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SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8332

WHEREAS, The City Planning Commission, on July 26, 1979 considered, under their powers of discretionary review (Case No. DR79-13), Building Permit Application No. 7902743 for construction of Crocker National Bank Northern California Headquarters office and shopping complex, on property described as follows:

Most of the block bounded by Kearny, Post, Montgomery and Sutter Streets; Lots 1, 1A, 2, 3, 4, 5, 6, 7, 8, 11 and 12 in Assessor's Block 292;

and

WHEREAS, On June 29, 1967 the Commission established a policy of discretionary review of all applications for new and enlarged buildings along Market Street from the Central Freeway overpass to San Francisco Bay (Resolution 6111), finding that the public necessity, convenience and general welfare required such procedure in order to promote the attractiveness, continuity and integrity of Market Street and its functions; and

WHEREAS, Crocker National Bank proposes to develop a site adjacent to Market Street to contain the following major elements:

1. a new 38-story tower at the northeast corner of Kearny and Post Streets to contain a base of retail commercial facilities and the remainder in bank and other office use;
2. a new 3-level retail shopping galleria extending mid-block between Post and Sutter Streets;
3. a new outdoor landscaped terrace on a portion of the galleria roof and on the roof of the base retail facility extending north of the tower;
4. the retention, and integration into the complex, of the existing buildings at 1 Montgomery, 25 Montgomery and 111 Sutter Streets, portions of all of which are of architectural and historical-cultural significance; and

WHEREAS, Development of the office space would permit the consolidation into one location of bank staff which is currently scattered in a number of downtown locations, and would thereby provide a facility which the Bank believes would properly serve and respect the Bank; and

WHEREAS, The galleria would be an unique environment which would serve both as a convenient facility for shoppers and as a through-block pedestrian circulation route; and

WHEREAS, The roof-top terrace would be an open space resource in an intensely developed area of the city and a delightful outdoor environment which is removed from the detrimental effects of street traffic; and

WHEREAS, Retention of the three buildings along Montgomery Street would preserve for the city their character of older development, and would comply with the conservation policies of the San Francisco Master Plan; and

WHEREAS, The proposal includes various features including those described in the conditions below, which mitigate many of the environmental impacts of the development in the areas of cultural and historic factors, land use and urban design, economics, transportation, climate, air quality, energy consumption and community services; and

WHEREAS, The Environmental Impact Report for the project (EE78-298) was certified complete by the City Planning Commission on July 26, 1979;

THEREFORE BE IT RESOLVED, That before acting on the building permit for the Crocker National Bank Northern California Headquarters, the City Planning Commission certifies that they have considered the information in the Environmental Impact Report for the project; and

BE IT FURTHER RESOLVED, That the Commission finds the project to be not harmful to the general welfare of the community, and hereby APPROVES Building Permit Application No. 7902743 subject to the following conditions:

1. The building permit application shall be in general conformity with the plans on file at the Department of City Planning (Case No. DR79.13) marked received on July 26, 1979, and with the description of the proposed project in the Environmental Impact Report (EE78-298). In addition, the permit application shall be amended to include removal of the upper 11 floors of the existing building at 1 Montgomery Street.
2. Final plans, including landscaping, shall be approved by the Director of Planning prior to issuance of the final building permit addendum.
3. The roof-top garden terrace, consisting of the roof areas of the galleria, the useable portion of 1 Montgomery Street and 25 Montgomery Street and the retail facility on Sutter Street immediately west of the galleria, shall be generally available to the general public during normal business hours.
4. Street trees shall be provided, where deemed appropriate by the Director of Planning, on sidewalks adjacent to the project site.

5. In recognition of the need for expanded transportation services to meet peak demand generated by cumulative office development in the downtown area, Crocker National Bank shall participate in a downtown assessment district, or similar fair and appropriate mechanism, to provide funds for maintaining and augmenting transportation service, should such a mechanism be established by the City.
6. The Bank shall encourage transit use by means including the sale on-site of BART and Muni passes, and encouraging an employee carpool/vanpool system in cooperation with RIDES for Bay Area Commuters or other such enterprises.
7. Upon completion of the project, the Bank shall in consultation with the Department of City Planning, evaluate and consider, and implement if reasonably found to be appropriate and consistent with the Bank's operation implement a flexible time system for employees working hours. A preferential parking program for carpools and vanpools to reduce peaks of congestion in the transportation system shall be implemented.
8. Within a year from completion of the project, the Bank shall conduct a survey in accordance with methodology approved by the Department of City Planning, to assess actual trip generation patterns of project occupants, and shall make such survey available to the Department.
9. A reasonable number of secure and safe bicycle parking facilities shall be provided relative to the demand generated by project occupants.
10. The developer shall take effective design measures to establish a pedestrian-scaled environment and to assist in the definition of the pedestrian spaces adjacent to the base of the new buildings. The base shall be of a height appropriately proportioned to the width of the adjacent streets and shall extend and reinforce important architectural lines in the existing buildings to be retained on-site. The windows in the lower levels containing retail facilities shall be clear glass.
11. To help relieve pedestrian congestion in the downtown area, Crocker National Bank shall contribute funds toward the widening of the sidewalk adjacent to the site along Post Street, if such a treatment is sought by the City as part of a program of improvements.

12. Any change in use for 1 Montgomery Street shall be considered by the City Planning Commission under their powers of discretionary review.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of July 26, 1979.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt.

NOES: Commissioner Starbuck.

ABSENT: Commissioner Dearman.

PASSED: July 26, 1979.