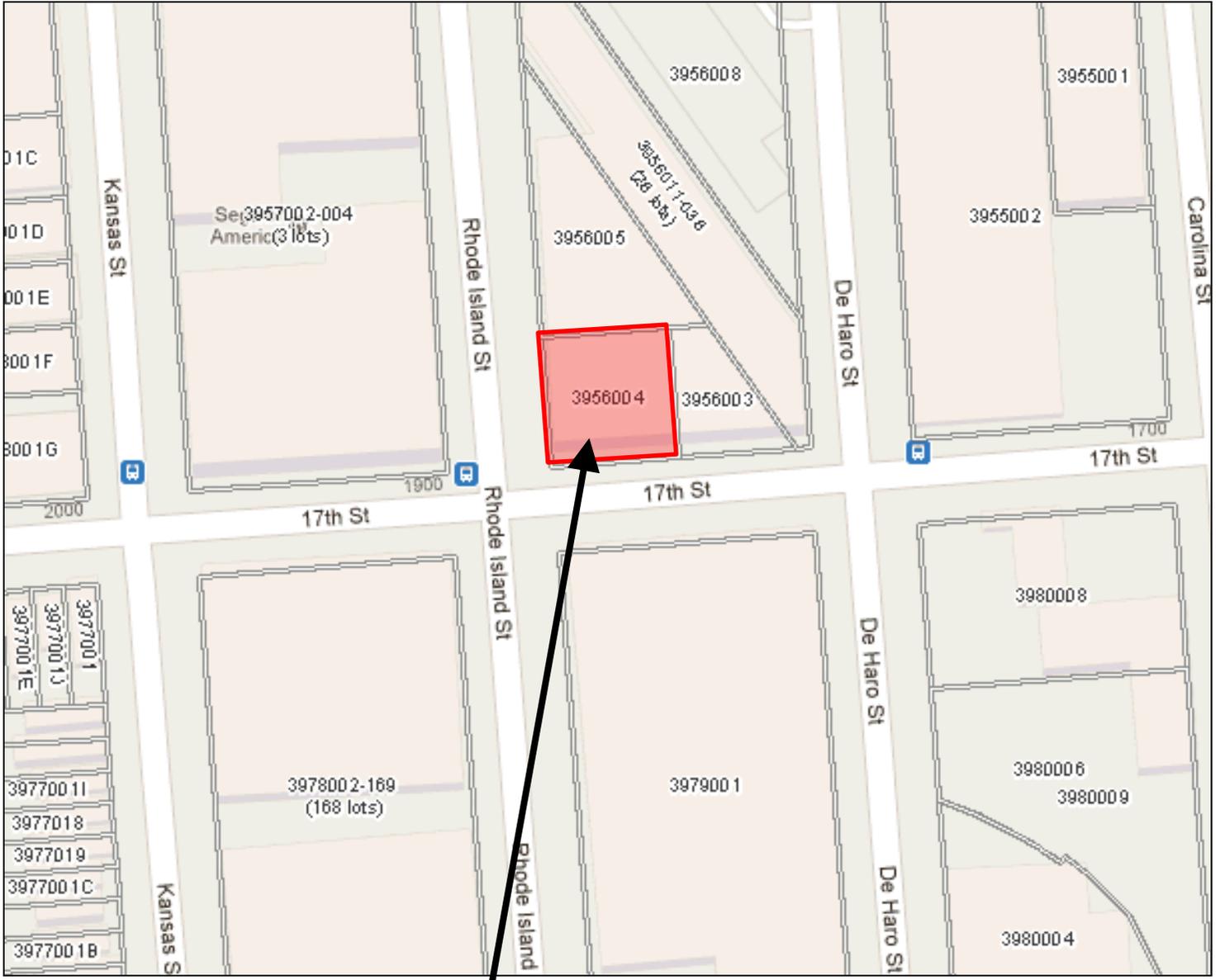
RECOMMENDATION: Approval with Conditions
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Site Photo
- Draft Motion
- Reduced Size Plans

CT: G:\Documents\CL2012\383 Rhode Island St\Executive Summary.doc

Parcel Map

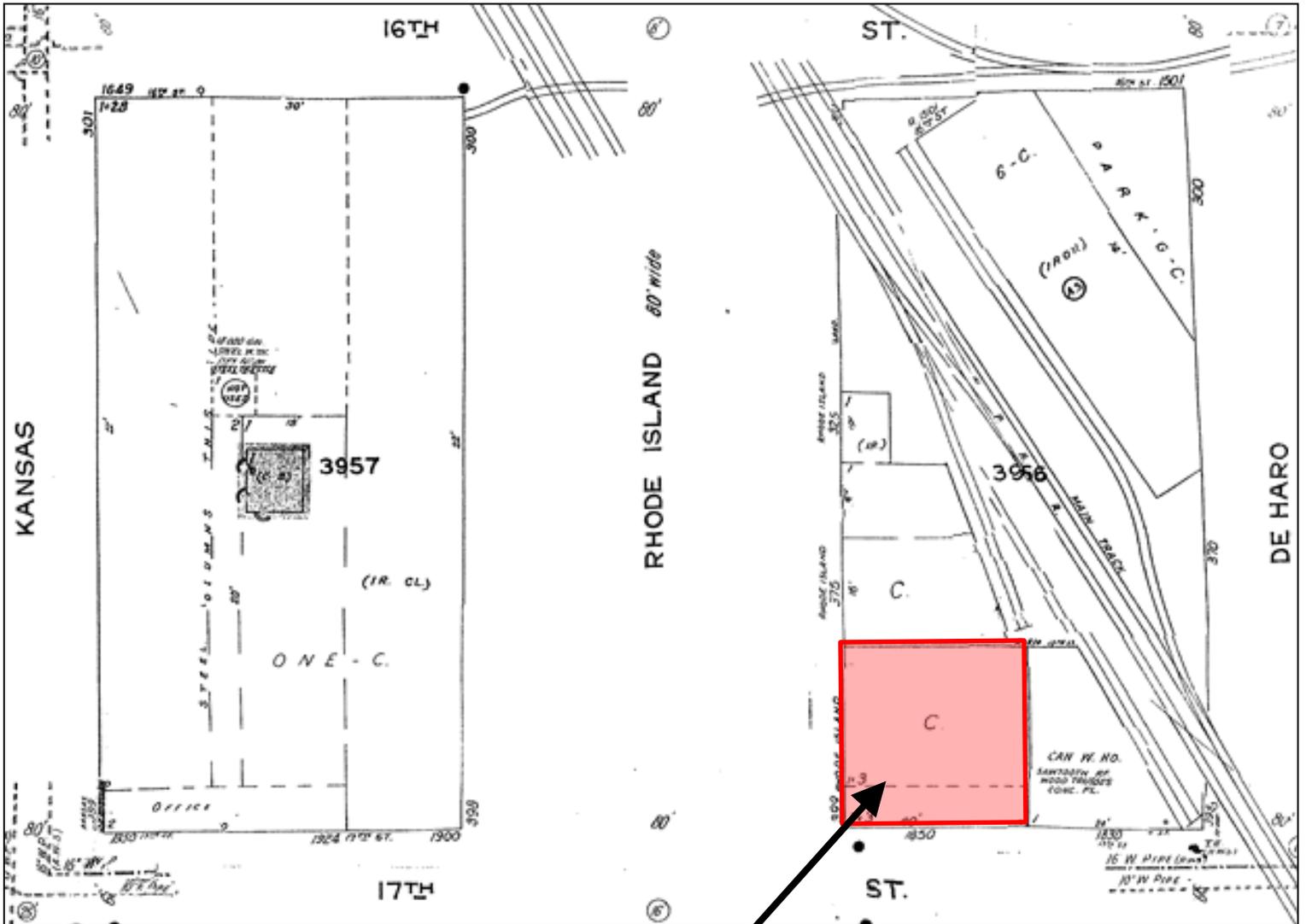


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1296C
Formula Retail Financial Service
383 Rhode Island Street

