

4/25/19

J. Ham.

From: John Duffy, Project Architect
Building Design Group
4620 Ben Hur Rd
Mariposa, CA 95338

Project Address: 42 Ord Ct.

Dear Planning Commissioners,

Below is a summary of the proposed project at 42 Ord Ct, followed by a list of the merits of the project.

Also attached are two graphic exhibits in pdf. These are: a Longitudinal Section and a Plot Plan. Both are color coded to illustrate the extent of the two Units and also illustrate the rear yard / open space.

Project Description

Unit 2 - a horizontal addition is proposed to the existing building for three floors at the rear. These three floors would comprise Unit 2. It would extend north to the rear yard set back line and yield a building of 55% lot coverage and retain a rear yard of 45%. A vertical expansion is also proposed at Unit 2, consisting of the proposed 3rd and 4th floors. The existing 15' at the front yard setback on the 3rd floor would remain as attic.

Unit 1 – at sub-grade the rear horizontal expansion would extend northward 11'-6" +/- past the rear yard setback line and also include a 15' x 15' light court. As noted, this expansion is sub-grade and the exposed roof portion of Unit 1, as it extends out past the rear wall of Unit 2, would serve as part of the rear yard. Approx 50% of Unit 1 would be located in the sloped crawlspace of a former 1980's rear yard addition.

A garage is also proposed at Ord Ct. Parking for two cars plus two bicycles is being proposed. Not alone would this garage serve as parking, but it is also necessary for basic storage of everything from household items to trash and recycling, to kids strollers etc. for both owners and tenants alike.

Variance Requirement

Note – an important clarification is required regarding the need for variance. In order for the garage to fit in, to provide adequate door height access and also minimize sub-grade excavation, we propose to lift the existing 42 Ord Ct structure by 24" in height. Since the existing two floors at the front are within the required front yard setback, any work proposed here that expands the buildings envelope would therefore

trigger the requirement of a variance application, since Planning considers it to be an 'intensification of the existing non-conformity.'

So this variance application is triggered automatically by the proposal to lift the existing non-conforming structure out front, not so much the proposal to insert the new garage. To further clarify, it is not being requested by a need for additional square footage elsewhere in the structure or for additional height, or encroachment into the rear setback.

In fact, aside from the garage / variance issue, the proposed project is in full conformance with all regular Planning Code requirements in terms of height, rear yard setback etc. and also in full conformance with all RDAT (residential design advisory team) requirements.

Project Merits




1. Two residential units are being proposed where previously there was only one legal unit.
2. No tenants are being displaced by this proposal. *(Note – the existing crawlspace may have been occupied at some previous date. There are rudimentary Kitchen and bathroom facilities. However, the property has only one legal address and the space does not show up in any city records. Also, by typical DBI standards it is non-conforming in just about every manner: ceiling height, ventilation, energy, life safety/ egress.)*
3. Proposal is compliant with all regular Planning Code and RDAT requirements aside from the variance, which as noted above, is automatically triggered by the insertion of the garage and the intensification of the non-conforming use.

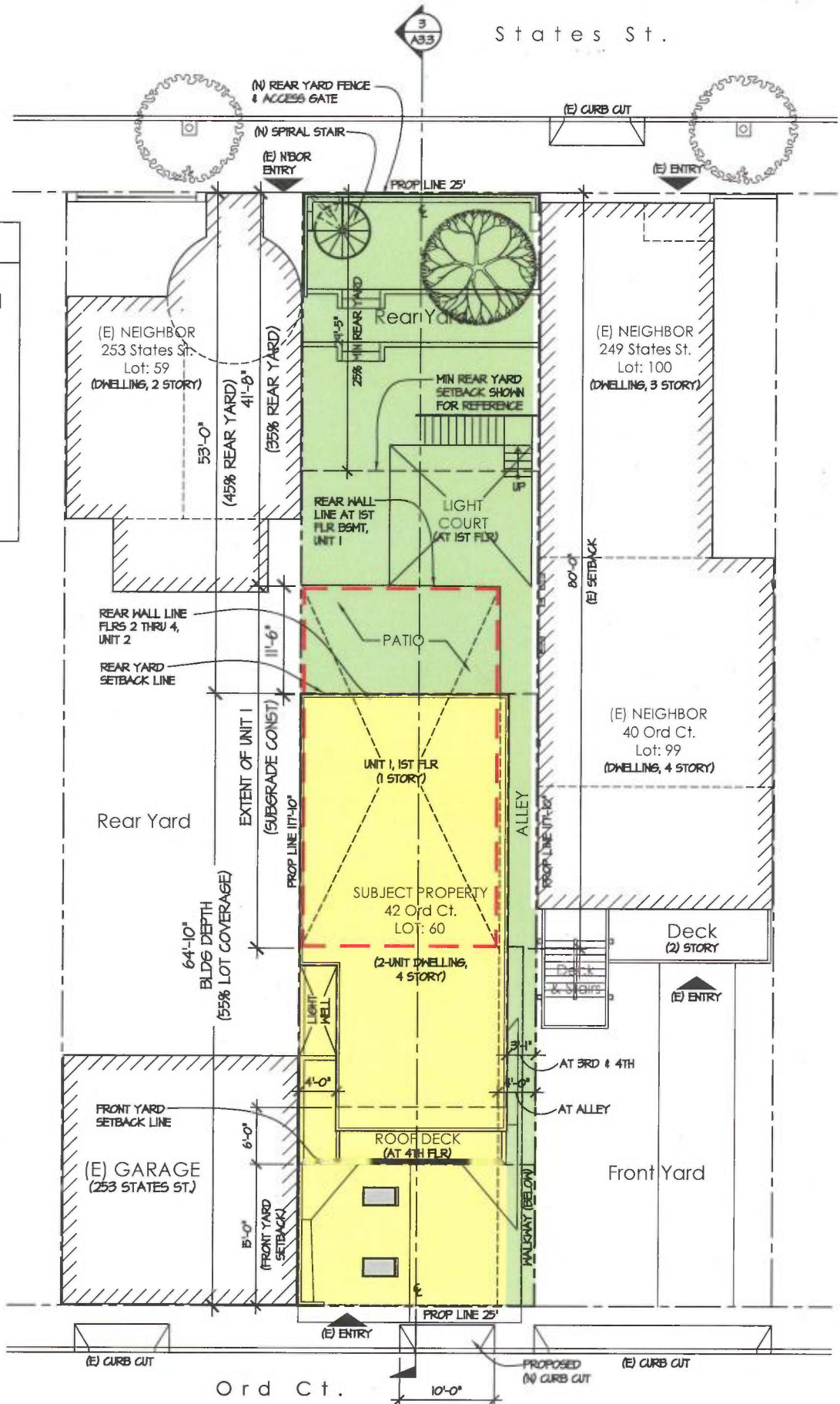
We request that you approve the project as it is currently designed.

Yours,

John Duffy, Project Architect

Graphics Legend

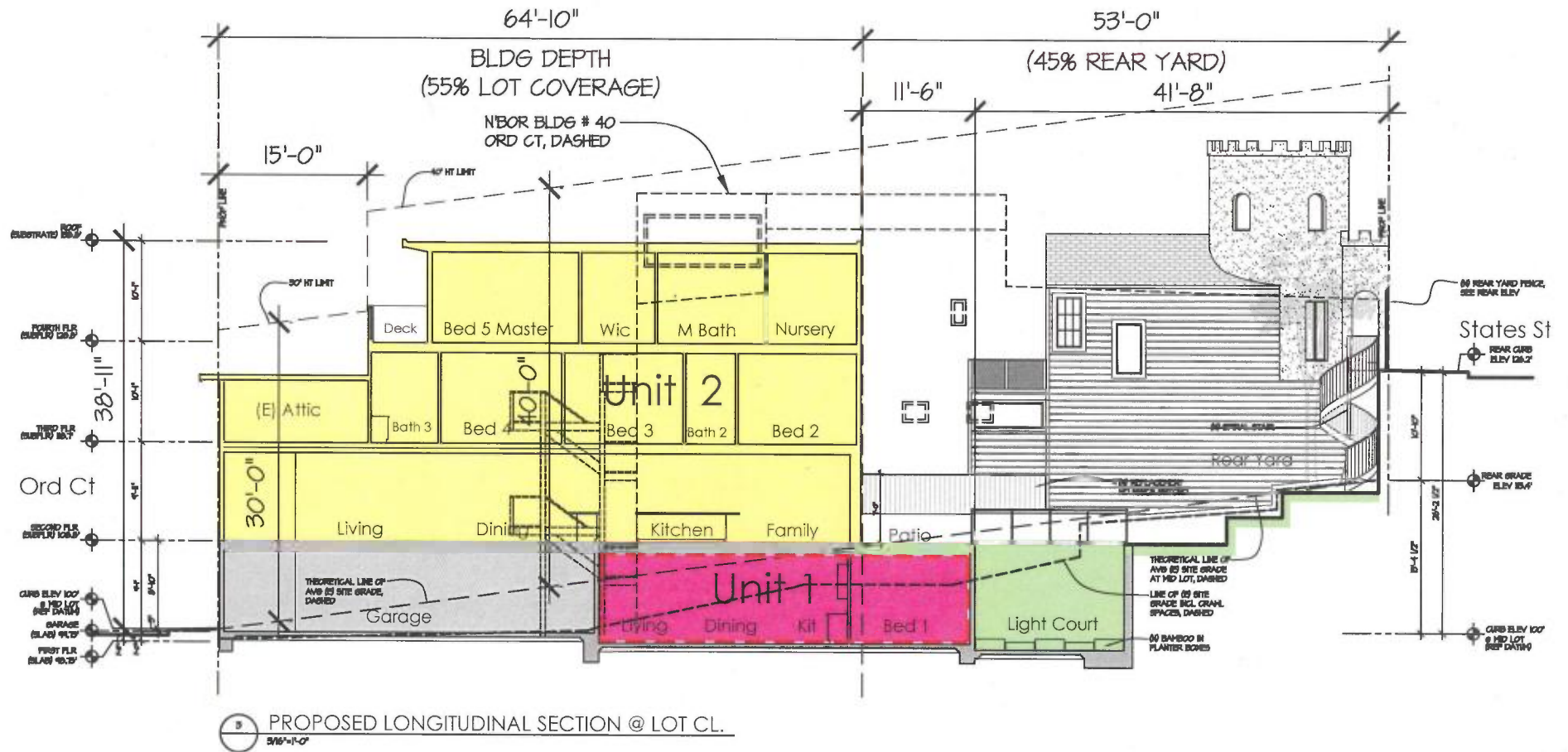
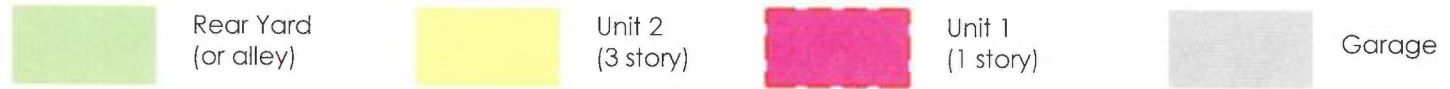
	Rear Yard (or alley)
	Unit 2 (3 story)
	Unit 1 (1 story)



Proposed Plot Plan
1/8"=1'-0"



Graphics Legend



Kartick Kumar
259 States Street
San Francisco, CA 94114

Re: Proposed Project at 42 Ord Court, San Francisco

April 24, 2019

Dear Mr. Horn,

I am writing in support of the proposed project at 42 Ord Court.

My wife and I are homeowners in Corona Heights. We are raising our two children (4-year-old and 3-month-old) in the community and have come to very much appreciate and enjoy the presence of other families such as the McGraths. Corona Heights/Castro is a marvelous neighborhood and we need more families like the McGraths to remain, not less. In order to keep families in the city, they need the flexibility to update their homes in line with their needs. What the McGraths are proposing is reasonable, fair and quite frankly quite modest in contrast to other single-family home/multi-unit residential construction taking place across the city.

My wife and I spent more than a year searching for our home in San Francisco. Affordability and finding a home with a workable floor plan for our growing family were the most challenging aspects of our search. We moved into the city from Los Gatos, precisely because we wanted to raise our children in a vibrant and diverse city. The barriers to moving into the city were high, and now that we are here, we see those barriers increasing even higher for middle-class families. Cities shouldn't have to lure the middle class; they should work to celebrate and expand an urban middle class. 42 Ord Court fits squarely within this.

We are supportive of the McGraths plans and would be happy to discuss further as needed.

Sincerely,

Kartick Kumar

Jeff Horn
Planner, SW Quadrant, Current Planning
Planning Department
1650 Mission Street, Suite 400,
San Francisco, CA 94103
jeffrey.horn@sfgov.org

April 14, 2019

Mr. Horn,

I am writing in support of the addition to the home at 42 Ord Court. I live next to the McGrath Family at 40 Ord Court. I own the lower unit of a two-unit condominium. I have lived in the 94114 zip code for over 30 years and since 2003 as the owner of 40 Ord Court.

As a public school teacher for 37 years I am more than aware of the need for affordable housing and the addition of the smaller unit to their home is noteworthy to this project. As a long time resident in this neighbor I live day-to-day with a lack of pride in ownership in the neighborhood. Disappointingly the new condominiums in the neighborhood are being purchased and rented; so I don't support overwhelming the neighborhood with multiunit flats. Single-family homes in most cases show pride of ownership.

The property at 42 Ord Court is sublevel on the States Street. I know this as fact because my house is sublevel on the north and partially sublevel on the west. The lower two floors of the McGrath addition would be sublevel on the north and partially on the west similar to my home. The home with the addition would not be the tallest in the neighborhood but similar in size to the four-floored building where I live. A single family home is most appropriate for the site and the rental unit is a bonus. During the last few years the neighborhood has added a number of condo projects and what we have seen is many more cars, more renters, and a continued lack of care for new buildings.

Most of my neighbors who oppose this project have all built onto their homes prior to the new restrictions and seem content to block others in the neighborhood from adding to their homes. Also, Mrs. McGrath is a native to San Francisco and her parents still reside here. It would be disappointing to lose the McGrath family as neighbors they have pride of ownership and their two young daughters bring joy and laughter into the neighbor.

Respectfully,

Jeffery Poe



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 4/25/19
K. Durand

Amended Executive Summary Large Project Authorization

Hearing Date: April 25, 2019

Record No.: 2015-015789ENX
Project Address: 828 BRANNAN STREET
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 3780/004E
Project Sponsor: Melinda Sarjapur, Reuben, Junius and Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 828 Brannan ~~Partners, St~~ LLC
San Francisco, CA 94103
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org

Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The Project includes demolition of an existing 12,605 two-story, reinforced concrete industrial building and new construction of a seven-story over basement, 68-ft tall, mixed-use building (approximately 58,553 gross square feet) with 50 dwelling-units, approximately 2,104 square feet of retail use, 22 below-grade off-street parking spaces, 1 car-share parking space, ~~90-52~~ Class 1 and 6 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 25 two-bedroom units, 10 one-bedroom units, 5 loft units, and 10 studio units. The Project includes ~~7,220~~ 7,961 square feet of common open space via ground floor courtyard, roof deck, and private open space via balconies.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, to construct more than 25,000 gross square feet in an Eastern Neighborhoods Mixed Use District and must grant exceptions to the Planning Code requirements for: 1) rear yard (Section 134), and 2) dwelling unit exposure (Section 140).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received one inquiry from the adjacent neighbor at 360 Langton ~~no public comment~~ regarding this project.
- **Large Project Authorization & Exceptions.** As part of the Large Project Authorization (LPA), the Commission may grant exceptions from certain Planning Code requirements for projects that

exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from: 1) rear yard (Planning Code Section 134), and 2) dwelling unit exposure (Planning Code Section 140). Department staff is generally in agreement with the proposed modifications given the overall project, its unique lot configuration and outstanding design.

- **Inclusionary Affordable Housing.** The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6 and 419.3. The project site is located within the UMU Zoning District and is subject to the Tier B Affordable Housing Program Requirements, which requires 18% of the total number of units to be designated as part of the inclusionary affordable housing program. The Project contains 50 units and the Project Sponsor will fulfill this requirement by providing the 9 affordable units on-site, which will be available for rent. ~~As part of the project, the Project Sponsor has entered into a Costa-Hawkins Agreement with the City. A copy of this agreement will be provided at the Planning Commission Hearing.~~
- **Design Review Comments:** The Project Sponsor has worked with Department staff on the overall design of the Project, and the Project has changed in the following significant ways since the original submittal:
 - Reconfigure open space from two courtyards to one large rear yard at grade.
 - Improve Langton Street residential entries to have a recessed entry and patio area with brick screen.
 - Connect the top portion of the building by bringing the brick material down to connect with the ground.
 - The balconies were set in from the façade and the material was changed to increase the opacity.
 - The roof deck has been setback from the building edge 5 feet.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on March 25, 2019 the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Showplace Square/Potrero Hill Area Plan and the Objectives and Policies of the San Francisco General Plan. Overall, the building design and scale complement the neighborhood context and is consistent with the immediate context for height and density in the area. The Project is located in the area designated to encourage development of new

housing and provides 50% of the dwelling units with two bedrooms, this contributes to the City's stock of housing suitable for families. All street frontages have an active use and Langton Street will be improved with a new sidewalk. Although the Project results in a loss of PDR space, the Project does provide a substantial amount of new housing, including new on-site below-market rate units for rent.

ATTACHMENTS:

Draft Motion – Large Project Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 4/25/19
K. Durand

Planning Commission Draft Motion

AMENDED

HEARING DATE: APRIL 25, 2019

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Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE 1) REAR YARD REQUIREMENTS OF PLANNING CODE SECTION 134, 2) DWELLING UNIT EXPOSURE REQUIREMENTS OF PLANNING CODE 140, FOR A PROJECT THAT WOULD DEMOLISH THE EXISTING TWO-STORY INDUSTRIAL BUILDING AND CONSTRUCT A SEVEN-STORY, 68-FOOT TALL, 58,553 GROSS-SQUARE-FOOT (GSF) MIXED-USE BUILDING WITH 50 DWELLING UNITS WITH APPROXIMATELY 2,104 SQUARE FEET OF COMMERCIAL SPACE AND 22 BELOW GRADE OFF-STREET PARKING SPACES LOCATED AT 828 BRANNAN STREET, LOT 004E IN ASSESSOR'S BLOCK 3780, WITHIN THE UMU (URBAN MIXED-USE), ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 30, 2016, Melinda Sarjapur (hereinafter "Project Sponsor") filed Application No. 2015-015789ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to demolish the existing building and construct a seven-story, 68-foot tall, approximately 58,553 gross-square-foot (gsf) mixed-use building with 50 dwelling units with ground floor residential amenities and commercial space (hereinafter "Project") at 828 Brannan Block 3780 Lot 004E (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA").

The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On March 25, 2019, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-015789ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 25, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2015-015789ENX.

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 Large Project Authorization as requested in Application No. 2015-015789ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of an existing 12,605 two-story, reinforced concrete industrial building and new construction of a seven-story over basement, 68-ft tall, mixed-use building (approximately 58,553 gross square feet) with 50 dwelling-units, approximately 2,104 square feet of retail use, 22 below-grade off-street parking spaces, 1 car-share parking space, 90 Class 1 and 6 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 25 two-bedroom units, 10 one-bedroom units, 5 loft units, and 10 studio units. The Project includes ~~7,961~~7,220 square feet of common open space via ground floor courtyard, roof deck, and private open space via balconies.
3. **Site Description and Present Use.** The Project is located on an approximately 13,006 square foot lot at the northwest corner of Langton and Brannan Streets with approximately 66-ft of frontage along Brannan Street and 145-ft of frontage along Langton Street. The Project Site contains an existing two-story, 12,605 square foot reinforced concrete industrial building that had most recently been used as a glass company (d.b.a. Paige Glass) which has relocated to 75 Williams Avenue in the Bayview neighborhood. Currently, the existing building is vacant.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning and 68-X Height and Bulk Districts in the South of Market neighborhood and Showplace Square/Potrero Hill Area Plan. The immediate neighborhood context is mixed in character with residential, industrial, public and retail uses. The neighborhood includes two- to four-story industrial, live/work, and retail development on the subject block. A six-story mixed use building with over 500 residential units is located across Brannan Street to the south. The closest Bay Area Rapid Transit District (BART) stop is at Civic Center, approximately 0.7 miles northwest of the project site. The project site is within a quarter mile of several local transit lines, including 8-

Bayshore, 10-Townsend, 12-Folsom/Pacific, 14X-Mission Express, 19-Polk, 27-Bryant, 47-Van Ness, 8AXB Bayshore A Express, 8BX-Bayshore B Express and 83X-Mid-Market Express. Other Zoning and Height/Bulk Districts near the project site include: P (Public) 30-X, SALI (Service, Arts and Light Industrial) 40/55-X, RED-MX (Residential Enclave-Mixed) 45-X, WMUO (Western SOMA Mixed Use-Office) 85-X, and PDR-1-G (Production, Distribution, and Repair-General) 58-X.

5. **Public Outreach and Comments.** The Department has received no public comments in support or opposition to 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. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20 and 843.45 states that residential and retail ($\leq 25,000$ sf) are principally permitted use within the UMU Zoning District.

The Project would construct 50 dwelling units and 2,104 sf of new retail use within the UMU Zoning District; therefore, the Project complies with Planning Code Sections 843.20 and 843.45.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth.

The Project site has 145 feet of lot depth which requires a 25% rear yard that is at least 36.25 feet. The project proposes a modified rear yard at grade and is seeking an exception as part of the Large Project Authorization per Sec. 134 and 329 (see below) in order to allow for the highest number of dwelling units provided maximizing site density.

- C. **Usable Open Space-Residential.** Planning Code Section 135 requires a minimum of 80 sf of open space per dwelling unit, if not publicly accessible, or 54 sf of open space per dwelling unit, if publicly accessible. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sf if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sf if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sf.

The Project is required to provide 4,000 sf of open space. The proposal provides 5 units with Code-complying balconies leaving a requirement of 3,600 sf. The modified rear yard at grade provides 2,687 sf, and the common open space on a roof deck 4,078 sf. In total, the Project exceeds the required amount for the dwelling units.

- D. **Usable Open Space-Non-Residential.** Planning Code Section 135.3 requires open space be provided for non-residential retail uses at a rate of 250 sf per sf of proposed floor area. Under

Planning Code Section 426, in the Eastern Neighborhoods Mixed Use Districts the usable open space requirement of Section [135.3](#) may be satisfied through payment of a fee of \$113.99 (2019 Fee Schedule) for each square foot of usable open space not provided.

The Project proposes 2,104 sf of retail space. Therefore, the requirement is 8 sf of open space. The Project Sponsor has opted to meet the requirement through paying the in-lieu fee.

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan in compliance with the Better Streets Plan for new construction on a lot that is greater than one-half acre in area or with more than 250 feet of street frontage.

The Project site is less than one-half acre and the street frontage is less than 250 feet; therefore, the Project is not subject to Section 138.1 to provide a streetscape plan. However, the Project will be providing improvements to the sidewalk on Langton Street and addition of street trees and bicycle parking.

- F. **Bird Safety.** Planning Code Section 139 sets forth the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject site is not located in close proximity to an Urban Bird Refuge as defined in Section 139, and the Project shall meet the requirements for any feature related hazards.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 feet in width, or an open area (inner court) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. When a dwelling unit faces an outer court whose width is less than 25 feet, the depth of the court shall be no greater than its width.

The Project organizes most dwelling units to have exposure facing either Brannan Street or Langton Street, which meet the Planning Code requirements. 12 dwelling units face an inner court that does not step back at the top four levels. The Department has determined that 8 units facing the inner court require an exception because they do not meet the dimensional requirements of Section 140. The Project is seeking an exception to the dwelling unit exposure requirement as part of the Large Project Authorization per Sec. 140 and 329 (see below) in order to allow for the highest number of dwelling units provided maximizing site density.

- H. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and

loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements for providing active ground floor use at Brannan Street frontage through the provision of commercial space with a ground floor height of 17 feet. The frontage on Langton will function as the main residential entrance and provide ground floor residential entrances for three dwelling units. This will activate the small street and increase the sense of safety and livability of the area.

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a rate of .75 per dwelling unit. Further, in the UMU District each dwelling unit with at least 2 bedrooms and at least 1,000 square feet of occupied floor area is permitted one auto parking space. Retail sales and services are permitted to provide 50% more than one auto parking space per 500 sf.

The Project is allowed up to 38 automobile parking spaces for the proposed 50 dwelling units while the 2,104 sf of retail use is allowed up to 6 parking space. The Project proposes 22 off-street below grade parking spaces which is below the principally permitted amount.

- J. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per dwelling unit up to 100 and 1 per four dwelling units above 100. One Class 2 bicycle parking space is required for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential use; at least two Class 2 spaces are required for retail uses.

The Project includes 50 dwelling units and 2,104 sf of commercial use. Therefore, the Project is required to provide 50 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces for residential use and 1 Class 1 and 2 Class 2 for the retail use. The Project will provide ~~90-52~~ Class 1 bicycle parking spaces and 6 Class 2 bicycle parking spaces, which exceeds the requirement. Therefore, the Project complies with Planning Code Section 155.2.

- K. **Off-Street Freight Loading.** Planning Code Section 152.1 requires one off-street freight loading space for residential uses between 100,001 and 200,000 gsf within the Eastern Neighborhood Mixed Use Districts.

The project includes approximately 56,413 gsf of residential use in the UMU Zoning District; thus, the Project is not required to provide an off-street freight loading space. Therefore, the Project demonstrates compliance with Planning Code Section 152.1

- L. **Car-Share.** Planning Code Section 166 requires one car-share parking space for projects constructing between 50 and 200 dwelling units.

Since the Project includes 50 dwelling units, it is required to provide one car-share parking space. The Project provides one car-share parking spaces at the basement level. Therefore, the Project complies with Planning Code Section 166.

- M. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 7 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 14 points. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- *Unbundled Parking*
- *Parking Supply*
- *Bicycle Parking (Option A)*
- *Car-share Parking (Option A)*
- *On-Site Affordable Housing*

- N. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 50 dwelling units, the Project is required to provide 20 units with at least two-bedrooms or 15 three-bedroom units. The Project provides 10 studio, 5 lofts, 10 one-bedroom, 25 two-bedroom and 0 three-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix (40% 2 or more bedrooms).

- O. **Narrow Streets.** Planning Code Section 261.1 outlines the height and massing requirements for projects that front onto a "narrow street", which is defined as a public right of way less than or equal to 40-feet in width. "Subject Frontage" for this purpose is defined as any building frontage that is more than 60 feet from an intersection with a street wider than 40 feet. For the subject frontage along a narrow street, a 10 foot setback is required above 50 feet.

The subject site is located on Brannan Street with additional frontage at the north property line along a private alley (Block 3780/Lots 84 & 85) that becomes Langton Street and is so labeled on maps. However, this parcel is a former Western Pacific Railroad spur track which was abandoned in 1926 with the area split equally between the adjacent parcels with reciprocal access easements recorded over each parcel

resulting in a private alley. On September 4, 2015, the Zoning Administrator issued a Letter of Determination. The Zoning Administrator determined that the setback requirements of Planning Code Section 261.1 which apply to Narrow Streets does not apply in this case as the private alley is not a public right of way or passage or alley created under the requirements of Section 270.2. Therefore, the Project is compliant with Section 261.1.

- P. **Shadow.** Planning Code Section 295 requires review of projects including structures exceeding a height of 40-feet that cast new shadow cast by on property under the jurisdiction of the Recreation and Park Commission. The Planning Commission shall not make a determination regarding the potential adverse impact on Recreation and Park properties until the general manager of the Recreation and Park Department in consultation with the Recreation and Park Commission has had an opportunity to review and comment to the Planning Commission upon the proposed project.

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed Project would not cast shadows on any parks or open space under the jurisdiction of the San Francisco Recreation and Parks Commission at any time during the year.

