File No. __120766_

Committee Item No._____
Board Item No.__53__

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee_____ Date_____

Board of Supervisors Meeting Date __07/31/12_____

Cmte	Board	
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OTHER (Use back side if additional space is needed)

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☐ ☐_____
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Completed by:__Nicole Lyshorn___ Date___7/26/12_____
Completed by:_____ Date_____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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File 120766 Orig: Leg Clerk
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RECEIVED
BOARD OF SUPERVISORS
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2012 JUL 25 PM 3:28

SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization Appeal

3901 24th Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE:	July 20th, 2012
TO:	Angela Calvillo, Clerk of the Board of Supervisors
FROM:	John Rahaim, Planning Director – Planning Department (415) 558-6411 Tom Wang, Case Planner – Planning Department (415) 558-6335
RE:	File No. 120766, Planning Case No. 2011.1372C - Appeal of the approval of Conditional Use Authorization for 3901 24th Street,
HEARING DATE:	July 31st, 2012
ATTACHMENTS:	A. Executive Summary From Commission Packet B. Planning Commission's Motion No. 18648

PROJECT SPONSOR:	Michael Halow, 150 California Street, Suite 1400, San Francisco, CA 94111
APPELLANT:	Leslie Crawford, 4366 24th Street, San Francisco, Ca 94114

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Commission's ("Commission") approval of the application for Conditional Use Authorization under Planning Code Sections 303 (Conditional Use Authorization), 728 49 (Financial service), and 790.110 (Service, Financial), to allow the establishment of a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space at 3901 24th Street in the 24th Street-Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District ("the Project").

This response addresses the appeal ("Appeal Letter") to the Board filed on July 12th, 2012 by Leslie Crawford, owner of 4366 24th Street. The Appeal Letter referenced the proposed project in Case No. 2011.1372C.

The decision before the Board is whether to uphold or overturn the Planning Commission's approval of Conditional Use Authorization to allow the establishment of a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space at 3901 24th Street.

SITE DESCRIPTION & PRESENT USE

The Property is on the southwest corner of 24th and Sanchez streets, Lot 001 in Assessor's Block 6508, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District. The Property measures 25 feet wide on 24th Street and 80 feet deep along

The proposed First Republic Bank would be operated by three employees. The office hours would be Monday through Thursday 9 a.m. to 5 p.m., Fridays 9 a.m. to 6 p.m., and Saturdays 9 a.m. to 2 p.m.

BACKGROUND

2009 – Conditional Use Authorization Application filed

The Project Sponsor submitted a Conditional Use Authorization application to establish a Financial Service use on December 8th, 2011.

The Conditional Use Application was determined by the Planning Department to be categorically exempt from Environmental Review pursuant to CEQA Guidelines Section 15301 Class 1- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Changes of use are included if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district and defined in the Planning Code.

2012 – Conditional Use Authorization hearing

At the June 14th, 2012 public hearing, the Commission granted a Conditional Use Authorization pursuant to Planning Sections 728.49, and 790.110, authorizing the establishment of a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space, at 3901 24th Street. At the time of the commission hearing, a proposed Ordinance, amending Planning Code 703.3(c) to include "financial services" within the uses subject to "formula retail controls" in Neighborhood Commercial Districts was pending enactment[1]. Because of this pending Ordinance, the proposed project was evaluated against the formula retail controls even though this analysis was not required. This Ordinance, which became effective on July 22, 2012, contains an uncodified grandfathering clause that exempts any project that had filed a permit with the Planning Department by January 24, 2012. Thus, the Formula Retail controls do not apply to this project.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. Section 303 provides that the following must be met in order for the Planning Commission to grant approval of an application. These criteria apply to all Conditional Use applications and are not specific to Financial Services:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

---

[1] Ordinance Number 0106-12 "Planning Code - Including Financial Services Within Definition of Formula Retail" [BF 120047] was finally passed by the Board of Supervisors on June 12, 2012. One June 22, 2012, Mayor Edwin Lee return the Ordinance unsigned. This bill becomes effective on July 22, 2012.

The Project will be a development that is desirable and necessary because it will complement the mix of goods and services currently available in this neighborhood and contribute to the economic strength and vitality of 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 Project will only involve interior tenant improvement and replacement of exterior windows and an entry door in-kind. The Project will not include modifications to the building envelope of the existing building on the Property and will have no impact on the existing appearance or character of the vicinity.

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 Planning Code does not require off-street parking or loading for the proposed financial service establishment, which occupies a gross floor area of approximately 585 square feet. The Project is designed to be mainly frequented by residents from the Noe Valley neighborhood and owners and employees of other businesses on 24th Street within walking distance. The Project Site is well served by public transit (Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site), minimizing the amount of vehicular traffic from the immediate neighborhood or citywide.

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

Establishment of a financial service on the Property will not generate noxious or offensive emissions.

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

There are no changes proposed to the building envelope of the existing building on the Property. Off-street parking and loading areas are not required for the Project because it contains a gross floor area less than 5,000 square feet. All proposed signs

The proposed work under the Project, which only includes replacing exterior windows and an entry door in-kind and interior tenant improvement, would maintain the features that define formula retail uses in a low key manner.

(4) The existing retail vacancy rates within the Neighborhood Commercial District.

According to the same Land Use Survey, there are ten vacant ground floor commercial spaces. Lack of available retail space does not appear to be an issue in this district. The Project will contribute to the economic strength and vitality of the neighborhood by occupying a vacant storefront in accordance to the general land use requirements of the Planning Code.

(5) The existing mix of City-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The existing retail uses in the 24th Street-Noe Valley Neighborhood Commercial Districts serve mostly the surrounding residential neighborhoods. However, a few retail uses in this district, including fashion design, salons and restaurants, also attract consumers citywide. The Project will complement the mix of goods and services currently available within this district.

CONCLUSION

In granting the Conditional Use, the Commission made Findings that the project in necessary and desirable for the community and is compatible with the neighborhood. Additionally, the newly effective ordinance that applies formula retail controls to Financial Services uses, Ordinance Number 0106-12 "Planning Code - Including Financial Services Within Definition of Formula Retail" [BF 120047][2], specifically exempted from its requirements projects like this that applied for permits prior to January 24, 2012.

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization for the establishment of a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space, at 3901 24th Street.

[2] This adopted Ordinance is expected to become effective on July 22, 2012.

The Application was determined by the Department to be categorically exempt from Environmental Review pursuant to CEQA Guidelines Section 15301 Class 1- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Changes of use are included if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district and defined in the Planning Code. The Commission has reviewed and concurs with said determination.

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. 2011.1372C, 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 Property is on the southwest corner of 24th and Sanchez streets, Lot 001 in Assessor's Block 6508, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District. The Property measures 25 feet wide on 24th Street and 80 feet deep along Sanchez Street and is developed with multiple commercial uses within a two-story building. Currently, the second floor is occupied by a medical service office and the ground floor contains a vacant commercial storefront (hereafter "the Project Site") and a second commercial storefront, which is occupied by a floral shop. The Project Site was most recently occupied by Tuttimelon Frozen Yogurt, but has become vacant since Tuttimelon Frozen Yogurt closed its business and moved out in March 2011. The Project Site is within the center of a vital neighborhood commercial area and is well served by the public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site.

3. **Surrounding Properties and Neighborhood.** Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. The surrounding residential district is RH-2 (Residential, House, Two-Family) Zoning District.

   The 24th Street — Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The Project Sponsor proposes to establish a financial service in a currently vacant ground floor commercial space on the ground floor of the project site within the 24th Street – Noe Valley Neighborhood Commercial District. Section 312 notice of building permit application was conducted in conjunction with the Conditional Use Authorization notification.

C. **Use Size [Non-Residential].** Planning Code Section 728.21 provides that Use Size [Non-Residential] is permitted up to 2,499 square feet; Conditional Use Authorization is required for 2,500 square feet and above within the 24th Street — Noe Valley Neighborhood Commercial District.

The Project Site would contain a gross floor area of approximately 585 square feet, which is permitted by Planning Code Section 728.21 within the 24th Street — Noe Valley Neighborhood Commercial District.

D. **Walk-up Facilities.** Planning Code Section 728.26 provides that a walk-up facility, defined by Planning Code Section 790.140, is permitted if recessed at least three feet from the property line of the lot on which the commercial use is located. A walk-up facility, which does not comply with such provision, is permitted only upon approval of a conditional use application, pursuant to Planning Code Section 145.2(b).

The proposed First Republic Bank's ATM, installed inside the bank's entry lobby at the Project Site, will be more than three feet from the property line on 24th Street and therefore, will not be subject to approval of a conditional use application under Planning Code Section 145.2(b).

E. **Hours of Operation.** Planning Code Section 728.27 provides that any commercial establishment, not including automated teller machines, may be open for business between 6 a.m. and 2 a.m. and that Conditional Use Authorization is required to open between 2 a.m. and 6 a.m. within the 24th Street — Noe Valley Neighborhood Commercial District.

The Project's hours of operation are Monday through Thursday 9 a.m. to 5 p.m.; Fridays 9 a.m. to 6 p.m. and Saturdays 9 a.m. to 2 p.m.

The Project's proposed hours of operation comply with Planning Code Section 728.27.

F. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 provides that no more than 1/3 of the width of new or altered structures, parallel to and facing a street, shall be devoted to ingress/egress to parking and that NC Districts containing specific uses, including large fast-food restaurants, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

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 Planning Code does not require off-street parking or loading for the proposed financial service establishment, which occupies a gross floor area of approximately 585 square feet. The Project is designed to be mainly frequented by residents from the Noe Valley neighborhood and owners and employees of other businesses on 24th Street within walking distance. The Project Site is well served by public transit (Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site), minimizing the amount of vehicular traffic from the immediate neighborhood or citywide.

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

Establishment of a financial service on the Property will not generate noxious or offensive emissions.

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

There are no changes proposed to the building envelope of the existing building on the Property. Off-street parking and loading areas are not required for the Project because it contains a gross floor area less than 5,000 square feet. All proposed signs for the Project will be reviewed by the Department under a separate sign permit application.

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 consistent with the stated purpose of the 24th Street - Noe Valley Neighborhood Commercial District in that the intended financial service use is located at the ground floor, will maintain the retail frontage by not including automobile drive up uses, will contribute to a mixture of convenience and comparison shopping goods and services to a predominantly local market.

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

Because the Property is located in the heart of the 24th Street - Noe Valley Neighborhood Commercial District, four of the five existing banks within this district are not at least 500 feet apart from the Project Site.

The Project would result in a rather negligible issue of an over-concentration of financial services in this district for the following reasons:

(1) Well established financial services have their own bases of clients. It would not be uncommon or unprecedented for those financial services to open branch offices in the City's various densely populated neighborhood commercial districts in order to more closely and conveniently serve their clients; and

(2) The nearest branches of First Republic Bank form the Project Site are at 653 Irving Street and 279 West Portal Avenue, respectively. The Project at 3901 24th Street could more closely and conveniently serve First Republic Bank's approximate 3,500 current clients in the Noe Valley neighborhood and save their time and energy as opposed to traveling approximately two miles to obtain similar banking services and products offered by either of its two nearest branches.