Sanborn Map*

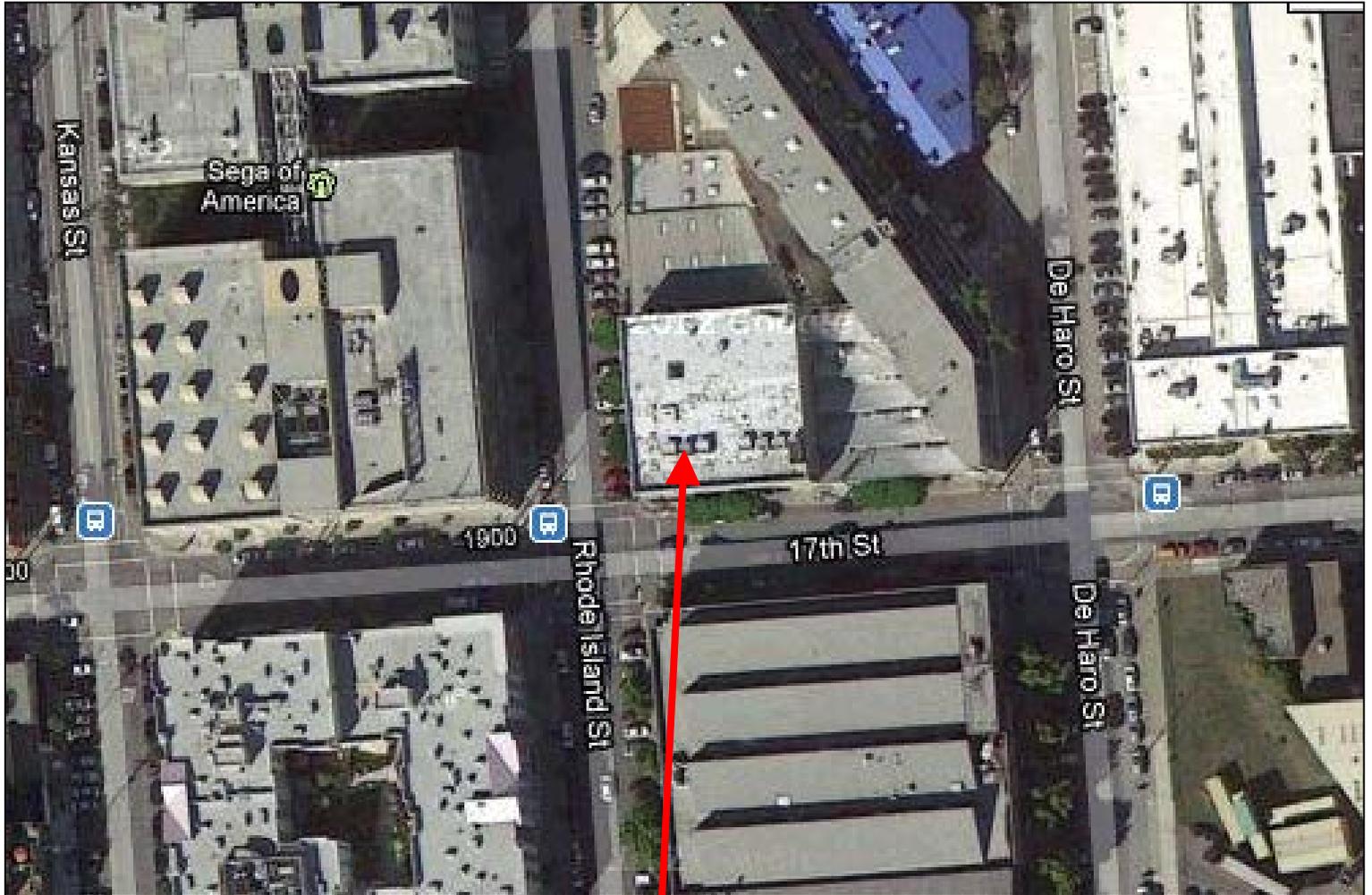


SUBJECT PROPERTY

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



Aerial Photo

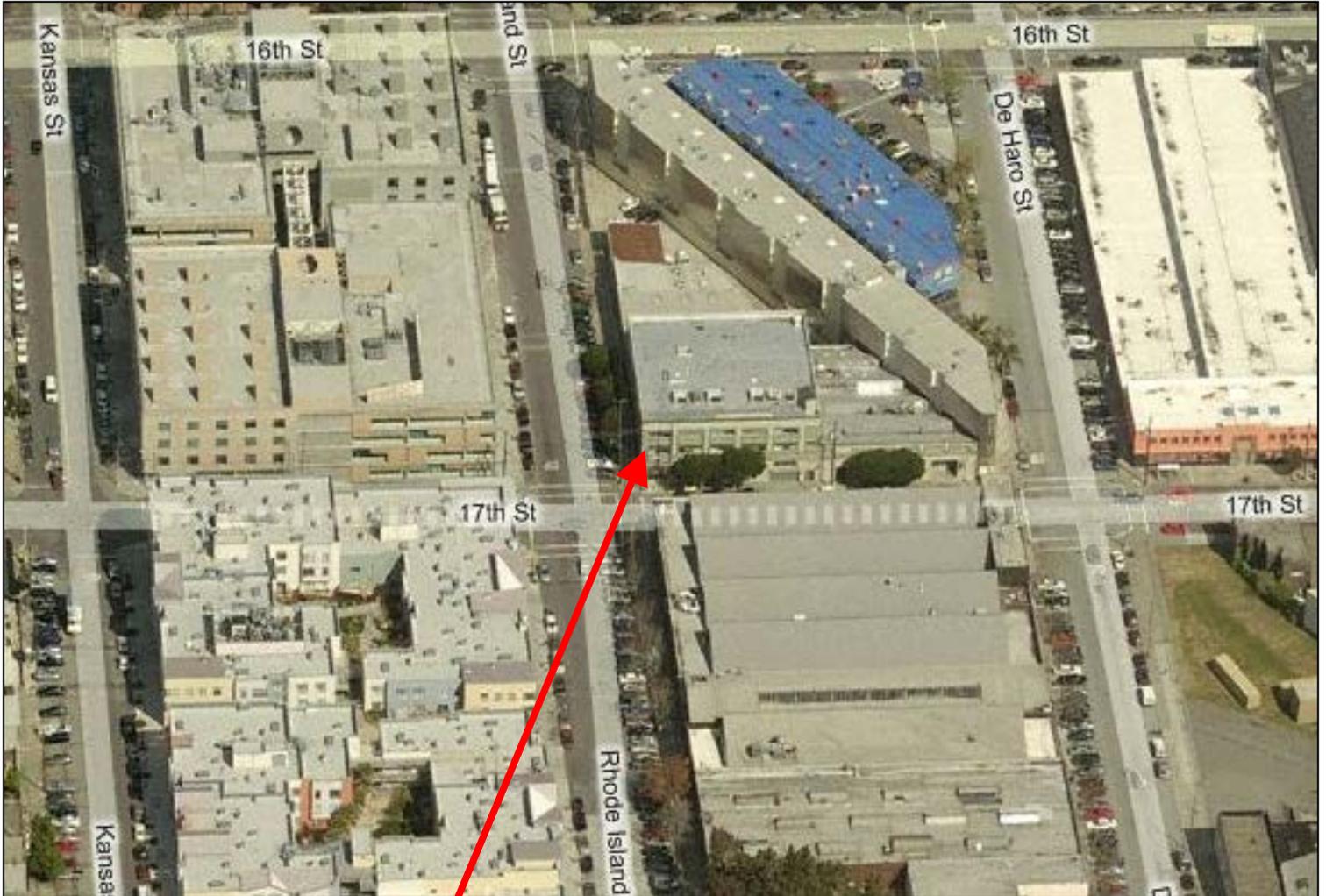


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1296C
Formula Retail Financial Service
383 Rhode Island Street

Aerial Photo

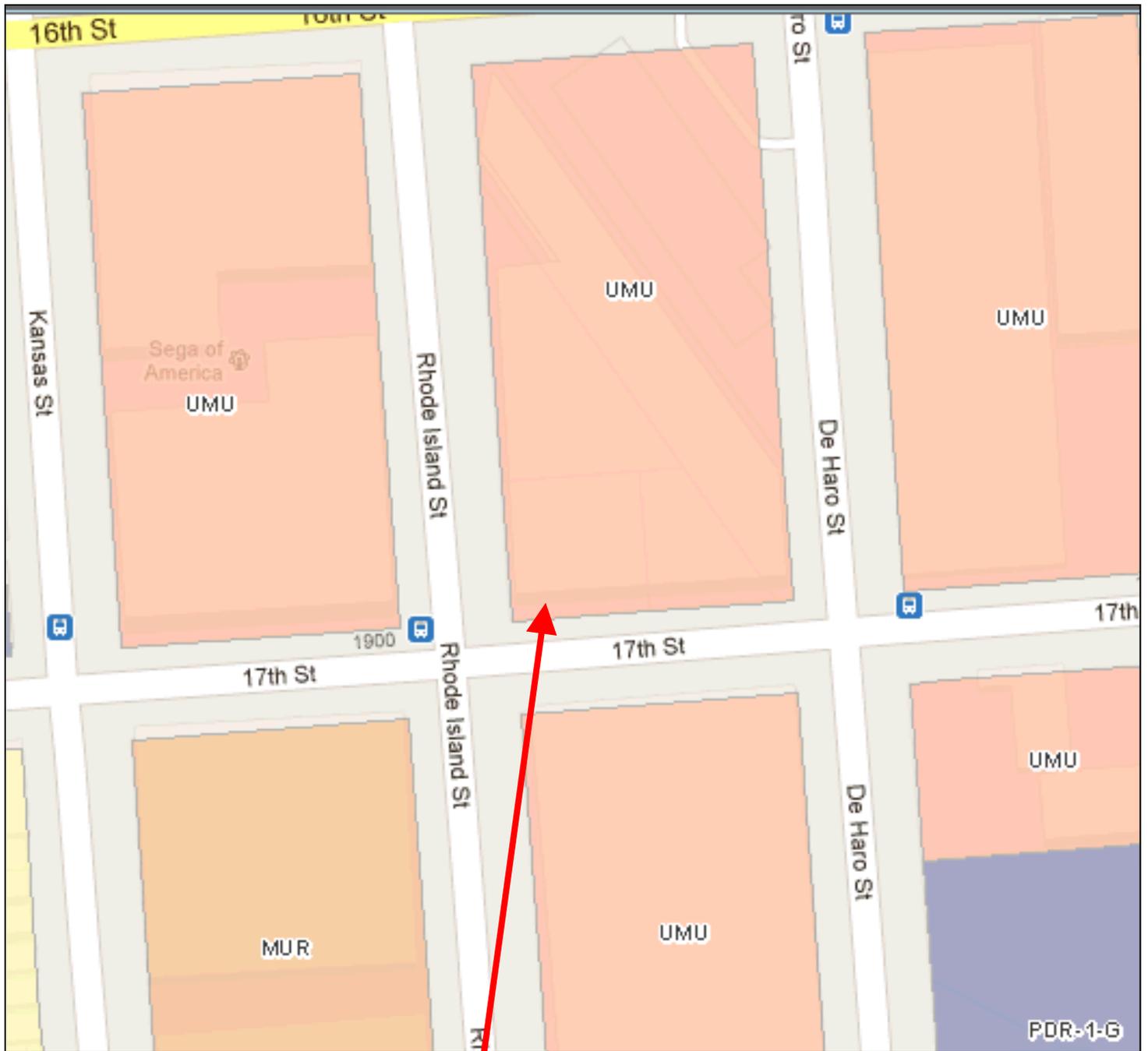


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1296C
Formula Retail Financial Service
383 Rhode Island Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1296C
Formula Retail Financial Service
383 Rhode Island Street

Site Photo



Conditional Use Hearing
Case Number 2012.1296C
Formula Retail Financial Service
383 Rhode Island Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fee, TIDF) |

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 14, 2013

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San Bruno, CA 94066
Staff Contact: Corey Teague – (415) 575-9081
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303(c), 303(i), AND 843.46 OF THE PLANNING CODE TO ALLOW A FORMULA RETAIL FINANCIAL SERVICE (D.B.A. CHASE BANK) WITHIN THE UMU (URBAN MIXED USE) DISTRICT AND A 48-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 11, 2012, Douglas Foster, on behalf of J.P. Morgan Chase Bank (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303(c), 303(i), and 843.46 to allow a “formula retail use” that is also a “financial service” (d.b.a Chase Bank) within the UMU (Urban Mixed Use) Zoning District and 48-X Height and Bulk District.