- Q. **Places of Entertainment/Outreach.** Planning Code Section 314 requires that in addition to any other factors appropriate for consideration under the Planning Code, the Planning Department and Planning Commission shall consider the compatibility of uses when approving Residential Uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential project takes into account the needs and interests of both the Places of Entertainment and the future residents or guests of the new development. Such considerations may include, among others: (a) the proposed project's consistency with applicable design guidelines; (b) any proceedings held by the Entertainment Commission relating to the proposed project, including but not limited to any acoustical data provided to the Entertainment Commission, pursuant to Administrative Code Section [116.6](#); and (c) any comments and recommendations provided to the Planning Department by the Entertainment Commission regarding noise issues related to the project pursuant to Administrative Code Section [116.7](#).

The Project is located within a 300 foot radius of a Place of Entertainment (POE). In accordance with the Entertainment Commission's approved "Guidelines for Entertainment Commission Review of Residential Development Proposals Under Administrative Code Chapter 116," Entertainment Commission staff determined that a hearing on this project was not required under Section 116.7(b) of the Administrative Code because the available evidence indicates that noise from the POE is not likely to create a significant disturbance for residents of the project. The Commission has adopted a set of standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects," attached hereto. Accordingly, the Commission recommends that the Planning Department and/or Department of Building Inspection impose these standard conditions on the development permit(s) for this project.

- R. **Transportation Sustainability Fee.** Planning Code Section 411A establishes the Transportation Sustainability Fee (TSF) and is applicable to project that are the following: (1) More than twenty new dwelling units; (2) New group housing facilities, or additions of 800 gross square feet or more to an existing group housing facility; (3) New construction of a Non-Residential use in excess of 800 gross square feet, or additions of 800 gross square feet or more to an existing Non-Residential use; or (4) New construction of a PDR use in excess of 1,500 gross square feet, or additions of 1,500 gross square feet or more to an existing PDR use; or (5) Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF or TIDE; (6) Change or Replacement of Use from a Hospital or a Health Service to any other use.

The Project includes more than twenty dwelling units; therefore, the TSF applies as outlined in Planning Code Section 411A. As the Environmental Application was filed after July 22, 2015 the non-residential and the residential portion shall pay TSF rates at 100%.

- S. **Residential Child-Care Fee.** Planning Code Section 414A is applicable to any residential development citywide that results in the addition of a residential unit.

The Project includes approximately 56,449 sf of new residential use. The Project is subject to fees as outlined in Planning Code Section 414A.

- T. **Inclusionary Affordable Housing Program in Urban Mixed Use Zoning District.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on April 8, 2016; therefore, pursuant to Planning Code Section 419.3 in the UMU Zoning District the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on December 10, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was

accepted on April 8, 2016; therefore, pursuant to Planning Code Section 419.3 in the UMU Zoning District the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Nine units (2 studio, 3 one-bedroom, and 4 two-bedroom) of the total 50 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- U. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed-Use) Zoning District that results in the addition of a new residential unit and new construction of non-residential space.

The Project includes sf of new construction for 50 dwelling units and 2,104 sf of non-residential use. These uses are subject to Tier 1 (residential) and Tier 2 (non-residential) Eastern Neighborhood Infrastructure Impact Fees outlined in Planning Code Section 423.

7. **Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. **Overall building mass and scale.** *The Project is designed as a seven-story, 68-ft tall, mixed-use development, which incorporates residential entryways along Langton Street. This massing is appropriate given the larger neighborhood context, which includes two- to four-story industrial, live/work, and retail development on the subject block. A six-story mixed use building with over 500 residential units is located across Brannan Street to the south. The surrounding neighborhood is varied with many examples of smaller-scale residential properties along Langton Street and larger-scale industrial properties to the west along Brannan Street. Overall, the building design and scale complement the neighborhood context. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.*
- B. **Architectural treatments, facade design and building materials.** *The Project's architectural treatments, facade design and building materials include glazed brick and a brick screen, perforated metal balconies, aluminum storefront, and aluminum windows. The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.*
- C. **The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** *The Project incorporates a courtyard, which assists in establishing a pattern of mid-block open space on the subject block. Along the ground floor, the Project provides residential lobby and walk-up*

dwelling units with individual pedestrian access on Langton Street. The lobby and dwelling units will provide for activity on the street level. The Brannan Street façade is activated with a retail space. The Project minimizes the impact to pedestrian by providing two side-by side 8-ft wide garage elevator entrances on Langton Street. In addition, off-street parking is located below grade.

- D. **The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.** *The Project exceeds the open space requirement by providing a ground floor courtyard, a roof deck, and private balconies/terraces.*
 - E. **The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.** *The Project is not required to provide a mid-block alley.*
 - F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** *In compliance with Planning Code Section 138.1, the Project includes new streetscape elements, such as new concrete sidewalks, new street trees and bicycle parking. These improvements would vastly improve the public realm and surrounding streetscape.*
 - G. **Circulation, including streets, alleys and mid-block pedestrian pathways.** *The Project provides ample circulation in and around the project site through the sidewalk improvements. Automobile access is limited to the entry/exit on Langton Street. The Project incorporates an interior courtyard, which is accessible to residents.*
 - H. **Bulk limits.** *The Project is within an 'X' Bulk District, which does not restrict bulk.*
 - I. **Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.** *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*
8. **Large Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:
- A. **Rear Yard.** Exception for rear yards, pursuant to the requirements of Section 134(f).
- Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Planning Code Section 329, provided that:
- (1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The Project provides for a comparable amount of open space, in lieu of the required rear yard. The Project site is approximately 13,006 square feet which would require a rear yard area of 3,251.5 square feet. However, the site contains an area of approximately 21 feet that is an easement for Langton Street and is not buildable. The reduced lot area is 10,730, and would be required to provide a rear yard measuring 2,682.5 sq ft. In total, the Project provides approximately 2,700 square feet at the ground floor. Thus exceeding the amount of space, which would have been provided in a code-conforming rear yard for the effective developable area of the site.

- (2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project does not impede access to light and air for the adjacent properties. To the north, the Project abuts an industrial building. To the east the Project is adjacent to a retail building. The proposed location of the rear yard is the most suitable for creating pattern of mid-block open space for the subject block and future potential development in the area.

- (3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is seeking an exception to dwelling unit exposure requirements, since the Project includes dwelling units. Given the overall quality of the Project and its design, the Commission supports the exception to the rear yard requirement, since the proposed units would not be afforded undue access to light and air. Overall, the Project meets the intent of exposure and open space requirements defined in Planning Code Sections 135 and 140; therefore, the modification of the rear yard is deemed acceptable.

- B. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.**

In addition to the modification of the requirements for rear yard, the Project is seeking modifications of the requirements for dwelling unit exposure (Planning Code Section 140).

Under Planning Code Section 140, all dwelling units must face onto a public street, public alley or an open area, which is at least 25-feet wide. The Project organizes the dwelling units to have exposure either on one of the public streets (Brannan Street or Langton Street) or the rear yard. Since the modified rear yard is not Code Complying as an inner court the building should be stepping back five feet from the fourth through seventh floors. Therefore, 8 of the dwelling units do not face an open area which meet the dimensional requirements of the Planning Code. These dwelling units still face onto an inner courtyard; therefore, these units are still afforded access to light and air. Given the overall design and composition of the Project, the Commission is in support of this exception, due to the Project's high quality of design and amount of open space.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

SHOWPLACE SQUARE/POTERERO HILL AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1

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

Policy 1.1.2

In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.

OBJECTIVE 1.2

IN AREAS OF SHOWPLACE/POTERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.2

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

OBJECTIVE 1.6

IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN SHOWPLACE SQUARE/POTRERO HILL.

Policy 1.6.1

Minimize exposure to air pollutants from existing traffic sources for new residential developments, schools, daycare and medical facilities.

HOUSING

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENT HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

BUILT FORM

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

The Project's mass and scale are appropriate for a corner lot and the surrounding context, which is characterized by two- to four-story industrial, live/work, and retail development on the subject block. A six-story mixed use building with over 500 residential units is located across Brannan Street to the south. The surrounding neighborhood is varied with many examples of smaller-scale residential properties along Langton Street and larger-scale industrial properties to the west along Brannan Street. Overall, the building design and scale complement the neighborhood context. The proposed in-fill project is consistent with the immediate context for height and density in the area. The Project is located in the area designated to encourage development of new housing. The Project provides 25 out of the 50 total dwelling units that have two bedrooms, this contributes to the City's stock of housing suitable for families. The project proposes to locate the parking below grade from Langton Street frontage. All street frontages have an active use that meet the guidelines for ground floor residential design. The currently undeveloped Langton Street will be improved and sidewalks will be added according to Planning Department guidelines for Better Streets. Thus, the Project is appropriate and consistent with the General Plan.

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

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

The project will provide neighborhood-serving retail uses. The Project provides 50 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The Project site does possess any existing housing. The Project would provide 50 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is a high quality design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project site does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 9 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project Site is served by nearby public transportation options. The Bay Area Rapid Transit District (BART) stop at Civic Center, approximately 0.7 miles northwest of the project site. The project site is within a quarter mile of several local transit lines, including 8-Bayshore, 10-Townsend, 12-Folsom/Pacific, 14X-Mission Express, 19-Polk, 27-Bryant, 47-Van Ness, 8AXBayshore A Express, 8BX-Bayshore B Express and 83X-Mid-Market Express. The Project also provides below grade off-street parking below the principally permitted amounts and sufficient bicycle parking for residents and their guests.

- 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 does not include commercial office development. Although the Project would remove a PDR use, the Project does provide new housing, which is a top priority for the City.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

A preliminary shadow study found that The Project does not cast shadow on any Recreation and Parks property and additional study of the shadow impacts was not required per Planning Code Section 295.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building

permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit on November 19, 2018 and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

12. 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.
13. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2015-015789ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 8, 2019 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 25, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 25, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow the demolition of an existing 12,605 two-story, reinforced concrete industrial building and new construction of approximately 58,553 gsf, seven-story-over-basement, 68-ft tall, mixed-use building with 50 dwelling units, 2,104 square feet of ground floor commercial, and 22 off-street parking spaces located at 828 Brannan Street, on Assessor's Block 3780 Lot 004E, pursuant to Planning Code Sections 329 and 843, within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated ~~August 21, 2018~~ April 8, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2015-015789ENX and subject to conditions of approval reviewed and approved by the Commission on April 25, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 25, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2015-015789ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

7. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:
- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

8. **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

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

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

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

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

11. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: On site below the sidewalk or street of Langton easement. This location has the following design considerations: The frontage on Brannan is less than 75 feet and can not accommodate a transformer vault in the street frontage. The Langton frontage is not a public right of way and can accommodate the transformer below grade. To place it in the ground floor would necessitate losing a residential unit. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

12. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

13. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

PARKING AND TRAFFIC

14. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

15. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit.

Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

16. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

17. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 56 bicycle parking spaces (fifty Class 1 and three class 2 spaces for the residential portion of the Project and one Class 1 and two Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

18. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than twenty-two (22) off-street parking spaces.

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

19. **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

PROVISIONS

20. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

21. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

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

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

23. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

24. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

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

25. **Eastern Neighborhoods Usable Open Space In Lieu Fee for EN Mixed Use Non-residential Projects.** The Project is subject to the Eastern Neighborhoods Usable Open Space In-Lieu Fee, as applicable, pursuant to Planning Code Section 426.

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

MONITORING - AFTER ENTITLEMENT

26. **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

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

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

OPERATION

28. **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>

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

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

INCLUSIONARY AFFORDABLE HOUSING

30. **Eastern Neighborhoods Affordable Housing Requirements for UMU.** The Project is subject to the Eastern Neighborhoods Affordable Housing Requirements for UMU, as applicable, pursuant to Planning Code Section 419.3. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- A. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. The Project contains 50 units; therefore, 9 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 9 affordable

units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

- B. **Unit Mix.** The Project contains 10 studios, 15 one-bedroom, and 25 two-bedroom, and units; therefore, the required affordable unit mix is 2 studios, 3 one-bedroom, and 4 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
- C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 18% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- D. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- E. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for

rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

- F. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.
- G. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than ~~18-XXXX~~ percent (~~XX18~~%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.
- H. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
- I. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.
- J. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
- K. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.
 - i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection

("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

Received at CPC Hearing 4/15/19
S. Adina



Adina, Seema (CPC)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Saturday, April 20, 2019 12:32 PM
To: Adina, Seema (CPC)
Subject: 5 Third Street Hearst Building Hearing on 4/25/2019 2016-0073CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Adina,

Good afternoon.

As a follow up to my comments at the HPC hearing on March 20th, I wanted to write to you about the Julia Morgan penthouse.

I am sorry I did not write to you before, but I did not know that the hearing was being held on Thursday and I did not submit anything in writing at the HPC.

I just looked through the packet for Thursday really quickly and it is not clear to me what if anything of the penthouse is being preserved or re-used.

I thought the gentlemen with the project said after the HPC hearing when we all had a conversation out in the hallway that they were going to preserve something....but anyway....

I am sorry if I missed it, and the penthouse is being preserved in some form, but I am really busy this weekend and next week as well and I wanted to get the email off to you quickly since I just saw that it was on the Agenda for this coming Thursday.

Let me say the following which I think is pretty much what I said on March 20th at the HPC:

This penthouse is part of the "package" of work that Julia Morgan did on the Hearst Building in 1938.

As I learned deep into reading the packet before the HPC hearing this "penthouse" was built as a "lunchroom" for the employees (Page 25 of the Historic Structure Report), not as a "conference room" as it is mostly referred to in the published materials.

Also, there is a very cool photo of employees in the lunchroom around page 109, as well as photos of the exterior of the structure including the fabulous tile and the little bird house, the steel windows, etc.

I am assuming that either Julia Morgan or the Hearst Family (or both) wanted a pleasant escape for their employees of the flagship newspaper....not all that different than we are seeing now with the fancy in-house cafeterias that the Tech companies want to provide.

I think this lunchroom should be somehow incorporated into the plans for the swanky roof deck.

It is a very interesting structure and it is "a Julia Morgan".

8/20/17
2017.2

It is wonderful the Project Sponsors are preserving the lobby and the niche that leads to the stairs beyond the elevators in the existing building....*how could they not....*but I think since this lunchroom was obviously considered to be important to the 1938 project it should be preserved. If it wasn't an important part of the renovation, then why did Julia Morgan design it?

I usually do not comment on items that are outside of Noe Valley or do not pertain to housing issues that may relate to Noe Valley, but I think this is an important San Francisco historic preservation issue given that it involves Julia Morgan and the Hearst Empire.

Thank you.

Sincerely,

Georgia Schuttish



Received at CPC Hearing 4/25/19
S. Alina

**SAN FRANCISCO
PLANNING DEPARTMENT**

**Historic Preservation Commission
Motion No. 0372
Permit to Alter
MAJOR ALTERATION**

HEARING DATE: MARCH 20, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-007303PTA
Project Address: 5 Third Street
Category: Category I (Significant Building, No Alterations)
Zoning: C-3-O (Downtown-Office)
120-X Height and Bulk District
Block/Lot: 3707/057
Applicant: Caroline Guibert Chase
Coblentz Patch Duffy & Bass LLP
1 Montgomery Street, Suite 3000
San Francisco, CA 94104
Staff Contact Rebecca Salgado - (415) 575-9101
rebecca.salgado@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY I (SIGNIFICANT) PROPERTY LOCATED ON LOT 057 IN ASSESSOR'S BLOCK 3707. THE SUBJECT PROPERTY IS WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 27, 2017, Caroline Guibert Chase of Coblentz Patch Duffy & Bass LLP ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for work at the subject property. The subject building is located on Lot 057 in Assessor's block 3707, a Category I (Significant) property locally designated under Article 11, Appendix F of the Planning Code.

Specifically, the proposal would convert the existing Hearst Building from mixed-use office to a mixed-use hotel, including modifications to the rooftops of both buildings on the lot to include new event space and rooftop bar and patios. The proposed project would result in an approximately 131,550 gross square foot building, with up to 170 hotel rooms, approximately 5,920 square feet of office space, approximately 11,393 square feet of retail space, including approximately 422 square feet of general retail, and approximately 4,005 square feet of restaurant/bar uses. Specifically, the proposal includes:

- Alterations to the existing thirteenth-floor main rooftop at 5 Third Street, including the removal of the existing water tower, elevator/stair house enclosure, conference penthouse, and portions of the existing event space/bocce court penthouse structure and construction of new mechanical and elevator penthouses and a rooftop bar/event space: Of the rooftop elements proposed to be removed, none would be considered character-defining features of the building other than the one-story conference penthouse, which was designed by Julia Morgan as part of her 1938 alterations to the property. The new rooftop additions will be minimally visible from a public right-of-way at a distance. None of the proposed rooftop additions will be visible over the primary facades of the building.
- Construction of a new mechanical enclosure and rooftop terrace on the ninth-floor roof of 5 Third Street's annex, 190 Stevenson Street: The terrace and new mechanical enclosure would be accessed via an existing window opening at the visible south secondary elevation of 5 Third Street, which would have its sills dropped to serve as a door. The new mechanical enclosure will not be visible from a public right-of-way. Adjacent to the new mechanical enclosure, new window openings are proposed at an existing two-story-tall windowless connector element between 5 Third Street and 190 Stevenson Street at the seventh and eighth floors.
- Construction of a new rooftop terrace and mechanical enclosure at 17-29 Third Street, at the southwest corner of the lot: This rooftop terrace would be accessed via three existing window openings at the visible south secondary elevation of 5 Third Street and visible west secondary elevation of 190 Stevenson Street, which would have their sills dropped to serve as doors. Due to the difference in floor height from 5 Third Street to 17-29 Third Street, the proposed roof deck would need to be elevated on an approximately 6-foot-tall platform. As proposed, the new deck's railing would be visible from a public right-of-way at certain vantage points.
- Rehabilitation and repair of ground-floor storefronts at 5 Third Street and 17-29 Third Street: At 5 Third Street, this work would include the repair and retention of historic cast-iron storefront framing at the Market Street, Third Street, and Stevenson Street facades, the replacement of non-historic aluminum storefront framing with new aluminum storefront framing, the removal of one existing non-historic storefront entrance each at the Market Street and Third Street facades, and the removal of non-historic awnings flanking the main entrance to the building. At 17-29 Third Street, the proposed storefront work would include removal of the existing non-historic storefront systems and signage at the Third Street and Stevenson Street facades, and installation of new storefront openings at both facades with aluminum framing to include paneled bulkheads and transoms, with two sets of recessed paired entrance doors at the Third Street façade and one set of recessed paired entrance doors at the Stevenson Street façade. Canvas awnings are proposed within the new storefront openings at 17-29 Third Street.
- Façade and window restoration and repairs at 5 Third Street and 17-29 Third Street: At both buildings, this work would include cleaning of graffiti and surface dirt; crack, spall, and glaze repairs at the historic brick and terra cotta; repointing of deteriorated mortar joints; sheet-metal repairs; and repainting of select windows. In addition, non-historic cement plaster, wood paneling, and ceramic tile cladding at the base of 17-29 Third Street would be removed, and new brick cladding that more closely matches the historic brick found at the upper floors of the building would be installed at both facades at the base of the building. The metal fire escape would be removed from the Stevenson Street façade of 17-29 Third Street, and anchor points would be patched.
- Interior alterations at all floors of the existing buildings at 5 Third Street, 190 Stevenson, and 17-29 Third Street: The majority of this work will not affect any publicly accessible interior spaces of the

building. The publicly accessible historic lobby, part of Julia Morgan's 1938 alterations to the building, would be retained and slightly modified to create two doorway openings in the existing niches adjacent to the elevator banks, connecting the adjacent reception and restaurant spaces. The publicly accessible historic corridors throughout the building will largely be retained, including the historic corridor doors, marble wall cladding, and flooring. The project would include seismic and structural building system upgrades.

WHEREAS, a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review on August 22, 2018; and

WHEREAS, the Draft IS/MND was available for public comment until September 11, 2018; and

WHEREAS, on September 11, 2018, two separate appellants, Rachel Mansfield-Howlett of Provencher & Flatt, LLP, on behalf of Friends of Hearst Building, and Yasin Salma, filed letters appealing the determination to issue a MND. Both appellants provided supplemental appeal letters. The supplemental letter and material from friends of Hearst Building was received November 15, 2018. Accordingly, the Department requested a continuance in order to assess the information and prepare a supplemental response, which the Planning Commission granted; and

WHEREAS, on February 14, 2019, the Planning Commission reviewed and considered the issues on appeal, and, finding that the project could have no impact on the environment, affirmed the Negative Declaration, which at that time was considered final, or a Final Mitigated Negative Declaration (FMND). The Planning Commission also found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

WHEREAS, the Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning, and that the summary of comments and responses contained no significant revisions to the Draft IS/MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31; and

WHEREAS, the Planning Department, Director of Commission Affairs, is the custodian of records, located in File No. 2016-007303, at 1650 Mission Street, Fourth Floor, San Francisco, California; and

WHEREAS, the Planning Department prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action; now therefore, be it

WHEREAS, on March 20, 2019, the Historic Preservation Commission ("HPC") conducted a duly noticed public hearing on Permit to Alter application No. 2016-007303PTA ("Project").

WHEREAS, in reviewing the application, the HPC has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and

has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

WHEREAS, the HPC has reviewed and considered the IS/FMND and the record as a whole, finds that the FMND is adequate for its use as the decision-making body for the Project, that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

WHEREAS, the HPC hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto and commits to all required mitigation measures identified in the IS/MND and contained in the MMRP.

MOVED, that the Commission hereby APPROVES the Permit to Alter, in conformance with the architectural plans dated March 20, 2019, and labeled Exhibit A on file in the docket for Case No. 2016-007303PTA based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Major Permit to Alter, staff recommends the following conditions:

1. Prior to the issuance of demolition or site permits, the Project Sponsor shall undertake Historic American Building Survey (HABS) documentation of the subject property, as noted in Cultural Resources Improvement Measure "I-CR-A: Historic Resource Documentation" from the project's MMRP (attached to this case report as Exhibit C) as a condition of approval for the project.
2. As part of the site permit, planning staff shall review and approve material samples of the proposed exterior cladding for the thirteenth-floor rooftop additions at 5 Third Street.
3. As part of the site permit, planning staff shall review and approve materials and detailing of the proposed roof deck at 17-29 Third Street, including updated drawings and material samples.
4. As part of the site permit, planning staff shall review and approve shop drawings of the areas where the historic cast-iron at 5 Third Street is being replicated, as well as a mock-up of the replicated storefront infill at an area where this infill will directly interact with the historic storefront fabric.
5. As part of the site permit, planning staff shall review and approve shop drawings of new storefront infill at 5 Third Street and its annex that will not replicate the historic cast iron storefront elements but will be installed within and adjacent to this historic fabric, as well as a mock-up of this new storefront infill at an area where this infill will directly interact with the historic storefront fabric.
6. As part of the site permit, planning staff shall review documentation provided by the Project Sponsor of existing conditions observed at 17-29 Third Street after the removal of any non-historic fabric at the base of the building to determine whether any historic storefront elements remain extant at the base of the building. If extant, these features shall be retained if they are in fair or repairable condition, and shall inform the final design of the new storefront infill.
7. As part of the site permit, planning staff shall review and approve shop drawings and finish samples of the new storefront infill at 17-29 Third Street.

8. As part of the site permit, the Project Sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to the historic masonry and terra cotta cladding at 5 Third Street and 190 Stevenson Street as well as the brick and terra cotta cladding at 17-29 Third Street, as noted in Cultural Resources Improvement Measure "I-CR-B: Construction Best Practices for Historic Resources" from the project's MMRP (attached to this case report as Exhibit C) as a condition of approval for the project.
9. As part of the site permit, the Project Sponsor shall provide specifications prepared by a qualified conservator for all proposed cleaning and repair work at the building's exterior.
10. As part of the site permit, the Project Sponsor shall provide mock-ups for all proposed cleaning and repair methods at the building's exterior.
11. As part of the site permit, planning staff shall review documentation provided by the Project Sponsor of existing conditions observed at 17-29 Third Street after the removal of any non-historic fabric at the base of the building to determine whether any underlying historic cladding materials are extant. If extant and in repairable condition, this cladding shall be repaired and left exposed with guidance from Planning Staff.
12. As part of the site permit, the Project Sponsor shall provide material samples and on-site mock-ups for any proposed new façade cladding materials at 17-29 Third Street.
13. As part of the site permit, the Project Sponsor shall prepare an interpretation plan for the property to be reviewed and approved by Staff, to be implemented in the completed project.
14. In the event that the penthouse portion of the project is reduced in scope, the review of the reduced scope of work shall be delegated to Staff.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the character of the Conservation District as described in Section 1111.6 and Appendix F of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance:

- Although the proposed project involves a change in use of the property, from mixed-use office to a mixed-use hotel, the historic property's distinctive lobby, high-ceilinged ground-floor commercial spaces, and upper-floor pattern of small office spaces accessed via long corridors are already well suited for conversion to a hotel, and will not require any major changes to the publicly accessible and visible character-defining features of the building or the surrounding landmark district;
- The proposed work at the thirteenth-floor roof of 5 Third Street will not remove or destroy any historic materials, features, or spatial relationships that characterize the property, beyond the removal of the one-story conference penthouse, which is among the alterations

made to the building by master architect Julia Morgan in 1938. The conference penthouse, which was not historically or currently open to the public, has simple massing and materials overall, although the west façade retains historic decorative details including patterned tile paneling, a wood birdhouse, and steel multilite windows. The interior of the penthouse has been heavily altered. Although the removal of the penthouse would remove a character-defining feature of the building, the penthouse is not visible from a public right-of-way, and the historic character of the property as viewed from public rights-of-way will not be altered by the removal of the penthouse. The remaining majority of the Julia Morgan alterations to 5 Third Street, including all features available to the public such as the main entrance, lobby, and rooftop cornice, will remain as part of the proposed project. Where minimal alterations occur, the work will comply with the Secretary of the Interior's Standards;

- The proposed thirteenth-floor rooftop additions at 5 Third Street will be less prominent than existing rooftop additions at the roof, and will be simple and understated in their massing and composition. Cladding for the new rooftop additions will consist of contemporary materials that are compatible with the surrounding historic materials in a manner that appropriately references the District. Portions of the new additions will be minimally visible from a distance over the secondary south and east elevations of the building, and will not be visible from a public right-of-way over the primary Market Street and Third Street facades;
- The proposed work at the ninth-floor roof of the Hearst Building Annex, 190 Stevenson Street, will not be visible from a public right of way, and will not remove or destroy any historic materials, features, or spatial relationships that characterize the property;
- The proposed work at the fourth-floor roof of 17-29 Third Street will not remove or destroy any historic materials, features, or spatial relationships that characterize the property. The proposed roof deck will be only minimally visible from the street, and will be set back from the existing roof parapet and constructed and detailed to avoid attracting undue attention to the visible portions of the roof deck.;
- The proposed work at the property's storefronts will not remove or destroy any historic materials, features, or spatial relationships that characterize the property. The work will remove non-historic storefront infill and awnings that are incompatible with the property and the District. The proposed storefront infill at portions of 5 Third Street where missing portions of the historic cast-iron storefronts will be replicated will match the historic materials in terms of its materials, details, and finish;
- Although the proposed design of the new storefronts at 17-29 Third Street are not based on any remaining physical remnants of historic storefront systems and no historic photographs have been located to guide the design of the new storefronts, their simple detailing and traditional configuration with paneled bulkheads and transoms will allow the new storefronts to be compatible with the historic building and district without creating a false sense of historical development;
- The proposed new aluminum storefront infill at both 5 Third Street and 17-29 Third Street, while contemporary in design, will be compatible with the historic storefront elements found at the building and throughout the District. The increased areas of transparent glazing in the new and rehabilitated storefronts will contribute to the activity of the public realm, and are in line with historic storefronts in the District; and,

- The proposed cleaning and repair work at all building on the property will be done with the guidance of Planning Staff, and will be undertaken using the gentlest and most limited means possible so as not to cause damage to historic materials.
- The fire escape proposed to be removed from 17-29 Third Street is utilitarian in character, and is not a character-defining feature of the building;
- The proposed interior alterations will not involve the removal or alteration of any historic character-defining features at the subject property, beyond minor alterations to portions of the main lobby at 5 Third Street, which is part of the alterations made to the building by master architect Julia Morgan in 1938. Alterations at the lobby are limited to the insertion of new door openings in plain marble paneling at two recessed niches adjacent to the historic elevators. This work will not alter or obscure any decorative historic finishes in the lobby, and will have a minimal impact on the spatial experience of the lobby; and
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest

means possible.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For these reasons, the proposal overall is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building and the district in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

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

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code.