The guidelines provide that new financial service establishments should provide a detailed analysis of the potential impacts on existing transportation systems that serve the location and the proposed use should be designed to mitigate any traffic impacts. The location of limited financial services should be carefully evaluated as to the potential for double parking or illegal parking. If the proposed use includes ATMs, this evaluation is especially critical in determining the appropriateness of the use and its location.

Off-street parking is not required in this District for uses that occupy less than 5,000 square feet of gross floor area. Traffic impacts are not anticipated because the Project is designed to mainly serve residents from the Noe Valley neighborhood and owners of businesses on 24th Street within walking distance. It is not intended to be a destination financial service. Further, the Project Site is well served by public transit so that patrons and employees alike can arrive by means other than driving private automobiles.

The guidelines state that financial services should provide retail-banking services to serve the business community as well as the residential community.

The Project is designed to provide banking services and products to both residents and business owners in the Noe Valley neighborhood.

The guidelines state that new financial services should avoid, if feasible, the demolition of sound buildings that are compatible in scale and character with other buildings in the district.

The Project will not result in the demolition of the subject building on the Property.

The guidelines state that in neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian oriented.

The Project will not displace any service or industry 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 achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This Project will not diminish the city's preparedness to protect against injury and loss of life in an earthquake because the Project will be designed and constructed to conform to the structural and seismic safety requirements of the City's Building Code.

G. That landmarks and historic buildings be preserved; and

The subject building is not an architecturally rated building nor is it included on any architectural survey. No historic buildings or landmarks will be adversely affected by the Project.

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

The Project will not adversely affect any parks and open space and their access to sunlight and vistas because no alterations to the existing structure's building envelope are proposed as part of this Project.

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

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

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a new financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space at the Property, 3901 24th street, Lot 001 in Assessor's Block 6508, pursuant to Planning Code Sections 728.49 and 303 in 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated April 9th, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1372C and subject to conditions of approval reviewed and approved by the Planning Commission on June 14th, 2012 under Motion No. 18648. 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 June 14th, 2012 under Motion No. 18648.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18648 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.

MONITORING - AFTER ENTITLEMENT

5. **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

6. **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 Planning 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

7. **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

8. **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 a 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

9. **Lighting.** All Project lighting, including nighttime lighting, shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

center of a vital neighborhood commercial area and is well served by the public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. The surrounding residential district is RH-2 (Residential, House, Two-Family) Zoning District.

The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

There are currently five financial service establishments within the 24th Street – Noe Valley Neighborhood Commercial District, including Bank of America at 4098 24th Street; Wells Fargo Bank at 4045 24th Street; JPMorgan Chase Bank at 3998 24th Street; Circle Bank at 3936-3938 24th Street; and Sterling Bank & Trust at 3800 24th Street.

ENVIRONMENTAL REVIEW

The Conditional Use Application was determined by the Department to be categorically exempt from Environmental Review pursuant to CEQA Guidelines Section 15301 Class 1- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Changes of use are included if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district and defined in the Planning Code. The Commission has reviewed and concurs with said determination.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 27th, 2012	April 25th, 2012	22 days
Posted Notice	20 days	April 27th, 2012	April 27th, 2012	20 days
Mailed Notice	20 days	April 27th, 2012	April 27th, 2012	20 days

PUBLIC COMMENT

- The Department received a number of e-mails, letters and telephone calls that expressed opposition to the Project.
- The Department received a number of letters that expressed support of the Project.

(4) The existing retail vacancy rates within the Neighborhood Commercial District.

According to the same Land Use Survey, there are ten vacant ground floor commercial spaces. Lack of available retail space does not appear to be an issue in this district. The Project will contribute to the economic strength and vitality of the neighborhood by occupying a vacant storefront in accordance to the general land use requirements of the Planning Code.

(5) The existing mix of City-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The existing retail uses in the 24th Street-Noe Valley Neighborhood Commercial Districts serve mostly the surrounding residential neighborhoods. However, a few retail uses in this district, including fashion design, salons and restaurants, also attract consumers citywide. The Project will complement the mix of goods and services currently available within this district.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a financial service in the 24th Street – Noe Valley Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

The Department believes this Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project is a neighborhood serving use and complements the mix of goods and services currently available in this district and will contribute to the economic strength and vitality of the 24th Street-Noe Valley Neighborhood Commercial District by occupying a vacant storefront and eliminating neighborhood blight.
- The relatively small size and intensity of the Project will be compatible with the majority of other storefronts and uses and will not reduce the opportunities for other needed uses in the 24th Street-Noe Valley Neighborhood Commercial District.
- The Project Site is well served by public transit and the Project should cause no significant impact to traffic or street parking in this neighborhood.
- The Project will create up to three employment opportunities for residents in this neighborhood.
- The Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

RECOMMENDATION:	Approval with Conditions

Attachment For Commission (Not Included in Board Packet)

- [x] Executive Summary
- [x] Draft Motion
- [ ] Environmental Determination
- [ ] Height & Bulk Map
- [x] Parcel Map
- [x] Sanborn Map
- [x] Zoning District Map
- [x] Aerial Photo
- [x] Site Photo
- [x] Context Photos
- [x] Project sponsor submittal

Drawings: Existing Conditions

- [x] Check for legibility

Drawings: Proposed Project

- [x] Check for legibility
- [x] Site/ context Photos
- [x] Letters in support and/or opposition
- [ ] Community Meeting Notice

Exhibits above marked with an "X" are included in this packet _____

Planner's Initials

TCW: G:\DOCUMENTS\CU\3901 24th Street\2011.1372C\3901 24th St - Executive Summary.doc

File # 120766

Letters of Opposition from Noe Valley Residents Regarding First Republic Bank Application for Conditional Use Permit

1. Jim and Margaret Daley
2. William and Sharon Belcher
3. David Brodwin
4. Barbara Purcell
5. Jennifer Maeder
6. Leah Garrison
7. Cedric Lacroix
8. William Woolf
9. Kathy Lipscomb
10. Susan McDonough
11. Peter Gabel
12. Tony Snapes
13. Steven Powell
14. Leslie Crawford
15. Irene Hendrick
16. Jeri Coakley
17. Richard Hippard
18. Warren Mar
19. Leslie Wellbaum
20. Lisa Jaicks

2004

Mr. Thomas Wang, Planner
SF Planning Department
1660 Mission St. -4th Fl.
SF, CA 94103

Re: First Republic Bank, Noe Valley

Dear Mr. Wang,

I am writing to express our opposition to the First Republic Bank opening a branch in Noe Valley. My wife and I have been residents of Noe Valley for more than thirty years. Banks and realty companies are already over represented in this formerly quaint San Francisco neighborhood. Neighborhood groups have long resisted efforts by chain stores, franchises, etc., to establish themselves here because they alter the character of the entire neighborhood and destroy its uniqueness, and they put local small businesses out of business in short order. No one wants to see 24th St. become like Union St., but it's gotten much closer to that loud and congested commercial strip in the formerly quaint and quiet neighborhood of Cow Hollow. Noe Valley still has a neighborhood feel to it, but it won't last if the influx of big business isn't soon brought to a halt. Noe Valley doesn't need another bank. Another bank in Noe Valley will only elevate the price of commercial rents insuring that no small business could ever afford to open here. We've lost too many small businesses already. First Republic Bank has absolutely nothing to offer our neighborhood.

Please bear in mind the importance of preserving the integrity of San Francisco's neighborhoods, and help us resist this latest threatened assault on beautiful Noe Valley. We ask you to deny First Republic Bank's application to establish itself in Noe Valley.

Thank you!
Jim & Margaret Daley
1147 Dolores St. # 2
San Francisco, CA 94110

On Tue, Jun 5, 2012 at 12:40 PM, Bill Belcher <bill@i-gnite.com> wrote:

Dear Mr. Wang,

With regard to allowing another bank on Noe Valley's 24th Street, we beg you NOT to approve such a request. Please consider the following:

- With five banks already within three blocks of our commercial district, a sixth bank simply adds no real value and makes very little sense;
- Banks are day time businesses and, therefore, provide no attraction during evening hours or on Sundays for visitors and residents;
- Retail merchants will provide more value and a much better experience for the majority of our residents and shoppers;
- 24th Street already offers the nearly "perfect mix of qualities for a wonderful street". Adding more "professional and financial" service businesses simply dilutes our neighborhood's attraction and vibrancy.

Please consider our objections and rationale, and those of Noe Valley's residents.

Sincerely,

William and Sharon Belcher
Seven-year residents of Noe Valley

On Thu, Jun 7, 2012 at 9:31 PM, Jennifer Maeder <jbmaeder@gmail.com> wrote:
Dear Mr. Wang:

I've lived in Noe Valley for 10 years. I've worked at Noe Valley Pediatrics for two. I will send my daughter to our local Noe Valley kindergarten this fall. I treasure our neighborhood for a few key reasons - and the surplus of banks to do business with is not one of them.

There are few things that make me happier than walking down 24th Street and seeing people - people I know, people I recognize, people just visiting. These people are not congregating on 24th Street to get their banking needs met. 24th Street already meets our neighborhood banking needs - and then some. With five banks within three blocks, our neighborhood is already saturated. One more bank - particularly in such a charming and quaint storefront - is nothing short of ridiculous.

What Noe Valley needs is businesses run by people who will become a part of our neighborhood - not turn out the lights and lock the doors at 5pm. We are looking for neighbors, like the people who run or work at businesses like Video Wave, Martha Brothers, Tom's Peasant Pies, Phoenix Books, Bernie's, French Tulip, Noe Valley Auto, and Chocolate Covered. Do I know all of these people by name? No, but when I pass them on the street and think to myself "How do I know that person?" I always smile when it finally comes to me...that's the guy/girl who helped me with flowers for Mother's Day, a much needed coffee, a really good book, a nail in my tire. These are the people who have become our neighbors by working in Noe Valley.

I have never step foot in 4 of the 5 banks on 24th Street, and I'm certain I never will. Please don't chip away at the good feeling our neighborhood has going. Don't allow another bank on 24th Street.

Sincerely,

Jennifer Maeder

On Wed, Jun 13, 2012 at 8:15 AM, Cedric <cedric@gocedric.com> wrote:

To: Mr. Thomas Wang, Planner
SF Planning Department
1660 Mission Street – 4th Floor
SF, CA 94103

Re: No to another Bank on 24th Street in Noe Valley

San Francisco, June 13, 2012

Dear Mr. Wang,

I would like to express my opinion and disagreement with the possibility of having another bank on 24th street in Noe Valley; there are so many banks already and this is a residential/local area, not Wall Street or Montgomery street! Here are some facts below.