On February 14, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1296C.

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

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 requested in Application No. 2012.1296C, 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. **Site Description and Present Use.** The project is located on a corner lot at the northeast corner of 17th and Rhode Island Streets. It has 100 feet of frontage on both 17th and Rhode Island Streets, and is located within the UMU (Urban Mixed Use) District with a 48-X height and bulk district. The property is developed with a four-story commercial building that covers the entire lot and was constructed in 1924. The building is not an historic resource pursuant to the Showplace Square/Northeast Mission Historic Survey. The building currently includes a mix of vacant units, various commercial/office spaces, and a ground floor parking garage with 12 spaces.
3. **Surrounding Properties and Neighborhood.** The project site lies in a corridor of UMU zoning along 16th and 17th Streets, and is at the northern foot of Potrero Hill. It borders the Potrero Hill neighborhood to the south, which primarily includes residential uses and zoning, with some exceptions like the Live Oak School at Mariposa and Arkansas Streets. Showplace Square lies to the north, and generally includes industrial buildings with larger footprints and PDR zoning. Nearby landmarks include Jackson Playground two blocks to the east, and the Whole Foods located across the intersection of 17th and Rhode Island Streets. The area is mixed use in nature and buildings generally range from two to five stories in height.
4. **Project Description.** The applicant proposes to establish a formula retail financial service (d.b.a. Chase Bank) in the existing ground floor unit at the corner of 17th and Rhode Island Streets. The currently vacant unit is approximately 4,700 gross square feet in size, including a mezzanine. It will have direct access to the adjacent ground floor parking garage, which is accessed from 17th Street and will include 7 parking spaces reserved for the bank. The bank will include three ATMs located within an interior vestibule off the Rhode Island Street entrance. The existing entrances and fenestration will not be altered, but the existing awning will be removed. All new signage will be required to meet the standards of Article 6 of the Planning Code. No other significant exterior alterations are proposed.
5. **Public Comment.** The Department received no public comment on this project.

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

A. **Use.** The UMU Zoning District limits office development by floor, and generally prohibits new office on the ground floor. However, Planning Code Section 843.65A states that professional, financial, and medical services may be permitted on the ground floor if they are primarily open to the general public on a client-oriented basis.

The proposed bank is a financial service that will be open to the general public on a client-oriented basis. Therefore, it is principally permitted to locate on the ground floor.

B. **Formula Retail.** Planning Code Section 843.46 requires a Conditional Use Authorization for any new formula retail use in UMU.

The proposed bank is a formula retail use, as defined in Planning Code Section 803.6(c), and therefore is seeking Conditional Use Authorization.

C. **Non-Residential Open Space.** Planning Code Section 135.3 requires new office space in Eastern Neighborhoods Mixed Use Districts to provide 1 square foot of useable open space for each 50 square feet of occupied floor area. As an alternative, the project may elect to pay an in-lieu fee of \$76 (plus annual indexing) per square foot of open space required.

Although Planning Code Section 303(i)(2) includes financial services as a category of land use subject to formula retail control, a financial service is technically considered an office per the office definition provided in Section 890.70. Therefore, the Project requires 94 square feet of non-residential open space. However, the existing building covers the entire property. So the project sponsor will pay the appropriate in-lieu fee.

D. **Parking.** Planning Section 151.1 of the Planning Code does not require parking for projects in UMU. Office projects in UMU where the entire parcel is greater than ¼-mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street may provide up to one parking space for every 500 gross square feet.

Although Planning Code Section 303(i)(2) includes financial services as a category of land use subject to formula retail control, a financial service is technically considered an office per the office definition provided in Section 890.70. Therefore, the proposal includes approximately 4,700 gross square feet of new office use and may provide up to 9 off-street parking spaces. The Project includes 7 parking spaces in the adjacent ground floor parking garage.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 is located within an existing building that will not be expanded. The surrounding area is zoned as mixed use and industrial. The buildings and commercial/industrial units tend to be large, which contrasts with the finer scales of most neighborhood commercial districts. Additionally, unlike many neighborhood commercial districts, the surrounding area does not provide many services (personal, financial, etc.). As such, the proposal to establish a 4,700 gross square foot financial service is desirable and compatible with the neighborhood.

- 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:

- i. 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 the Project will not significantly alter the existing appearance or character of the surrounding neighborhood.

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

The Project is converting existing space within the building, and will use parking spaces within the existing off-street parking garage. No significant effect on traffic patterns in the area is anticipated

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

The services provided by the project, and operation of the financial service, will not create any new noxious or offensive emissions such as odors, noise or glare.

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

The Project will not add or remove any landscaping or alter the garage door. All signage for the new use will be reviewed under separate sign permits and will be required to meet the most current Planning Code requirements.

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

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

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

The Project is not located within a Neighborhood Commercial District.

8. **Planning Code Section 843.46** requires Conditional Use Authorization for the establishment of a formula retail use in UMU District. The Planning Commission shall consider the following criteria set forth in Section 303(i) in addition to the criteria set forth in Section 303(c):

- A. The existing concentrations of formula retail uses within the district.

A survey conducted during the week of January 28, 2013 found that within the contiguous UMU Zoning District, consisting of 13 full blocks and 8 partial blocks, the Starbucks and Citibank located at the corner of 16th and Kansas Streets are the only two formula retail uses. While the Whole Foods located at the southwest corner of 17th and Rhode Island Street is a formula retail use, it falls within the MUR Zoning District.

- B. The availability of other similar retail uses within the district.

The survey found one other establishment providing financial services, which was Citibank, near the intersection of Kansas Street and 16th Street.

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

The proposed project will not dramatically alter the existing building. The area immediately surrounding the proposed project has a very mixed use character and as such the proposed project is compatible with the existing aesthetic.

- D. The existing retail vacancy rates within the district.

The survey found two vacant retail units within the contiguous UMU Zoning District. However, the diversity of buildings and land uses in this area make it difficult to easily categorize specific units as retail only.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

The contiguous UMU Zoning District contains few retail or neighborhood serving uses.

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

COMMERCE AND INDUSTRY

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 that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The proposed development will provide desirable services that are currently very limited within the neighborhood and will provide resident employment opportunities to those in the community.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will occupy a portion of an existing commercial building and will enhance the economic diversity of the neighborhood and City.

SHOWPLACE SQUARE/POTERO AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES.

Policy 1.1.3:

Allow for active ground floor uses and a more neighborhood commercial character in newly designated mixed use areas within Showplace Square.

The Project will activate a ground floor commercial unit and enhance the diversity of uses within the area by providing a new neighborhood-serving use.

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 does comply with said policies in that:

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

The proposal will establish a new neighborhood-serving use in a vacant commercial space that will provide opportunities for resident employment.

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

The proposed bank will occupy the ground floor of an existing building with no expansion or significant alterations. It will add a new neighborhood-serving use that will increase the economic diversity of the area. No housing will be created or removed as part of the project.

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

No housing is removed for this Project.

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

The Project is converting existing space within the building, and will use parking spaces within the existing off-street parking garage. There will be no significant effect on traffic patterns or MUNI service in the area.

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 will not displace any industrial establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project will locate in an existing building and will not expand or alter the building. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

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

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 Application No. 2012.1296C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 29, 2013, 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. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 14, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Financial Services (d.b.a. **Chase Bank**) located at 383 Rhode Island Street, Block 3956, and Lot 004 pursuant to Planning Code Section(s) 303(c), 303(i), and 843.46 within the UMU District and a 48-X Height and Bulk District; in general conformance with plans, dated **January 29, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.1296C** and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2013** 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 **February 14, 2013** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

PROVISIONS

3. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

4. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

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

5. **Eastern Neighborhoods Usable Open Space In Lieu Fee for EN Mixed Use Non-residential Projects.** Pursuant to Planning Code Section 426 (formerly 135.3(e)), in the Eastern

Neighborhoods Mixed Use Districts, the open space requirement for non-residential requirements shall be satisfied through payment of a fee in accordance with Article 4.

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

MONITORING

6. **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.

7. **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

8. **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, www.sfdpw.org.

9. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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.