DECISION

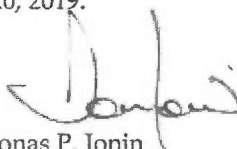
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES** a **Permit to Alter** for the property located at Lot 057 in Assessor's Block 3707 for proposed work in conformance with the architectural submittal dated March 20, 2019, and labeled Exhibit A on file in the docket for Case No. 2016-007303PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. 0372. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission **APPROVES** the foregoing Motion on March 20, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

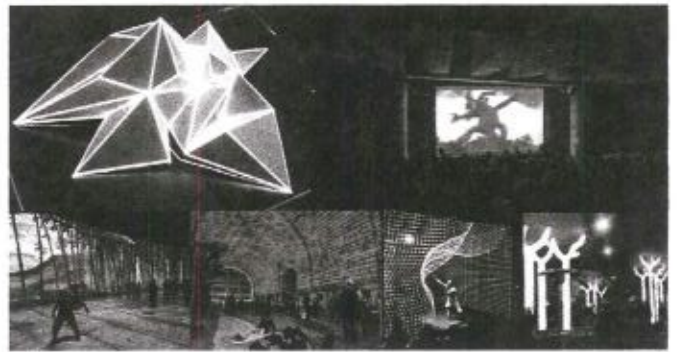
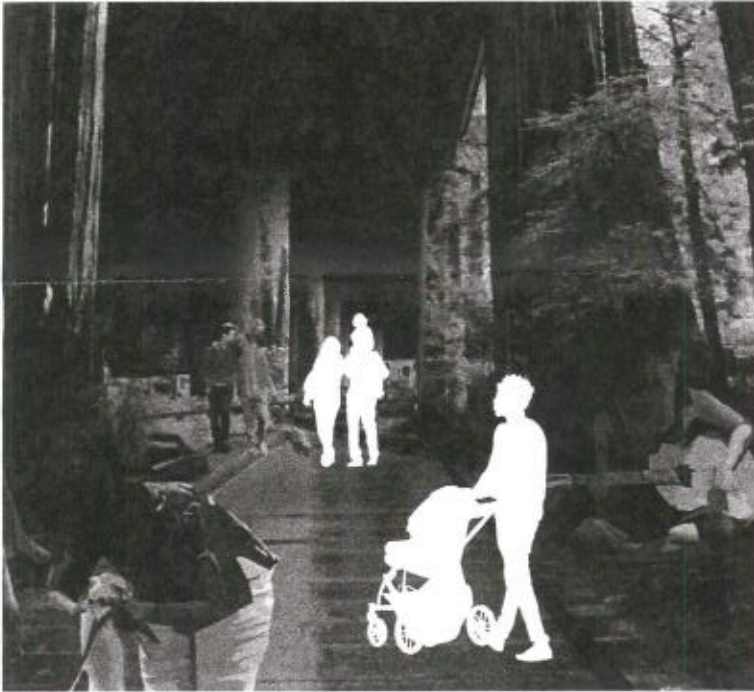
NAYS: None

ABSENT: Johns

ADOPTED: March 20, 2019

20th St Underpass Pop-up Event

Thursday, April 25, 7:30-9:30 pm
20th St & Minnesota St, Dogpatch



When is the last time you had fun in an underpass?

Students from the CCA are working with SF Planning, the Green Benefit District (GBD) and the community to explore creative strategies from the **Central Waterfront - Dogpatch Public Realm Plan** to activate Dogpatch's underpasses. The public event will feature student installations that explore activation concepts using **lightweight constructions, digital projection technologies, light and sound**. Students and partners will make informal presentations followed by discussion. **Community feedback will be encouraged - please join us!**

More Info + RSVP: <http://digitalcraft.cca.edu/events>

change.org

Received at CPC Hearing 4/25/19
J. Francis

Recipient: SF Planning Dept, SF Heritage

Letter: Greetings,

Save the Historic Brick Buildings at the Potrero Power Station!

818 SIGNATURES AS OF 4.25.19

PETER LINENTHAL
POTRERO HILL ARCHIVES PROJECT
PPOTRERO@PACBELL.NET

Signatures

Name	Location	Date
peter linenthal	san francisco, CA	2019-04-17
Roger Grunwald	San Francisco, CA	2019-04-17
Maren Amdal	San francisco, US	2019-04-17
Henrik Kam	San Francisco, CA	2019-04-17
Rodney Minott	San Francisco, CA	2019-04-17
Katharine Minott	Santa Cruz, CA	2019-04-17
Miriam Kasin	Berkeley, US	2019-04-17
Berry Minott	San Francisco, CA	2019-04-17
Ruth Miller	san francisco, US	2019-04-17
Jon Rendell	San Francisco, CA	2019-04-17
SHERRIE GROSHONG	San Francisco, CA	2019-04-17
Vic Ferrer	San Francisco, CA	2019-04-17
Les Hanson	San Francisco, CA	2019-04-17
Donovan Lacy	San Francisco, CA	2019-04-17
Cynthia Benjamin	San Francisco, US	2019-04-17
Susan Nance	San Francisco, CA	2019-04-17
Jim Kehoe	San Francisco, CA	2019-04-18
Ann Nore	San Francisco, US	2019-04-18
SUSAN BACKMAN	San Francisco, US	2019-04-18
Manjot Kochar	US	2019-04-18

Name	Location	Date
Dominic Martello	San Francisco, CA	2019-04-18
marc heide	san francisco, CA	2019-04-18
Kepa Askenasy	San Francisco, CA	2019-04-18
Arcadia Smails	San Francisco, CA	2019-04-18
Christopher Pechota	Middletown, US	2019-04-18
Kate Connell	San Francisco, CA	2019-04-18
Laurie Stevenson	San Francisco, CA	2019-04-18
Gary Horowitz	San Francisco, CA	2019-04-18
Sebra Leaves	San Francisco, US	2019-04-18
JON INWOOD	Brooklyn, NY	2019-04-18
Brian Doucette	San Francisco, CA	2019-04-18
Ben Wood	San Francisco, CA	2019-04-18
Kent Roberts	Brisbabe, CA	2019-04-18
Christopher Haywood	San diego, US	2019-04-18
Tina Lindinger	Union City, CA	2019-04-18
Kelsey Hirsch	San Francisco, US	2019-04-18
Claire Colangelo	Santa Rosa, US	2019-04-18
Gyselle Diaz	San Francisco, CA	2019-04-18
Mike Krasilnikoff	San Francisco, CA	2019-04-18
Hollis Nolan	San Francisco, CA	2019-04-18
Phoebe Douglass	San Francisco, CA	2019-04-18
Michael Pfeffer	San Francisco, CA	2019-04-18

Name	Location	Date
Kathy Pagan	San Francisco, CA	2019-04-18
Judith Berkowitz	San Francisco, CA	2019-04-18
Behnam Vadi	San Francisco, CA	2019-04-18
Ford Mastick	Santa Rosa, CA	2019-04-18
Jean Barish	San Francisco, CA	2019-04-18
Nathan Fousek	Medina, US	2019-04-18
Addyson Hefta	Forest River, US	2019-04-18
Kirsten Selberg	San Francisco, CA	2019-04-18
Minecraftpastawriter Washere	Sussex, US	2019-04-18
BJ Daugherty	Apopka, FL	2019-04-18
Alison Heath	San Francisco, CA	2019-04-18
Lawrence Klein	San Francisco, CA	2019-04-18
Lesley Tannahill	San Francisco, US	2019-04-18
r. sinnot	San Francisco, CA	2019-04-18
Micky & Rose Marie Ostler	San Francisco, US	2019-04-18
Peter Delacorte	San Francisco, US	2019-04-18
Ryan Tobin	SAN FRANCISCO, CA	2019-04-18
Eileen Bray	San Francisco, CA	2019-04-18
jeanette au	Sa Francisco, CA	2019-04-18
Art Agnos	San Francisco, US	2019-04-18
mercedes curutchet	New York,, NY	2019-04-18
Carol Lourie	Berkeley, US	2019-04-18

Name	Location	Date
Kathleen Burch	San Francisco, US	2019-04-18
david fletcher	San Francisco, US	2019-04-18
Carol Goshö	San Mateo, CA	2019-04-18
Doug Bailey	San Francisco, US	2019-04-18
Nancy Pocino	Sewell, NJ	2019-04-18
Ed Rudolph	San Francisco, CA	2019-04-18
Ben Krone	San Bruno, CA	2019-04-18
rose de Heer	San Francisco, CA	2019-04-18
LAURA ODOOVAN	San Francisco, CA	2019-04-18
Jim Van Buskirk	San Francisco, CA	2019-04-18
Barbara Angeli	San Francisco, CA	2019-04-18
Carolyn Anderson	Los Angeles, US	2019-04-18
LisaRuth Elliott	San Francisco, CA	2019-04-18
shawna mcgrew	san francisco, CA	2019-04-18
Chet Roaman	San Francisco, US	2019-04-18
Janet Carpinelli	San Francisco, US	2019-04-18
Carol Sundell	San Francisco, CA	2019-04-18
John deCastro	San Francisco, CA	2019-04-18
Phillip Galgiani	New Paltz, NY	2019-04-18
Greg Marell	Oakland, US	2019-04-18
Ana Gonzalez-Lane	San Francisco, US	2019-04-18
Chris Gray	Santa Cruz, US	2019-04-18

Name	Location	Date
Lisa C Galli	Alameda, US	2019-04-18
Hannah galgiani	Denver, US	2019-04-18
Claudia Landivar	San Francisco, CA	2019-04-18
Fran Cullen	Union City, CA	2019-04-18
Helena Chiu	San Francisco, CA	2019-04-18
Brenda Beebe	San Francisco, CA	2019-04-18
Jodalys Cruz	Sanford, US	2019-04-18
Lily Kurkjian	San Francisco, CA	2019-04-18
Mary Wasserman	San Francisco, US	2019-04-18
Tee Minot	San Francisco, CA	2019-04-18
Joan King	San Francisco, CA	2019-04-18
Glenn Lym	San Francisco, CA	2019-04-18
Elizabeth Bullard	San Francisco, US	2019-04-18
Joyce Hansen	Hayward, CA	2019-04-18
Mary Renner	San Francisco, CA	2019-04-18
Irene Fertik	Albuquerque, NM	2019-04-18
Carl Hangee-Bauer	San Francisco, US	2019-04-18
Mariangela Mistretta	San Francisco, CA	2019-04-18
Philip Schwartz	San Francisco, CA	2019-04-18
Michele Hangee-Bauer	San Francisco, CA	2019-04-18
Anne Subercaseaux	San Francisco, US	2019-04-18
Philip Anasovich	San Francisco, US	2019-04-18

Name	Location	Date
Julia Mclung	Sebastopol, CA	2019-04-18
Paula Aspin	San Francisco, US	2019-04-18
Dave Smith	Alpine, US	2019-04-18
Jackie Link	San Francisco, US	2019-04-18
Florence Miller	Fremont, CA	2019-04-18
Lani Boucher	San Francisco, CA	2019-04-19
ward schumaker	San Francisco, CA	2019-04-19
Nick Hidek	Fernley, NV	2019-04-19
Meredith Watts	San Francisco, CA	2019-04-19
Patrick Hoctel	San Francisco, US	2019-04-19
Audra Angeli-Morse	San Francisco, CA	2019-04-19
Regina North	Los Altos, US	2019-04-19
Philip Bowles	San Francisco, CA	2019-04-19
David Glober	San Francisco, CA	2019-04-19
Patricia Mallen	San Francisco, CA	2019-04-19
Shannon Goecke	San Francisco, CA	2019-04-19
Beau Wrightson	San Francisco, CA	2019-04-19
Suzanne Dumont	San Francisco, CA	2019-04-19
pamela axelson	San Francisco, US	2019-04-19
Peter Stansky	Burlingame, CA	2019-04-19
Robin Talmadge	San Francisco, CA	2019-04-19
Ergin Guney	San Francisco, US	2019-04-19

Name	Location	Date
Beverly Dahlen	San Francisco, CA	2019-04-19
Sean Slawson	Concord, CA	2019-04-19
Evan Wilkerson	San Francisco, US	2019-04-19
Deborah Robbins	San Francisco, US	2019-04-19
Stéphane Normand	Compiègne, France	2019-04-19
Alke Schmidt	Walthamstow, England, UK	2019-04-19
Sheryl Yeboah	Columbus, US	2019-04-19
Wendy Poteat	Graham, US	2019-04-19
Joel Graham	West Des Moines, US	2019-04-19
Karen Kinser	San Francisco, CA	2019-04-19
Peter Wiley	San Francisco, CA	2019-04-19
Elizabeth Chester	San Francisco, US	2019-04-19
Judith Hughes	San Francisco, CA	2019-04-19
Tamim Ansary	San Francisco, US	2019-04-19
karla lopez	Fort Lauderdale, US	2019-04-19
Jane Koski	Benicia, CA	2019-04-19
Vivienne Flesher	San Francisco, CA	2019-04-19
Katherine Gobern	Sunrise, US	2019-04-19
Terence Craig	San Jose, CA	2019-04-19
James Connell	East Weymouth, MA	2019-04-19
Patrick Marks	San Francisco, CA	2019-04-19
Susan Taggart	San Francisco, US	2019-04-19

Name	Location	Date
Linda Chown	Grand Rapids, MI	2019-04-19
Lalitha Bardalaye	San Francisco, CA	2019-04-19
Yolanda Ibarra	El Reno, US	2019-04-19
REBEKAH KIM	San Francisco, US	2019-04-19
Ivan Cheng	San Francisco, US	2019-04-19
Daniel Castellon	Washington, US	2019-04-20
Damon Ring	Fortuna, US	2019-04-20
Sasha Basso	San Francisco, US	2019-04-20
Mark Paez	San Francisco, US	2019-04-20
Shelley Hanson	US	2019-04-20
Jillian Etheridge	Hattiesburg, US	2019-04-20
David Page	San Francisco, CA	2019-04-20
Louis Pain	Washougal, WA	2019-04-20
Dustin Davis	Barre, US	2019-04-20
Franklin Cariffe	San Francisco, CA	2019-04-20
Tao Catarisio	Jacksonville, US	2019-04-20
Ellen Lunter	Palos Heights, IL	2019-04-20
Howard Nguyen	Garden Grove, US	2019-04-20
Jeff Horton	Royal Oak, US	2019-04-20
Almira Decena	US	2019-04-20
Sidney Jankanish	Lake Forest, US	2019-04-20
Destiny Shoemaker	Vancouver, US	2019-04-20

Name	Location	Date
Marcia Cleaver	Fairfield, US	2019-04-20
Erica Uhlenbeck	New York, US	2019-04-20
Megan Mailman	Ludlow, US	2019-04-20
Debbie Gray	Linden,, US	2019-04-21
Jaxon Beare	Chicago, US	2019-04-21
Kayla Lee	Shelby, US	2019-04-21
Tammie Couch	La Grande, US	2019-04-21
Eni Foncham	Houston, US	2019-04-21
seth yeaman	lake matthews, US	2019-04-21
Maxine Thomas	Sherman, US	2019-04-21
Kari Taylor	Winston-Salem, US	2019-04-21
Brooke Miller	Annapolis, US	2019-04-21
Lucille Aceves	Mira loma, CA	2019-04-21
Utkarsh Nath	Fremont, US	2019-04-21
Nicole Devittorio	Jackson, US	2019-04-21
Whitney Rouse	Carlock, US	2019-04-21
Verna Bacuetes	Poway, US	2019-04-21
Jill Stevenson	Butler, US	2019-04-21
Martin Laird	Houston Texas, US	2019-04-21
sophia denison	Altoona, US	2019-04-21
Katelyn Surprise	Beaverton, US	2019-04-21
Stephanie Callinan	Cincinnati, US	2019-04-21

Name	Location	Date
James Keller	Henderson, US	2019-04-21
Lynette Malizia	Fiskdale, US	2019-04-21
Robert Burkholder	New York, NY	2019-04-21
Vianey Meza	Portland, US	2019-04-21
Meghan Moore	Longmont, US	2019-04-21
Lowry Thompson	Augusta, US	2019-04-21
Michelle Bagalini	El Cajon, US	2019-04-21
Sarah McClenaghan	Lock Haven, US	2019-04-21
Barbara Cressman	San Jose, CA	2019-04-21
Kelly Simmons	Douglasville, US	2019-04-21
maggie donaldson	Provo, US	2019-04-21
Asha Armstrong	Chicago, US	2019-04-21
Bettina Epp	Los Altos, CA	2019-04-21
Cindy Brannon	Decatur, US	2019-04-21
Lisa Woble	New London, US	2019-04-21
aimee joyaux	petersburg, US	2019-04-21
Jacob McCabe	Eustis, FL	2019-04-21
Nadine Machuca	Valdosta, US	2019-04-21
Leah Zimmer	Cincinnati, US	2019-04-21
Robert Martin	Virginia Beach, US	2019-04-21
Eva Freeman	Dallas, US	2019-04-21
Robert Chiles	Okc, US	2019-04-21

Name	Location	Date
Richard Fagan	Nyack, US	2019-04-21
Patrick Myers	Waynesville, US	2019-04-21
Terri Girtain	Pennsville, US	2019-04-21
Emma Sanchez	Miami, US	2019-04-21
Kristen Rainiero	Jacksonville, US	2019-04-21
Jose Asturias	El Paso, US	2019-04-21
Menefee Huff	Summerville, US	2019-04-21
Shiva Hemati	Sterling Heights, US	2019-04-21
Misa Grenier	Viroqua, US	2019-04-21
Merri Kaplan	Indio, CA	2019-04-21
Richard Argueta	Lawrenceville, US	2019-04-21
Suzanne Scogin	Bethlehem, US	2019-04-21
Leah Plesofsky	San Juan Capistrano, CA	2019-04-21
Aidan Whitney	Hanover, US	2019-04-21
Gretchen Gehres	Sam mateo, US	2019-04-21
Lynne Olson	Elbow Lake, US	2019-04-21
Sandra Grant	Merritt Island, US	2019-04-21
Megan Pickler	Madison, US	2019-04-21
Margaret Miller	Clarinda, US	2019-04-21
John Ruegg	Rochester, MN	2019-04-21
Deborah Clase	Hollywood, US	2019-04-21
Karen Penstock	Lawton, US	2019-04-21

Name	Location	Date
Phil Freitas	Modesto, US	2019-04-21
Douglas Strach	Riverbank, US	2019-04-21
Macie King	Oklahoma City, US	2019-04-21
Molly Pike	Marion, US	2019-04-21
Anna Pellizzari	Weston, US	2019-04-21
Shannon Jones	Castro Valley, US	2019-04-21
AUSTIN GABHART	Lancaster, US	2019-04-21
Miken McGill	Sandy, US	2019-04-21
Toua Lee	Fresno, US	2019-04-21
Sydney Budeau	Bismarck, US	2019-04-21
Kathleen Chapman	New Baltimore, US	2019-04-21
Brette Bailey	San Francisco, CA	2019-04-21
Oliver Suhrbier	Yelm, US	2019-04-21
Xavier Martinez	San Ramon, US	2019-04-21
Carla Valeña	Bremerton, US	2019-04-21
Tim Lai	Bronx, US	2019-04-21
Benjamin Tracy	Sanford, US	2019-04-21
Samantha Wallace	Gladwin, US	2019-04-21
Jessica Ceraulo	Chicago, US	2019-04-21
Laura Rodriguez	San Antonio, US	2019-04-21
John Oldham	Encinitas, CA	2019-04-21
Rachel England	Loretto, US	2019-04-21

Name	Location	Date
Roger00 Roger0	Reno, US	2019-04-21
Nora Tresser	El Cajon, US	2019-04-21
Chris Lemmon	Petersburg, US	2019-04-21
Yongxin Zheng	Chicago, US	2019-04-21
Ellen Roberts	Chicago, US	2019-04-21
Ida Stephens	Georgetown, US	2019-04-21
Micaela Nerguizian	San Francisco, US	2019-04-21
Douglas Braak	San Francisco, CA	2019-04-21
Abbi Zindars	Redgranite, US	2019-04-21
Nicholas Jiminez	Port-of-spain, US	2019-04-21
Robert Millen	Kansas City, US	2019-04-21
Michelina Gauss	Litchfield, US	2019-04-21
judy duvall	Louisville, US	2019-04-21
John Doe	US	2019-04-21
Savannah Siegfried	Hornick, US	2019-04-21
August Duwell	Brookfield, US	2019-04-21
Gerald Amundson	San Francisco, CA	2019-04-21
Patrick Pepe	Glen Cove, US	2019-04-21
Alexys Maldonado	Fort Worth, US	2019-04-21
Christine OBrien	Montebello, US	2019-04-21
Rozanne Gallegos	Los Angeles, US	2019-04-21
Ben Kroko	Los Angeles, US	2019-04-21

Name	Location	Date
Alexis Hopson	Lewisville, US	2019-04-21
Darcie Mae Ryan	Portland, US	2019-04-21
Madeline Montanez	Las Vegas, NV	2019-04-21
Manuel Puebla	Vacaville, US	2019-04-21
Chris Baris	Coconut Creek, US	2019-04-21
Kylie Ricks	Pocatello, US	2019-04-21
Randi Bigget	Riverside, CA	2019-04-21
Xavier Jean	Kalamazoo, US	2019-04-21
Les Hamasaki	Los Angeles, CA	2019-04-21
Michelle Benedum	Victorville, US	2019-04-21
Dianna Beard	Troy, US	2019-04-21
Colin Frazee	Gunnison, US	2019-04-21
Lisa Chanoff	San Francisco, CA	2019-04-22
Kayleigh Henson	San Francisco, CA	2019-04-22
Adam Dobrer	San Carlos, CA	2019-04-22
Jessica Everhart	Elk Grove, US	2019-04-22
Madi Spencer	US	2019-04-22
Lauren Deaver	Decatur, US	2019-04-22
Jeff Nielson	Modesto, CA	2019-04-22
Penny Romberger	Halifax, US	2019-04-22
Cynthia Vogt	Castro Valley, US	2019-04-22
Ana Sayre	Lake Worth, FL	2019-04-22

Name	Location	Date
Michael Yannacone	San Francisco, CA	2019-04-22
Princella Thomas	Texas City, US	2019-04-22
Lynelle Hanson	San Francisco, US	2019-04-22
Daphne Magnawa	San Francisco, US	2019-04-22
Lunnette Lucas	Las Vegas, US	2019-04-22
Amy Chan	San Jose, US	2019-04-22
Lisa Treese	Kansas City, US	2019-04-22
Damian Stellabott	Martinez, CA	2019-04-22
Anthony Sweet	Oakland, CA	2019-04-22
David Gallagher	San Francisco, US	2019-04-22
Mike Michel	Fremont, US	2019-04-22
Karen Wheeler	San Francisco, CA	2019-04-22
M, Browne	San Francisco, CA	2019-04-22
Connie Tchang	Los Angeles, US	2019-04-22
Madison Soto	Dinuba, US	2019-04-22
Jacob Furl	Jerseyville, US	2019-04-22
Michelle Glasman	San Francisco, CA	2019-04-22
Maddy Dewolf	Kenosha, US	2019-04-22
Scottie Barnes	Portland, US	2019-04-22
Francine-- Picillo	Los Angeles, TX	2019-04-22
Paul Paolini	Berkeley, CA	2019-04-22
suzann whitaker	Monroe, US	2019-04-22

Name	Location	Date
Gregory Mountain	San Francisco, CA	2019-04-22
Me P	Boston, US	2019-04-22
Christopher Rini	huntington beach, CA	2019-04-22
Connor Smith	Madison, US	2019-04-22
Victoria Liwag	Des Plaines, US	2019-04-22
L. A. Bacon	Berkeley, CA	2019-04-22
Wendy Shinbori	San Francisco, CA	2019-04-22
Theresa Nichols	Twin Groves, AR	2019-04-22
Elizabeth Kurhan	San Francisco, CA	2019-04-22
RACHEL RAMIREZ	Daly City, US	2019-04-22
Elaine Collins	San Francisco, CA	2019-04-22
kirby graff	Moraga, CA	2019-04-22
aaron coates	Edmonds, WA	2019-04-22
Carol Sklenicka	Jenner, CA	2019-04-22
Kathryn Holleran	Red Bluff, CA	2019-04-22
Heather Konko	Copiague, US	2019-04-22
Christina Taylor	Mesa, AZ	2019-04-22
Albert Salcedo	San Francisco, CA	2019-04-22
sue beardsley	Beaver, OK	2019-04-22
Valeria Valencia	Portland, US	2019-04-22
Stephan Kizziah	Oakdale, US	2019-04-22
Claire Martin	Oakland, US	2019-04-22

Name	Location	Date
Alicia Chin	Novato, CA	2019-04-22
Karla Catin	Daly City, CA	2019-04-22
Julie Slater	el cerrito, CA	2019-04-22
Rina WEISMAN	San Francisco, CA	2019-04-22
Jennifer Hsyu	San Francisco, CA	2019-04-22
Mary Ofiesh	Burlingame, CA	2019-04-22
Mark Bullard	Kailua, HI	2019-04-22
Elliott Sward	Chesapeake, US	2019-04-22
Mark Gorney	Berkeley, CA	2019-04-22
Ahadu Mekonnen	Chatsworth, US	2019-04-22
Kamio Chambless	San Francisco, CA	2019-04-22
MADHU BABU RACHURI	Farmington, US	2019-04-22
Paul Newman	Aldie, US	2019-04-22
Zoe Clemmons	Louisville, US	2019-04-22
Tom Roop	South San Francisco, CA	2019-04-22
Jack Neary	Massapequa, US	2019-04-22
Renée A. Middleton	Athens, US	2019-04-22
Christine Quinn	Aurora, OH	2019-04-22
Stephanie Booher	San Francisco, CA	2019-04-22
Atorrie Burrell	Los Angeles, US	2019-04-22
Carol Livingston	Roseville, CA	2019-04-22
Steven Herraiz	San Francisco, US	2019-04-22

Name	Location	Date
Colleen Breads	US	2019-04-22
Jon Redman	Meriden, US	2019-04-22
Shalini Chander	San Francisco, CA	2019-04-22
juan echeverria	Frederick, US	2019-04-22
Christine Snyder	Northampton, US	2019-04-22
Brooke Geffs	San Francisco, CA	2019-04-22
Thomas Miller	Lakewood, US	2019-04-22
Alyssa Jones	Sonora, US	2019-04-22
Michele Nihipali	Hauula, HI	2019-04-22
Jan Wright	Lawton, OK	2019-04-22
Doug Schoch	Centennial, US	2019-04-22
Joe Yakavonis	Nashua, US	2019-04-22
Vanessa Francis	Sterling Heights, US	2019-04-22
Viviana Villar	US	2019-04-22
Paul Lavelle	San Francisco, CA	2019-04-22
Maria Olan	Bronx, NY	2019-04-22
Mark S. Weinberger	San Francisco, CA	2019-04-22
Josiah Anderson	Fort Collins, US	2019-04-22
Bel Sogoloff	Burlington, US	2019-04-22
Dave Barnes	San Francisco, CA	2019-04-22
Morgan Carter	San Francisco, CA	2019-04-22
Eric Bump	Oklahoma City, US	2019-04-22