1. Concentration of Banks – we already have five banks within three blocks of our commercial district, having a sixth bank makes absolutely no sense for the Noe commercial corridor; there is a proliferation of professional service offices on 24th Street from banks to financial services to real estate offices to mortgage brokers to orthodontists, all of which deaden the commercial vibrancy of the street.

2. Presence of banks on 24th Street deadens the street in the evenings and on week-ends it creates dark retail frontage, a real hole in the retail fabric of the street. From a design perspective losing a retail merchant takes away an active and vibrant, walk able and enjoyable experience of 24th Street.

3. What a retail street like 24th Street needs is merchants who provide retail services which meet the needs of the residents, adding another bank when we already have five does not enhance the retail experience of the street nor does it serve the majority of its residents.

4. We, the residents of Noe Valley want to retain 24th Street identity and strong social fabric rather than giving way to the pressures of professional service gentrification. Life enhancing uses that add to the community culture or merchants who sell goods addressing the real needs of tenants and homeowners are what we need, and that addition of a new bank only further sterilizes the street.

On Wed, Jun 13, 2012 at 9:12 AM, <Billwoolf2@aol.com> wrote:
Dear Thomas Wang,

I'm sending this e-mail because I am opposed to adding another bank on 24th Street in Noe Valley.

What a retail street like 24th Street needs are merchants who provide retail services which meet the needs of the residents. Adding another bank when we already have five does not enhance the retail experience of the street nor does it serve the majority of its residents.

Sincerely,

William Woolf
3975 22nd Street
San Francisco, CA 94114

On Sun, May 27, 2012 at 12:35 PM, Peter Gabel <ptrgabel@gmail.com> wrote:
Dear Mr. Wang,

I am a resident of Noe Valley and am writing to express my opposition to the application of First Republic Bank for a use permit to operate in our neighborhood.

Noe Valley is a wonderful neighborhood with strong sense of community and vibrant uses and retail outlets. We the neighbors have played an important role in creating this vital community, starting and operating our own farmers market, and supporting the creation of new parklets and beautification projects. The last thing we need or want is a sixth bank within a three-block area on 24th street. Like realtor offices and title insurance establishments, banks are sterile uses that do not add to the community spirit or sense of creativity. They also help to create a lifeless street environment which cumulatively discourages foot traffic. In addition, banks take in funds that as a rule they do not spend in the neighborhood--they do not generate neighborhood wealth or improvement.

Although I understand you have received some letters in support of this application, I personally have not met one person who favors the addition of a sixth bank along our small neighborhood corridor.

Please register my opposition to First Republic's application.

Thank you,

Peter Gabel
386 Elizabeth Street
San Francisco CA 94114

31 May 2012

Thomas Wang, Planner
San Francisco Planning Department
1660 Mission Street, 4th Floor
San Francisco, CA 94103

Steven Powell
3879 22nd Street #2
San Francisco, CA 94114

re: new First Republic bank branch at 24th/Sanchez streets

Dear Mr. Wang –

I'm writing to voice my concerns and objections to the proposed First Republic Bank branch in Noe Valley. As is, 24th Street already hosts 5 existing bank branch offices; Bank of America, Wells Fargo, Chase, Circle Bank, and Sterling Bank & Trust. These all between a 4 block area from Castro and Church street.

As a point of comparison, on Haight street, there is 1 bank branch between Stanyan and Masonic serving the neighborhood. In addition to the many banking establishments alreay on 24th street, there's also a surplus of real estate offices: Brown & Co., Droubi, Hill & Co., Murphy O'Brien, Zephyr, Old Republic Title Co. and Alain Pinel.

It is also relevant to point out the First Republic bank already has branch offices in the nearby Glen Park and West Portal neighborhoods as well.

I sincerely desire to keep 24th Street a vibrant commercial retail environment, with merchants and community services that all residents can access and enjoy.

I'd like your support in understanding it's in the best interest for the neighborhood not to evolve into a monotonous, homogenized zone of professional service providers.

My thanks for your understanding and due diligence in this regard.

Sincerely,

Steven B. Powell

Steven Powell

I ask you to take the input of Noe Valley residents – who care deeply about the neighborhood and have invested a great deal of time and effort into creating a great community – and strongly urge you to not allow yet another bank on 24th Street.

All the best,

Leslie Crawford

Co-founder, Noe Valley Farmers Market

On Fri, Jun 1, 2012 at 6:37 PM, Jeri Coakley <jericoakley@gmail.com> wrote:
Dear Mr. Wang, I am a part of the Noe Valley community, and I am writing this letter to let you know how disappointed I am with the idea of having another bank in Noe. We almost have a bank on every block, but what about the merchants? I believe in free enterprise and the opportunity it affords individuals to create their own livelihood. There are so many more shops we need than more banks.

We still have a free voice in this wonderful country of ours, and I hope mine will be heard.

We are creating a community here that reinforces our interdependence , independence, and dependence. One more bank is over kill and defeats our objective.

With all due respect, Jeri Coakley

--

May 30, 2012

Mr. Thomas Wong, Planner
San Francisco Planning Department
1660 Mission St. 4th Floor
San Francisco, Ca. 94103

Dear Mr. Wong,

I am a long time home owner and resident of Noe Valley. Many neighbors and residents are disappointed in the planning departments continued approval of financial, real estate and other professional services in our main commercial corridor; 24th Street (between Church and Castro)

We are opposing yet another bank; First Republic's planned occupation on 24th Street and Noe. As I'm sure you've heard from many residents we do not need a sixth bank within a three to four block stretch of 24th Street.

I bank at two of the current five banks we have on 24th Street, but would like the planning department to consider another aspect to having so many financial, real estate and commercial offices on a small commercial corridor. They create a dead zone on these streets in the evenings and often on the week-ends when they are closed. This makes our commercial corridor on 24th Street less inviting for both local residents and visitors who see 24th Street as a stroll friendly destination to visit, the small businesses that are open; restaurants, bars, small retail shops and personal services such as beauty parlors and health studios. These small businesses make this corridor safer at night by having large numbers of people in close proximity.

We do not want 24th Street to offer the same businesses that anyone would find on a suburban strip mall. This would not make our commercial corridor useful for the residents, nor help other businesses attract outside visitors. We only have one shoe repair shop, one auto shop and will soon loose our only hardware store on 24th Street, we do not need a sixth bank.

Thank you for your attention and I would appreciate it if you could forward this correspondence to your commissioners.

Sincerely,

Warren Mar
232 27th St.
San Francisco, Ca. 94131

June 13, 2012

Dear Mr. Wang,

I am writing to state my opposition to the application of First Republic Bank to open a branch at the corner of Sanchez and 24th Street, one block from my house on Elizabeth and Sanchez where I have lived for 16 years.

Our neighborhood has no need for a sixth bank, and the proliferation of banks, real estate offices, and other non-retail uses along 24th Street is seriously harming the character of our wonderful community. Not only are the well-being of merchants being adversely affected by loss of foot traffic and the increasingly cold atmosphere, but also the overall feeling of community and vital energy along the street is being lost.

It is obvious that there is no need for a sixth bank in a three-to-four block area, so it's not as if there is some pressing reason to approve this application when the impact on the neighborhood is so negative. We need hardware, stores, ice cream parlors, and other lively retail uses--not a proliferation of non-retail commercial uses.

Please do not approve this use permit application.

Thank you.

Lisa Jaicks

Elizabeth Street resident

Re: Notice of Public Hearing - 3901 24th Street - Conditional Use Appeal

Leslie Crawford to: Nicole.Lyshorn 07/21/2012 11:03 AM

Cc: Joy.Lamug, Peter Gabel

History: This message has been replied to and forwarded.

1 attachment

Appeal-First Republic - Detailed information.docx

Dear Nicole,

Please find the attached, and pasted below, documentation to submit to the Board of Supervisors for our appeal First Republic Bank hearing on July 31 at 4:00.

Thank you so much,

Leslie Crawford

Leslie Crawford

4366 24th Street

San Francisco, CA 94114

July 18, 2012

Dear Members of the Board of Supervisors

I am filing an appeal objecting to the decision of the Planning Commission, Motion No. 18648, dated June 14, 2012; File No. 120766. I am filing this with Peter Gabel, my co-founder of the Noe Valley Farmers Market. We are submitting this appeal on behalf of Noe Valley citizens who have despaired over the slow and steady takeover of our neighborhood by so many commercial, financial businesses in the Noe Valley commercial district.

As the co-founder of the Noe Valley Farmers Market, I have witnessed the enormous negative effect any one business can have on the neighborhood. (The closing of the Real Foods Store resulted in a veritable depression on the 24th Street stretch between Noe and Sanchez Streets and contributed to the closing of eight nearby businesses.)

I have also seen the transformative effect of a community-focused business that unifies neighbors and strengthens a community. Our farmers market attracts nearly 2,000 people every Saturday. People come there not just to engage in a financial transaction – that's the least of it. They come to take part in their community, listen to music, eat breakfast together, meet with their neighbors and be with their children. It's businesses like these that attract young people and families to a neighborhood.

Since the market's creation eight years ago, I have learned that great neighborhoods don't happen by accident. They require a conscious effort on behalf of neighbors who love their neighborhood and are willing to step up and speak out in an effort to maintain the character, vitality, and heart and soul of where they live. It takes a clear vision to maintain a bustling area that is interesting and alive. Allowing bank after bank, without restraint or restriction, to take over our retail spaces, undermines Noe Valley's heart and acts to deaden the neighborhood. I, and the people who are supporting this appeal, are not anti-businesses. We are pro Noe Valley and all for making sure Noe Valley's commercial district is a well-balanced one, supporting a healthy offering of interesting retail spaces.

I am outlining below the reasons we ask you, San Francisco's Board of Supervisors, not to allow yet another bank on Noe Valley's commercial strip:

1. There are already far too many banks

There are 5 banks within a three-block stretch between Castro Street and Church Street in Noe Valley's 24th Street commercial district:

1. Bank of America, 4098 24th Street
2. Wells Fargo Bank, 4045 24th Street
3. Chase Bank, 3998 24th Street
4. Circle Bank, 3938 24th Street
5. Sterling Bank & Trust, 3800 24th Street

This is a residential neighborhood; not a financial district. In any other popular commercial strips that anchor neighborhoods in San Francisco – except for the financial district - you would be hard-pressed to find this many banks lining any one neighborhood's commercial strip. You don't find anywhere near that many banks in:

- The Castro district's Castro Street, which has three banks (Bank of America, U.S. Bank, CitiBank)

- North Beach's Grant Avenue, which has three banks (Bank of America, HSBC, and Chase Bank)

- Glen Park's Diamond Street, which has one (Citibank)

- Pacific Height's Union Street, which has two banks (Bank of America, Wells Fargo Bank)

- The Marina district's Chestnut Street, which has one (Bank of America)

- The Mission's Valencia Street, which has zero

In comparison to other San Francisco commercial districts, Noe Valley is at risk of turning into a miniature financial district. This is not reflective of what has up until recently been Noe Valley's appeal as a town within a town , a neighborhood that has attracted so many young families. The near perfect commercial district – with a hardware store, grocery store, coffee shops, restaurants, shoe repair, bakery, novelty stores – is one of the main reason my husband and I bought a house here 17 years ago, and why so many of our Noe Valley neighbors found there way here. It wasn't for convenient banking.