ARCHITECT OF RECORD



CALLISON ARCHITECTS, P.C.
 www.callison.com

ENGINEER OF RECORD

SEAL

ISSUE	DATE	DESCRIPTION
1	05/23/2012	PERMIT SET
2	06/04/2012	BID ISSUE
3	06/15/2012	ADDENDUM 1
4	10/11/2012	CUP INTAKE

MODEL	TI
SHEET TITLE	MAIN DEMOLITION FLOOR PLAN
SHEET NUMBER	AD1.1

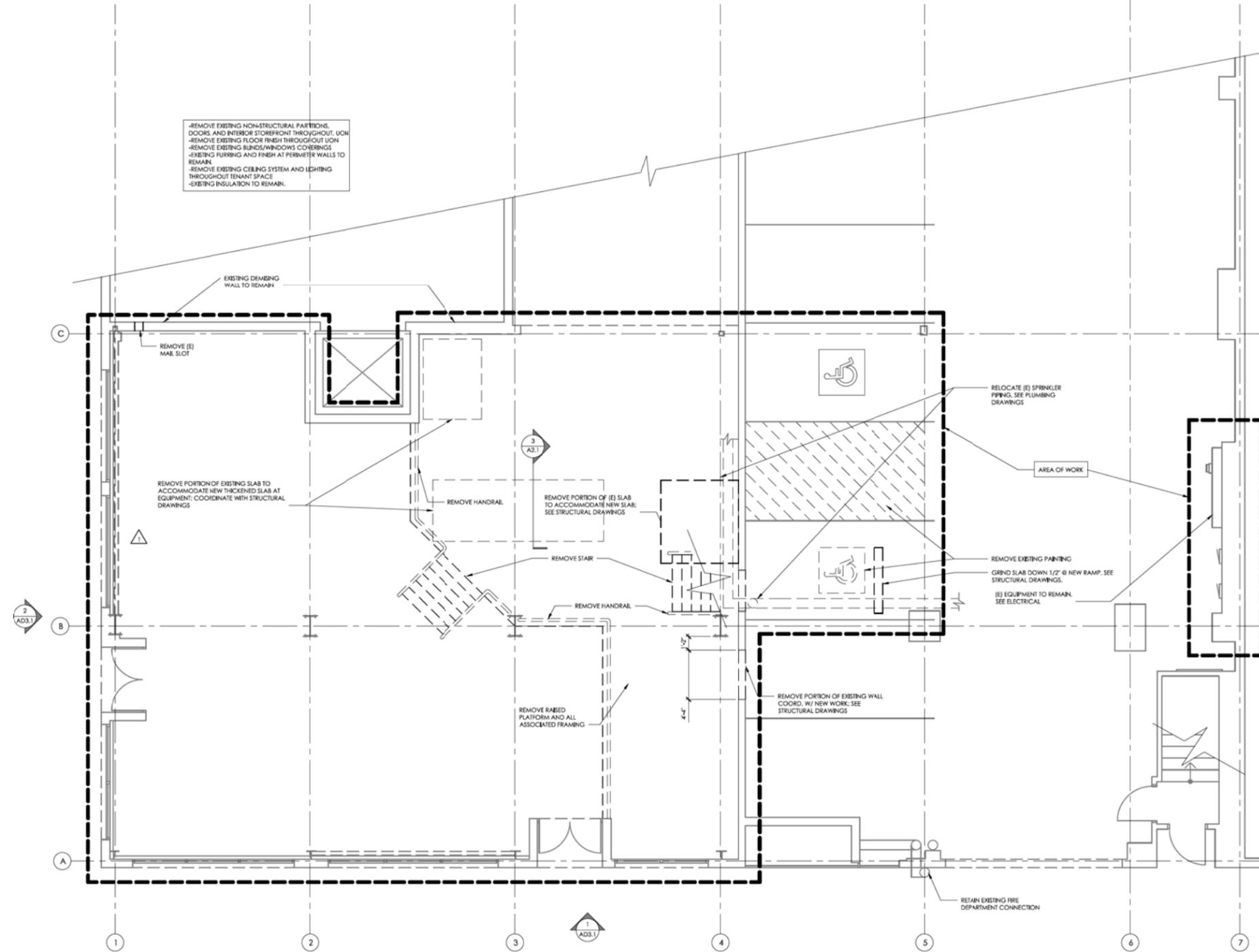
SHEET NOTES

1. VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. DO NOT DEMOLISH LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. NOTIFY ARCHITECT OF ANY STRUCTURAL ISSUES ARISING FROM DEMOLITION.
3. PROTECT EXISTING MATERIALS, FINISHES AND DEVICES DURING DEMOLITION. PATCH AND REPAIR EXISTING MATERIALS, FINISHES AND DEVICES TO MATCH NEW MATERIALS, FINISHES AND DEVICES TO PROVIDE AN INDISTINGUISHABLE LIKE NEW INSTALLATION AND MAINTAIN COMPATIBILITY. REQUIRED PROTECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 STROBEFRONT JULIENHEAD
 DRYWALL
 ELECTRICAL OUTLETS AND SWITCHES
 FIRE PROTECTION, FIRE PROTECTION SYSTEM
 FIRE RATED PENETRATIONS
 MECHANICAL EQUIPMENT
4. WHERE PARTIAL DEMOLITION OCCURS, PATCH AND REPAIR ADJACENT CEILING AND WALL CONDITIONS TO REMAIN FOR A UNIFORM APPEARANCE.

SHEET SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING TO BE REMOVED

SCALE: 1/4" = 1'-0"



REMOVE TWO ROOF TOP UNITS AND REPLACE WITH NEW. SEE MECHANICAL DRAWINGS. REMOVE CURBS AND PATCH/REPAIR (E) ROOFING AS REQUIRED TO ACCOMMODATE NEW MECHANICAL EQUIPMENT

ARCHITECT OF RECORD



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ENGINEER OF RECORD

SEAL

ISSUE	DATE	DESCRIPTION
1	05/23/2012	PERMIT SET
2	06/04/2012	BD ISSUE
3	06/15/2012	ADDENDUM 1
4	10/11/2012	CUP INTAKE

MODEL
 TI

SHEET TITLE
MEZZANINE DEMOLITION FLOOR PLAN

SHEET NUMBER
AD1.2

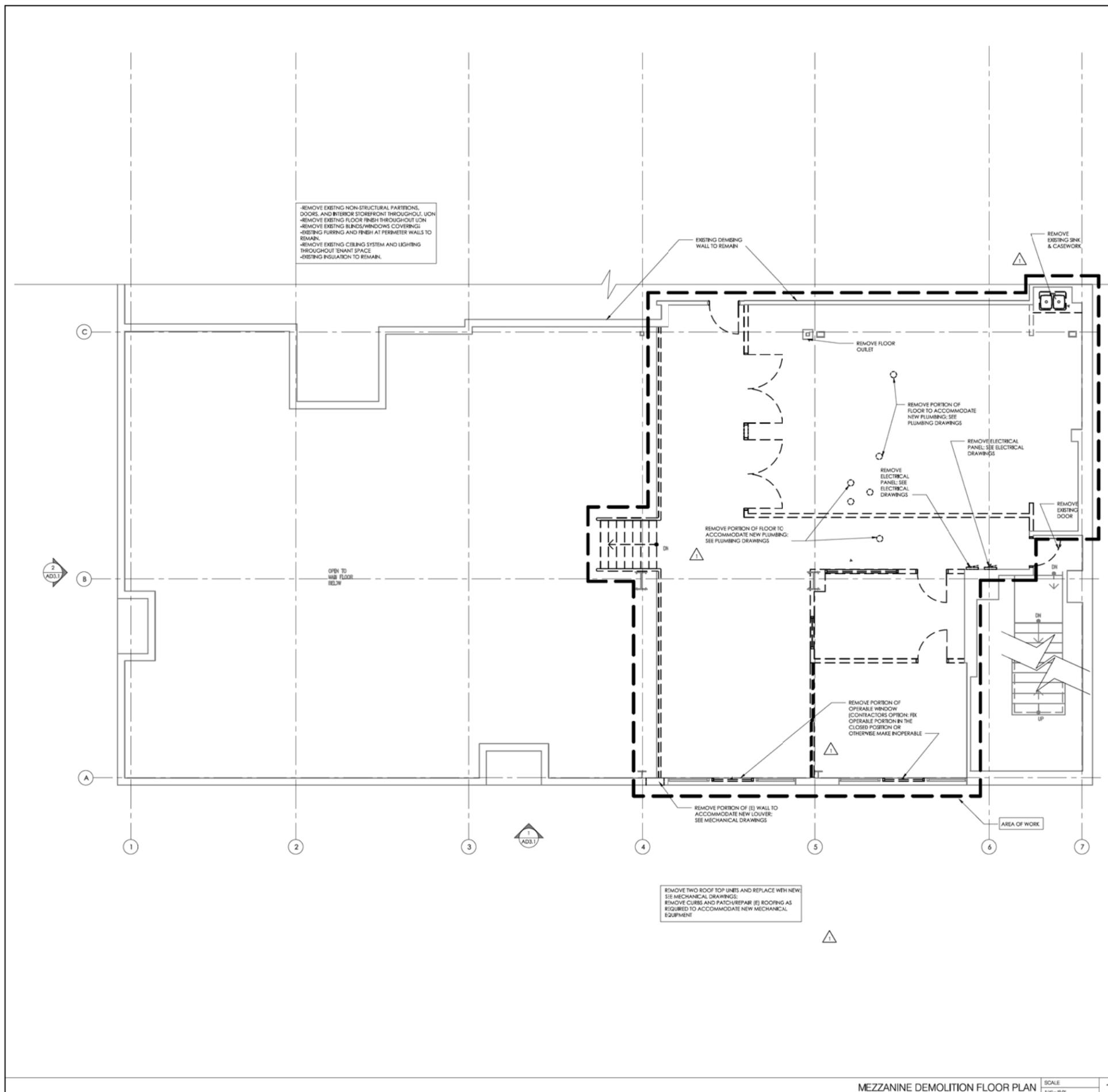
SHEET NOTES

1. VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. DO NOT DEMOLISH LOAD BEARING WALLS OR CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. NOTIFY ARCHITECT OF ANY STRUCTURAL ISSUES ARISING FROM DEMOLITION.
3. PROTECT EXISTING MATERIALS, FINISHES AND DEVICES DURING DEMOLITION. PATCH AND REPAIR EXISTING MATERIALS, FINISHES AND DEVICES TO MATCH NEW MATERIALS, FINISHES AND DEVICES TO PROVIDE AN INDISTINGUISHABLE LIKE NEW INSTALLATION AND MAINTAIN COMPATIBILITY. REQUIRED PROTECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 STOREFRONT JULIENHEAD
 DRYWALL
 ELECTRICAL OUTLETS AND SWITCHES
 FIRE PROTECTION, FIRE PROTECTION SYSTEM
 FIRE RATED PENETRATIONS
 MECHANICAL EQUIPMENT
4. WHERE PARTIAL DEMOLITION OCCURS, PATCH AND REPAIR ADJACENT CEILING AND WALL CONDITIONS TO REMAIN FOR A UNIFORM APPEARANCE.