Name	Location	Date
Sharon Bradbury	San Francisco, CA	2019-04-22
linda detels	San Francisco, CA	2019-04-22
ang alarcon	Cambridge, US	2019-04-22
Terri Friedman	Lutz, US	2019-04-22
Emmanuel Schnetzler	San Francisco, US	2019-04-22
Liyah Lovly	Corona, US	2019-04-22
Herbert Boone	Bullard, US	2019-04-22
Will Galler	Saint Cloud, US	2019-04-22
Jacquelyn Paull	San Francisco, CA	2019-04-22
Elora Belt	Kansas street, CA	2019-04-22
Freddy Cabral	Clint, US	2019-04-22
Dan Bee	Palo Alto, CA	2019-04-22
Christopher Camacho	Tallahassee, US	2019-04-22
Jason Vaiden	Olive Branch, US	2019-04-22
Ca-Shauna Love-Robinson	Carrboro, US	2019-04-22
Colleen McCarthy	San Francisco, CA	2019-04-22
Michael Matthews	Columbia, US	2019-04-22
Blaine Barker	Albuquerque, US	2019-04-22
Kunal Dave	Bellevue, US	2019-04-22
Ross Bolesta	Indiana, US	2019-04-22
David Jones	Orlando, US	2019-04-22
Amy Tan	Rowland Heights, US	2019-04-22

Name	Location	Date
Carol Whaley	Orleans, US	2019-04-22
Douglas Gorney	San Francisco, US	2019-04-22
Katherine Hueller	racine, US	2019-04-22
Melvin Platero	Los Angeles, US	2019-04-22
Donna Nielsen	Redwood City, CA	2019-04-22
Steven Kloosterman	Kalamazoo, US	2019-04-22
Julie Swenson	Minneapolis, MN	2019-04-22
Pari G	Willoughby, US	2019-04-22
Sharon Sutton	San Francisco, CA	2019-04-22
Moses Corrette	San Francisco, US	2019-04-22
Thomas Kasinger	Alameda, CA	2019-04-22
Surma Mauro	San Francisco, US	2019-04-22
Jeanne Savarese	Alamo, CA	2019-04-22
Melissa Sanchez	Chicago, US	2019-04-22
william stanisich	San Francisco, CA	2019-04-22
Devin Bishop	Jefferson City, US	2019-04-22
Jessica Bubush	Van Nuys, US	2019-04-22
Katey Meador	Columbus, US	2019-04-22
Michelle Felix	San Dimas, US	2019-04-22
Scott Larson	Oakland, US	2019-04-22
Kelly Sullivan	Salt Lake City, UT	2019-04-22
teresa kossob	San Francisco, US	2019-04-22

Name	Location	Date
Kiri S	Seattle, US	2019-04-22
Raphael Mauro	San Francisco, US	2019-04-22
Claudia Siefer	San Francisco, CA	2019-04-22
Adrienne Andrus	Mount Shasta, US	2019-04-22
Jessica Smith	Los Angeles, US	2019-04-22
Hecky Brown	Suisun City, CA	2019-04-22
Brittany Carey	Malden, US	2019-04-22
charles fracchia	San Francisco, CA	2019-04-22
Scott Sullivan	Orem, UT	2019-04-22
Hilda Morales	Silver Spring, US	2019-04-22
Ellie Savoie	Shrewsbury, US	2019-04-22
Rita Rizo-Patron	Shaker Heights, CA	2019-04-22
Taneka Joseph	Bronx, US	2019-04-22
Garrett Slack	Lincoln, US	2019-04-22
Trenton Hornsby	Sheridan, US	2019-04-22
Stefan Smagula	Austin, TX	2019-04-23
Michael McCorquodale	Sacramento, CA	2019-04-23
Carol Nixon	Benicia, US	2019-04-23
Lauren Crist	Indianapolis, US	2019-04-23
John Forde	Santa Rosa, CA	2019-04-23
Jennifer Oseguera	Omaha, US	2019-04-23
andrea torres	redwood city, US	2019-04-23

Name	Location	Date
David Vera	Newport Beach, US	2019-04-23
Arshaq Pattani	Dublin, US	2019-04-23
Nick Sosin	Irvine, US	2019-04-23
Debra Wuersch	Jackson, WY	2019-04-23
Raven Sabin	Marshfield, US	2019-04-23
Terri Gaither	Lexington, US	2019-04-23
Michelle Brewer	Stone Mountain, GA	2019-04-23
Jackie Domine	Spokane, US	2019-04-23
Leslie Martinez	Tecumseh, US	2019-04-23
Robert Tang	Woodside, US	2019-04-23
George Hughes	Hilliard, OH	2019-04-23
Ozzie Rohm	San Francisco, CA	2019-04-23
Amber Harris	Orange Park, US	2019-04-23
Richey Adam	San Francisco, US	2019-04-23
Erika Lake-Thomas	New Haven, US	2019-04-23
melissa coe	Carlsbad, US	2019-04-23
Jim Siegel	San Francisco, CA	2019-04-23
daniel clemo	Parsippany, US	2019-04-23
Bernardo Walker	Valdosta, GA	2019-04-23
Renee Curran	San Francisco, CA	2019-04-23
Cheryl Daley	Warwick, US	2019-04-23
Anthony Zimmer	Philadelphia, US	2019-04-23

Name	Location	Date
Jeanne Padgett	Orlando, US	2019-04-23
David Reid	Albany, CA	2019-04-23
Kelly Thomas	San Francisco, CA	2019-04-23
Tom Murray	San Francisco, US	2019-04-23
Jeff Parrott	San Francisco, CA	2019-04-23
John Wensch	Winthrop Harbor, US	2019-04-23
Jean Makanna	San Francisco, US	2019-04-23
chris bumpers	Saint Paul, US	2019-04-23
Daniel Leu	San Francisco, CA	2019-04-23
Christina Glasscoe	Rockingham, NC	2019-04-23
Sharon Daniel	Berkeley, CA	2019-04-23
Michael Gamble	San Francisco, US	2019-04-23
Stacie Morris	San Francisco, CA	2019-04-23
Sabrina Ramos	San Francisco, CA	2019-04-23
Jacquelyn Scott	Massapequa, US	2019-04-23
Theresa Jokinen	San Francisco, US	2019-04-23
Adriana Espinoza	Bakersfield, US	2019-04-23
Amelia Farrar	San Francisco, US	2019-04-23
Nina Potepan	San Francisco, CA	2019-04-23
TONI BAVA	Atlanta, CA	2019-04-23
Leo Seidel	Sussex, US	2019-04-23
Dave Vetrano	San Francisco, US	2019-04-23

Name	Location	Date
H. Lynn Harrison	San Francisco, CA	2019-04-23
Elizabeth MacDougall	San Jose, US	2019-04-23
Diego Luna	San Francisco, CA	2019-04-23
Andrea De vries	San Jose, CA	2019-04-23
Ruth Erznosnik	San Francisco, CA	2019-04-23
Aaron Smith	Brooklyn, NY	2019-04-24
Jason Costa	San Francisco, CA	2019-04-24
Anne Batmale	San Francisco, CA	2019-04-24
Joe Jacks	San Francisco, US	2019-04-24
David McAteer	San Francisco, CA	2019-04-24
Christina Golde	San Francisco, CA	2019-04-24
John Oldfield	San Francisco, CA	2019-04-24
Nicky Dalessio	Westfield, US	2019-04-24
Jim Stone	Hayward, CA	2019-04-24
Sarah Welsh	San Francisco, US	2019-04-24
Gabriel Kaufman	San Francisco, US	2019-04-24
Carolyn hoffman	Ashburn, US	2019-04-24
Andy Meyer	Cincinnati, US	2019-04-24
Chris Kramer	San Francisco, US	2019-04-24
Douglas Ebersole	San Francisco, US	2019-04-24
Tonya Wilson	Ramer, US	2019-04-24
Wally Rutherford	Palm Springs, US	2019-04-24

Name	Location	Date
maureen Shields	San Francisco, US	2019-04-24
Charity Scripture	Santiago, Chile	2019-04-24
Lee Abel	San Francisco, CA	2019-04-24
maria grineva	Palo Alto, CA	2019-04-24
Michael Cox	Santiago, Chile	2019-04-24
Alex Southworth	San Francisco, US	2019-04-24
Ana Guevara	San Francisco, US	2019-04-24
Linda Post	San Francisco, CA	2019-04-24
Brenda Haverkamp	Topeka, US	2019-04-24
Brooke Kaplan	San Jose, CA	2019-04-24
modesto talavera	Lakeland, US	2019-04-24
Liza SWIDERSKI	Rockville Centre, US	2019-04-24
Mary Wings	San Francisco, US	2019-04-24
Anastasia Grinkevich	San Francisco, CA	2019-04-24
Sara Chu	San Francisco, CA	2019-04-24
Helen Wheels	Montréal, Canada	2019-04-24
Chelsie Johnson	Olive Branch, US	2019-04-24
Candice Sardella	San Francisco, US	2019-04-24
Brandy Prince	Owens Cross Roads, US	2019-04-24
Paul Magnuson	San Francisco, US	2019-04-24
Joann PUCCINI	San Francisco, CA	2019-04-24
Susan Wolf	San Francisco, CA	2019-04-24

Name	Location	Date
John Pappas	Stockton, CA	2019-04-24
Jeffery Montague	Oostburg, US	2019-04-24
Sarah Ware	La Habra, US	2019-04-24
Barbara Reedburg	Palmdale, US	2019-04-24
Jeremy Blank	San Francisco, CA	2019-04-24
Daryl Lund	Portland, OR	2019-04-24
Dian Cortez	San Francisco, US	2019-04-24
Francesca Pera	San Francisco, US	2019-04-24
Malcolm Brown	Incheon, South Korea	2019-04-24
Eric Johnson	Stockton, CA	2019-04-24
Tanya Harjan	San Francisco, CA	2019-04-24
Libby Phillips	US	2019-04-24
Lindsay Abernathy	Shreveport, US	2019-04-24
barbara bagot-lopez	San Francisco, US	2019-04-24
Gary Isaac	Issaquah, US	2019-04-24
James Oerther	San Francisco, CA	2019-04-24
Frances Prevas	Lawndale, CA	2019-04-24
Monique Colon	Huntington Station, US	2019-04-24
Eduardo Alba	San Antonio, US	2019-04-24
Darleen Bridges	San Diego, US	2019-04-24
Meryl Krouss	San Francisco, US	2019-04-24
Eli Rosenfeld	Washington, DC	2019-04-24

Name	Location	Date
Hollyn D	Maryville, US	2019-04-24
Kyle Johanson	New York, NY	2019-04-24
Gunther Cakes	Troy, US	2019-04-24

Save the Historic Brick Buildings at the Potrero Power Station!

NAME JOHN KIBBE AK Kibbe	ADDRESS 46 Prospect Ave. S.F. 94110
CR STILLERMAN	222 Bennington 94110 since 1975
Pete D'Agostino	P.O. Box 53 Concord CA 94510
Heidi Gorenflo	1815 Geneva Ave. SF 94134
Debra L. B...	1775 Yosemite Place #150 94134
Megan Brown	919 Vermont St. SF CA 94107
Kirby Brown	919 Vermont St SF CA 94107
Stephanie Schneider	878 York, SF. 94110
Mary Gutknecht	1020 Florida 94110 megutknecht@hotmail.com
Bill Strobe	358 24th Ave SF Ca 94121 billstro1776@gmail.com
JOHN BOLCK	137 SCOTT ST. SF CA 94117
MARCEL MINARDI	9 SOUTHERN HTS SF CA 94107
Michael Colombo	1208 Page St SF CA 94117
Michael Greene	1208 Page St S.F. Ca. 94117
Laura Yaman	220 Santa Rosa Avenue SF 94112
Ron Flores	262 Crocker Av Daly City 94014
Eric Jenkinson	310 Arballo Dr. Apt. 12 SF 94103
David Gentry	1459 18th #354 SF 94107
TREVOR WILSON	236 GREGORY LN FAIRFIELD 94555

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NAME	ADDRESS
Joe Angialo	632 San Bruno #6, SF CA 94
Hannah Luman	2363 Jackson St, SF CA
Barbara Wyleth	1260 Broadway #105 SF CA 94
Moses Corrette	Satura St SF CA
JOELIE KENEALEY	84 BELLEVUE AVE SF CA 94112
Courtney Clarkson	3109 Sacramento St, SF 94115
Chris Harris	418 Excelsior Ave SF 94112
Rebecca Lafore	637 Naples St. SF 94112
MICHAEL YANNICONE	1236 ALABAMA ST SF 94110
Peter Govorchin	1188 Pelou Ave SF CA 94122
Gabrielle Kojder	227 Santa Rosa
Paul Bourbin	25 Greenview Ct SF 94131
Edith R. Bourbin	25 Greenview Ct, SF, 94131
Melissa Ryan	1574 14th Ave SF 94122
Morgan moore	2011 3rd St. SF 94107
Robin Davis	86 Bunte SF 94110
KEN SHARP	363 Texas St 94107
SUNSHINE	by the bay sf@yahoo.com
CARL FOSTER	C.FOSTERMAN@gmail.com

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NAME	ADDRESS
Trevor Hartwell	7130 Stewart Mine Rd. Placerville, CA 95667
Joni Eisen	592 Pennsylvania SF 94107
MATT DETEMPLE	2060 4TH ST Berkeley CA 94710
Eddie Epps	133 Tunnel St SF 94134
Helen Hickman	414 23rd Ave #2 94121
Chris Carlsson	2894 Folsom St. SF 94110
Phil Anderson	298 Missouri St. SF
Elliot Goliger	252 Moultrie St 94110
Matthew A. L. Gindoff	1017 Stockton St., #6A, S.F., CA 94108
Munk Mudge	33 Haight St., #8, SF, CA 94102
Ben Wood	721 Corbett Ave #1 SF, CA 94111
HEWE KIALWAHA	1902 - 15th St. 94114
Richard Kay	962 Page St, SF, CA 94117
Megan Smith	4274 25th St, SF, CA 94114
Elissa De Caro	741 Almond Street, Vacaville, Ca 95288
Donna Fletcher	1284 Skyline Dr Daly City
Jack Wrench	109 Brown St SF 94110
GARY Goss	1755 Vanness Ave #106
Joy Durigello	62 Martha Ave. SF 94131

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NAME	ADDRESS
Jeffrey Smyser	594 Wisconsin St. 94107
DIAN LANGLOIS	936-B Wisconsin St 94107
Nicola Schlu	197 Mississippi St 94107
Linda James	1036 Tennessee St. 94107
Kathleen Underwood	1609 18th Street 94107
Daniel Robinson	660 King St 94107
Stephanie Orellana	" " " "
Megan Adams	1419 20th St, SF, 94107
Alfred [Signature]	200 Kansas St SF 94107
Eli Embrey	1343 De La-O St , 94107
WILLIAM GRAY	467 ARKANSAS ST , 94107
Helen Bronston	2108 Broadway, Burlingame, CA 94010
Sara Vellie	74 Havelock / 1249 Mariposa ^{SF}
DAN WILKINSON	2009 17th St SF
Joyce M. [Signature]	572 B Missouri St, SF
[Signature]	" "
Bingit Bruhn	162 Missouri St. SF 94107

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
Kurt Kimm	1571 6th St SF, CA 94117
Maia Piccagli	1577 Treat Ave SF 94110
Matt Carnar	718 Tennessee, SF 94110
JEREMY MENZIES	522 Arkansas, SF, CA 94107
Adele Veysiere	2983 Folsom St. SF, CA 94110
Tiffany Ann Chen	800 Indiana St. #510
Paul Burr	404 Texas, SF 94107
Sarah Sweeney	353A MISSISSIPPI SF 94107
Tonia Maeneil	861A Rhode Island St SF 94110
Heather Villaseñor	2347-Fth St. SF CA 94110
JACK ZWOTOFsky	335 ARKANSAS SF 94107
MARJORIE HILL	335 ARKANSAS SF 94107
Philip and Brenda	219 SAN BONITO RD. Brisbane CA 94005
Lerner M Eberhard	540 O'Farrell St. SF. CA #303 94102
Selina McCusker	159 Scott SF, CA 94117
Ian McFarland	1457 Florida SF, CA 94111
Alicia Johnson	333 Pennsylvania St, SF, CA. 94110
Karen Baker	2660 3RD ST. #620
Jamie Nicholson	1201 Tennessee #620

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
Colin Kerrigan	353A Mississippi St
Mike Pflaff	222 Mississippi St
Vicente Agar	222 Mississippi St
Barrett Reiter	217 Connecticut St.
EDWARD RNDOLPH	298 TEXAS ST.
Michael Magnuson	263 Missouri St.
DEANNA M-D-UGALL	667 CONNECTICUT ST., SF 941
JOHN MAYNIER	1355 MINNA ST 94103
HOWARD DIPROD	72 RAMONA SF. CA. 94103
HEIDI DUNKELBOD	822 22nd St. SF CA 94107
Ari Benderly	822 22nd St. SF CA 94107
Yvonne GAVIE	1208 MARIPOSA SF 94107
Jeanette M	732 MISSOURI ST SF 941
MAUREEN HAVERTY	601 MINNESOTA ST #111
MATTHEW GILL	601 MINNESOTA ST #111
JASON TURCIOS	32 SANTA MARIA DRIVE NOVATO, CA
Brian Borromeo	
ADAM RONEY	466 UTAH ST SF CA 94110
JESSE Huber	285 MISSISSIPPI ST. SF CA 94107
Kayla La Costa	1082 pennsylvania ave Apt 205 94105

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
MARY STAUNTON	650 TEXAS ST. SF. CA 9410
Linda SudaK	32 Alvarado St. SF, CA 941
Danny Wall	6357 Bredside Odessa
Eli Wald	2336 Geary, SF, CA 94115
Kendra Bumer	2195 Serrano St. SF CA 9410
ZACK MAGNUSON	549 Rhode Island St. SF CA
Carol Wall	1447 OAKDALE AVE SF 94
Wendy vanden Heuvel	380 Connecticut St. 94107
MICHAEL GEMIGNANI	2619 22ND ST 94110
MORGAN COSTELLO	2619 22ND ST 94110
PATRICIA KAMINSKI	948 DEHAKE ST. 94107
Ruth Miller	1140 Mariposa 94107
ERGIN GUNAY	1140 MARIPOSA ST., #5
Connor Barton	2004 22nd, 94107
JASON BARTON	2004 22nd, 94107
Linda James	1036 Tennessee St. 94107
Lusley M Steel	166 Connecticut St 94107
Thomas GORMAN	542 Kansas St 94107
Ann Splach	340 Ritch St. #5 94107

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
Rodney Minott	1206 Mariposa St., SF CA 94116
Dominic Mantello	752 A SAN BRUNO AVE SF 941
Ulysses Goeder	1459 18th St. SF 94107
JORGE CARBONELL	605 MISSISSIPPI SF 94107
Madelyn Stewart	680 Mission St. #11E
Lael Robertson	512 MISSOURI ST 94107
Cassandra Choi	297 Missouri St SF 94107
Vander Walbridge	297 Missouri St SF 94107
Peter WALBRIDGE	512 MISSOURI ST SE CAL 9. C
Allyn Hall-Turner	1354 San Bruno 94110
Frank Kingman	701 Minnesota St #226 94107
Rhonda Kingman	701 MINNESOTA ST. #226 94107
Hadley Bickford	220 Missouri St.
Amanda Edges	610 Connecticut St
Maria Fernanda	980 Kansas St
Donald Cuni	2134 Green St #1 SF CA
Smelley	1975 33rd Ave 94116
Mark Price	262 MISSOURI 94107
Chris Wheeler	625 Rhode Island St. #8, SF CA 94107

Save the Historic Brick Buildings - HISTORY at the Potrero Power Station!

NAME	ADDRESS
Lynelle Hanson	444 Rhode Island St, #1, SF, CA 94107
Michael Pacheco	1303 RHODE ISLAND ST. SF CA 9410
Cathryn Blum	928 Carolina, SF 94107
Christina Quiroz	630 Mississippi ST.
Philip Quiroz Quiroz	298 Missouri St
Loni Staiano	1514 19th St
Jeff Parrott	1514 19th St
Evan Wells	1050 17th #103
CHRIS JONES	156 TEXAS ST.
JAMES ANN	2004 19th St
R-G-Davis	611 Rhode Island
Fred Stolt + Lisa Ryan	1414 Detland St.
Susan Bell	566 Anderson St.
WENDY SHARP	368 TEXAS ST.
Sally Taylor	756 KANSAS ST
Sarah Wilcox	737 Carolina St.
Dee Williams	1139 Rhode Island St.
Consuelo Garcia R.	2515, 24th st. #4
Rose Dittmann	363 Lyon St. SF 94117
ROBERT MURRAY	898 WILKINSON ST 94107

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
Matt Mulvey	469 Arkansas Street
Ria McIntosh	855 Carolina St. SF. CA 94107
Lisa Dunseth	201 Delano Ave 94112
Paula P. Kovacs	711 Carolina St 94107
Nebbie Hysentun	363 Missouri St 94107
Johanna Goldschmid	249 Missouri St 94107
Joanne Desmond	1047 Mississippi St #2
Peg O'Malley	567 29th St 94131
Margo Bore	785 Carolina 94116
Jennie Epstein	614 Vermont 94107
GEORGE SLACK	757 PENNSYLVANIA AVE 94110
Lia Kantor	784 Arkansas St SF 94107
ODIN BYKLE	2312 25TH ST SF 94107
Matt	1255 De Haro Apt A, SF, CA, 94107
Rae Evar	1305 18th St. #7 94107
JOAN VABROECK	480 KANSAS ST 94107
CRAIG LIBERATORE	300 CHANNEL ST #15, S.F. CA 94158
MAREN AMORAL	964 Kansas St
MIE ASMAR	964 Kansas St.

Save the Historic Brick Buildings at the Potrero Power Station!

NAME	ADDRESS
JUDY COFOD	1841 19 th ST #1 94107
Janyd Vortanjan	1410 Rhode Island St. 94107
Meghan Sheedy	1653 18 th St. SF, CA 94107
Carlin Holden	631 MISSISSIPPI ST SF 94107
Rena Mieres	865 VERMONT
Kari Gregg	463 Connecticut ST. SF 94107
Kate Clem	212 Texas St 94107
Jean Makanna	665 Arkansas St 94107
Maryam Yousif	665 Arkansas St 94107
Nick Makanna	2560 3rd St. SF CA 94107
Quay Elliott	883 Caroline
Bur	1551 McKinnon 94124
Argent	363 Missouri St SF 94107
ED RUDOLPH	398 TEXAS SF 94107
Myra Mitter	529 ARKANSAS ST. 94107
Milea Fagan	
WEBB GREEN	1142 DE HART St.
Vicky Walker	862 Dolores
John Blackburn	281 Bradford St 94110

Save the Historic Brick Buildings at the Potrero Power Station!

218 SIGNATURE

NAME	ADDRESS
JACK JACQUA	953 DeHARD
Bethany Palanisami	900 Wisconsin St
MELVIN THORNTON	2900 WURFLE CIRCLE SAN BRUNO, CA
Joyce Fong	25 Sierra St.
FRANCOIS REROLLE	298 TEXAS ST
Fran & Cullen	317 Texas St
Matt Brennan	533 Missouri St.
Alison Heath	333 Mississippi
GRANAH ROTH	306 CONNECTICUT
Christina Quiroz	630 Mississippi St.
Drew Montgomery	" " "
Jed Decker	368 Connecticut St
DAVID M DAWSON	67 KUMMEN AVE SE 94112
PAUL KLEYMAN	449 Pennsylvania St 94107
Brittany Henry	350 Missouri St
Gladys Zygadlo	2225 23rd St, 94107
Rick Salazar	333 MISSISSIPPI ST 94107
Derran Curren	553 Pennsylvania Ave
Morgan Duffy	855 Brannan St 94103

NAME

ADDRESS

356 26th Ave Hg 94121

Drake Dist

1060 Howard St. SF 9410

3331 Harrison St SF SF 94110

307 Holyoke, SF, CA 9413

38 Somerset SFCA 94/54

93 Prentiss St, SE 20

1212 18th St SF CA 9412

561 Kansas St SFA94

731 Rhode Island 94107

731 R.I. St. 94107

2629 Francisco way
El Cerrito, CA 94530



Julie Slater
3 days ago

REASON FOR SIGNING

We need to preserve our past



1

Share Tweet



Write a reply...

Reply



Christina Taylor
3 days ago

REASON FOR SIGNING

These buildings should repurposed. Stop destroying historical buildings when they can be used once again.



1

Share Tweet



Write a reply...

Reply



kirby graff
3 days ago

saving history is vital, especially with the particular strain san francisco has felt recently on its culture. protect my home!



1



Write a reply...

Reply



Gregory Mountain
3 days ago

REASON FOR SIGNING

Save our historic architecture



1

Share Tweet



Write a reply...

Reply



M. Browne
3 days ago

REASON FOR SIGNING

I grew up on the area. We must preserve history.



peter linenthal

7 days ago

REASON FOR SIGNING

A neighborhood without old buildings is a sterile neighborhood: Mission Bay.

♡ 2



Write a reply...

Reply



Jon Rendell

7 days ago

REASON FOR SIGNING

I live in the hood and have often photographed it.

♡ 2

Share Tweet



Write a reply...

Reply



Rodney Minott

7 days ago

REASON FOR SIGNING

These historic brick buildings represent an important legacy of San Francisco's (and the nation's) industrial past. They should be preserved and rehabilitated for modern-day use. The developer and City leaders need to support this!

♡ 2

Share Tweet



Write a reply...

Reply



Rodney Minott

7 days ago

These historic brick buildings represent an important legacy of San Francisco's (and the nation's) industrial past. They should be preserved and rehabilitated for modern-day use. The developer and City leaders need to support this!

♡ 1





David Reid · 22 hours ago



The PPS is a monument to the skilled laborers of yesteryear who built the 'look & feel' of today's SF. Renovate and Innovate the Potrero Power Station!

♥ 2 · Share · Tweet



peter linenthal · 7 days ago



A neighborhood without old buildings is a sterile neighborhood: Mission Bay.

♥ 2



Jon Rendell · 7 days ago



I live in the hood and have often photographed it.

♥ 2 · Share · Tweet



Rodney Minott · 7 days ago



These historic brick buildings represent an important legacy of San Francisco's (and the nation's) industrial past. They should be preserved and rehabilitated for modern-day use. The developer and City leaders need to support this!

♥ 2 · Share · Tweet



Jim Stone · 17 hours ago



The buildings would make a great Historical Entertainment Area. I worked around them for years.

♥ 1 · Share · Tweet



Barbara Angeli

6 days ago

REASON FOR SIGNING

i have lived here in Dogpatch most of my life and these are historic buildings. I would like to keep and refurbish these beautiful buildings from the past. Let's keep some history. San Francisco is losing its identity and beautiful architecture.



1

Share Tweet



Write a reply...

Reply



Jim Van Buskirk

6 days ago

REASON FOR SIGNING

Preserving the history of physical place is very important!



1

Share Tweet



Write a reply...

Reply



Judith Berkowitz

6 days ago

REASON FOR SIGNING

Adaptive reuse is a great thing!



1

Share Tweet



Write a reply...

Reply



Gary Horowitz

7 days ago

It is so important to preserve the fabric of the community- the richness of its heritage. This needs to happen.



2





Barbara Cressman

3 days ago

REASON FOR SIGNING

I once lived on Potrero Hill and have a great fondness for the area. I also like brick and the idea of adaptive reuse.

♥ 1

Share Tweet



Write a reply...

Reply



James Connell

5 days ago

REASON FOR SIGNING

As a former San Francisco resident I am concerned that the city is losing its character due to demolition of old buildings and an overbuilding of new buildings. It is important to preserve the city's history and character.

♥ 1

Share Tweet



Write a reply...

Reply



Beverly Dahlen

5 days ago

REASON FOR SIGNING

I am signing because I agree that we must preserve our historic buildings. They should become landmarks with guided tours & displays detailing their significance.