In short, allowing yet one more bank on such a small commercial stretch makes absolutely no sense for the Noe Valley commercial corridor.

2. In addition to banks, there are also too many financial-based businesses.

Along with the ever-expanding glut of banks, over the past few years we have witnessed a proliferation of professional financial services appearing in Noe

Valley, including ten (10) real estate offices:

There are 7 real estate offices on 24th Street itself:

1. Pete Brannigan Real Estate, 4156 24th Street
2. Droubi Team-Coldwell Bankers, 4157 24th Street
3. Murphy & O'Brien Real Estate, 4153 24th Street
4. Canvass Properties, 4104 24th Street
5. Zephyr Real Estate, 4040 24th Street
6. Hill and Co. Real Estate, 3899 24th Street
7. Alain Pinel Realtors, 3850 24th Street;

There are 3 real estate offices close by 24th Street:

1. Marcas Real Estate, 1193 Church Street, a few yards off of 24 th Street
2. McGuire Real Estate, 100 Clipper Street at the corner of 23rd Street
3. Asher and Associates, 997 Sanchez Street, at the corner of 23 rd Street

There are 2 financial advisors:

1. Edward Jones, 1772 Church Street, near Day Street
2. Edward Jones, 4190 24th Street
3. Murphy & O'Brien Investments, 4153 24th Street

There are 2 mortgage brokers:

1. J. Wavro, 4278 25th Street near Diamond Street

2. Chase Bank, 3998 24th Street (admittedly, also the bank listed earlier, but Chase is also a mortgage broker)

This many financial-based busineneses – 19 all told when you add together banks, real estate offices, financial advisors, and mortgage brokers - deadens Noe Valley's 24th Street corridor. Particularly in the evenings and on weekends, these money-based institutions create a dark retail frontage that creates a hole in the retail fabric of 24th Street.

From a design perspective, losing a retail merchant takes away an active and vibrant, walkable, and enjoyable experience of 24th Street

3. The corner space on 24th and Sanchez is intended as a retail space, not a commercial one

This space on 24th and Sanchez was never intended to be a commercial one. It's a small space that is perfect for an ice cream parlor or a novelty gift shop. It doesn't make sense to invite a bank into this space. Which leads to the following point.

4. First Republic intends to take over the flower shop next door

Ask those who are working to move First Republic into the space and ask them if they are looking to take over the space next door at 3903 24th Street (that the French Tulip now occupies) when the lease expires in three years. It appears that First Republic is moving into this small corner space so it can eventually take over the flower shop next door. If this happens when the flower store loses its lease in

three years, we will lose one more interesting, community-minded business.

5. Despite their claims, First Republic is not serving the needs of the neighborhood

Again, adding another bank when we already have five does not enhance the retail experience of the street nor does it serve the majority of its residents. First Republic states that they have 1,500 customers in the Noe Valley area. So, in order to serve 1,500 of their customers, does this mean the other 37, 330 residents have to put up with another bank? Just who is serving whom here? First Republic Bank and 1,500 of their customers or the 37,000+ residents who live, work and shop on 24th Street?

6. Noe Valley retail businesses are slowing being eroded by commercial spaces

We are losing colorful retail shops like a hardware store or a five and dime. What a retail street like 24th Street needs are merchants who provide retail services that meet the needs of the residents. Rubber stamping commercial businesses (like the recently opened Noe Valley Smiles & Braces at 3932 24th Street, which slipped into two retail spaces again meant for retail not commercial businesses) to move in and take over spaces sends the message to more commercial businesses – and to the landlords – that Noe Valley is for sale at the right price.

7. Noe Valley is at risk of losing itself to commercial service gentrification

Banks, financial advisors, medical offices, orthodontists, real estate offices. Mortgage brokers, accounting firms. We have seen neighborhoods that are slowly taken over by just such businneses that occupy what could have been retail spaces. Instead of moving into second-floor business offices, these commercial spaces turn into the bland, commercially gentrified face of the neighborhood. It doesn't happen overnight, but space by space. If we stand by and just let it happen, then we will have lost the neighborhood we love.

In summary, the intent is to retain 24th Street's identity and strong social fabric, rather than giving way to the pressures of professional service gentrification. We want retail merchants like a five and dime, a hardware store, a locally run restaurant, a gift shop.

At a time like this, when one more space is at risk of being occupied by yet another Wall Street-oriented business, it's worth asking: What makes a successful neighborhood commercial street? It's a street where people are engaged and interested in the retail spaces that line the strip. It is a place that is comfortable and has a good image. It is a sociable place where people meet and greet each one another for lunch, for coffee, for shopping. It is not a street that is over-populated with financial institutions. Look to forward-thinking, community-conscious cities like Portland, Oregon; Seattle Washington; Austin, Texas and you'll find neighborhoods that are carefully planned and protected.

Our community organizations – the Noe Valley CDB, The Noe Valley Farmers Market, the Friends of Noe Valley – have worked long and hard to make 24th Street a great street as defined by Project for Public Spaces. And indeed, Noe Valley's 24th Street has all the qualities of a great street, but it is over time becoming diluted by the presence of all these professional services, businesses that make it a dark and far less vibrant street. Please do not deaden our very lively, social and engaging street with yet another bank. It is not needed. It is not wanted, except by 1,500 of their customers. Please take the voice of the residents of Noe Valley into consideration when reviewing the planning process for adding another Bank to three blocks of our commercial street. We vote No.

On Jul 20, 2012, at 10:16 AM, Nicole.Lyshorn@sfgov.org wrote:

Dear All,

Please find attached the hearing notice for 3901 24th Street - Conditional Use Appeal

Thank you,

Nicole Lyshorn
Legislation Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-4445 | Fax: (415) 554-5163
Nicole.Lyshorn@sfgov.org | www.sfbos.org

Complete a Board of Supervisors Customer Satisfaction form by clicking the link below.
http://www.sfbos.org/index.aspx?page=104

<3901.pdf>

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

July 13, 2012

Leslie Crawford
4366 24th Street
San Francisco, CA 94114

File No. 120766, Planning Case No. 2011.1372C
3901-24th Street - Conditional Use Appeal

Dear Ms. Crawford:

This office is in receipt of your appeal filed on July 12, 2012, from the decision of the Planning Commission by its Motion No. 18648 dated June 14, 2012, approving a Conditional Use Authorization identified as Planning Case No. 2011.1372C, under Planning Code Sections 728.49 and 790.110 to convert a vacant ground floor commercial space into a financial service (d.b.a. First Republic Bank) within the 24th Street - Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District and adopting findings under the California Environmental Quality Act on property located at:

3901-24th Street, Assessor's Block No. 6508, Lot No. 001.

Pursuant to Ordinance No. 121-01, Supervisors Scott Wiener, Christina Olague, John Avalos, Eric Mar, and David Chiu subscribed to this conditional use appeal as an alternative to obtaining the signatures of 20% of the property owners within 300 feet of the subject property.

A hearing date has been scheduled for **Tuesday, July 31, 2012, at 4:00 p.m.**, at the meeting of the Board of Supervisors to be held in City Hall, Legislative Chamber, Room 250, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Please provide to the Clerk's Office **by**:

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing;
11 days prior to the hearing: names of interested parties to be notified of the hearing.

Provide 18 copies of the documentation for distribution, and, if possible, names of interested parties to be notified in label format.

If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Joy Lamug at (415) 554-7712.

Sincerely,

for

Angela Calvillo
Clerk of the Board

c:
Appellant, Leslie Crawford, 4366 24th Street, San Francisco, CA 94114
Project Sponsor, Michael Halow, 150 California Street, Suite 1400, San Francisco, CA 94111, w/copy of appeal
Scott Sanchez, Zoning Administrator, Planning Department, w/ copy of appeal
AnMarie Rodgers, Planning Department, w/ copy of appeal
Tina Tam, Planning Department, w/ copy of appeal
Nannie Turrell, Planning Department, w/ copy of appeal
Linda Avery, Planning Department, w/ copy of appeal
Tom Wang, Planning Department, w/ copy of appeal
Cheryl Adams, Deputy City Attorney, w/ copy of appeal
Kate Stacy, Deputy City Attorney, w/ copy of appeal
Marlena Byrne, Deputy City Attorney, w/ copy of appeal

NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 3901 24TH ST SF, CA 94114.

June 14, 2012
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

7.12.12
Appeal Filing Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 JUL 12 PM 3:59

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

✓ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2011.1372C.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

pag 3 - b/B permits change of use from a vacant ground floor commercial space to a financial service.

b) Set forth the reasons in support of your appeal: 24th ST does not need a sixth bank in its three commercial blocks, a sixth bank is not necessary and desirable, it will only darken a vibrant retail street. There are other retailers who world like to rent this space who are desirable + bring needed products to 24th ST.

Person to Whom Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Leslie Crawford	Leslie Crawford
Name	Name
4366 24th ST SF, CA 94114	4366 24th ST SF, CA 94114
Address	Address
415. 794 5484	415. 794. 5484
Telephone Number	Telephone Number

Signature of Appellant or Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2011.1372C, a conditional use authorization regarding (address) 3901 24TH ST SFL CA 94114, District 8. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE	DATE
[illegible]	7/10/12
Christina Olague	7/10/12
[illegible]	7/10/12
[illegible]	7/10/12
Danielle	7/10/12

(Attach copy of Planning Commission's Decision)

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Inclusionary Housing (Sec. 315)
- ☐ Jobs Housing Linkage Program (Sec. 313)
- ☐ Downtown Park Fee (Sec. 139)
- ☐ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 314)
- ☐ Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 18648

HEARING DATE: JUNE 14TH, 2012

Date:	June 7th, 2012
Case No.:	**2011.1372C**
Project Address:	**3901 24th STREET**
Zoning:	24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District
Block/Lot:	6508/001
Project Sponsor:	Michael Halow 150 California Street, Suite 1400 San Francisco, CA 94111
Staff Contact:	Tom Wang– (415) 558-6335 thomas.wang@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 728.49 AND 790.110 OF THE PLANNING CODE TO ALLOW A FINANCIAL SERVICE (D.B.A. FIRST REPUBLIC BANK) WITHIN THE 24th STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 8th, 2011, Michael Halow (hereinafter "Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for Conditional Use Authorization on the property at 3901 24th Street, Assessor's Lot 001 in Block 6508 (hereinafter "Property") to convert a vacant ground floor commercial space into a financial service (d.b.a. First Republic Bank) under Planning Code Sections 728.49, and 790.110, in the 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans filed with the Application and labeled "EXHIBIT B" (hereinafter "Project").