SHEET SYMBOLS

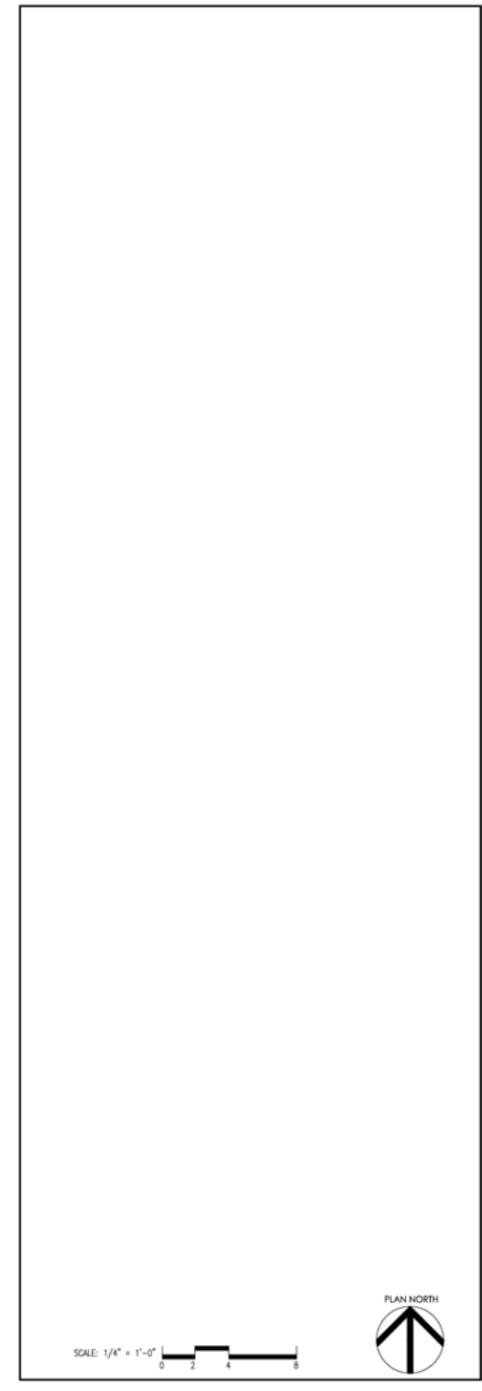
- — — — — EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING TO BE REMOVED

SCALE: 1/4" = 1'-0"
 0 2 4 8



SHEET NOTES

- FURNITURE FURNISHED BY AND INSTALLED BY OWNER'S FURNITURE VENDOR (U.O.N.). COORDINATE ALL FURNITURE LOCATIONS WITH FURNITURE VENDOR.
- FURNITURE INDICATED IS FOR REFERENCE ONLY. IT IS OWNER'S RESPONSIBILITY TO VERIFY TYPE & QUANTITIES AND TO COORDINATE WITH FURNITURE VENDOR.
- PROVIDE BLOCKING AND BACKING AS DEFINED IN SPECIFICATION SECTION 092200 IN EXISTING PARTITIONS AND NEW PARTITIONS FOR ALL CASEWORK, SHELVING, COUNTERTOPS, TOLLET ACCESSORIES AND OWNER SUPPLIED EQUIPMENT. COORDINATE WITH SHOP DRAWINGS.
- FOR EXIT AND EXIT ROUTE SIGNAGE SEE 1/A2.3.
- MAXIMUM SPACING FOR MILLWORK KNEE BRACES TO BE 4'-0" O.C.

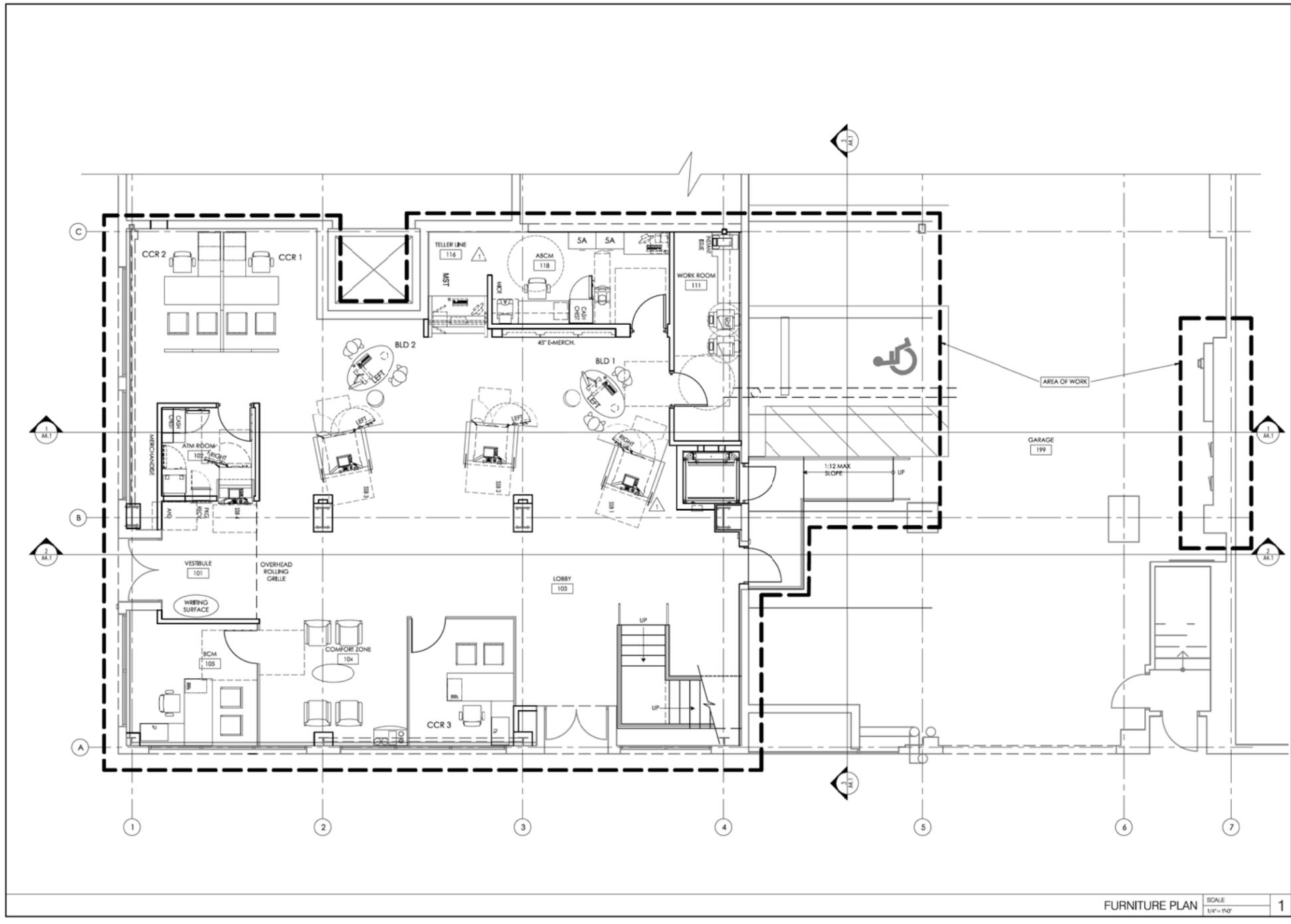


FF&E SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH	FURNISHED BY			INSTALLED BY			NOTES
					OWNER	GC/VENDOR	FURN	OWNER	GC/VENDOR	FURN	
A AFFIANCES											
A-01	1.4 CU. FT. MICROWAVE	GE	JESI 451DN88	BLACK							
A-02	19" HDV/DVD COMBO	YOSHIBA	19CV100J	BLACK							
	WALL-MOUNTING BRACKET			BLACK							
A-03	FULL-SIZE REFRIGERATOR	GE	GTH21GBX88	BLACK							
BE BANK EQUIPMENT											
BE-01	WALK UP ATM										FURNISHED & INSTALLED BY CHASE ATM GROUP
BE-02	DRIVE UP ATM										FURNISHED & INSTALLED BY CHASE ATM GROUP
BE-03	APRON CASE	D'EBOLD OR [HAMILTON]	AC-220-SX [HKS103]	BLACK							
	APRON SHELF END CAP	D'EBOLD	AC-1-H	BLACK							
	UTILITY DRAWER	D'EBOLD	HS7-LD	BLACK							
BE-04	ADA TELLER PEDESTAL	D'EBOLD OR [HAMILTON]	SD-3-C-SL [HSTP 103-1]	BLACK							
BE-05	STANDARD TELLER PEDESTAL	D'EBOLD OR [HAMILTON]	SU-4-C [HSTP105]	BLACK							
BE-06	MERCHANT/DRIVE-UP PEDESTAL	D'EBOLD OR [HAMILTON]	SU-4-L2/R2L [HSTP503 w/ HSOP 138-1 LOCKS]	BLACK							
BE-07	TRANSACTION DRAWER	D'EBOLD OR [HAMILTON]									
BE-08	DRIVE-UP WINDOW	D'EBOLD OR [HAMILTON]									
BE-09	VACUUM AIR TUBE (VAT) SYSTEM	D'EBOLD OR [HAMILTON]	VAT 21GX [HA45-212CT]								D'EBOLD #VAT 40 [HAMILTON #HA1000-212CT] FOR UNDERGROUND INSTALLATIONS
BE-10	AFTER HOURS DEPOSITORY (AHD) HEAD	D'EBOLD OR [HAMILTON]	SECURUMARC [80UC]								
	AFTER HOURS DEPOSITORY (AHD) CHEST	D'EBOLD OR [HAMILTON]	271-30 [HG42424S]								
BE-11	PACKAGE RECEIVER	D'EBOLD OR [HAMILTON]	114-59 [PRS2]	S.S.							DOOR SHOULD SWING TO ADJACENT WALL
BE-12	TELLER CASH DISPENSER (ICD)	TALARS									
BE-13	MAIN CASH SAFE	D'EBOLD OR [HAMILTON]	271-95 [CB11031A]								