♥ 1

Share Tweet



Write a reply...

Reply



Suzanne Dumont

6 days ago

REASON FOR SIGNING

the history of SF's shoreline is integral to creating a city with soul... these buildings could be restored and used for all sorts of wonderful venues.

♥ 1

Share Tweet



Jan Wright

2 days ago

REASON FOR SIGNING

Save our history.



Share Tweet



Write a reply...

Reply



Mark Gorney

2 days ago

REASON FOR SIGNING

I love old buildings!



Share Tweet



Write a reply...

Reply



Rina WEISMAN

3 days ago

REASON FOR SIGNING

My husband and I have been Potrero Hill residents for years - these buildings are part of the history of the area, and MUST be repurposed, NOT torn down. In keeping with the rebuilding and revitalization of the Dogpatch area, save our history - don't tear it down for another soulless unaffordable tacky condo building.



Share Tweet

4/25/19

J. Francis



POTRERO BOOSTERS

NEIGHBORHOOD ASSOCIATION

April 24, 2019

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

Via: Email

Dear President Melgar and Planning Commissioners:

The Potrero Boosters Neighborhood Association has shared our priorities for the project with Associate Capital (the "Project Sponsor"), the Planning Department and OEWD. Unfortunately, the Boosters have not yet seen any design modifications or firm commitment to specific community benefits supporting area growth as the project moves rapidly through environmental and design review. We are hoping to learn more at the informational hearing on April 25.

We support onsite affordable housing across all income levels, not just the "missing middle". While reviewing the D4D we learned that the minimum dwelling unit mix of 2 bedrooms or more is only 25%. In keeping with Eastern Neighborhood Plan's priorities for providing family-friendly housing, this is inadequate and should be raised to 40% overall. Furthermore this minimum dwelling unit mix must be extended to BMR units. (The D4D indicates there is no minimum unit mix.)

With massive development underway throughout the area, traffic congestion and transit delays are fact of life in Dogpatch and on Potrero Hill. The project proposes 2622 parking places, comprising 17% of the total built sq. footage. An overall reduction in parking along with a robust Transportation Demand Management plan would discourage private car use and help ease the significant transportation impacts of the development. Building parking is expensive. The 180-foot tall parking garage at Block 5 should be repurposed with affordable housing and community facilities, transferring the investment to public benefits while preventing increased gridlock. If it is to be built, a design that would allow conversion to uses other than parking should be formalized in the D4D.

As was the case with Pier 70, the Boosters will advocate for a reasonable jobs/housing balance that emphasizes residential uses, neighborhood-serving amenities and community facilities over office uses.

Although it will be established as a SUD, the Power Station development must be considered in the context of Pier 70 and zoning established under the Eastern Neighborhoods Plan, both of which underwent exhaustive community review. The design process for the Power Station has not met the same standard. At this point, we can only comment on the plan presented to us in the Draft D4D (Oct 2018) and the DEIR.

To start, we strongly urge the Planning Department to enforce strict accordance to the Urban Design Guidelines, targeted at formerly industrial blocks undergoing transformation to new uses.

We understand that promising new alternatives have been proposed for Station A and we look forward to hearing more. We would very much appreciate demonstrated respect for historic resources, not just in terms of preservation and adaptive reuse, but context. The Power Station D4D section on cultural and historic resources is disappointingly lacking in this regard, limited to “storytelling” and interpretative features to show “what is no longer there.” In contrast, Pier 70 D4D’s section on Historic District and Cultural Resources suggests referencing cultural resources using strategies such as setbacks, height limits and façade treatments that relate to historic buildings, while key views of cultural resources are preserved. We hope to see similar guidelines in the final Power Station D4D.

We are concerned about density and massing. Building podiums at heights of 45 and 85 feet, in many instances block-sized, and with minimal setbacks, provide little relief at the pedestrian level. Street widths compared to building heights are in many instances well below traditional urban ratios. For example, Georgia Lane has a building to building width of only 43 feet next to an 85 foot podium and a 300 foot tower (potentially 400 feet with spire and screening). Craig Lane, across from Pier 70, is only 30 feet from building to building. Delaware Alley and Louisiana Street have total rights of way of only 40 feet. Even the larger streets will be cramped.

As we have stated before, the proposed design fails to provide adequate vistas of the waterfront. The massing of buildings on the west side of the project, between Humboldt and 23rd Streets is especially problematic with sightlines to the Bay completely blocked by what some might characterize as a wall of buildings. We strongly encourage the developer to consider views from both the immediate street level and from Potrero Hill.

Despite the project’s objective to contribute well-designed parks and recreational facilities, the Power Station D4D fails to provide adequate guidelines to protect natural resources, nor does it require buildings be designed with open space in mind. Specific language should be included to minimize shadowing of open space and ensure that public space is oriented and designed to consider solar orientation and exposure to wind. The Urban Design Guidelines provide appropriate guidelines for

avoiding shadows and maximizing physical comfort. These should be incorporated into the D4D:

Mass buildings to minimize shadow impacts on residential areas, lower buildings, parks, and open space. Orient and design publicly accessible open space to maximize physical comfort. Consider solar orientation, exposure, shading, shadowing, noise, and wind.

There should be greater clarity as to how the public/private spaces will function, particularly along the waterfront. The public areas need to be better designed to feel public, without cafes and other private uses limiting 24/7 public access. Flexible lawns and play areas aren't the same as programmed open space. Because the neighboring area lacks recreational opportunities, the Power Station should take better advantage of the opportunity to use land outside of Port jurisdiction to provide additional recreational space. We are concerned that demands on the Power Station Park to provide childcare open space, recreational use and special events will overwhelm an already limited open space.

The Potrero Boosters Neighborhood Association is committed to ensuring the Power Station becomes an asset to our rapidly growing neighborhoods and seek your support in ensuring a more collaborative process with better opportunities for public input.

Sincerely,



Alison Heath
Boosters Development Committee Chair



Received at CPC Hearing

J. Francis

4/25/19

95 Brady Street
San Francisco, CA 94103
415 541 9001
info@sfhac.org
www.sfhac.org

Commissioners,

The San Francisco Housing Action Coalition is proud to announce our support of Associate Capital's proposed plan for the Potrero Power Station, as was presented to our Project Review Committee on Wednesday, April 24th, 2019. We commend the project team for taking on the challenge of transforming the site into a neighborhood-serving waterfront area, which will create 2,405 new homes for current and future San Franciscans.

In the midst of our current housing shortage, the addition of 2,405 homes is a significant step toward ending the affordability crisis. The project team also plans to implement 30% of new homes at the subsidized affordable level to ensure accessibility for all San Franciscans. Given the significant need for housing, our Project Review Committee would like to encourage the project team to implement more density.

Along with the creation of new homes, residents of this area will be connected to the rest of San Francisco through a series of Transportation Demand Management (TDM) measures. MUNI's extended 55 Dogpatch line will serve the site directly, and the team proposed shuttles to connect residents with BART and CalTrain.

The proposed project offers strong environmental features. Creating home density near transit lines is the best way to create a greener city. In addition, as an AB 900 project, the plan will need to qualify for LEED Gold.

Beyond homes, the project team proposed a strong package of community benefits, including on-site childcare services, a grocery store, and rooftop soccer field. More broadly, the team has made it a priority to make the waterfront accessible through the site for the community.

The team has also made preservation a priority. They have implemented architectural controls in line with the site's 3rd Street Industrial Character Zone status. Moreover, they are working to ensure iconic portions of the former industrial buildings, such as the Stack, Station A, and Unit 3, are incorporated into the area's urban landscape.

Lastly, we would like to commend the project team on their outreach, which has ensured key design aspects, such as walkability to the waterfront and implementation of childcare services, are in service of the Dogpatch.

Overall, we are proud to support this project, as it creates homes for people and is designed to meet the community's needs.

A handwritten signature in blue ink, reading "Todd David".

Todd David, SFHAC Executive Director



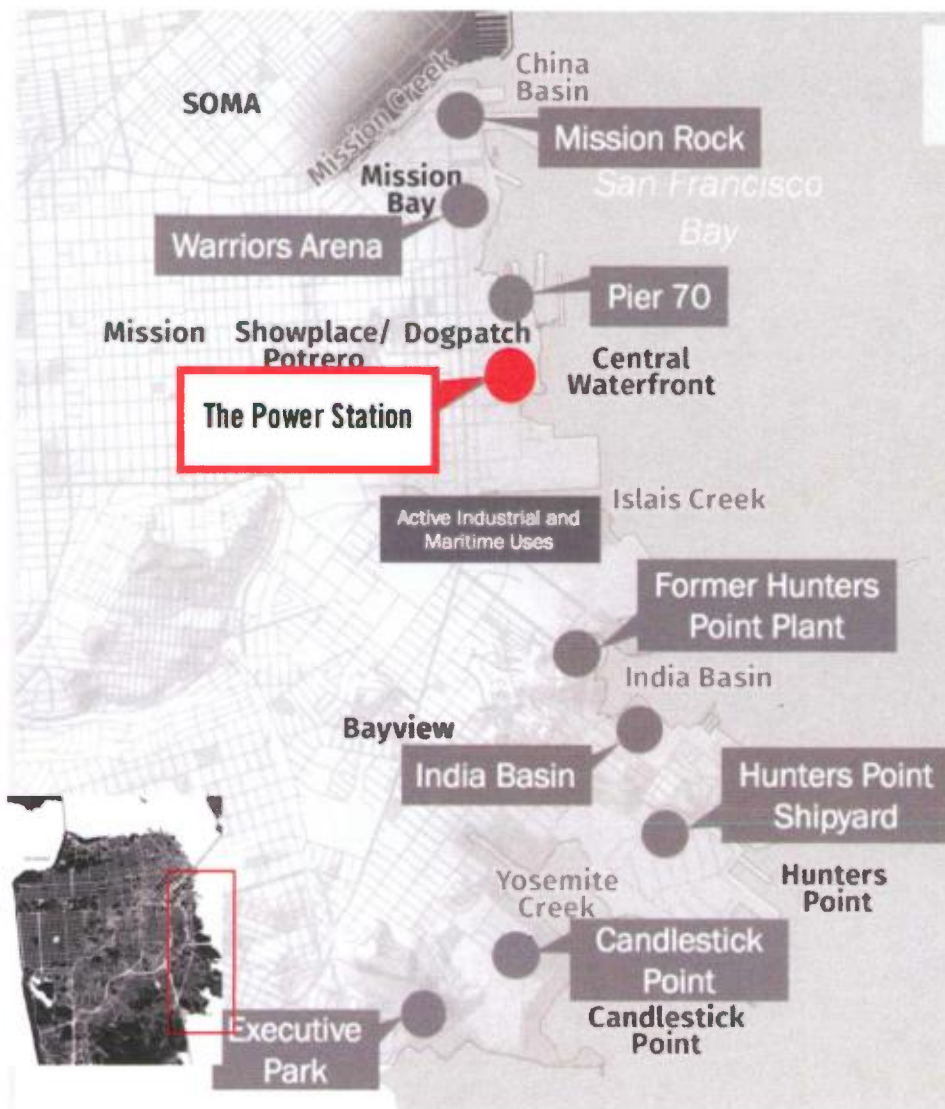


THE POWER STATION

CPC INFORMATIONAL HEARING 4.25.19

ASSOCIATE CAPITAL PERKINS+WILL CMG





Southern Bayfront



20,000 New Households

Over 40,000 new residents



6,700 Affordable Units

33% of new households to be affordable



38,000 New Jobs

Office, PDR and retail



520+ New and Renovated Acres of Open Space

Half the size of Golden Gate Park. Nearly all of new public open space in the City

Southern Bayfront Strategy

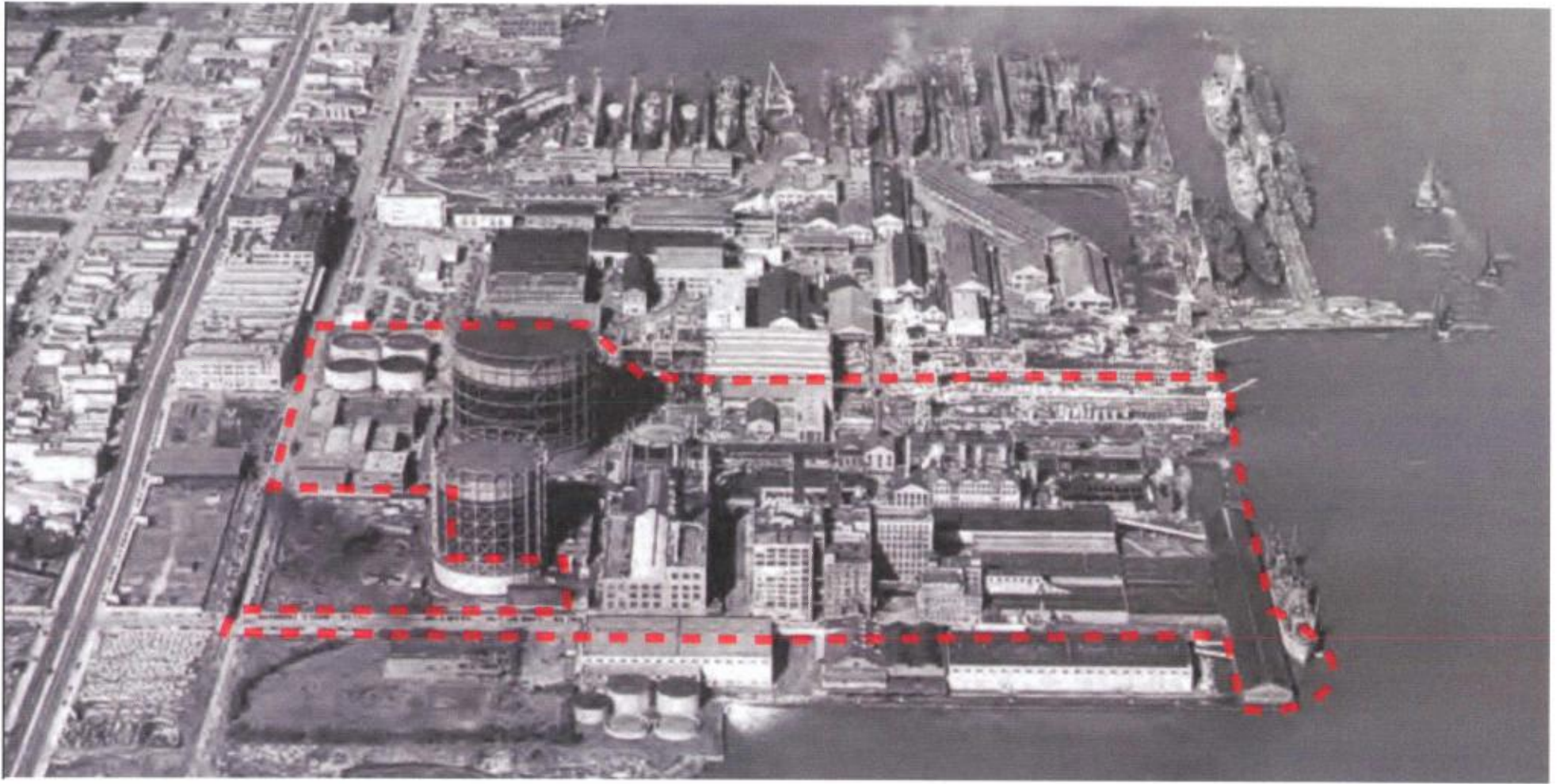
DEVELOPMENT AGREEMENT

“Public benefits package” memorialized in Development Agreement

- Contract negotiated between City and Sponsor
- Informed by economic analysis and sensitive to project feasibility
- Balances multiple neighborhood and citywide objectives

Ensures Project performs well in areas of:

- Housing
- Transportation
- Community Facilities
- Infrastructure
- Sea Level Rise
- Open Space
- Workforce Development
- Other City objectives – e.g. PDR



Power Station Yesterday



Power Station Today

WORKSHOPS. EVENTS. TOURS. CONVERSATIONS.



8 Community Meetings / Workshops



Events Hosting 25,000+ People



Weekly Site Tours



Weekly Office Hours

Power Station, San Francisco

WHAT WE HEARD

**"Housing!
Housing!
Housing!"**

AFFORDABLE HOUSING
AND HOUSING OF ALL
TYPES

**"Retail and
services that
complete a
neighborhood"**

GROCERY STORES...
A SCALE LIKE
HAYES VALLEY... A
NEIGHBORHOOD YOU CAN
ACTUALLY LIVE IN

OPEN THE
WATERFRONT... AN
ACTIVE WATERFRONT
EDGE... BRING THE BAY
TRAIL THROUGH

**"The Ramp
on steroids"**

THE STACK AS AN ICON... UNIT
3 AS A DESTINATION ON THE
WATERFRONT

"Keep the stack!"

WATERFRONT PLAYGROUNDS,
SOCCER FIELDS, CHILDCARE;
WE HAVE ENOUGH PLAZAS – WE
WANT GREEN SPACES

**"Active
recreation and
green spaces"**

DONT GIVE A BROAD RANGE,
COMMIT TO A CLEAR PROJECT

**"Tell us what
the project is"**

CLEAN A DIRTY SITE... MAKE IT A
SAFE, HEALTHY PLACE TO LIVE,
WORK, AND PLAY

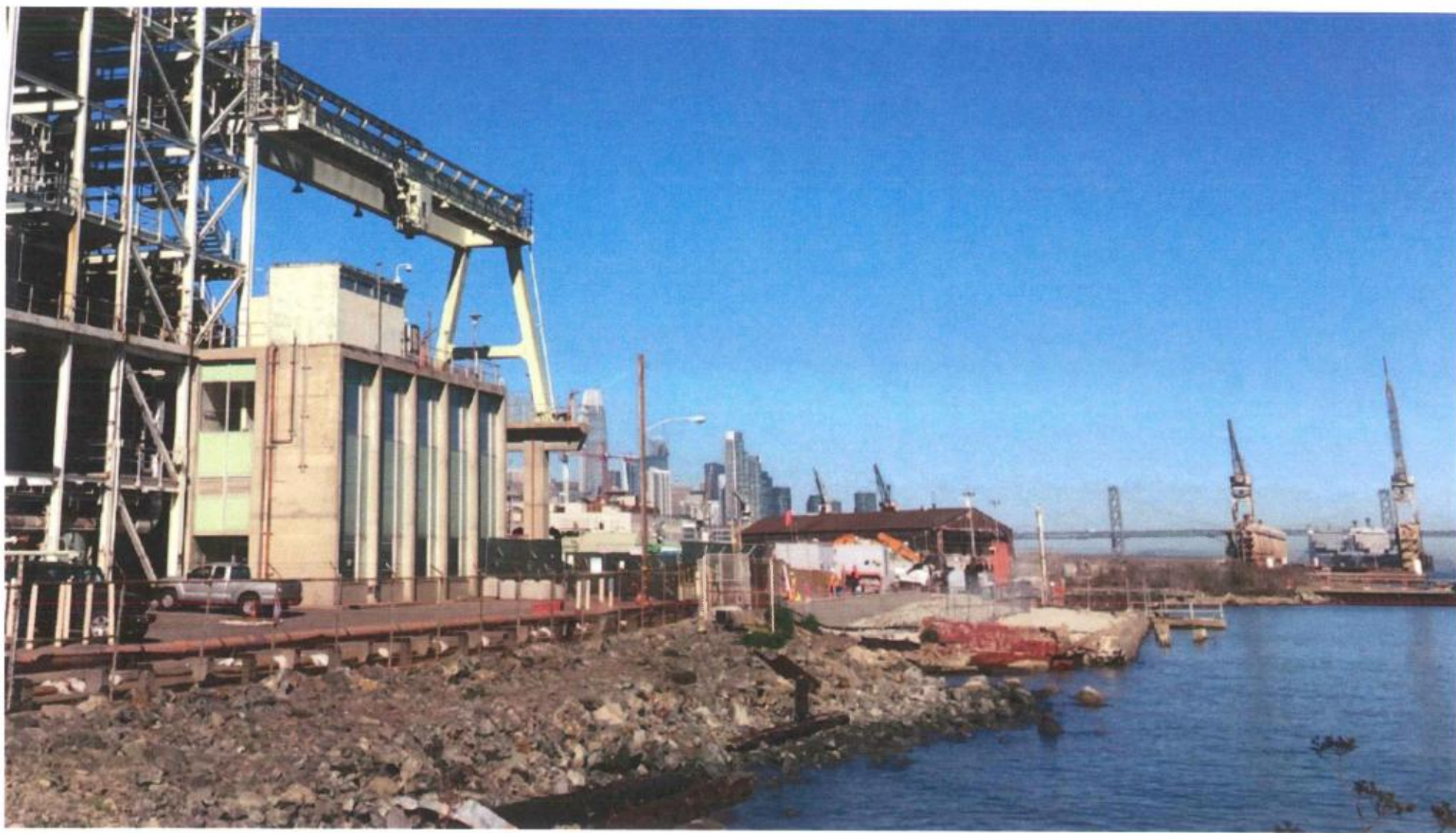
**"A healthy, clean
environment"**

**"Variety of
urban form"**

NOT LIKE MISSION
BAY. STEP DOWN
TOWARD THE
WATERFRONT

**"Look at all transit
options and smarter
parking strategies"**

DISTRICT PARKING IS A GOOD IDEA...
COMMIT TO AGGRESSIVE TDM... BE
FUTURE FORWARD

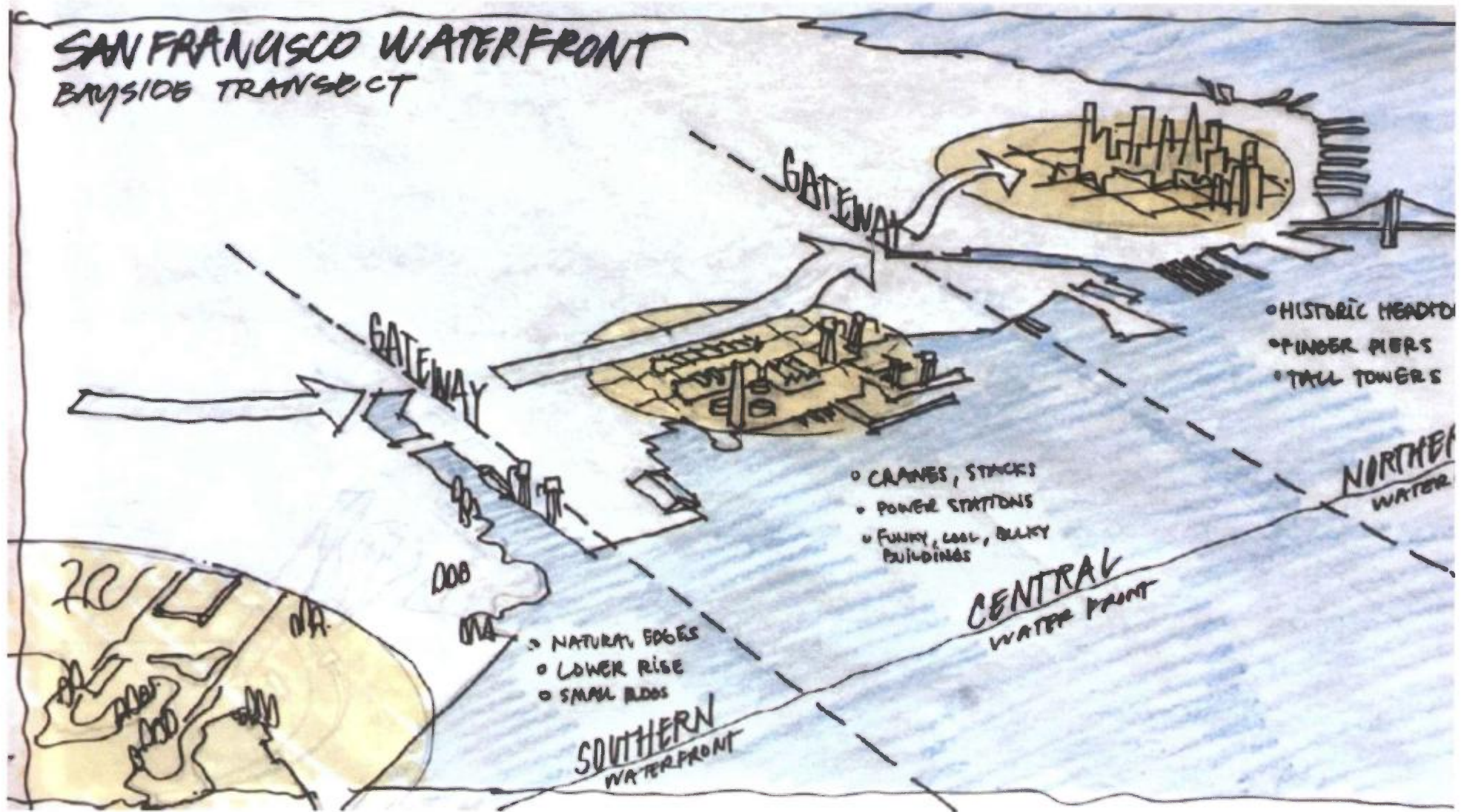




TOPICS FOR FURTHER DISCUSSION

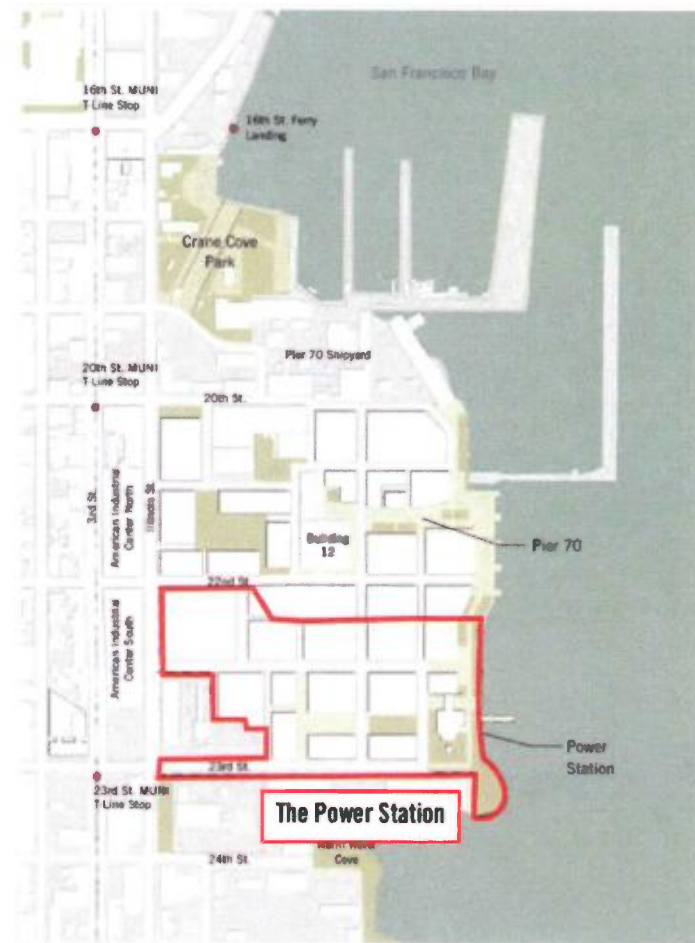
- High Level Overview of:
 - Open Space Refinement
 - Urban Form
 - Preservation Possibilities
- Next Steps