On June 14th, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1372C (hereinafter "Application").

The Application was determined by the Department to be categorically exempt from Environmental Review pursuant to CEQA Guidelines Section 15301 Class 1- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Changes of use are included if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district and defined in the Planning Code. The Commission has reviewed and concurs with said determination.

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. 2011.1372C, 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 Property is on the southwest corner of 24th and Sanchez streets, Lot 001 in Assessor's Block 6508, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District. The Property measures 25 feet wide on 24th Street and 80 feet deep along Sanchez Street and is developed with multiple commercial uses within a two-story building. Currently, the second floor is occupied by a medical service office and the ground floor contains a vacant commercial storefront (hereafter "the Project Site") and a second commercial storefront, which is occupied by a floral shop. The Project Site was most recently occupied by Tuttimelon Frozen Yogurt, but has become vacant since Tuttimelon Frozen Yogurt closed its business and moved out in March 2011. The Project Site is within the center of a vital neighborhood commercial area and is well served by the public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site.

3. **Surrounding Properties and Neighborhood.** Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. The surrounding residential district is RH-2 (Residential, House, Two-Family) Zoning District.

   The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

There are currently five financial service establishments within the 24th Street – Noe Valley Neighborhood Commercial District, including Bank of America at 4098 24th Street; Wells Fargo Bank at 4045 24th Street; JPMorgan Chase Bank at 3998 24th Street; Circle Bank at 3936-3938 24th Street; and Sterling Bank & Trust at 3800 24th Street.

4. **Project Description.** The Project seeks to establish a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space, at 3901 24th Street. The proposed work under the Project includes replacing exterior windows and an entry door in-kind and interior tenant improvement. No other alterations to the subject building are proposed. The Project Site measures approximately 585 square feet in gross floor area and has an approximately 14 feet wide frontage on 24th Street.

   First Republic Bank's headquarters is in downtown San Francisco. The proposed First Republic Bank would be its first branch in the Noe Valley neighborhood and would provide banking services and products to the public, including regular banking services such as deposits, withdrawals, ATMs, and an after-hours drop box. The Project would also facilitate new accounts for both consumer and business clients, offering home mortgages, commercial loans and lines of credit, as well as small business loans.

   The proposed First Republic Bank would be operated by three employees. The office hours would be Monday through Thursday 9 a.m. to 5 p.m., Fridays 9 a.m. to 6 p.m., and Saturdays 9 a.m. to 2 p.m.

5. **Public Comment.** The Department received a number of e-mails, letters and telephone calls that expressed opposition to the Project. The Department received a number of letters that expressed support of the 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. **Land Use.** Planning Code Section 728.49 provides that a financial service, as defined in Planning Code Section 790.110, is permitted on the ground floor of property within the 24th Street - Noe Valley Neighborhood Commercial District with Conditional Use Authorization. Additionally, any Applicant for a financial service use shall provide the Department with a true copy of the license issued to it by the State of California.

   The Project Sponsor seeks Conditional Use Authorization to allow a financial service (First Republic Bank) on the ground floor of the Project Site within the 24th Street - Noe Valley Neighborhood Commercial District. The Project Sponsor provided the Department with a true copy of the license issued to First Republic Bank by the State of California.

   B. **Neighborhood Commercial Permit Review.** Planning Code Section 312 provides permit review and notification procedures for a change in use from a vacant ground floor commercial space to a financial service, as defined in Planning Code Section 790.110, on lots within the 24th Street — Noe Valley Neighborhood Commercial District.

The Project Sponsor proposes to establish a financial service in a currently vacant ground floor commercial space on the ground floor of the project site within the 24th Street – Noe Valley Neighborhood Commercial District. Section 312 notice of building permit application was conducted in conjunction with the Conditional Use Authorization notification.

C. **Use Size [Non-Residential].** Planning Code Section 728.21 provides that Use Size [Non-Residential] is permitted up to 2,499 square feet; Conditional Use Authorization is required for 2,500 square feet and above within the 24th Street — Noe Valley Neighborhood Commercial District.

The Project Site would contain a gross floor area of approximately 585 square feet, which is permitted by Planning Code Section 728.21 within the 24th Street — Noe Valley Neighborhood Commercial District.

D. **Walk-up Facilities.** Planning Code Section 728.26 provides that a walk-up facility, defined by Planning Code Section 790.140, is permitted if recessed at least three feet from the property line of the lot on which the commercial use is located. A walk-up facility, which does not comply with such provision, is permitted only upon approval of a conditional use application, pursuant to Planning Code Section 145.2(b).

The proposed First Republic Bank's ATM, installed inside the bank's entry lobby at the Project Site, will be more than three feet from the property line on 24th Street and therefore, will not be subject to approval of a conditional use application under Planning Code Section 145.2(b).

E. **Hours of Operation.** Planning Code Section 728.27 provides that any commercial establishment, not including automated teller machines, may be open for business between 6 a.m. and 2 a.m. and that Conditional Use Authorization is required to open between 2 a.m. and 6 a.m. within the 24th Street — Noe Valley Neighborhood Commercial District.

The Project's hours of operation are Monday through Thursday 9 a.m. to 5 p.m.; Fridays 9 a.m. to 6 p.m. and Saturdays 9 a.m. to 2 p.m.

The Project's proposed hours of operation comply with Planning Code Section 728.27.

F. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 provides that no more than 1/3 of the width of new or altered structures, parallel to and facing a street, shall be devoted to ingress/egress to parking and that NC Districts containing specific uses, including large fast-food restaurants, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The Project's commercial frontage on 24th Street does not devote any area to the ingress/egress to off-street parking and is approximately 14 feet wide with approximately 11 feet devoted to either the proposed First Republic Bank's entrance or window space. All proposed windows on the street frontage will be clear and unobstructed.

G. **Off-Street Parking.** Planning Code Section 151 provides that no off-street parking will be required if the occupied floor area of a financial service is less than 5,000 square feet.

The Project would occupy a gross floor area of 585 square feet; therefore, no off-street parking will be required.

H. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signs for the Project will be subject to the Department's review and approval.

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 Site will contain a total gross floor area of approximately 585 square feet and the Project will be operated by three employees. The relatively small size and low intensity of the Project will be compatible with the majority of other storefronts and uses in this district. The Project will cause no significant impact to traffic or street parking in this neighborhood because it is designed to provide banking services and products mainly to residents in the Noe Valley neighborhood and owners of other businesses along 24th Street.

The Project will be a development that is desirable and necessary because it will complement the mix of goods and services currently available in this neighborhood and contribute to the economic strength and vitality of the neighborhood by occupying a vacant storefront.

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 Project will only involve interior tenant improvement and replacement of exterior windows and an entry door in-kind. The Project will not include modifications to the building envelope of the existing building on the Property and will have no impact on the existing appearance or character of the vicinity.

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 Planning Code does not require off-street parking or loading for the proposed financial service establishment, which occupies a gross floor area of approximately 585 square feet. The Project is designed to be mainly frequented by residents from the Noe Valley neighborhood and owners and employees of other businesses on 24th Street within walking distance. The Project Site is well served by public transit (Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site), minimizing the amount of vehicular traffic from the immediate neighborhood or citywide.

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

Establishment of a financial service on the Property will not generate noxious or offensive emissions.

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

There are no changes proposed to the building envelope of the existing building on the Property. Off-street parking and loading areas are not required for the Project because it contains a gross floor area less than 5,000 square feet. All proposed signs for the Project will be reviewed by the Department under a separate sign permit application.

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 consistent with the stated purpose of the 24th Street - Noe Valley Neighborhood Commercial District in that the intended financial service use is located at the ground floor, will maintain the retail frontage by not including automobile drive up uses, will contribute to a mixture of convenience and comparison shopping goods and services to a predominantly local market.

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

NEIGHBORHOOD COMMERCE

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.

The Project supports this policy by occupying an existing vacant ground floor commercial space, creating new employment opportunities and increasing foot traffic in this district.

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 restore commercial activity at the Project Site.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:
Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Project is designed to be a community bank, which would offer banking services and products to residents in the Noe Valley neighborhood and owners of business along 24th street.

This policy includes guidelines for specific uses. The guidelines state that in some districts, the balance of commercial activities has been upset by the proliferation of financial services, which reduces the opportunities for other needed uses.

The guidelines provide that financial services should not be located near other financial service uses or add to an over-concentration within a single district. In most districts, it is preferable if financial services are at least 500 feet apart. Proximity to financial services should be considered in evaluating the need for and impacts of a new financial service.

Because the Property is located in the heart of the 24th Street - Noe Valley Neighborhood Commercial District, four of the five existing banks within this district are not at least 500 feet apart from the Project Site.

The Project would result in a rather negligible issue of an over-concentration of financial services in this district for the following reasons:

(1) Well established financial services have their own bases of clients. It would not be uncommon or unprecedented for those financial services to open branch offices in the City's various densely populated neighborhood commercial districts in order to more closely and conveniently serve their clients; and

(2) The nearest branches of First Republic Bank form the Project Site are at 653 Irving Street and 279 West Portal Avenue, respectively. The Project at 3901 24th Street could more closely and conveniently serve First Republic Bank's approximate 3,500 current clients in the Noe Valley neighborhood and save their time and energy as opposed to traveling approximately two miles to obtain similar banking services and products offered by either of its two nearest branches.

The guidelines provide that new financial service establishments should provide a detailed analysis of the potential impacts on existing transportation systems that serve the location and the proposed use should be designed to mitigate any traffic impacts. The location of limited financial services should be carefully evaluated as to the potential for double parking or illegal parking. If the proposed use includes ATMs, this evaluation is especially critical in determining the appropriateness of the use and its location.

Off-street parking is not required in this District for uses that occupy less than 5,000 square feet of gross floor area. Traffic impacts are not anticipated because the Project is designed to mainly serve residents from the Noe Valley neighborhood and owners of businesses on 24th Street within walking distance. It is not intended to be a destination financial service. Further, the Project Site is well served by public transit so that patrons and employees alike can arrive by means other than driving private automobiles.

The guidelines state that financial services should provide retail-banking services to serve the business community as well as the residential community.

The Project is designed to provide banking services and products to both residents and business owners in the Noe Valley neighborhood.

The guidelines state that new financial services should avoid, if feasible, the demolition of sound buildings that are compatible in scale and character with other buildings in the district.

The Project will not result in the demolition of the subject building on the Property.

The guidelines state that in neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian oriented.

Drive-up facilities, defined in Planning Code Section 790.30, are not permitted in the 24th Street – Noe Valley Neighborhood Commercial District. The Project will include one ATM, installed inside the lobby of the Project Site, which will not be a drive-up facility.

Policy 6.9:
Regulate uses so that traffic impacts and parking problems are minimized.

The Project is designed to mainly serve residents and other business owners in the Noe Valley neighborhood within walking distance and is not intended for an automobile oriented use. Therefore, no significant traffic impacts and parking problems should arise in this neighborhood as a result of the Project.