F FURNITURE

F-01	2-DRAWER LATERAL FILE	STEELCASE	900SERIES	MP-1							
F-02	5-DRAWER LATERAL FILE	STEELCASE	900SERIES	MP-1							
F-03	3-DRAWER PEDESTAL FILE	STEELCASE		BLACK							
F-04	5-TIER LOCKERS (15D x 15W x 72H)	PENCO		028 GRAY							
F-05	COFFEE CART	HX	CEA 10004	PL-2							
F-06	CHECK DESK: 36" x 72" DOUBLE-SIDED	HX	CEA 10007	PL-2							
F-07	CHECK DESK: 24" x 36" SINGLE-SIDED	HX	CEA 10008	PL-2							
OE OFFICE EQUIPMENT											
OE-01	MULTI-FUNCTIONAL DEVICE (MFD)	LEXMARK	66401E	PURTY							
	SWIVEL BASE	LEXMARK	3050765	BLACK							
	5.1" SPACER	LEXMARK	3000864	PURTY							
	500 SHEET DRAWER	LEXMARK	3000802	PURTY							
OE-02	INFANT ISSUE MACHINE	DATACARD	CE870 WITH S-CARD INPUT HOPPER								
OE-03	MCR PRINTER										
OE-04	UNDERCOUNTER PRINTER STAND	HUMANSCALE	SCR 1629	BLACK							
OE-05	KEYBOARD TRAY			BLACK							
OE-06	MONITOR										
OE-07	CPU										
OE-08	MOUSE & KEYBOARD										
OE-09	SCANNER										
OE-10	VALIDATOR										
OE-11	CURRENCY COUNTER										
OE-12	RECEIPT PRINTER										
M MISCELLANEOUS EQUIPMENT											
M-01	STANCHIONS AND QUEUE ROPES	LAWRENCE METALS	TEN-GABARRIER 889	BLACK							FOUR (4) TEN-GABARRIER 889 WITH 7.5' BELT. TWO (2) WITHOUT BELT
M-02	17 GALLON ARCHITEX WASTE RECEPTACLE ANCHOR KIT	RUBBERMAID	A17-AS2-PL	BRONZE							
M-03	SHRED BIN	RUBBERMAID	PSR38	N/A							FURNISHED & INSTALLED BY CHASE FACILITIES GROUP
M-04	MUZAK SOUND SYSTEM	MUZAK	SATELLITE-BASED SYSTEM								
M-05	TELLER LINE DOMINANT FITTING										
M-06	FIRE EXTINGUISHER CABINET (FEC)										
M-07	48W x 36H PIN-UP BOARD	STEELCASE	CONVENE MARKERBOARD	SEE NOTE							271-4 NATURAL WALNUT LAMINATE CASE
M-08	MARKER BOARD										



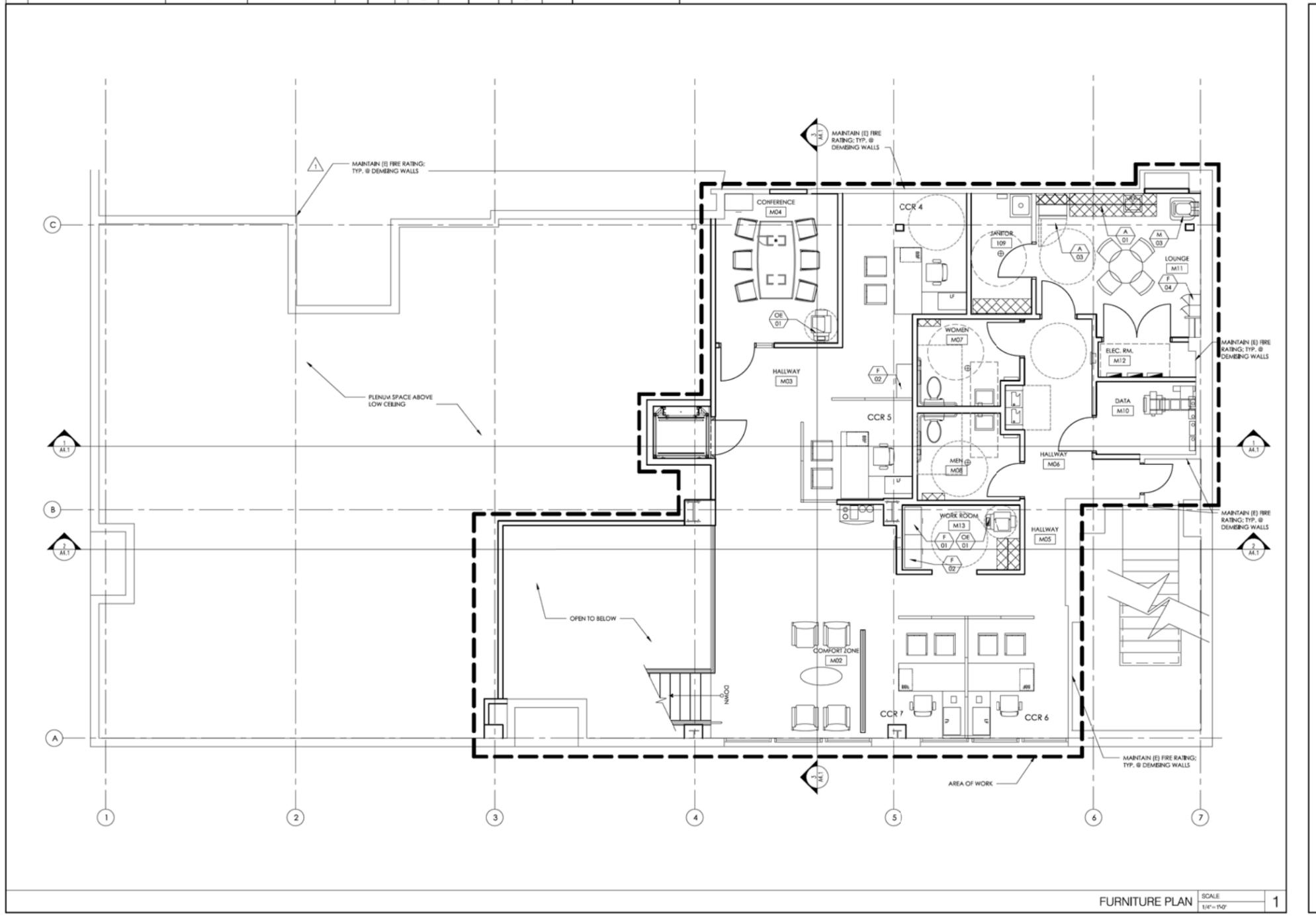
FF&E SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH	FURNISHED BY			INSTALLED BY			NOTES
					OWNER	GC	VENDOR	OWNER	GC	VENDOR	
A APPLIANCES											
A-01	1.4 CU. FT. MICROWAVE	GE	J81451DN88	BLACK							
A-02	19" HDTV/DVD COMBO	TOSHIBA	19CV100U	BLACK							
	WALL-MOUNTING BRACKET			BLACK							
A-03	FULL-SIZE REFRIGERATOR	GE	G3421K8X88	BLACK							
BE BANK EQUIPMENT											
BE-01	WALK UP AIM										FURNISHED & INSTALLED BY CHASE AIM GROUP
BE-02	DRIVE UP AIM										
	AIM SURROUND										
BE-03	APRON CASE	DIEBOLD OR (HAMILTON)	AC-225-SX (HSK5103)	BLACK							
	APRON SHEET END CAP	DIEBOLD	AC-1-H	BLACK							
	UTILITY DRAWER	DIEBOLD	MF-1ED	BLACK							
BE-04	ADA TELLER PEDESTAL	DIEBOLD OR (HAMILTON)	SC-3-C-SL (HSP-103-1)	BLACK							
BE-05	STANDARD TELLER PEDESTAL	DIEBOLD OR (HAMILTON)	SL-4-C (HSP-105)	BLACK							
BE-06	MERCHANT/DRIVE-UP PEDESTAL	DIEBOLD OR (HAMILTON)	SL-4-L/R/L (HSP-503 w/ HOP-138-1 LOCKS)	BLACK							
BE-07	TRANSACTION DRAWER	DIEBOLD OR (HAMILTON)									
BE-08	DRIVE-UP WINDOW	DIEBOLD OR (HAMILTON)									
BE-09	VACUUM AIR TUBE (VAT) SYSTEM	DIEBOLD OR (HAMILTON)	VAT 21GX (HA45-212C1)								DIEBOLD #VAT 40 (HAMILTON #HA1000-212C1) FOR UNDERGROUND INSTALLATIONS
BE-10	AFTER HOURS DEPOSITORY (AHD) HEAD	DIEBOLD OR (HAMILTON)	SECURUMARC (80UC)								
	AFTER HOURS DEPOSITORY (AHD) CHEST	DIEBOLD OR (HAMILTON)	Z71-30 (HS242424S)								
BE-11	PACKAGE RECEIVER	DIEBOLD OR (HAMILTON)	T14-59 (PRS2)	S.S.							DOOR SHOULD SWING TO ADJACENT WALL
BE-12	TELLER CASH DISPENSER (TCD)	TALARIS									
BE-13	MAIN CASH SAFE	DIEBOLD OR (HAMILTON)	Z71-95 (CB11031A)								