SAN FRANCISCO WATERFRONT BAYSIDE TRANSECT





Current Context



Future Context

STREETS OF DOGPATCH



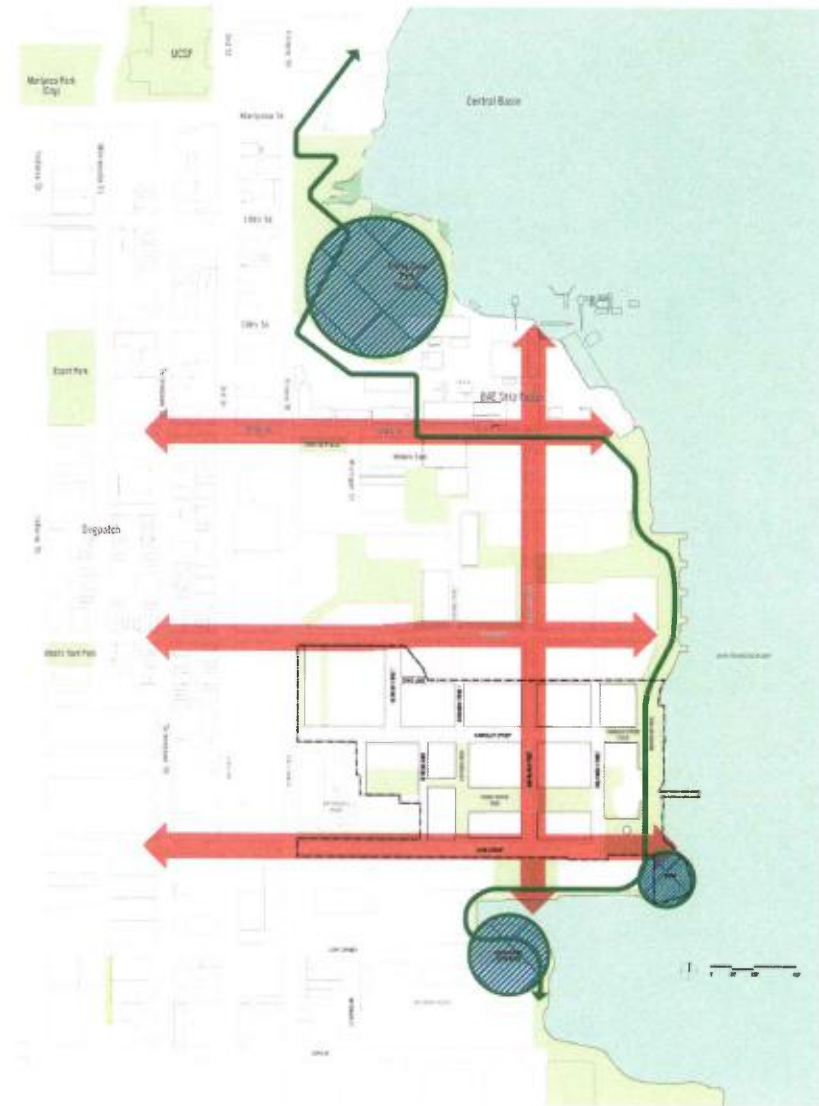
22ND STREET



MARYLAND STREET



23RD STREET



OPEN SPACES OF DOGPATCH



CRANE COVE PARK



THE POINT



WARM WATER COVE



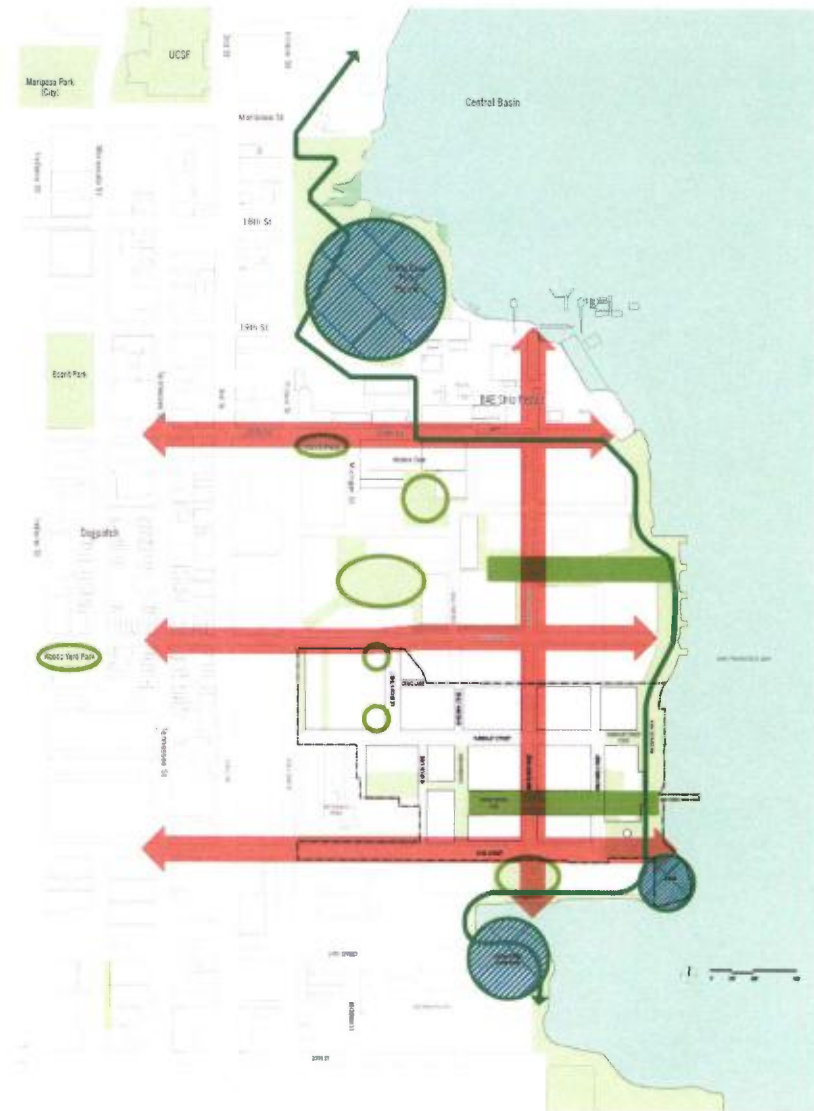
ROOFTOP SOCCER FIELD



ACTIVE WATERFRONT



PLAY FOR ALL AGES



DOGPATCH PLACES OF DISCOVERY



SLIPWAYS



BESHARAM



UNIT 3/STACK



MINNESOTA STREET



STATION A ELEMENTS



BUILDING 12



SPRECKLES WAREHOUSES



BUILDING 15

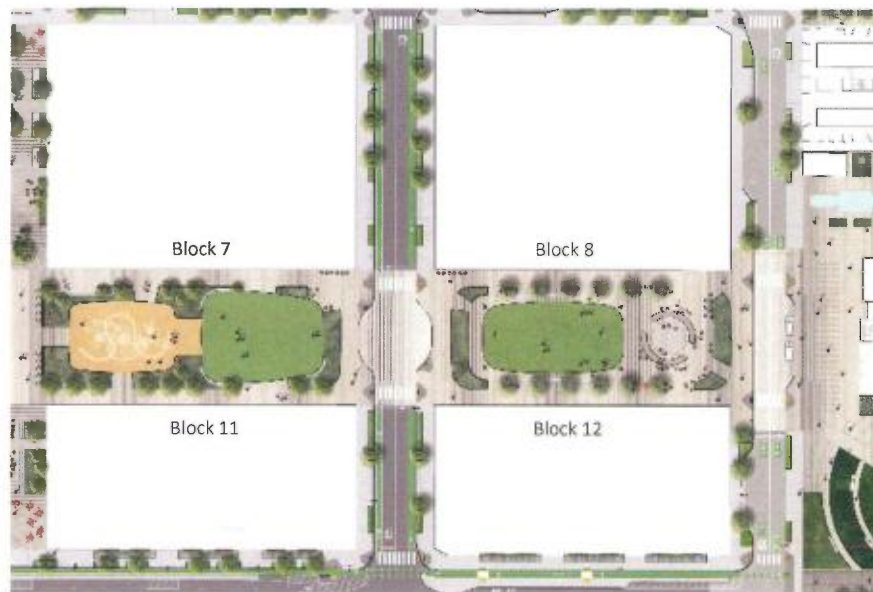




DOGPATCH WATERFRONT PARK



POWER STATION PARK



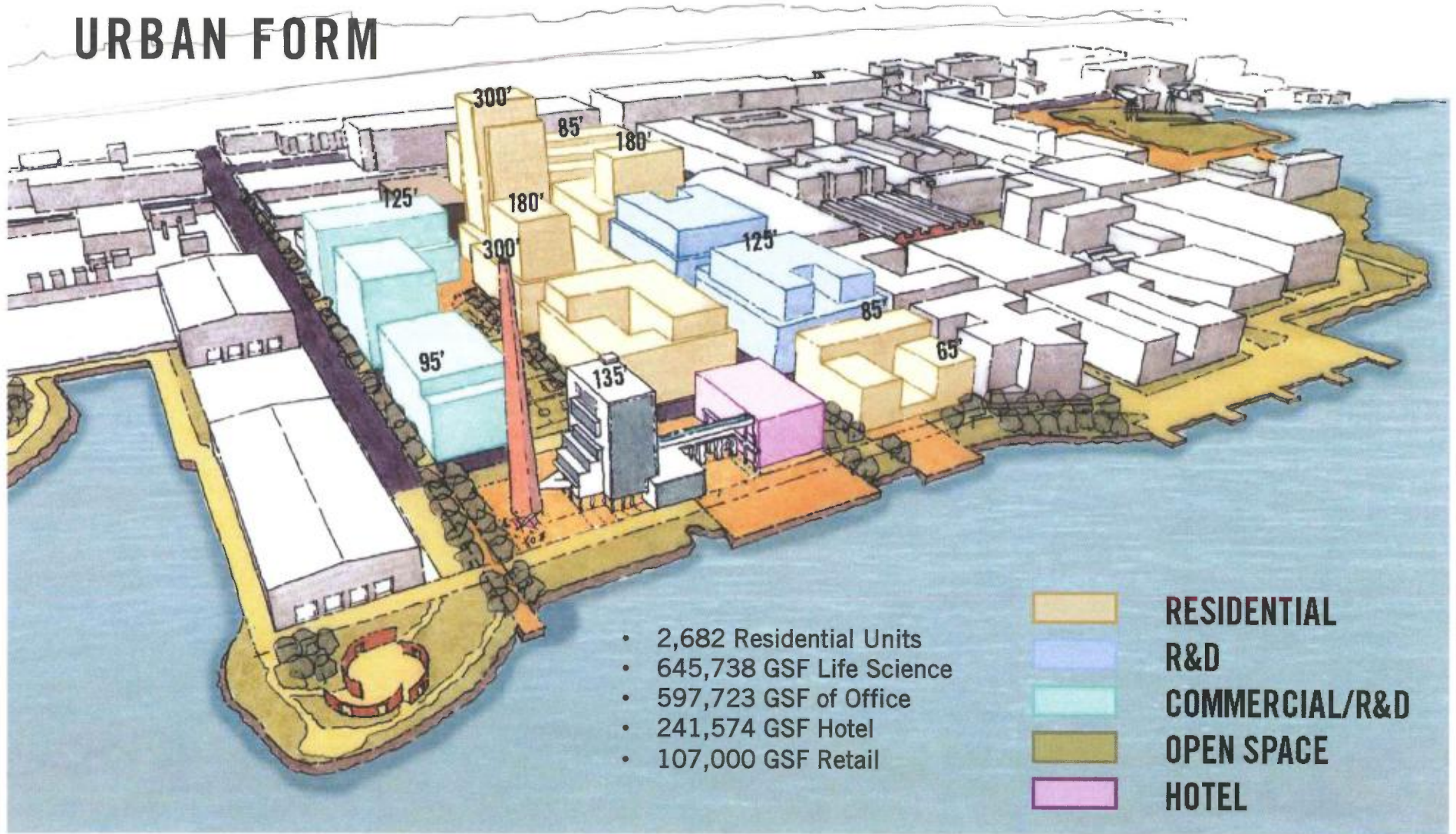
LOUISIANA PASEO



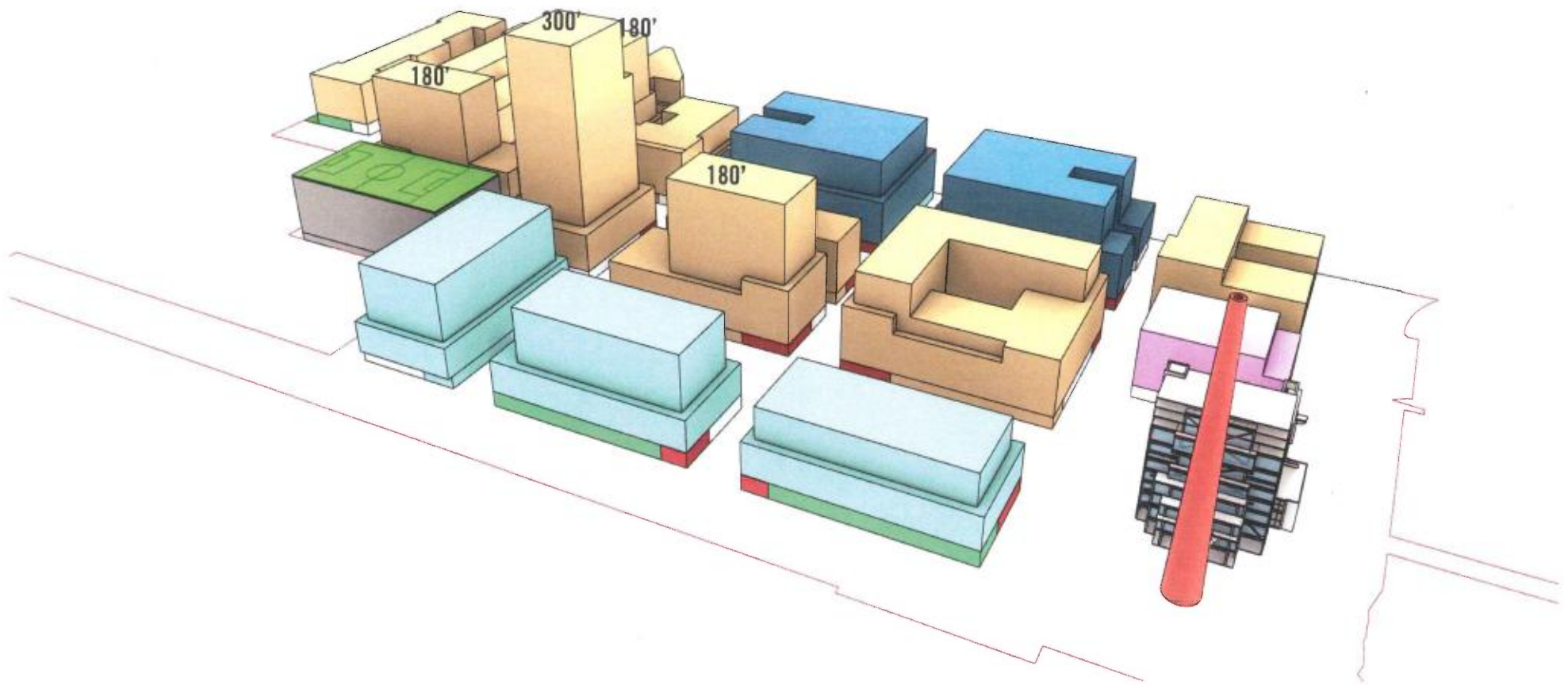
GATEWAY TO THE POWER STATION



URBAN FORM

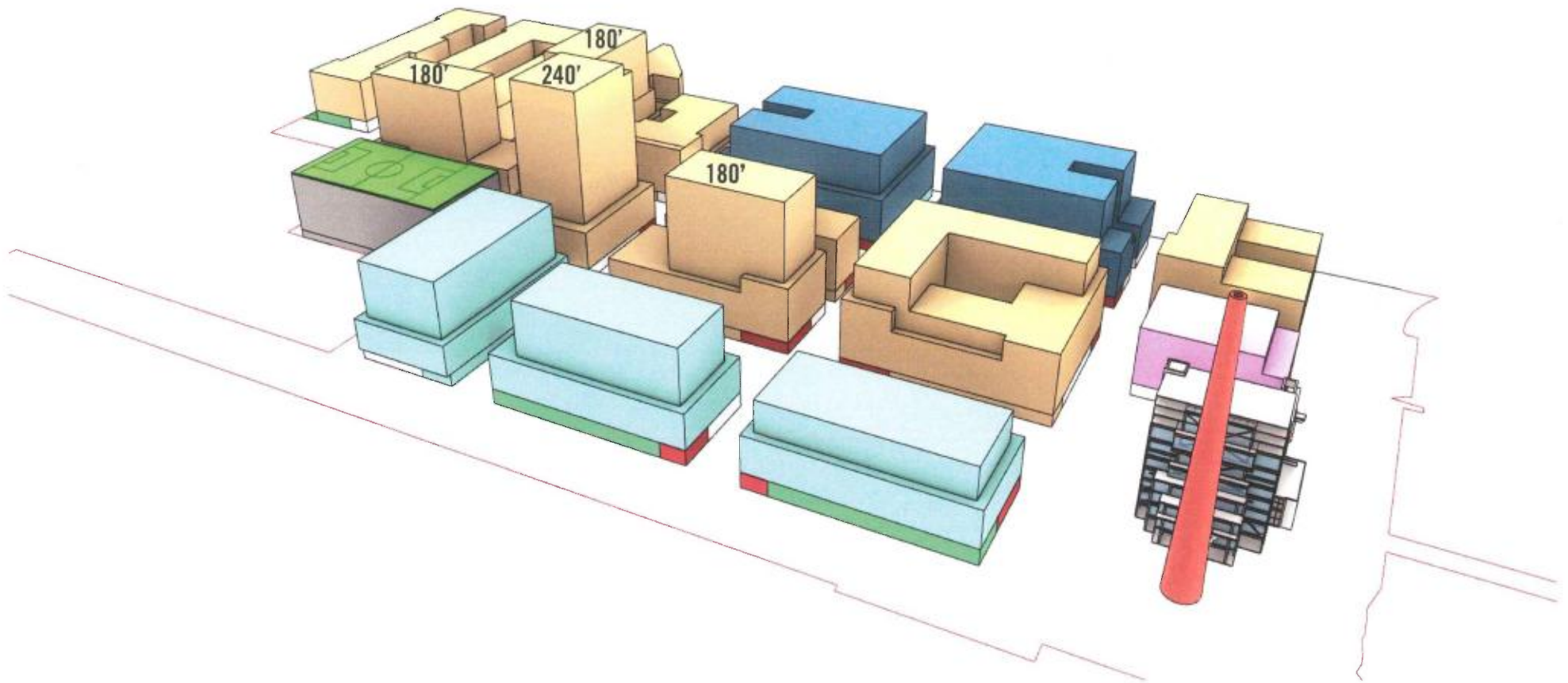


PROPOSED PLAN



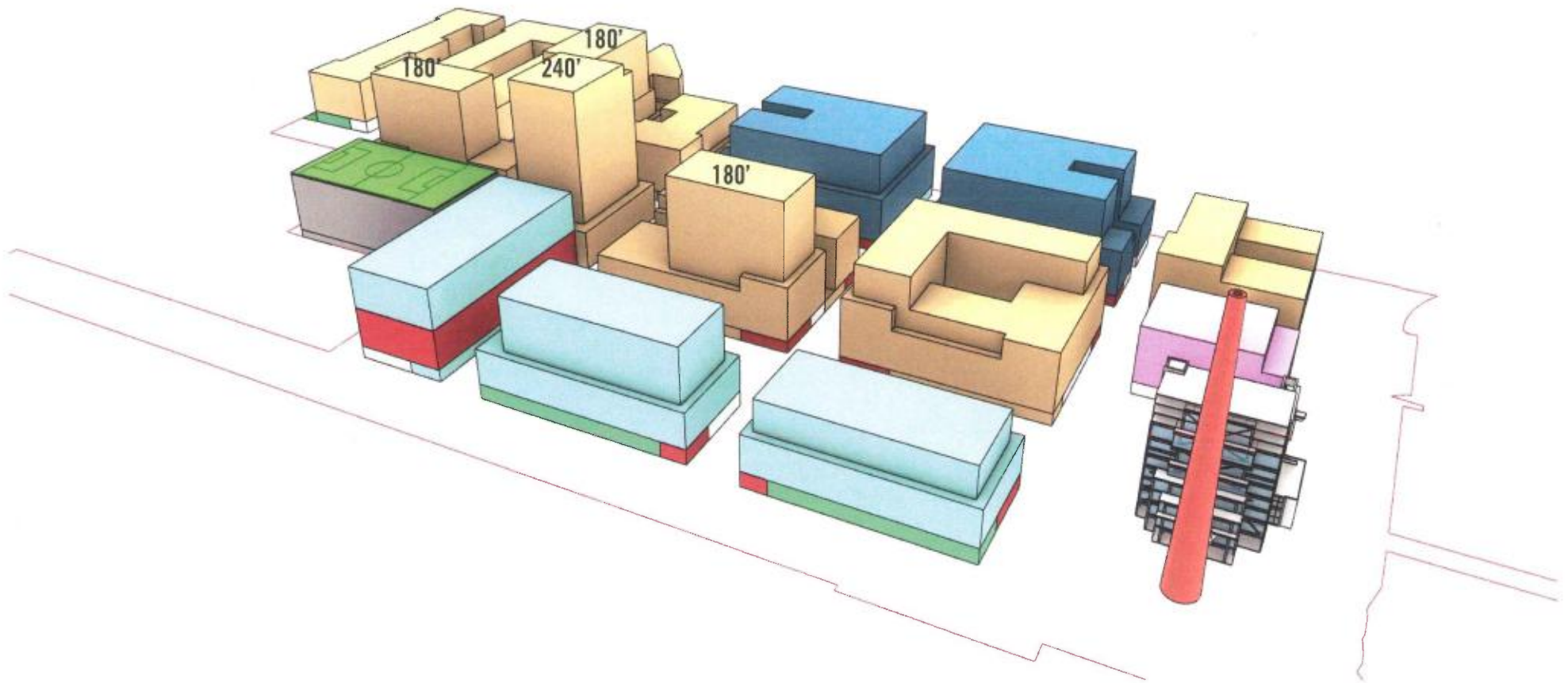
LOWERED HEIGHTS OPTION 1

240' @ BLOCK 6



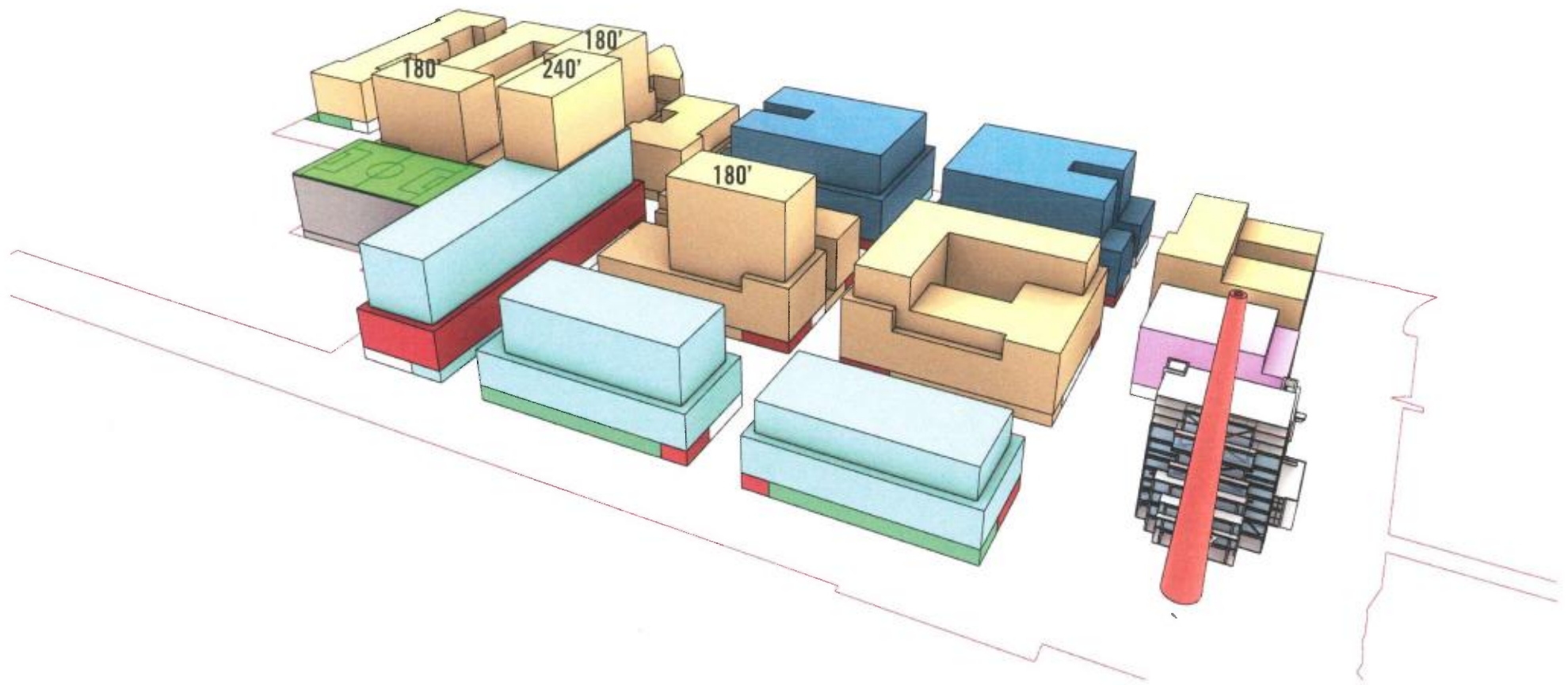
LOWERED HEIGHTS OPTION 2 WITH STATION A

240' @ PARTIAL STATION A



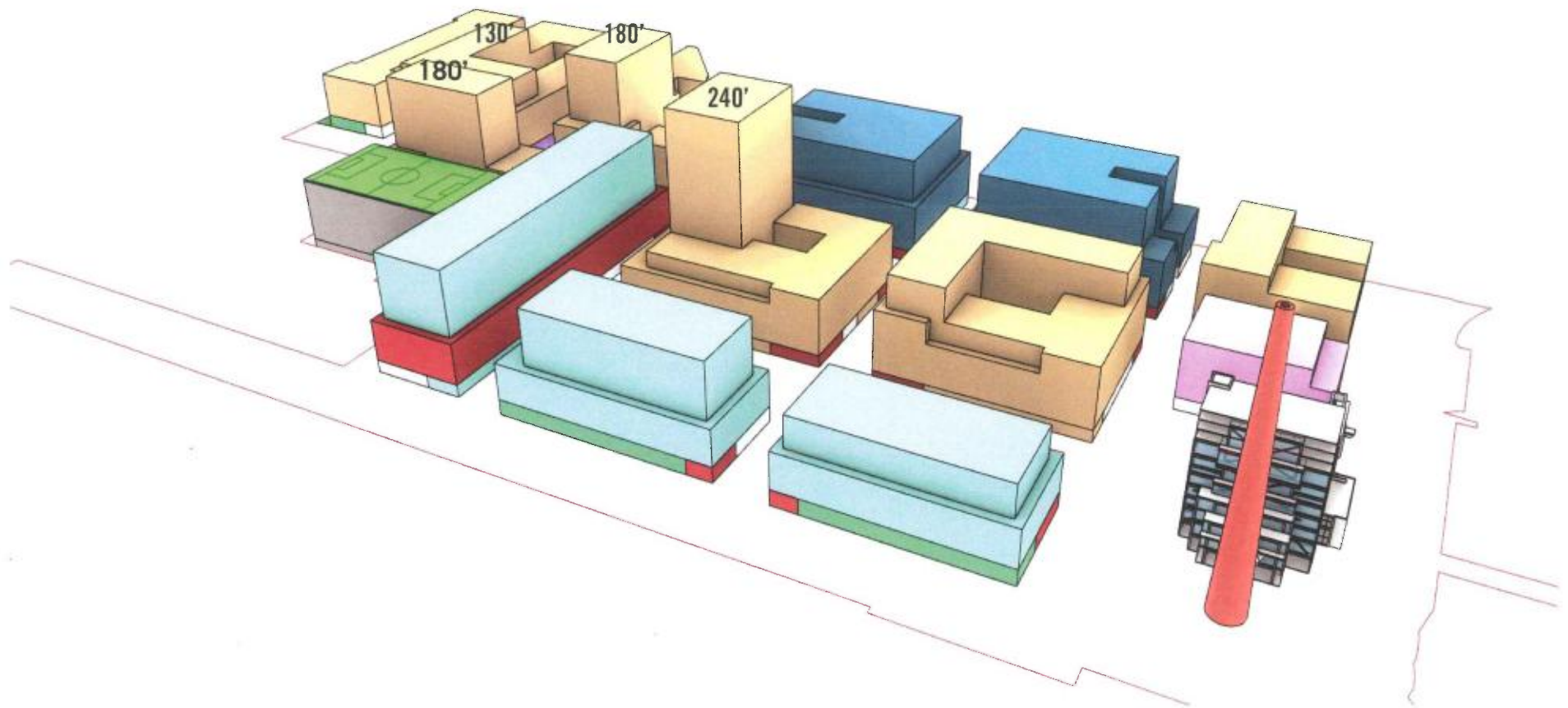
LOWERED HEIGHTS OPTION 3 WITH STATION A

240' @ STATION A



LOWERED HEIGHTS OPTION 4 WITH STATION A

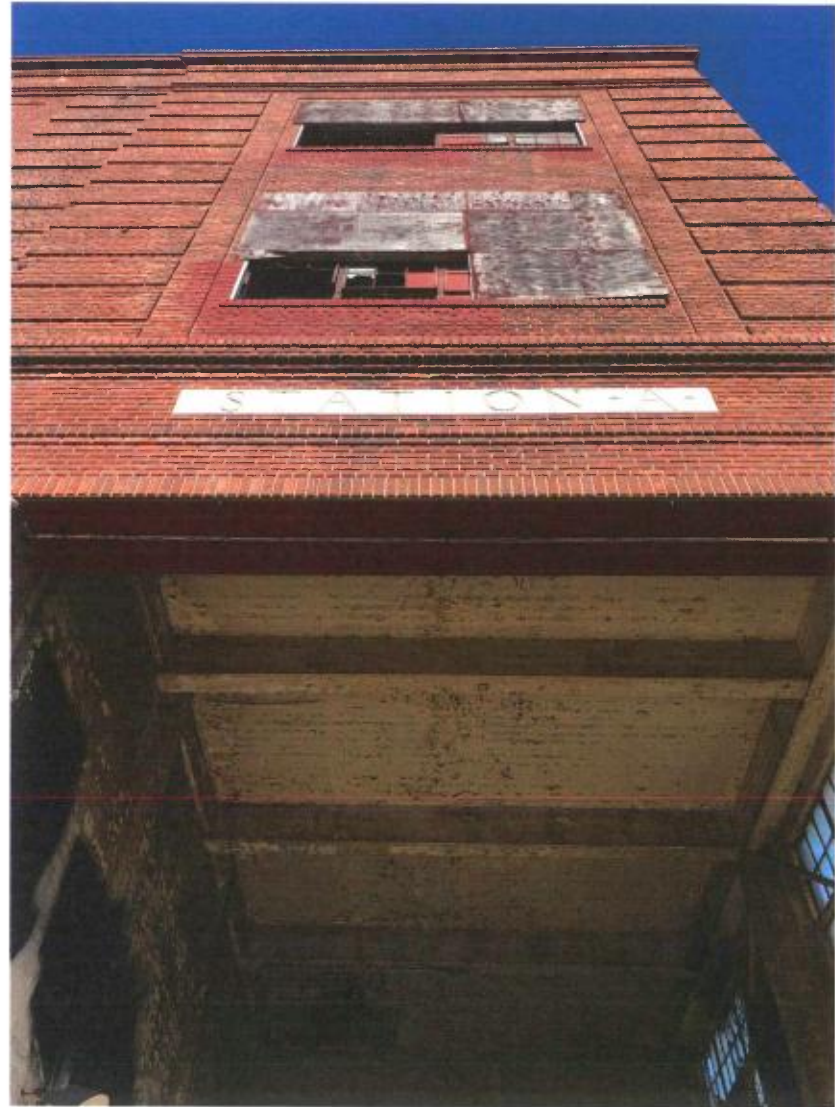
240' @ NW BLOCK 7



STATION A

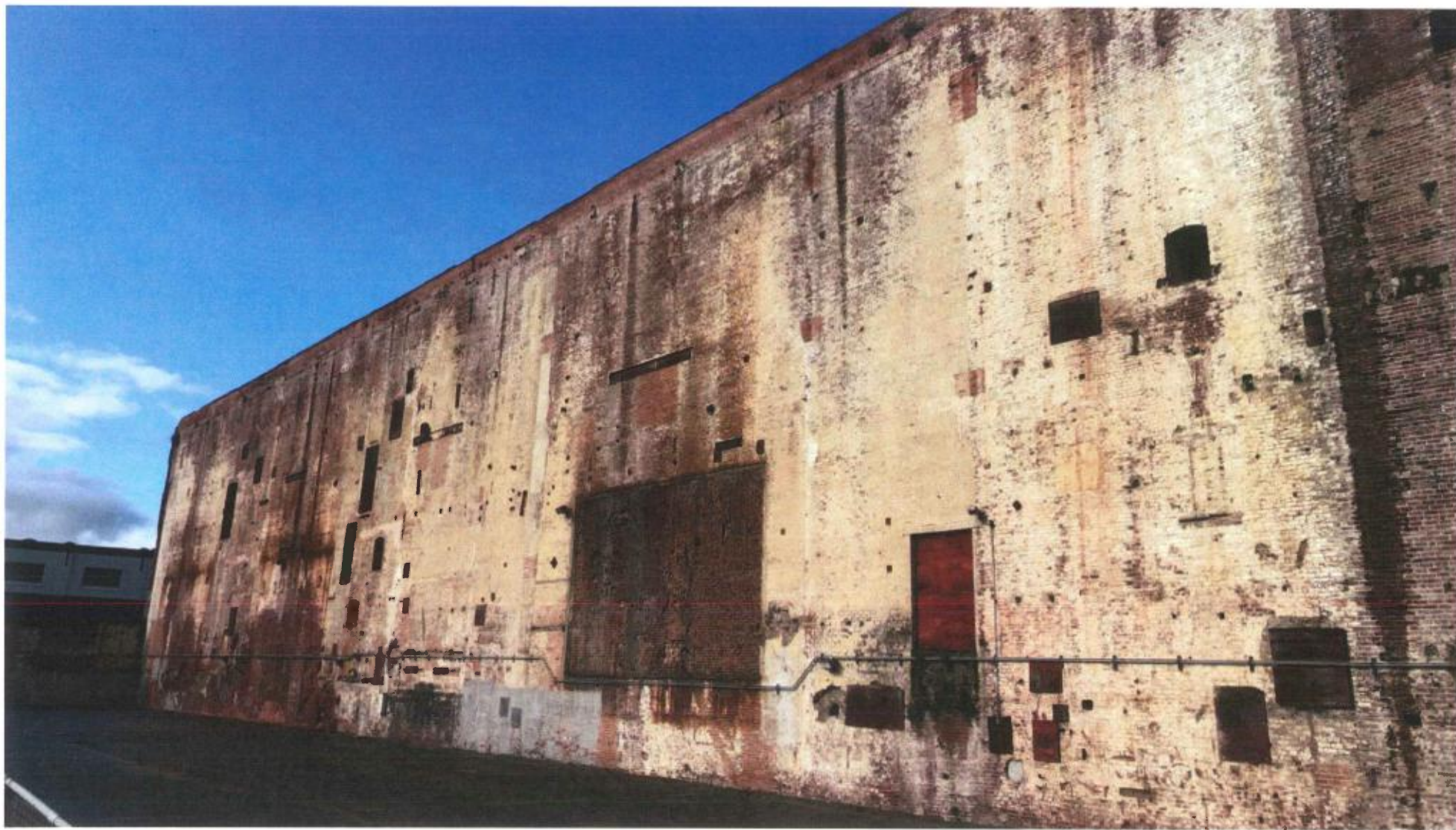
OPTIONS + TRADEOFFS

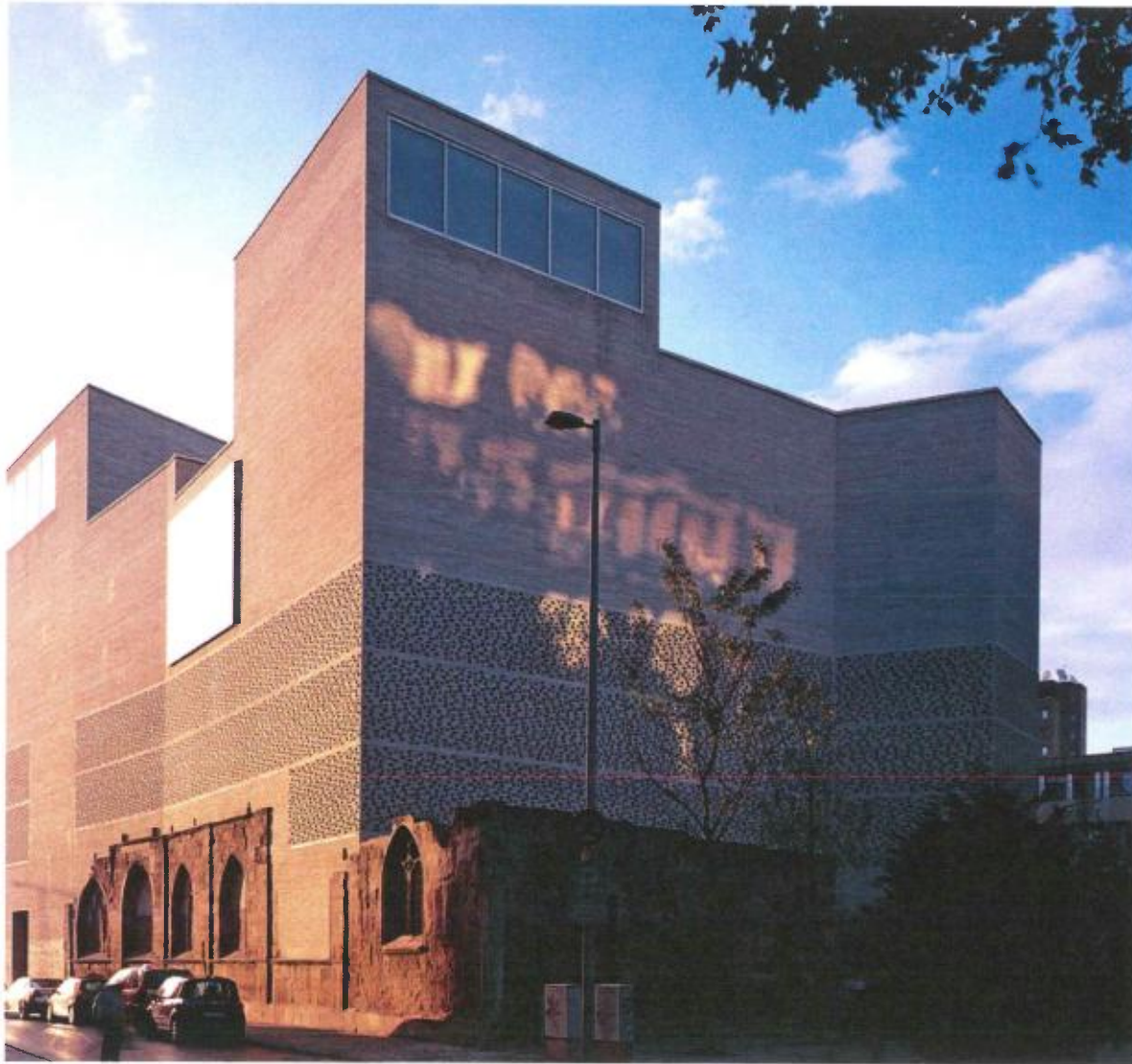
- Circa 1899, expanded 1905
- Repowered 1929
- Closed 1965
- Partially demolished 1983





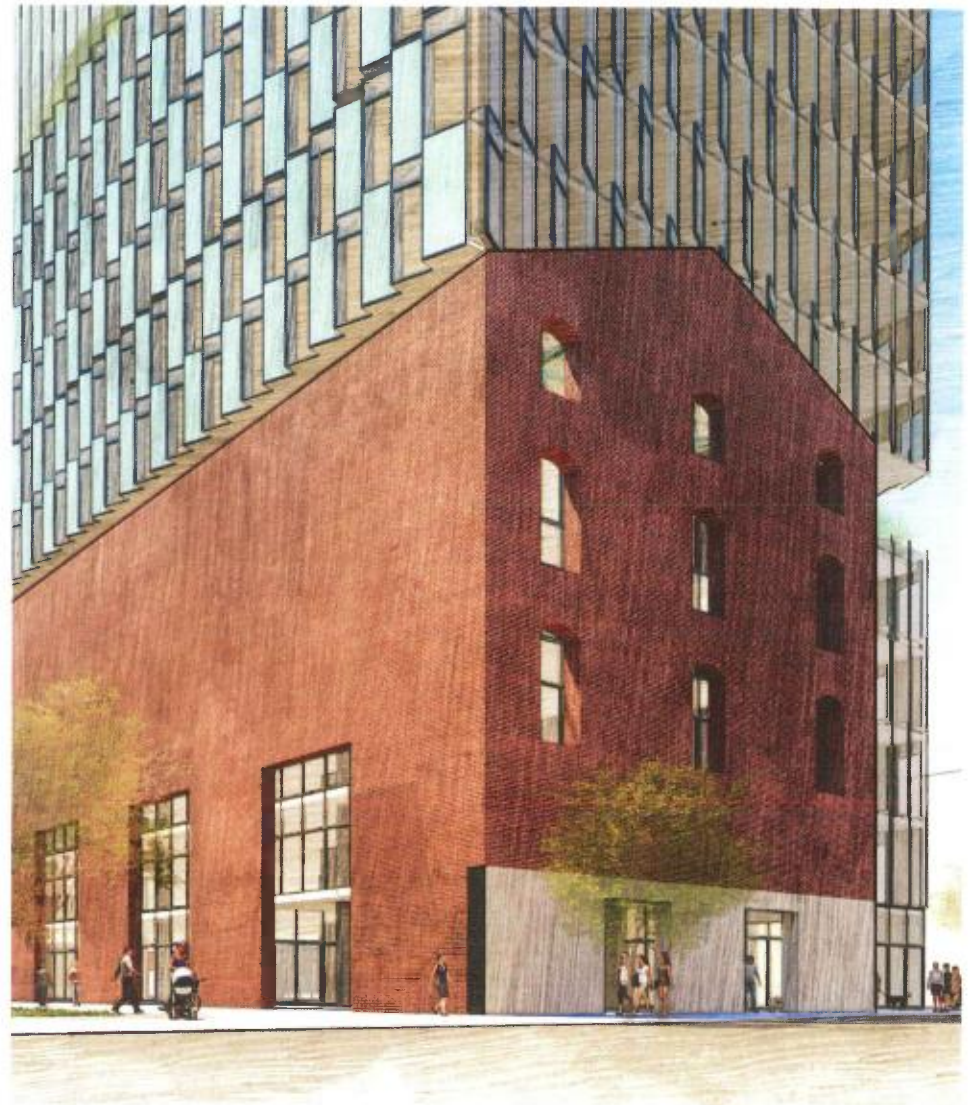












NEXT STEPS

- Informational #3: 6/21
- General Plan Initiation: 7/25
- EIR Certification / Approvals: 8/22
- BOS Approval Hearings: Fall 2019



THANK YOU!

Learn more:

- <https://www.dogpatchpowerstation.com>
- info@dogpatchpowerstation.com
- [@iamthestack](#)

CALIFORNIA 2019
SENATE BILL 50

AS OF
 APRIL 24,
 2019



Is site
 zoned
 for
 Housing?



Does site
 - Have existing
 rental housing
 OR
 - in a Very High Fire
 Hazard Zone
 OR
 - in a Coastal Zone
 in city with population
 under 50,000?

Is site in a
 low-income
 Sensitive
 Community?

**COMMUNITY PLANNING
 PROCESS**

Community has until 2025 to
 determine their own zoning.

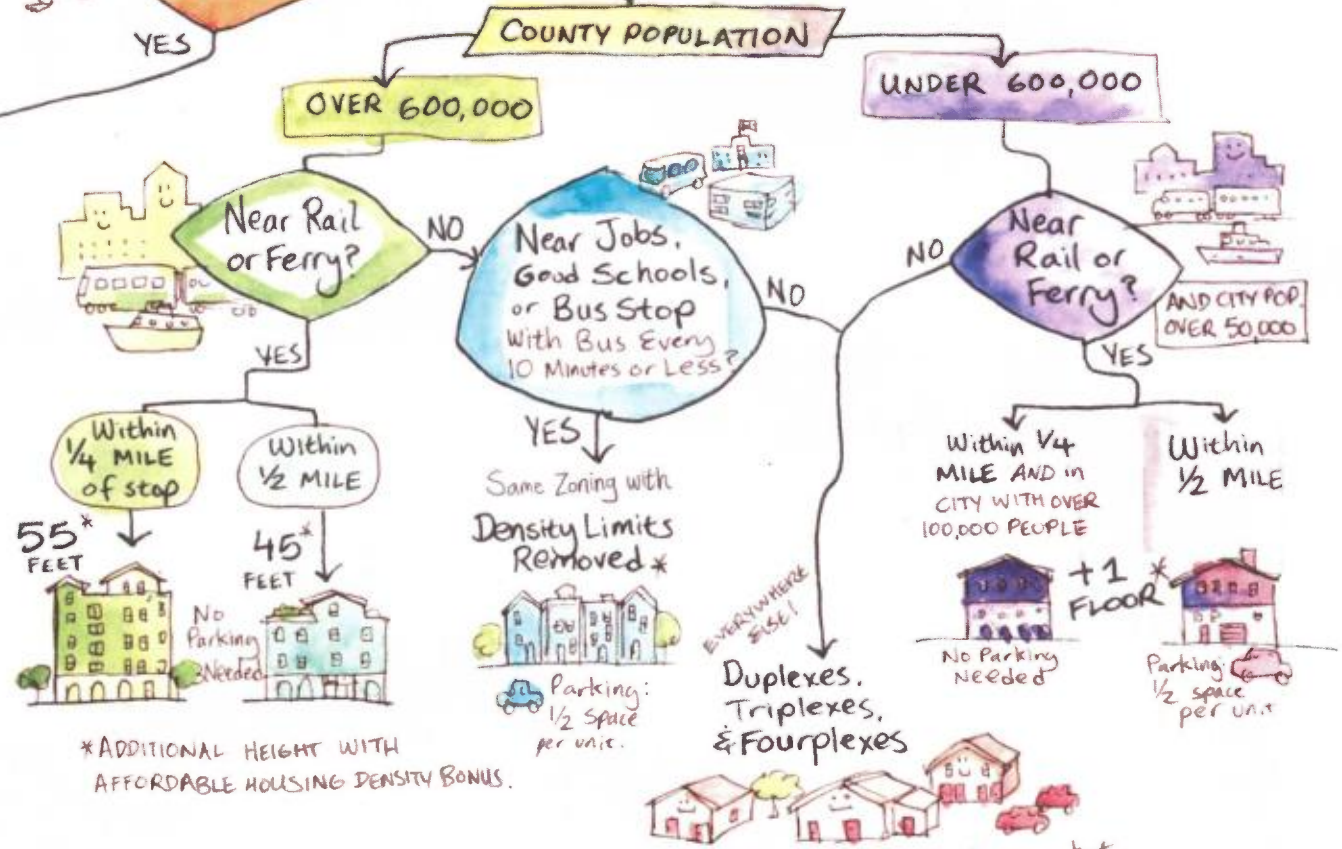


**NO CHANGE TO
 ZONING**

SB 50 is designed to protect
 tenants, agriculture/industrial land,
 and also to avoid new development
 in high fire risk areas or near
 small beach towns.

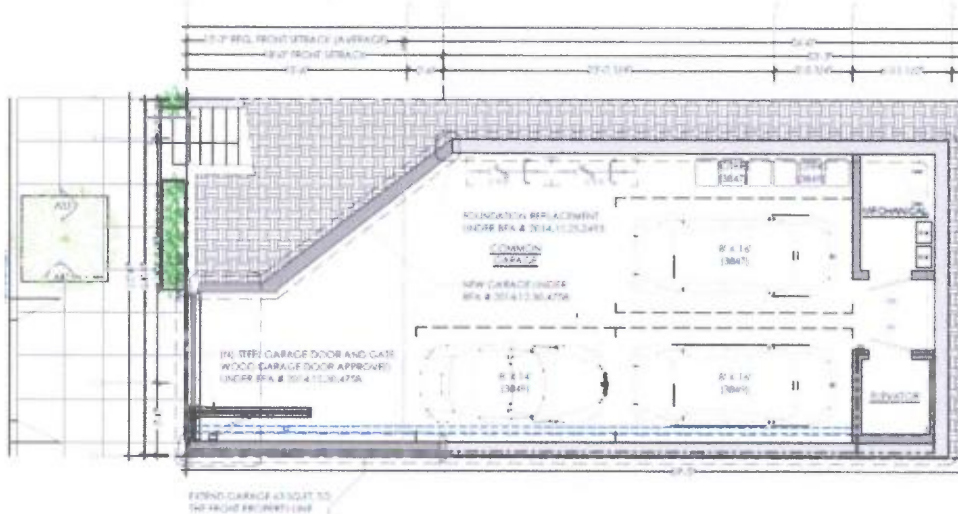
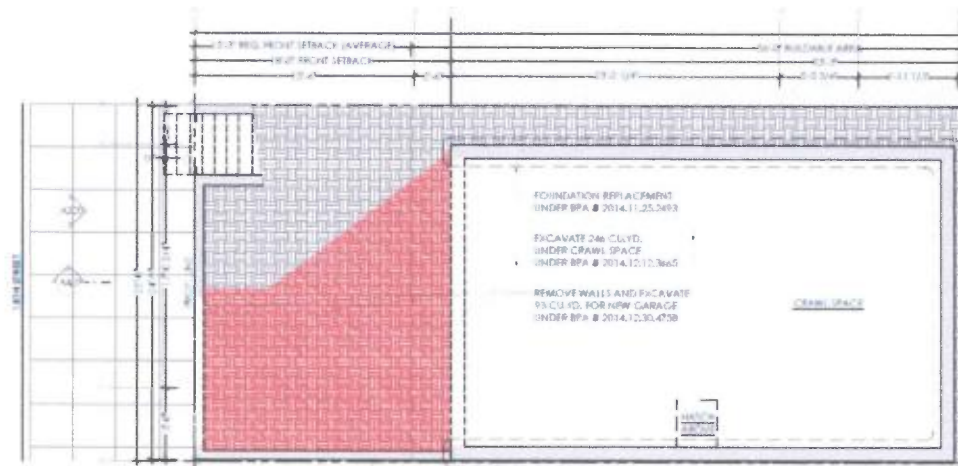
NOTE:

Additional
 Details Pending
 in Revised Bill Text



*ADDITIONAL HEIGHT WITH
 AFFORDABLE HOUSING DENSITY BONUS.

No Demolition of existing houses, but
 existing houses can be subdivided with small additions.

3847 – 3849 Eighteenth Street: Serial Permitting to Disguise True Scope**3 Permits Issued in Succession, By-Passing Planning Department, to Excavate / Create New 3 Car Garage and Elevator**

From Google Street View, December 2014

No Perimeter Foundation Replacement
 No Existing Crawl Space
 More than 4'0" Max Excavation
 No Storage Space (Existing or New)
 Working Before Permit Issued

Permit 201411252493: Replace Perimeter Foundation of (E) Crawl Space in Kind – *Applied on 11/25/2014 and Issued on 12/10/2014*

Permit 201412123665: Revision to BPA 201411252493; Excavate 4'0" Max under (E) Crawl Space for (N) Storage – *Applied on 12/12/2014 and Issued on 12/30/2014*

Permit 201412304758: Convert (E) Storage to (N) Garage. Demo (E) Front Wall for (N) Garage Door, Replace (E) Front Stair in Kind – *Applied on 12/30/2014 and Issued on 01/27/2015*