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 Project would be established in a currently vacant ground floor commercial storefront. No existing retail uses will be replaced as a result of the Project. The Project is intended to provide financial services more closely to its base of clients from the Noe Valley neighborhood and could offer employment opportunities for neighborhood residents.

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

    The scale and use proposed by the Project is within the existing character of the 24th Street – Noe Valley Neighborhood Commercial District. The Project does not include any modifications to the building envelope of the existing structure or any change to the existing housing unit at the Property.

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

    No housing will be removed as a result of the Project.

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

    It is expected that the proposed financial service facility would be most likely used by residents and business owners from the Noe Valley neighborhood. The Project will mainly generate pedestrian traffic and will not impede MUNI transit service or overburden the streets or neighborhood parking. The Project Site is well served by public transit, Muni Bus Route 48 operating on 24th Street, directly in front of the Project site and Muni Bus Route 24 operating on nearby Castro Street.

    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 service or industry 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 achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This Project will not diminish the city's preparedness to protect against injury and loss of life in an earthquake because the Project will be designed and constructed to conform to the structural and seismic safety requirements of the City's Building Code.

G. That landmarks and historic buildings be preserved; and

The subject building is not an architecturally rated building nor is it included on any architectural survey. No historic buildings or landmarks will be adversely affected by the Project.

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

The Project will not adversely affect any parks and open space and their access to sunlight and vistas because no alterations to the existing structure's building envelope are proposed as part of this Project.

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

11. The Commission here by 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. 2011.1372C** subject to the following conditions attached hereto as "EXHIBIT A" 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. 18648. 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 June 14th, 2012.

Linda Avery
Commission Secretary

AYES: Commissioners: Antonini; Borden; Fong; Miguel and Wu

NAYES: Commissioners: Moore and Sugaya

ABSENT: None

ADOPTED: June 14th, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a new financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space at the Property, 3901 24th street, Lot 001 in Assessor's Block 6508, pursuant to Planning Code Sections 728.49 and 303 in 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated April 9th, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1372C and subject to conditions of approval reviewed and approved by the Planning Commission on June 14th, 2012 under Motion No. 18648. 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 June 14th, 2012 under Motion No. 18648.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18648 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 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 Planning 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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

4. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

5. **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

6. **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 Planning 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

7. **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

8. **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 a 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

9. **Lighting.** All Project lighting, including nighttime lighting, shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
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Planning
Information:
415.558.6377

Executive Summary
Conditional Use
HEARING DATE: JUNE 14TH, 2012

Date:	June 7th, 2012
Case No.:	**2011.1372C**
Project Address:	**3901 24th STREET**
Zoning:	24th Street - Noe Valley Neighborhood Commercial District 40-X Height and Bulk District
Block/Lot:	6508/001
Project Sponsor:	Michael Halow 150 California Street, Suite 1400 San Francisco, CA 94111
Staff Contact:	Tom Wang – (415) 558-6335 thomas.wang@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The Project seeks to establish a financial service (d.b.a. First Republic Bank) in a currently vacant ground floor commercial space, at 3901 24th Street. The proposed work under the Project includes replacing exterior windows and an entry door in-kind and interior tenant improvement. No other alterations to the subject building are proposed. The Project Site measures approximately 585 square feet in gross floor area and has an approximately 14 feet wide frontage on 24th Street.

First Republic Bank's headquarters is in downtown San Francisco. The proposed First Republic Bank would be its first branch in the Noe Valley neighborhood and would provide banking services and products to the public, including regular banking services such as deposits, withdrawals, ATMs, and an after-hours drop box. The Project would also facilitate new accounts for both consumer and business clients, offering home mortgages, commercial loans and lines of credit, as well as small business loans.

The proposed First Republic Bank would be operated by three employees. The office hours would be Monday through Thursday 9 a.m. to 5 p.m., Fridays 9 a.m. to 6 p.m., and Saturdays 9 a.m. to 2 p.m.

SITE DESCRIPTION AND PRESENT USE

The Property is on the southwest corner of 24th and Sanchez streets, Lot 001 in Assessor's Block 6508, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District. The Property measures 25 feet wide on 24th Street and 80 feet deep along Sanchez Street and is developed with multiple commercial uses within a two-story building. Currently, the second floor is occupied by a medical service office and the ground floor contains a vacant commercial storefront (hereafter "the Project Site") and a second commercial storefront, which is occupied by a floral shop. The Project Site was most recently occupied by Tuttimelon Frozen Yogurt, but has become vacant since Tuttimelon Frozen Yogurt closed its business and moved out in March 2011. The Project Site is within the

center of a vital neighborhood commercial area and is well served by the public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project Site and Muni Bus Route 24 operating on Castro Street, two blocks from the Project Site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. The surrounding residential district is RH-2 (Residential, House, Two-Family) Zoning District.

The 24th Street — Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

There are currently five financial service establishments within the 24th Street – Noe Valley Neighborhood Commercial District, including Bank of America at 4098 24th Street; Wells Fargo Bank at 4045 24th Street; JPMorgan Chase Bank at 3998 24th Street; Circle Bank at 3936-3938 24th Street; and Sterling Bank & Trust at 3800 24th Street.

ENVIRONMENTAL REVIEW

The Conditional Use Application was determined by the Department to be categorically exempt from Environmental Review pursuant to CEQA Guidelines Section 15301 Class 1- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Changes of use are included if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district and defined in the Planning Code. The Commission has reviewed and concurs with said determination.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 27th, 2012	April 25th, 2012	22 days
Posted Notice	20 days	April 27th, 2012	April 27th, 2012	20 days
Mailed Notice	20 days	April 27th, 2012	April 27th, 2012	20 days

PUBLIC COMMENT

- The Department received a number of e-mails, letters and telephone calls that expressed opposition to the Project.
- The Department received a number of letters that expressed support of the Project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed First Republic Bank is technically not yet subject to "formula retail controls" under a proposed Ordinance, amending Planning Code 703.3(c) to include "financial services" within the uses subject to "formula retail controls" in Neighborhood Commercial Districts

However, the Project has been evaluated pursuant to this proposed Ordinance. An analysis is provided as follows:

(1) The existing concentrations of formula retail uses within the Neighborhood Commercial District.

Based upon a Department Land Use Survey compiled in January 2012, there are one hundred sixty operating retail, service and restaurant uses within the 24th Street-Noe Valley Neighborhood Commercial District of which five uses (3.1%) are formula retail uses.

Had the proposed First Republic Bank and other five financial services in this district been included, a total of eleven uses (6.9%) would have been formula retail uses within the 24th Street-Noe Valley Neighborhood Commercial District.

In either scenario, there does not appear to be an over-concentration regarding existing formula retail uses or potentially including financial services in this district.

At present, this district has a very strong sense of individuality and uniqueness. If the proposed First Republic Bank were included within the uses subject to formula retail controls, it would not detract from the current commercial character along 24th Street.

(2) The availability of other similar retail uses within the Neighborhood Commercial District.

The above described Land Use Survey indicates that there are five other financial services, including Bank of America at 4098 24th Street; Wells Fargo Bank at 4045 24th Street; JPMorgan Chase Bank at 3998 24th Street; Circle Bank at 3936-3938 24th Street; and Sterling Bank & Trust at 3800 24th Street, within the 24th Street-Noe Valley Neighborhood Commercial District.

However, the nearest branches of First Republic Bank form the Project Site are at 653 Irving Street and 279 West Portal Avenue, respectively. The Project at 3901 24th Street could more closely and conveniently serve First Republic Bank's approximate 3,500 current clients in the Noe Valley neighborhood and save their time and energy as opposed to traveling approximately two miles to obtain similar banking services and products offered by either of its two nearest branches.

(3) The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

The proposed work under the Project, which only includes replacing exterior windows and an entry door in-kind and interior tenant improvement, would maintain the features that define formula retail uses in a low key manner.

(4) The existing retail vacancy rates within the Neighborhood Commercial District.

According to the same Land Use Survey, there are ten vacant ground floor commercial spaces. Lack of available retail space does not appear to be an issue in this district. The Project will contribute to the economic strength and vitality of the neighborhood by occupying a vacant storefront in accordance to the general land use requirements of the Planning Code.

(5) The existing mix of City-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The existing retail uses in the 24th Street-Noe Valley Neighborhood Commercial Districts serve mostly the surrounding residential neighborhoods. However, a few retail uses in this district, including fashion design, salons and restaurants, also attract consumers citywide. The Project will complement the mix of goods and services currently available within this district.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a financial service in the 24th Street – Noe Valley Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

The Department believes this Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project is a neighborhood serving use and complements the mix of goods and services currently available in this district and will contribute to the economic strength and vitality of the 24th Street-Noe Valley Neighborhood Commercial District by occupying a vacant storefront and eliminating neighborhood blight.
- The relatively small size and intensity of the Project will be compatible with the majority of other storefronts and uses and will not reduce the opportunities for other needed uses in the 24th Street-Noe Valley Neighborhood Commercial District.
- The Project Site is well served by public transit and the Project should cause no significant impact to traffic or street parking in this neighborhood.
- The Project will create up to three employment opportunities for residents in this neighborhood.
- The Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Site Photographs
Reduced Plans

Attachment Checklist

- [x] Executive Summary
- [x] Draft Motion
- [ ] Environmental Determination
- [ ] Height & Bulk Map
- [x] Parcel Map
- [x] Sanborn Map
- [x] Zoning District Map
- [x] Aerial Photo
- [x] Site Photo
- [x] Context Photos

- [x] Project sponsor submittal

Drawings: Existing Conditions

- [x] Check for legibility

Drawings: Proposed Project

- [x] Check for legibility
- [x] Site/ context Photos
- [x] Letters in support and/or opposition
- [ ] Community Meeting Notice

Exhibits above marked with an "X" are included in this packet _____

Planner's Initials

TCW: G:\DOCUMENTS\CU\3901 24th Street\2011.1372C\3901 24th St - Executive Summary.doc

Fw: CU Appeals - PC 308.1(c)
Rick Caldeira to: Joy Lamug, Nicole Lyshorn 07/13/2012 12:40 PM
Cc: Angela Calvillo

For file.