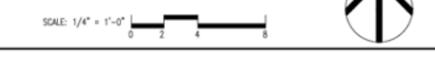
F FURNITURE											
F-01	2 DRAWER LATERAL FILE	STEELCASE	900 SERIES	MF-1							
F-02	5 DRAWER LATERAL FILE	STEELCASE	900 SERIES	MF-1							
F-03	3 DRAWER PEDESTAL FILE	STEELCASE		BLACK							
F-04	5 TIER LOCKERS (15"D x 15"W x 72"H)	PENCO		028 GRAY							
F-05	COFFEE CART	HDX	CEA 10004	PL-2							
F-06	CHECK DESK: 36" x 22" DOUBLE-SIDED	HDX	CEA 10007	PL-2							
F-07	CHECK DESK: 24" x 39" SINGLE-SIDED	HDX	CEA 10008	PL-2							
OE OFFICE EQUIPMENT											
OE-01	MULTI-FUNCTIONAL DEVICE (MFD)	LEXMARK	454D7E	PURTY							
	SWIVEL BASE	LEXMARK	3052765	BLACK							
	.5" SPACER	LEXMARK	30C0354	PURTY							
	550 SHEET DRAWER	LEXMARK	30C0302	PURTY							
OE-02	INSTANT ISSUE MACHINE	DATACARD	CEB07 WITH 5-CARD INPUT HOPPER								
OE-03	M/C/R PRINTER										
	UNDER-COUNTER PRINTER STAND										
OE-04	MONITOR & KEYBOARD STAND	HUMANSOFT	SCR 1529	BLACK							
OE-05	KEYBOARD TRAY										
OE-06	MONITOR										
OE-07	CPU										
OE-08	MOUSE & KEYBOARD										
OE-09	SCANNER										
OE-10	VALIDATOR										
OE-11	CURRENCY COUNTER										
OE-12	RECEIPT PRINTER										
M MISCELLANEOUS EQUIPMENT											
M-01	STANCHIONS AND GURE ROPES	LAWRENCE METALS	TENSABARRIER 889	BLACK							FOUR (4) TENSABARRIER 889 WITH 7.5' BELT; TWO (2) WITHOUT BELT
M-02	17 GALLON ARCHITEX WASTE RECEPTACLE	RUBBERMAID	A17-ABZ-FL	BRONZE							
	ANCHOR KIT	RUBBERMAID	FGKRB	N/A							
M-03	SHRED BIN										FURNISHED & INSTALLED BY CHASE FACILITIES GROUP
M-04	MUZAK SOUND SYSTEM	MUZAK	SATELLITE-BASED SYSTEM								
M-05	TELLER LINE DOMINANT FIXTURE										
M-06	FIRE EXTINGUISHER CABINET (FEC)										
M-07	48"W x 36"H PIN-UP BOARD										
M-08	MARKER BOARD	STEELCASE	CONVENE MARKERBOARD	SEE NOTE							2714 NATURAL WALNUT LAMINATE CASE

SHEET NOTES

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- FOR EXIT AND EXIT ROUTE SIGNAGE SEE 1/A2.3.
- MAXIMUM SPACING FOR MILLWORK KNEE BRACES TO BE 1'-0" O.C.



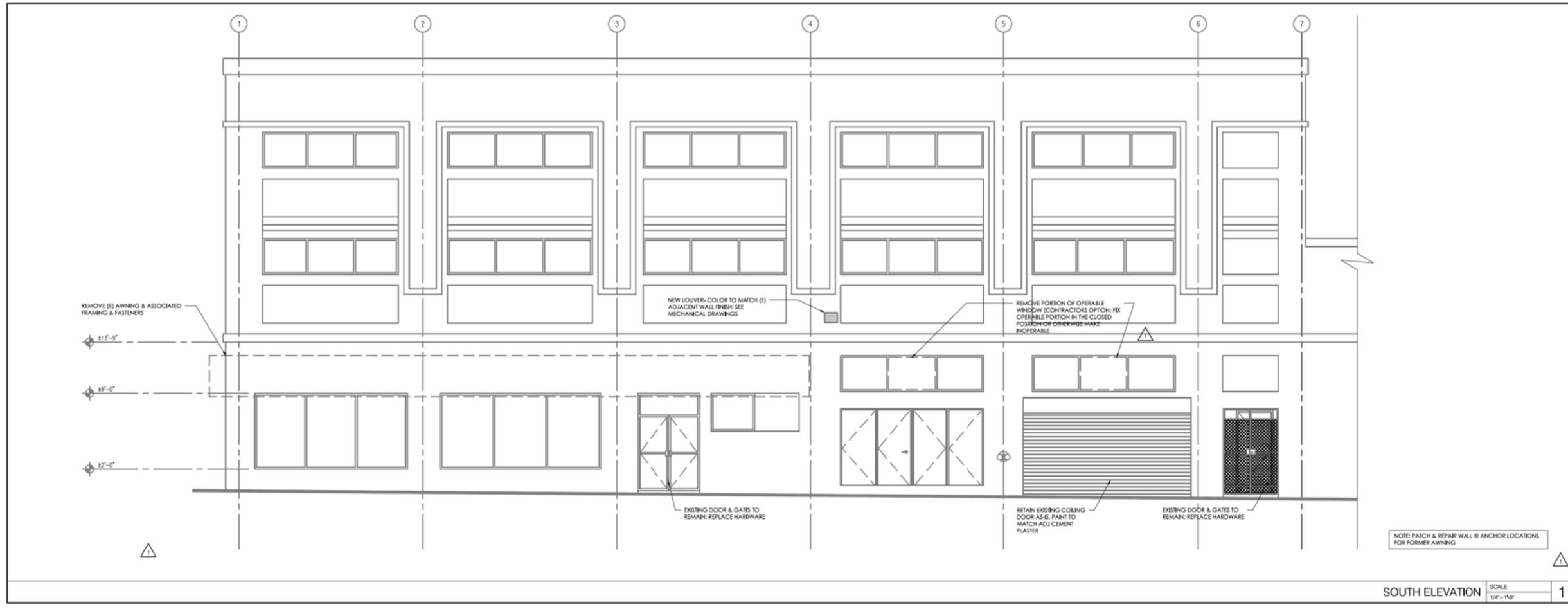
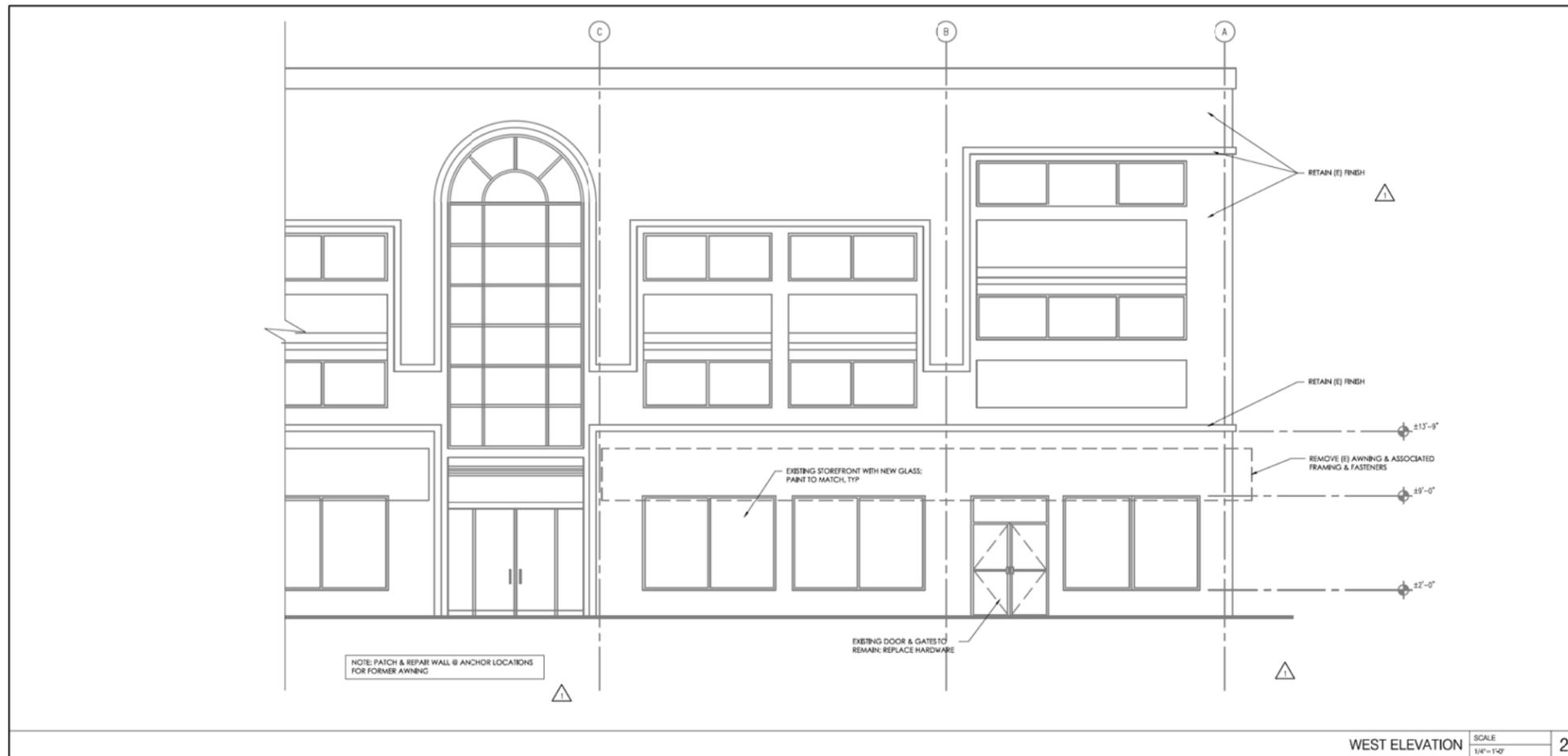
FURNITURE PLAN SCALE 1/4" = 1'-0" 1