3847 – 3849 Eighteenth Street: Work Without Permits / Work Beyond Permits
At Least 10 Over-Counter Permits Issued, with Minimal to No Planning Department Review

Report for: **3847 18TH STREET**



Planning Department Complaints

Active

2018-002303ENF Enforcement (ENF) 3847 18th Street - DO NOT APPROVE ANY OTC PERMITS

Opened: 2/12/2018

Status: On Hold 8/14/2018

Assigned Planner: Kelly Wong: kelly.wong@sfgov.org / 415-558-6393

Excavated 822 cubic yards without CEQA review; built rear expansion and large dormers without Section 311; did substantial demo without demo calculations and converted two full flat units into a single family residence with Au pair without unit size calculations. Must submit BPA and environmental review to correct.

Address: 3847 18TH ST 94114

Further Info:

Related Records: None

Related Documents

[View](#)

▼ Hide Details

Completed

None

Department of Building Inspection Complaints

[View Complaint 201807147 \(3847 18TH ST\)](#)

[View Complaint 201891802 \(3847 18TH ST\)](#)

[View Complaint 201877291 \(3847 18TH ST\)](#)

[View Complaint 201769877 \(3847 18TH ST\)](#)

[View Complaint 201756294 \(3847 18TH ST\)](#)

[View Complaint 201650414 \(3847 18TH ST\)](#)

[View Complaint 201626802 \(3847 18TH ST\)](#)

[View Complaint 201310261 \(3847 18TH ST\)](#)

Permit 201512245908: Interior Remodel, Relocate Lower Unit from 1st Level to Basement Level. (N) Windows and Door on North Elevation, (N) Hydraulic Elevator, Model 950-15 by Acme Home, (N) Dormer Windows Per ZA Bulletin No. 3. Deferred Submittal: (N) Sprinkler System under Separate Permit –

Planning Department: *OTC Review Per Prior Comments with Sponsor.*

Building Department in Response to Complaint “Long-Term Construction Beyond Scope of Permit”: *Multiple Permits Issued for Extensive Work. Case Closed.*

3847 – 3849 Eighteenth Street: Excessive Excavation and Enlargement / Expansion without Public Notice
Minimum 822 Cubic Yards Removed and Building Sized Increased by Almost 4000sf
At Least 17 On-Site, In-Person Inspections



Front Yard / Rear Yard Variances Required after the Fact

To the Planning Commission at General Public Comment from G. Schuttish 4/25/19

Follow up on Comments on Housing Inventory Report from April 18, 2019

"Given San Francisco's housing crisis, the City should preserve as many units as possible. The cost of building new unit (sic) is significantly higher than renovating and preserving existing units".

From Page 4 Executive Summary June 9, 2016

Case No. 2015-006712PCA

Requiring Mandatory Discretionary Review to Remove

Unauthorized Units in Single-Family Homes

"This is just a first step. I will not let our bureaucracy stand in the way of building more housing, especially new rent-controlled housing because we need more places for people to live in San Francisco....we can and will do more to get more housing built in our neighborhoods"

Mayor London Breed, from Page C4 SF Chronicle

February 28, 2019, on backlog of ADUs article entitled

"SF speeds up process clears housing backlog"

There are two lists attached here about Noe Valley

List #1 is from the Department's Housing Inventory. **"Units Gained through Alterations"** are fundamentally "real" alterations with the possible exception of 1560 Dolores Street which had extensive work and could be considered a Demolition. I neglected to put it on List #2 and it is currently being marketed as a single family home at \$20K per month. The other six either just legalized existing units or added an ADU and *were not* extensive alterations.