Rick Caldeira, MMC
Legislative Deputy Director
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-7711 | Fax: (415) 554-5163
rick.caldeira@sfgov.org | www.sfbos.org

Complete a Board of Supervisors Customer Satisfaction form by clicking the link below.
http://www.sfbos.org/index.aspx?page=104
---- Forwarded by Rick Caldeira/BOS/SFGOV on 07/13/2012 12:44 PM ----

From: Cheryl Adams/CTYATT@CTYATT
To: Rick Caldeira/BOS/SFGOV@SFGOV,
Date: 07/13/2012 12:23 PM
Subject: CU Appeals - PC 308.1(c)

Rick -

Please see section 308.1(c) of the Planning Code:

The Board of Supervisors must decide such appeal within 30 days of the time set for the hearing thereon, provided that, if the full membership of the Board is not present on the last day on which said appeal is set or continued for hearing within said period, the Board may postpone said hearing and decision thereon until, but not later than, the full membership of the Board is present; provided further, that the latest date to which said hearing and decision may be so postponed shall be not more than 90 days from the date of filing of the appeal. Provided, that ***if the Board of Supervisors does not conduct at least three regular Board meetings during the 30 day period referred to in the previous sentence, the Board of Supervisors must decide such appeal within 40 days (rather than 30 days) of the time set for the hearing thereon.*** Failure of the Board of Supervisors to act within such time limit shall be deemed to constitute approval by the Board of the action of the Planning Commission.

Thus, if a CU is first scheduled for July 31, 2012, and the Board does not conduct 3 meetings during August, the Board may continue the CU on July 31, 2012 for 40 days. After the 40th day, the decision below stands. Thus, the Board could continue this CU to September 4, 2012, without losing jurisdiction. The item could not be continued beyond that date, unless, on September 4, not all members were present.

Cheryl

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Tuesday, July 31, 2012**

Time: **4:00 p.m.**

Location: **Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102**

Subject: **File No. 120766. Hearing of persons interested in or objecting to the decision of the Planning Commission's by its Motion No. 18648 dated June 14, 2012, approving a Conditional Use Authorization identified as Planning Case No. 2011.1372C, under Planning Code Sections 728.49 and 790.110 to convert a vacant ground floor commercial space into a financial service (d.b.a. First Republic Bank) within the 24th Street - Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District and adopting findings under the California Environmental Quality Act on property located at 3901-24th Street, Assessor's Block No. 6508, Lot No. 001. (District 8) (Appellant: Leslie Crawford and subscribed by Supervisors Wiener, Olague, Avalos, Mar, and Chiu) (Filed July 12, 2012).**

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, July 26, 2012.

Angela Calvillo
Clerk of the Board

MAILED/POSTED: July 20, 2012

3901 24th Street
Angela Huisman to: Joy Lamug
Cc: Thomas Wang

07/13/2012 12:14 PM

Ms. Lamug,

Please find the attached documents as requested.

Notification List.pdf CU Application.pdf

Thanks,

Angie Huisman
Planner Technician
(415) 575-9021

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

CASE NUMBER: For Staff Use only	

APPLICATION FOR
Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Riyad Salma	
PROPERTY OWNER'S ADDRESS: Riyad Salma PO Box 117309 Burlingame, CA 94011	TELEPHONE: (650) 292 5000 EMAIL: riyad@triterra.net
APPLICANT'S NAME: First Republic Bank	Same as Above ☐
APPLICANT'S ADDRESS: 111 Pine Street San Francisco, CA 94111	TELEPHONE: (415) 564-8881 EMAIL: rwoldese@firstrepublic.com
CONTACT FOR PROJECT INFORMATION: Michael Halow	Same as Above ☐
ADDRESS: 150 California Street, Suite 1400 San Francisco, CA 94111	TELEPHONE: (415) 617 9679 EMAIL: michael@premiallc.com
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Rachel Woldeselasie	Same as Above ☐
ADDRESS: 653 Irving Street San Francisco, CA 94122 (650)579-1088 (FAX)	TELEPHONE: (~~415~~) ~~564-8881~~ (650)579-6201 EMAIL: rwoldese@firstrepublic.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 3901 24th Street	ZIP CODE: 94114
CROSS STREETS: Corner of Sanchez and 24th	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6508 / 001		2113	NCD - 24th Street Noe...	40-x

3. Project Description

(Please check all that apply)	ADDITIONS TO BUILDING:	PRESENT OR PREVIOUS USE:	
☐ Change of Use	☐ Rear	Retail	
☐ Change of Hours	☐ Front	PROPOSED USE:	
☐ New Construction	☐ Height	Retail - Financial Service	
☒ Alterations	☐ Side Yard	BUILDING APPLICATION PERMIT NO.:	DATE FILED:
☐ Demolition		N/A	N/A
☐ Other Please clarify:			

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1		1
Height of Building(s)	30'	30'		30'
Number of Stories	2 Stories	2 Stories		2 Stories
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,800	1,800		1,800
Retail	1,800	1,800		1,800
Office				
Industrial/PDR *Production, Distribution, & Repair*				
Parking				
Other (Specify Use)				
TOTAL GSF	3,600	3,600		3,600

Please describe any additional project features that are not included in this table:
(Attach a separate sheet if more space is needed)
Tenant improvement build-out for financial services company in current retail space.

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Conditional Use Approval for Financial Services use.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

   (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

   (b) 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;

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

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

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. We believe approval of the financial service use will be largely beneficial to the community and the retail corridor along 24th Street. First Republic Bank has over 3,500 customers in the area that currently must leave the neighborhood to do their banking. The addition will draw customers and pedestrian traffic to also patronize the many other merchant retailers along 24th. The bank is a San Francisco based company and has a lengthy track record of supporting its local residents and merchants including not only the provision of relationship based banking services but support of community events and charities and the use of the bank space for community meetings, socials, clubs etc. 2. First Republic Bank will be occupying what has long been vacant retail, and therefore populating the neighborhood and increasing overall safety. No other issues relating to parking, emissions, or other. 3. Pending the conditional use approval, such use will comply with all applicable provisions of this Code and will not adversely affect the Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The proposed First Republic Bank is a San Francisco based bank and employs 800 people in the SF Bay Area. The branch would create an opportunity for 3 new jobs to operate the branch. In addition, given the high concentration of First Republic customers in the Noe Valley area and surrounding neighborhoods, the opening will bring considerable foot traffic which will be benefit local merchants and small businesses. FR also provides banking, lending and other services to support local residents and merchants.

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

First Republic is a local company and has a long demonstrated history of supporting its local community. This includes supporting local businesses and merchants, community and cultural events. In addition, FR offers its space for local community groups to meet, socialize and connect, with the goal of supporting and enhancing the overall fabric of the community. FR's destination appeal and its relationship based banking services will add value to the overall merchant community in Noe Valley.

3. That the City's supply of affordable housing be preserved and enhanced;

Not applicable.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The opening of a bank will be conveniently located along the retail corridor such that residents can walk to it and do other shopping on the same trip. Currently, FR customers must leave the neighborhood to bank at FR locations that are not within walking distance.

5. 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;

First Republic will be leasing a retail store which has long been vacant, so there will be no displacement. First Republic will add employment and will generally look to support surrounding merchants. First Republic's business is dependent upon a thriving base of merchants and retailers along 24th Street and will work to support the overall economic vitality of the neighborhood.

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

Not applicable. No change to building structure.

7. That landmarks and historic buildings be preserved; and

Not applicable.

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

Not applicable.

Application for **Conditional Use**

CASE NUMBER: For Staff Use only	

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	☒
300-foot radius map, if applicable	☒
Address labels (original), if applicable	☒
Address labels (copy of the above), if applicable	☒
Site Plan	☒
Floor Plan	☒
Elevations	☒
Section 303 Requirements	☐
Prop. M Findings	☐
Historic photographs (if possible), and current photographs	☒
Check payable to Planning Dept.	☒
Original Application signed by owner or agent	☒
Letter of authorization for agent	☒
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	☐

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

■ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: TOM WANG Date: 12/8/2011

Estimated Construction Costs

TYPE OF APPLICATION

CONDITIONAL USE APPLICATION

OCCUPANCY CLASSIFICATION:

N/A

BUILDING TYPE:

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

500 SF

BY PROPOSED USES:

FINANCIAL SERVICE

ESTIMATED CONSTRUCTION COST:

$100,000

ESTIMATE PREPARED BY:

FIRST REPUBLIC BANK

FEE ESTABLISHED:

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

a: The undersigned is the owner or authorized agent of the owner of this property.

b: The information presented is true and correct to the best of my knowledge.

c: The other information or applications may be required.

Signature: [signature] Date: 11/17/11

Print name, and indicate whether owner, or authorized agent:

Anna Hirano

Owner/Authorized Agent (Circle one)

SVP, Deposits

CU NOTICE

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 6508001	3901 24TH ST	PREMIACAP	11	1121
0001	002	. . . . .	. . . . .	. . . . .	.	. .
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	PREMIA CAPITAL	150 CALIFORNIA ST #1400	SAN FRANCISCO	CA	94111
0001	005	. . . . .	. . . . .	. . . . .	.	. .
3652	011	MCCORMICK PRPTYS LLC	1 ROSEMARY CT	SAN FRANCISCO	CA	94116-2913
3652	013	JUDY HUM TRS	409 MOLIMO DR	SAN FRANCISCO	CA	94127-1655
3652	016	KUNG TRS	615 19TH AV	SAN FRANCISCO	CA	94121-3829
3652	017	GARY GOLDSTEIN TRS	8 EAGLE HL	KENSINGTON	CA	94707-1414
3652	018	A & T VOZAITES	870 AHWAHNEE DR	MILLBRAE	CA	94030-1502
3652	019	JOHN LEWIS COREY	1071 SANCHEZ ST	SAN FRANCISCO	CA	94114-3360
3652	020	SURDIS & DAMES	1067 SANCHEZ ST	SAN FRANCISCO	CA	94114-3360
3652	022	HARVEY-YOKLAVICH TRS	2441 RIFLE RANGE DR	ROYAL OAKS	CA	95076-5533
3652	023	KIMBERLY FANADY	375 ELIZABETH ST	SAN FRANCISCO	CA	94114-3339
3652	024	CANNATA TRS	1186 NOE ST	SAN FRANCISCO	CA	94114-3744
3652	042	RICCI TRS	10 CULLODEN PARK RD	SAN RAFAEL	CA	94901-1906
3652	043	ALEXIUS PAJARILLO TRS	1077 SANCHEZ ST	SAN FRANCISCO	CA	94114-3360
3652	044	A & T VOZAITES	870 AHWAHNEE DR	MILLBRAE	CA	94030-1502
3652	045	WHALUN & AVA SZETO	35 TRUMBULL CT	NOVATO	CA	94947-3705
3652	046	LARIZADEH TRS	3866 24TH ST #3	SAN FRANCISCO	CA	94114-3873
3652	047	LOUIS PAGAN TRS	1063 SANCHEZ ST	SAN FRANCISCO	CA	94114-3360
3652	048	JOHN BLAIR	381 ELIZABETH ST	SAN FRANCISCO	CA	94114-3339
3654	001	EVE BERNSTEIN TRS	4248 23RD ST	SAN FRANCISCO	CA	94114-3139
3654	002	MEMAR-MINA TRS	2386 RAMONA ST	PALO ALTO	CA	94301-4131
3654	004	CHOE-TOBIASON TRS	1074 SANCHEZ ST	SAN FRANCISCO	CA	94114-3361
3654	006	YONG WOON LOUIE TRS	2476 WESTCHESTER CT	S SAN FRANCISCO	CA	94080-4052
3654	007	ROBERT SMITHTON	PO BOX 591540	SAN FRANCISCO	CA	94159-1540
3654	007A	LOURDES PORTILLO TRS	981 ESMERALDA AV	SAN FRANCISCO	CA	94110-5207
3654	032	CARPENTER-BANKS TRS	439 ELIZABETH ST	SAN FRANCISCO	CA	94114-3306
3654	033	ALBERT GUREWITZ TRS	433 ELIZABETH ST	SAN FRANCISCO	CA	94114-3306
3654	034	BORO & HAMILTON	429 ELIZABETH ST	SAN FRANCISCO	CA	94114-3306
3654	035	J & J SATOVSKY	419 ELIZABETH ST	SAN FRANCISCO	CA	94114-3306
3654	036	ROBERT & KEIJA TUCKER	417 ELIZABETH ST	SAN FRANCISCO	CA	94114-3306
3654	039	CATHERINE PULT TRS	214 SYLVAN AV	SAN MATEO	CA	94403-3330
3654	040	MAHER KHOURI	16 VISTA CT	S SAN FRANCISCO	CA	94080-5550
3654	041	DEL-CAMP INVSMTS INC	2120 MARKET ST #100	SAN FRANCISCO	CA	94114-1374
3654	042	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	043	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	044	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	045	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	046	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	047	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	048	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	049	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	050	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	051	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	052	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	053	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	054	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	055	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	056	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	057	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	058	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	059	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	060	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	061	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	062	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	063	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	064	NOE VALLEY LLC	160 S LINDEN AV #100	S SAN FRANCISCO	CA	94080-6435
3654	065	RA TRS	1068 SANCHEZ ST	SAN FRANCISCO	CA	94114-3361
3654	066	ANTON HONIKMAN	1070 SANCHEZ ST	SAN FRANCISCO	CA	94114-3361
6508	001	BRUEL TRS	3901 24TH ST	SAN FRANCISCO	CA	94114-3703