ISSUE	DATE	DESCRIPTION
1	05/23/2012	PERMIT SET
2	06/04/2012	BD ISSUE
3	06/15/2012	ADDENDUM 1
4	10/11/2012	CLIP INTAKE

EXTERIOR FINISH SCHEDULE		
WALL	PRODUCT	FINISH
FCPL-1	SOFFIT FINISH	
	PRODUCT	PORTLAND CEMENT PLASTER
	COLOR	TO MATCH SHERWIN-WILLIAMS #SW-7045 (INTELLECTUAL GRAY)
FCPL-2	STUCCO ACCENT BANDS	
	PRODUCT	PORTLAND CEMENT PLASTER
	COLOR	TO MATCH SHERWIN-WILLIAMS #SW-7036 (ACCESSIBLE BEIGE)
FCPL-4	STUCCO WALLS / PARAPETS	
	PRODUCT	PORTLAND CEMENT PLASTER
	COLOR	TO MATCH SHERWIN-WILLIAMS #SW-6108 (LATTE)
EPI-1	EXTERIOR PAINT	
	MANUFACTURER	SHERWIN-WILLIAMS
	COLOR	SW 7045 (INTELLECTUAL GRAY)
	FINISH	FLAT
EPI-2	EXTERIOR PAINT	
	MANUFACTURER	SHERWIN-WILLIAMS
	COLOR	SW 7036 (ACCESSIBLE BEIGE)
	FINISH	FLAT
EPI-4	EXTERIOR PAINT	
	MANUFACTURER	SHERWIN-WILLIAMS
	COLOR	SW 6108 (LATTE)
	FINISH	SEMI-GLOSS
EPI-5	EXTERIOR PAINT (NOT USED)	
	MANUFACTURER	MATHEWS PAINT
	COLOR	MP00366 (CHASE BLUE)
	FINISH	SEMI-GLOSS
EPI-6	EXTERIOR PAINT (NOT USED)	
	MANUFACTURER	MATHEWS PAINT
	COLOR	MP18891 (CHASE NICKEL)
	FINISH	SEMI-GLOSS
EPI-7	EXTERIOR PAINT (NOT USED)	
	MANUFACTURER	MATHEWS PAINT
	COLOR	MP18248 (CHASE DARK NICKEL)
	FINISH	SEMI-GLOSS

EXTERIOR ELEVATION KEYNOTE SCHEDULE	
KEYNOTE	DESCRIPTION
E2	CEMENT PLASTER SYSTEM: COVER FRAMING
E10	STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM FRAMES



RHODE ISLAND & 17th
RETAIL BANKING CENTER
 383 RHODE ISLAND STREET
 SAN FRANCISCO, CA 94103
 PROJECT # 211461.42

ARCHITECT OF RECORD



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SEAL

ISSUE	DATE	DESCRIPTION
1	05/23/2012	PERMIT SET
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4	10/11/2012	CLIP INTAKE

MODEL

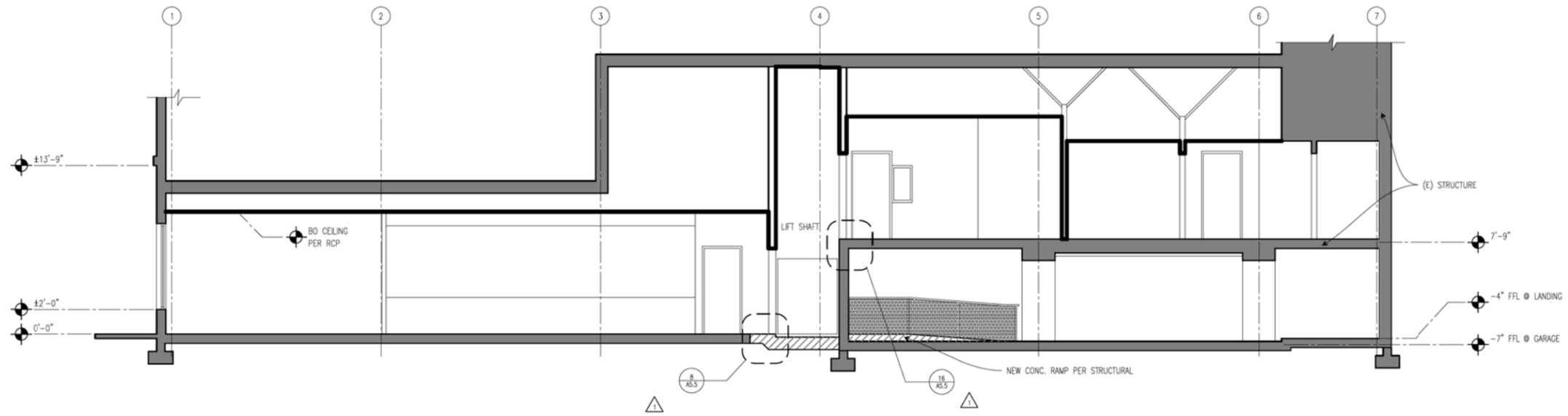
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SHEET TITLE

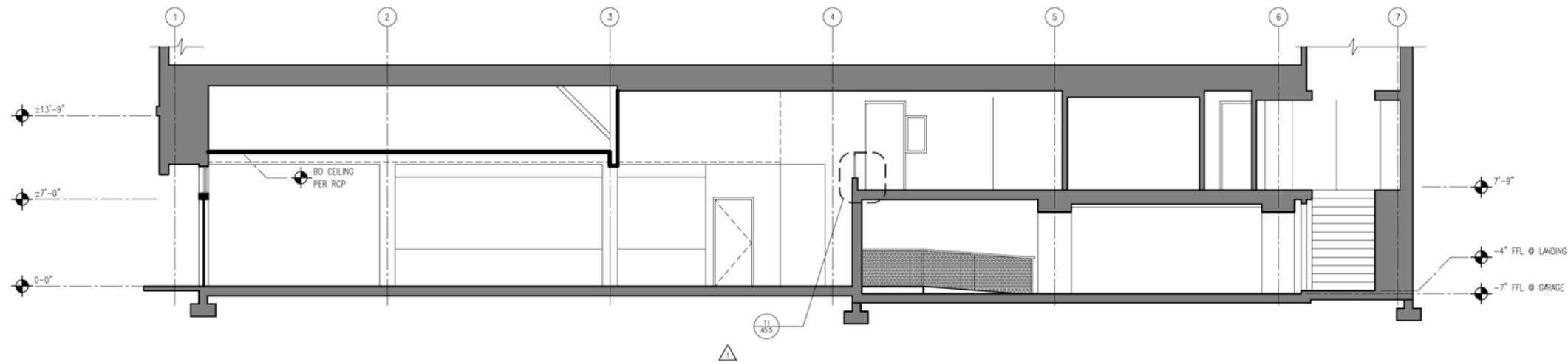
BUILDING SECTIONS

SHEET NUMBER

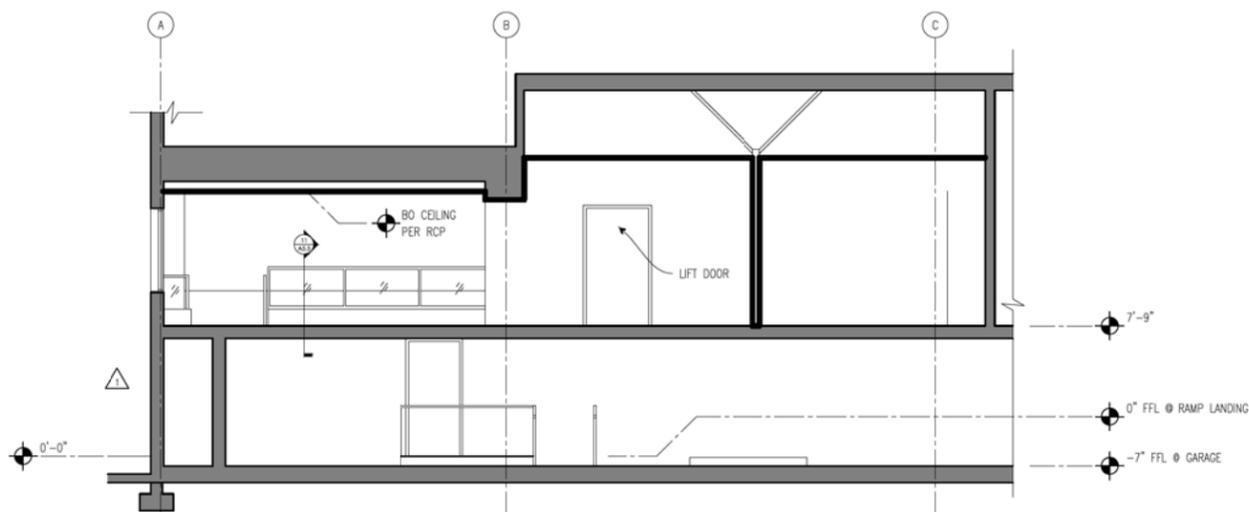
A4.1



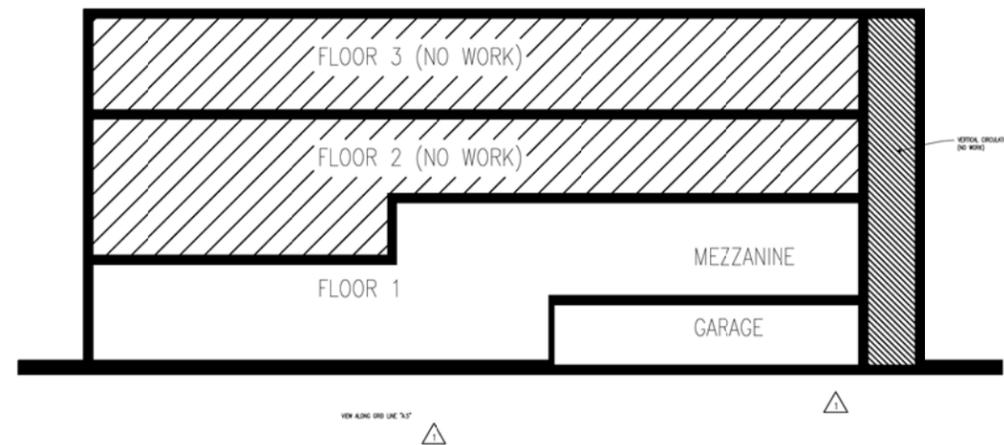
BUILDING SECTION ALONG GRID B.2 SCALE 1/4"=1'-0" 1



BUILDING SECTION ALONG GRID A.8 SCALE 1/4"=1'-0" 2



BUILDING SECTION SCALE 1/4"=1'-0" 3



BUILDING SECTION-MASSING SCALE 1/4"=1'-0" 4