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
6508	002	WAYNE BASSO TRS	59 28TH ST	SAN FRANCISCO	CA	94110-4908
6508	003	JOSEPH CROWLEY	1126 SANCHEZ ST	SAN FRANCISCO	CA	94114-3852
6508	004	JIM NORD	PO BOX 34	NAPA	CA	94559-0034
6508	005	YAU-GENE CHAN	756 SAN ALESO AV	SUNNYVALE	CA	94085-1445
6508	006	T & P PETERSEN	1786 QUESADA AV	SAN FRANCISCO	CA	94124-2337
6508	007	REICHENAU TRS	220 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	008	PEGGY LENARTOWICZ	222 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	009	PAULINE NICOLA	228 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	010	EISAR ABA LIPKOVITZ ETAL	230 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	011	STEPHEN SHANE	236 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	012	STEVEN MARCH	246 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	013	YVONNE BORG	250 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	014	CARMINE BETTINI TRS	256 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	031A	SHIRLEY OWYANG TRS	PO BOX 591540	SAN FRANCISCO	CA	94159-1540
6508	033	ALLEN TRS	2 LONE TREE AV	MILL VALLEY	CA	94941-1741
6508	034	FRESH ORGANICS INC	1500 KEARNS BL 3 B-200	PARK CITY	UT	84060
6508	035	MARY MCFADDEN	4062 24TH ST	SAN FRANCISCO	CA	94114-3716
6508	036	J & J COOPERSMITH	30 HERON DR	MILL VALLEY	CA	94941-3271
6508	037	ALESSANDRO BIFULCO	3925 24TH ST	SAN FRANCISCO	CA	94114-3703
6508	038	EDWIN TOTT ETAL	PO BOX 318111	SAN FRANCISCO	CA	94131-8111
6508	039	BASSEM SIRHED	PO BOX 626	BURLINGAME	CA	94011-0626
6508	040	THOMAS KARABIN ETAL	19 BELGRAVE AV	SAN FRANCISCO	CA	94117-4225
6508	041	LYNNE LOMBARDO	209 JULIA AV	MILL VALLEY	CA	94941-3579
6508	042	C & C BLACK	242 JERSEY ST	SAN FRANCISCO	CA	94114-3823
6508	043	JANET NGO	2351 47TH AV	SAN FRANCISCO	CA	94116-2054
6508	044	BRANDON NGO	2351 47TH AV	SAN FRANCISCO	CA	94116-2054
6508	045	TIMOTHY FREITAS	3953 24TH ST #1	SAN FRANCISCO	CA	94114-3768
6508	046	A W HOY REAL LLC	1881 MARBLECLIFF CROSSING CT	COLUMBUS	OH	43204-4968
6508	047	ONEILL & KROLL	7032 FOXMOOR PL	COLUMBUS	OH	43235-2140
6508	048	ULINSKAS TRS	3953 24TH ST #4	SAN FRANCISCO	CA	94114-3768
6508	049	LESTER MOE	121 N HANSON ST	TIOGA	ND	58852
6508	050	CHRISTIANE FIARDO	3953 24TH ST #6	SAN FRANCISCO	CA	94114-3768
6509	012	KONSTIN TRS	318 VICKSBURG ST	SAN FRANCISCO	CA	94114-3829
6509	012A	BARNETCHE TRS	158 JERSEY ST	SAN FRANCISCO	CA	94114-3837
6509	013	ROSE OKELLO	168 JERSEY ST	SAN FRANCISCO	CA	94114-3837
6509	014	BARBARA LEE TRS	PO BOX 591540	SAN FRANCISCO	CA	94159-1540
6509	014A	AIDAN DUNLEAVY	174 JERSEY ST	SAN FRANCISCO	CA	94114-3837
6509	015	NORMA SCHMID TRS	1147 SANCHEZ ST	SAN FRANCISCO	CA	94114-3824
6509	016	GUIDO BERGMAN TRS	678 DAFFODIL DR	BENICIA	CA	94510-3824
6509	017	LOUIE & MCHUGH	1133 SANCHEZ ST	SAN FRANCISCO	CA	94114-3824
6509	018	GALU TRS	4233 22ND ST	SAN FRANCISCO	CA	94114-3109
6509	019	JUE DOK YIP & FUNG HO LEE	2515 39TH AV	SAN FRANCISCO	CA	94116-2752
6509	020A	CHEQUER ISLAND TRS	2655 17TH AV	SAN FRANCISCO	CA	94116-3004
6509	021	KUNG TI CHING TRS	17 JADE PL	SAN FRANCISCO	CA	94131-2529
6509	022	GIOVANNOLI TRS	491 REDWOOD RD	SAN ANSELMO	CA	94960-2700
6509	023	GEORGE KOULOULIAS	3883 24TH ST	SAN FRANCISCO	CA	94114-3840
6509	028	BOLANOS TRS	360 CLAREMONT BL	SAN FRANCISCO	CA	94127-1108
6509	030	M & R MCGOWAN	308 VICKSBURG ST	SAN FRANCISCO	CA	94114-3829
6509	031	SAUVAGEAU TRS	312 VICKSBURG ST	SAN FRANCISCO	CA	94114-3829
6509	032	YOUNG TRS	434 DELLBROOK AV	SAN FRANCISCO	CA	94131-1115
6509	033	CABERNET LAZARUS-GAVIN	316 VICKSBURG ST	SAN FRANCISCO	CA	94114
6509	040	NOE VALLEY PRKG CORP	7200 REDWOOD BL #4TH	NOVATO	CA	94945-3250
6509	053	ST FRANCIS LAND & CATTLE	1880 LOMBARD ST	SAN FRANCISCO	CA	94123-2910
6509	054	JOHNSON TRS	437 LIBERTY ST	SAN FRANCISCO	CA	94114-2950
6509	055	CLYDE RODRIGUEZ	PO BOX 19684	SEATTLE	WA	98109-6684
6536	025A	MILAGRO FLAMENCO TRS	260 MAGILL ST	VALLEJO	CA	94589-2412
6536	026	JULIA HSIAO	181 JERSEY ST	SAN FRANCISCO	CA	94114-3838
6536	027	ABBOTT	175 JERSEY ST	SAN FRANCISCO	CA	94114-3838
6536	028	STEPHANIE BROWN	2308 EDWARDS ST	BERKELEY	CA	94702-2124
6536	043	SUSAN STEINFELD	1163 SANCHEZ ST #1163	SAN FRANCISCO	CA	94114-3836
6536	044	JAMES SOROUR TRS	1165 SANCHEZ ST #1165	SAN FRANCISCO	CA	94114-3836
6536	045	DEBRA SALTZBERG	1167 SANCHEZ ST #1167	SAN FRANCISCO	CA	94114-3836

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
6536	046	CHIA HSU	1169 SANCHEZ ST	SAN FRANCISCO	CA	94114-3836
6536	047	RUBY TONDU	222 KEARNY ST #604	SAN FRANCISCO	CA	94108-4522
6536	048	GREGORY DELORY	195 JERSEY ST	SAN FRANCISCO	CA	94114-3838
6536	049	ELISA MONTOYA	1151 SANCHEZ ST	SAN FRANCISCO	CA	94114-3836
6536	050	HOWELL JENKINS	193 JERSEY ST	SAN FRANCISCO	CA	94114-3838
6537	001	DARRYL LEUNG TRS	1307 CASTRO ST	SAN FRANCISCO	CA	94114-3620
6537	001A	KANES TRS	205 JERSEY ST	SAN FRANCISCO	CA	94114-3822
6537	002	SANT TRS	259 PENINSULA AV	SAN FRANCISCO	CA	94134-2424
6537	003	JOEL PLOSCOWE	1158 SANCHEZ ST	SAN FRANCISCO	CA	94114-3835
6537	039A	JEROME FRANZ	241 JERSEY ST	SAN FRANCISCO	CA	94114-3822
6537	041	ALVIN & CYNTHIA BARON	229 JERSEY ST	SAN FRANCISCO	CA	94114-3822
~~6537~~	~~042~~	~~MARJORIE STERN~~	~~225 JERSEY ST~~	~~SAN FRANCISCO~~	~~CA~~	~~94114-3822~~
6537	043	BRIAN & ERICA HUNT	714 WALLER ST	SAN FRANCISCO	CA	94117-3225
6537	044	PAMELA MILLER	619 26TH ST	RICHMOND	CA	94804-1502
6537	046	GILBERT ROBISON TRS	2010 VALENCIA TER	CHARLOTTE	NC	28226-3311
6537	047	GILBERT ROBISON TRS	2010 VALENCIA TER	CHARLOTTE	NC	28226-3311
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LESLIE M. CRAWFORD
STEVE FOX
4366 24TH ST
SAN FRANCISCO, CA 94114-3520

2405

11-4288/1210 4351
0558284477

7.12.12 DATE

PAY TO THE ORDER OF San Francisco Planning Dept $ 510.00

Five hundred and ten dollars and no/100 DOLLARS

Security Features Details on Back.

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