On List #1 under **"Demolitions"** 4041 Cesar Chavez is now two units but one is renting for \$13,000 per month. The second unit is apparently owner occupied. Three of the other projects under **"Demolitions"** are well underway, with 463 Alvarado complete, *but 653 28th which is required to add an ADU upon completion per the Commission has been under construction since last summer.* It has a major excavation into a steep hill. The demolished house at 653 28th could have accommodated an ADU with a modest expansion. It was sound. And it was only \$45K over the ZA's value for Administrative Approvals of Demolitions.

Also on List #1, under **"Units Gained through New Construction"** is 645 Duncan. It is a \$6.6 million dollar home constructed on a vacant lot in the RH-1. ***It is 5,100 square feet in size.*** 4171 24th Street is now 5 units, one rented for \$6,500 per month, while the others sold from \$1.1 million to \$1.79 million and ranging from ***788 square feet to 1,587 square feet in size.***

List #2 is a list I have compiled with Alterations that should have been considered Potential Demolitions mostly in Noe Valley, last submitted to the Commission in October 2018. The six projects listed in **green** all sold in Noe Valley*** in 2018 and they are large single family homes at ***4,382; 3,800; 3,886; 4,087; 3,225; 3,758 square feet in size*** in the order shown on the list. The previously existing structures at these six addresses should have been preserved per the Executive Summary of 2016. And they could have also added ADUs per Mayor Breed's Executive Order even with modest alterations/expansions.

*Or the six addresses listed in **green** could have all been legal demolitions if the Commission had approved as CUAs after public review, if the existing structures were found to be unsound and needed to be replaced by new structures that would preserve relative affordability.*

*** sold at \$4.7 million;\$4.86 million;\$4.9 million;\$4.7 million;\$3.49 million;\$4.59 million for an average increase of \$3.62 million from sale prior to entitlement to sale after entitlement.

From Page 63 Table A-8

Housing Trends By Neighborhood

Noe Valley

2018 Housing Inventory Report

Demolitions ~

- 439 ALVARADO ST (1 Unit)
- 4043 CESAR CHAVEZ ST (1 Unit)
- 4041 CESAR CHAVEZ ST (1 Unit)
- 3721 21ST ST (1 Unit)
- 653 28TH ST (1 Unit)

Units Lost through Alterations ~

- 1102 CASTRO ST (1 Unit)
- 625 DIAMOND ST (1 Unit)

Units Gained through Alterations ~

- 1560 DOLORES ST (1 Unit)
- 136 DUNCAN ST (1 Unit)
- 985 CHURCH ST (1 Unit)
- 4164 26TH ST (1 Unit)
- 626 29TH ST (1 Unit)
- 438 ALVARADO ST (1 Unit)
- 4234 22ND ST (1 Unit)

Units Gained through New Construction ~

- 4171 24TH ST (5 Units)
- 645 DUNCAN ST (1 Unit)
- 439 ALVARADO ST (1 Unit)

Please let me know if you have any questions!

Best,

Svetha Ambati

Planner | Citywide Planning: Information and Analysis Group

ADDRESSES TO CONSIDER AS POTENTIAL DEMOLITIONS SINCE JANUARY 2015 EMAILS

2149 Castro
2430 Castro RH-1

GREEN ADDRESSES SHOULD HAVE BEEN DEMOS ON INVENTORY
AVERAGE INCREASE IN PRICE \$3.62 million before and after work

2025 Castro

4055 Cesar Chavez * ^ L

4068 Cesar Chavez L RH 2

4173 Cesar Chavez. L

4326 Cesar Chavez. L

1559 Church* RM-1

41 Clipper

33 Day L. RH-2

118 Day

1188 Diamond \$ L

1608 Dolores *

1156 Dolores *

1408 Douglass. L

310 Duncan*^

276 Duncan * L

844 Duncan

725 Duncan L

752 Duncan. L

55 Homestead L

235 Jersey * L

290 Jersey ^ * L

481 Jersey L

143 Laidley \$ L

537 Laidley L

130 Randall

548 Rhode Island L

1235 Sanchez

1163 Shotwell * ^

1110 York**

1161 York *^ L

171 Valley

3790 21st Street * \$ L

4028 25th Street \$ L

4186 25th Street * L

3855 26th Street L

709 27th Street

739 27th Street L

450 27th Street

255 28th Street L. RH-2

386 28th Street ^

556 28th Street L RH-1

159 7th Avenue * ^ L

138 8th Avenue * ^

1540 17th Avenue

2829 Baker * L

2321 Bush * ^

150 Vicksburg*^ L

376 San Carlos * ^ L

17 Temple L.

January 2015 Addresses in Emails to Commission

2220 Castro L

1612 Church

1433 Diamond

865 Duncan

90 Jersey \$

168 Jersey. L

1375 Noe \$

50 Oakwood * L

4218 24th Street

4318 26th Street L

4365 26th Street. L

525 28th Street

New Addresses Since April 2018 Joint BIC/Planning Meeting

1369 Sanchez ^

139 Grand View L

4466 24th Street ** \$

4061 Cesar Chavez ** \$ L

322 Chattanooga * L

350 Jersey L

245 Euclid

1071 Alabama ^ L (Planning Enforcement Action restored this Pioneer District house)

Key to Symbols

* Originally pair of flats

** Added a second condo unit

\$ Extensive Excavation

^ Did not have vertical addition sold as single family (unit merger?)

L Permits issued under LLC ownership

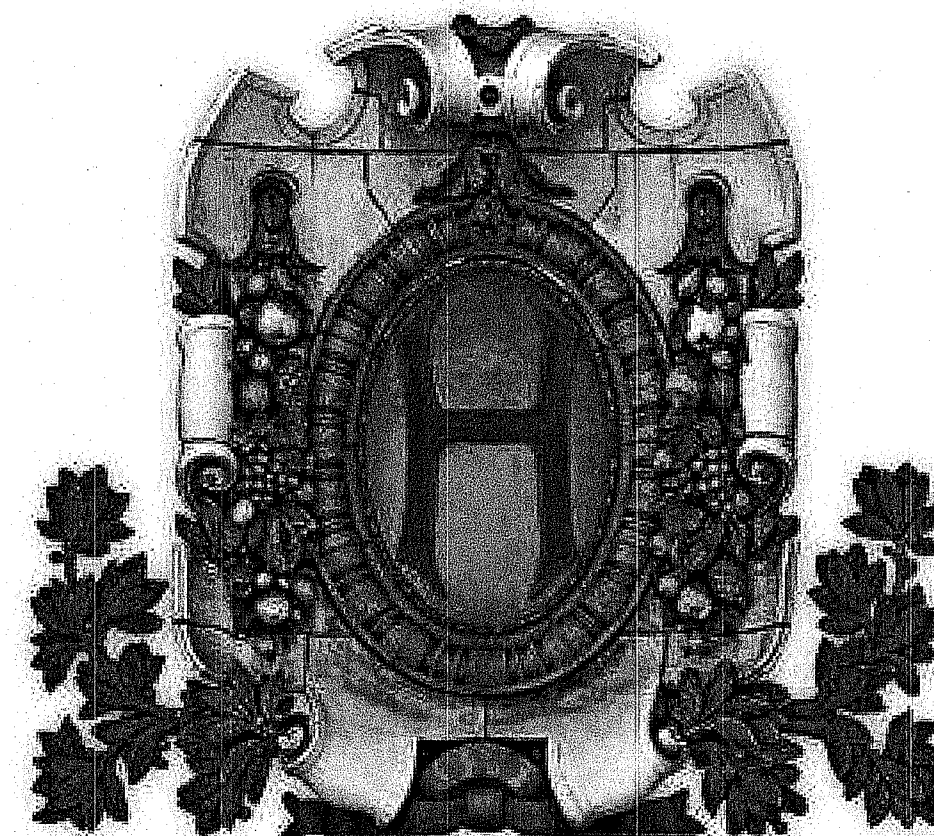
RED Addresses are December 2015 Noe Valley Five Project Sample

40% are Demolitions per Staff

Update on 139 Grand View: On market as single family for \$4.995 million

At least 50 are completed projects that were resold average > \$3.5 to \$5 million plus. Others are on the market either for sale or pending. Others are not complete. At least 3 never appeared on the market. At least 1 had violations corrected with new permits.

**The Hearst Hotel Project
5-29 Third Street
San Francisco**



**Major Permit to Alter
Case No. 2016.007303ENV
Prepared for the Historic Preservation
Commission
MARCH 20, 2019
FINAL**

BESPOKE
HOSPITALITY

FORGE



TABLE OF CONTENTS

1	Building Overview
2	Historic Images
3	Existing Conditions Images
4	Project Description
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6	Sections
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8	Windows
9	Roof Structures & Upper Story Openings
10	Exterior Repairs
11	Plans
12	Building Chronology
13	Building Data
	Land Title Survey
	Floor Area Ratio
	Roof Coverage Analysis
	Demolition Calculation Summary

1 Building Overview

Building History

The Hearst Building William Randolph Hearst constructed the first San Francisco Examiner Building in 1898. The seven-story building designed in the Mission Revival style by New York architect A. C. Schweinfurth was destroyed by the 1906 Earthquake and Fire. Phoebe Apperson Hearst commissioned New York based Kirby, Petit and Green to design the second Examiner Building, a twelve-story structure which exists today with some subsequent alterations. This building, constructed of a steel frame, was clad with granite base and marble podium at the lower stories and terra cotta at the upper stories capped by a sheet metal cornice. In 1938, Julia Morgan revised the exterior main entry with decorative terra cotta and monogrammed shield over the entry; modified the top of the building with a new taller terra cotta parapet wall and new cornice; and remodeled the lobby interior. In its current state, exterior of the Hearst Building is substantially intact with limited exterior modifications: non-historic aluminum storefronts and rooftop changes.

17-29 Third Street This commercial office/retail building was constructed in 1907 for Herman Levy, based on designs by Arthur T. Ehrenfort, a San Francisco-born architect. In 1947, the building was sold to Hearst Publications, Inc. and was internally linked at the upper floors to the Hearst Building. The storefront level has been modified with a non-historic storefront on Third Street and ceramic tile facing at Stevenson Street.



Looking south on Third Street, The Hearst Building at the left at the end of construction, 1911

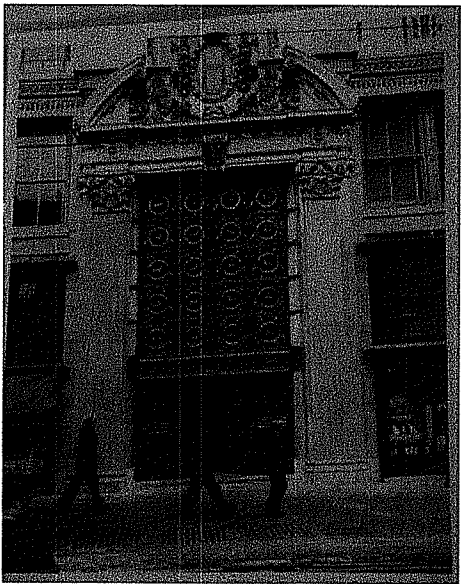
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

Historical Status

The Hearst Building is a Category I – Significant Building under Article 11 of the San Francisco Planning Code. The Hearst Building and 17-29 Third Street are contributors to the New Montgomery-Mission-Second Street Conservation District. The Hearst Building is individually significant within the district and to the National Register and California Register. The building at 17-29 is eligible to the registers as part of the district.

Period of Significance / Exterior Character-Defining Features

The Hearst Building (1909-1938) 13-story building with chamfered corner; monumental entrance; cast iron storefront surrounds; two-story marble and granite base; terra cotta entrance; upper story terra cotta Tuscan piers, polychrome belt courses, tall parapet wall, and polychrome cornice; bays of punched window openings with double-hung windows, cast iron spandrel panels; and multi-level roof with a gable-roofed penthouse. The Annex is 8-story terra cotta building of two bays with three openings with cast iron storefronts; double-hung steel windows; spandrel panels; and tall frieze consisting of a six-pointed star topped by a crenellated cornice. **17-29 Third Street (1906-1933 as a contributor to the Conservation District)** is a 3-story brick building with stucco jack arch window lintels; brick window sills; brick quoins; and sheet metal cornice.



Hearst Building Entry at chamfered corner, c1938 (Julia Morgan Collection. Special Collections & Archives. Cal Poly, San Luis Obispo)

Project Summary

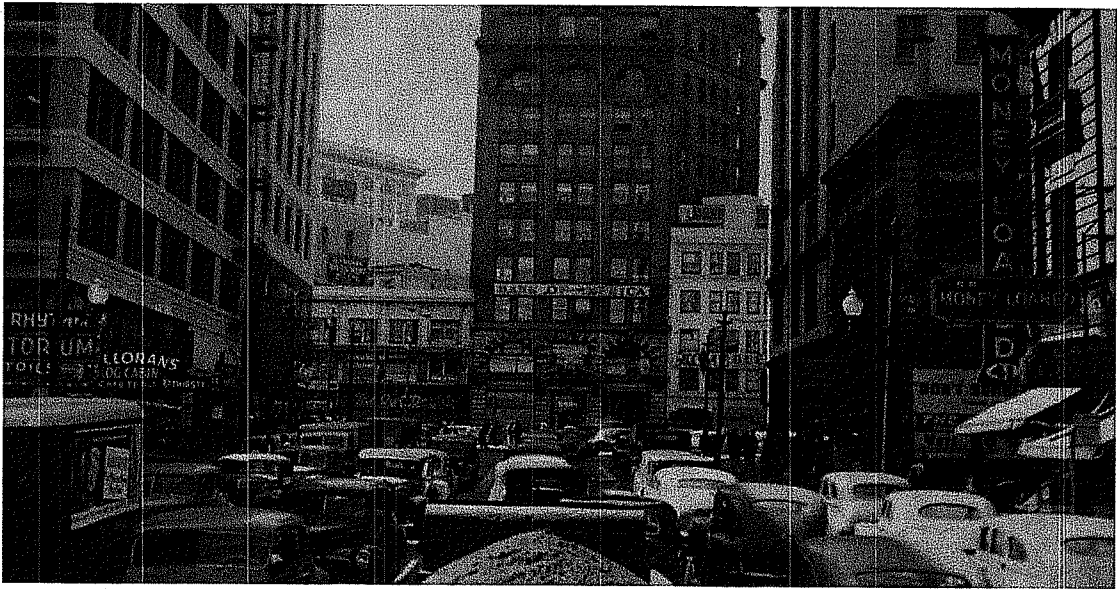
The proposed project to convert the existing retail/office building to a new hotel will involve primarily interior work: a ground floor restaurant/bar, lobby, retail shop, fitness center, event space, office/meeting space(s), and upper story guest rooms.

The minimal exterior changes include:

- New compatible storefronts within original cast iron surrounds at Market, Kearny and Third Street at the Hearst Building and 17-29 Third Street
- New openings and compatible storefronts at Stevenson Street for a new entry at 17-29 Third Street building where non-historic ceramic tile facing will be removed.
- New roof terrace at 17-29 Third Street
- New upper story doorways at the 4th & 9th Floors
- New roof enclosures for mechanical at the 9th floor and elevator towers roof of the Hearst Building.
- New roof terrace at 17-29 Third Street

The exterior rehabilitation will include:

- Maintenance of the exterior stone, terra cotta, and brick cladding following a substantial rehabilitation in the last 10 years
- Preservation of main lobby finishes;
- Retention of existing windows, augmentation with new acoustical glazing or interior sash and repainting

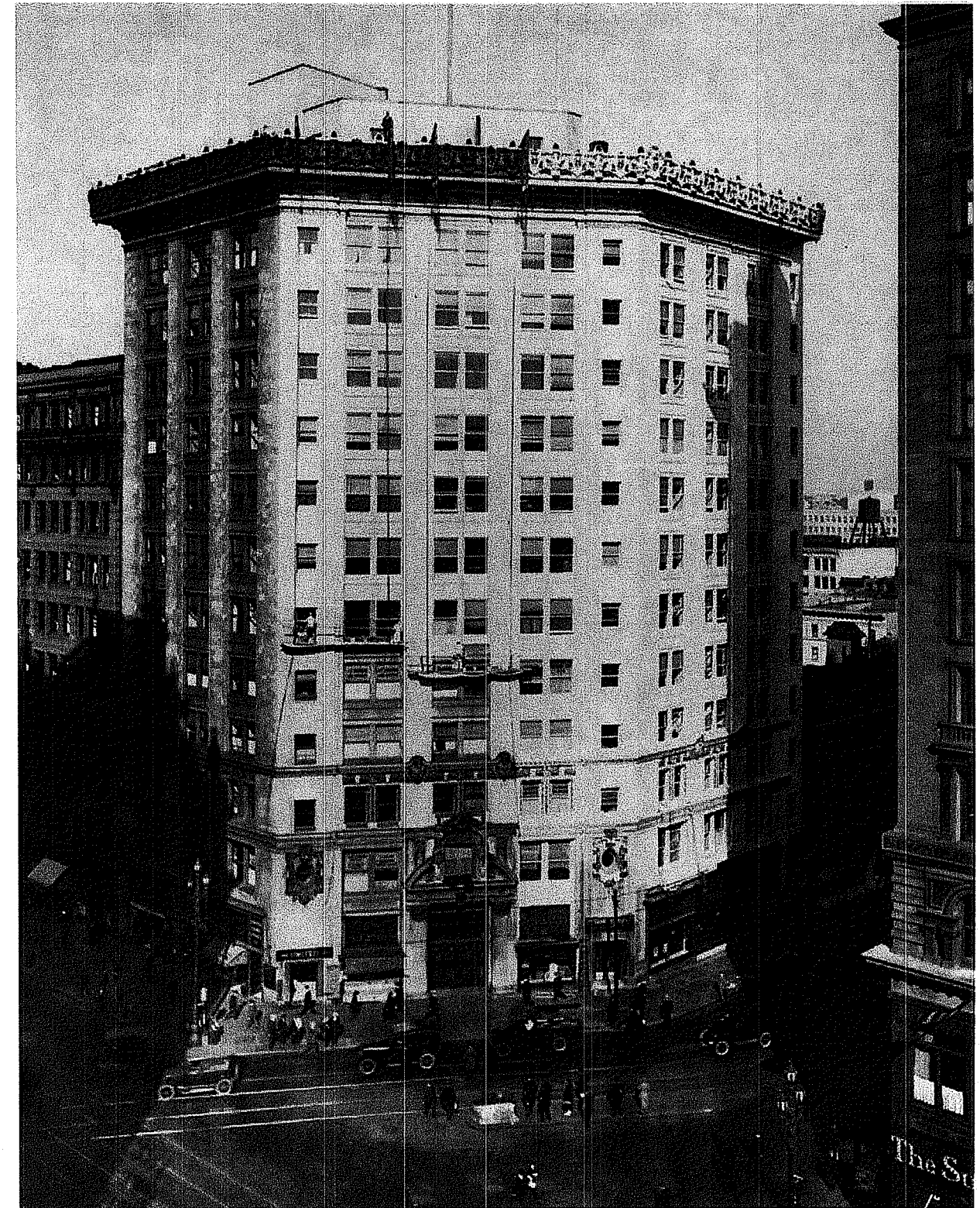


Hearst (Examiner) Building and 17-29 Third Street visible at the right from Third Street, October 1946 (California Historical Society)

2 Historic Images

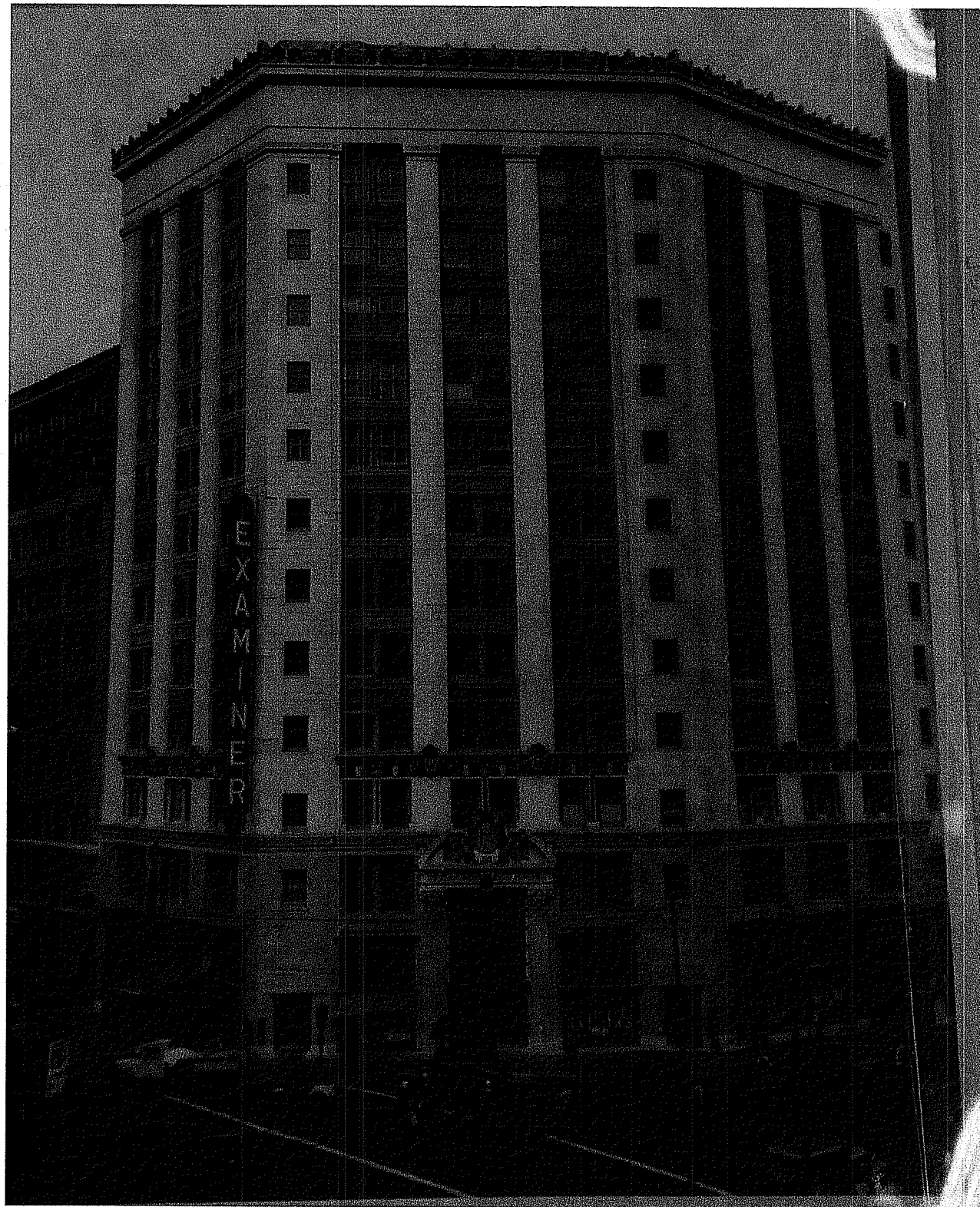


Market Street, pre-1906
(Hearst Corporation Archives)



End of Construction, c1911
(Hearst Corporation Archives)

2 Historic Images



Market Street, Completed, 1938 (Julia Morgan Collection.
Special Collections & Archives. Cal Poly, San Luis Obispo)



Market Street, c1950s
(Hearst Corporation Archives)

3 Existing Conditions Images

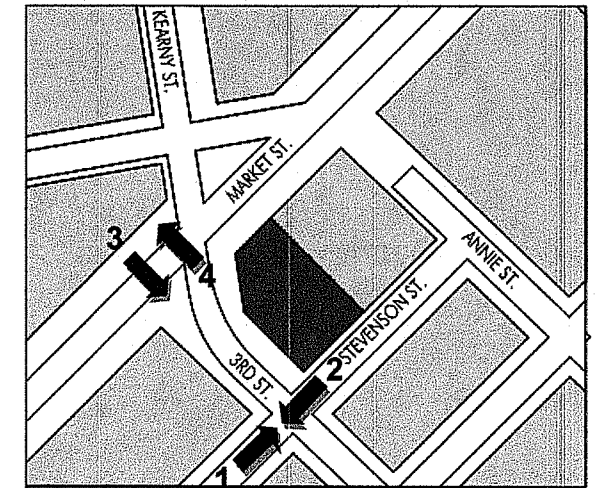
Context



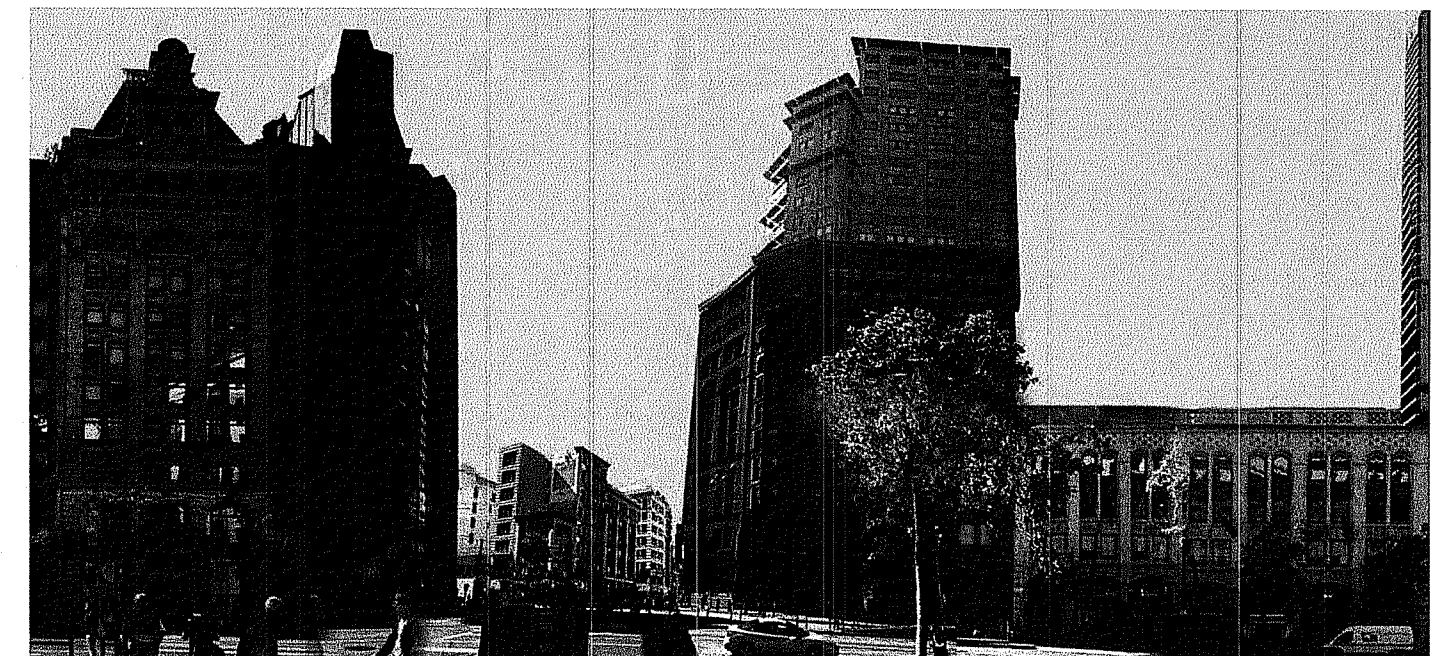
Context Image 1. Third Street, looking east. The Hearst Building to the left next to the building at 17-29 Third Street with the Hearst Annex visible above its roof. The Hearst Garage is as the right across the Steven Street



Context Image 2. Third Street, looking west. The building at 50 Third Street at the left across Stevenson Street alleyway from 22-32 Third Street at the center, and the Call/Claus Spreckels Building at the right.



Context Image 3. Market Street, looking south. The Monadnock Building to the left, the Hearst Building is visible at the center, and the Call/Claus Spreckels Building across the 3rd Street from the subject building. (FORGE)
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS



Context Image 4. Market Street, looking north. The Magee Building to the left, the Chronicle Building across Kearny Street at the center, and the building at 660 Market Street to the right. (FORGE)

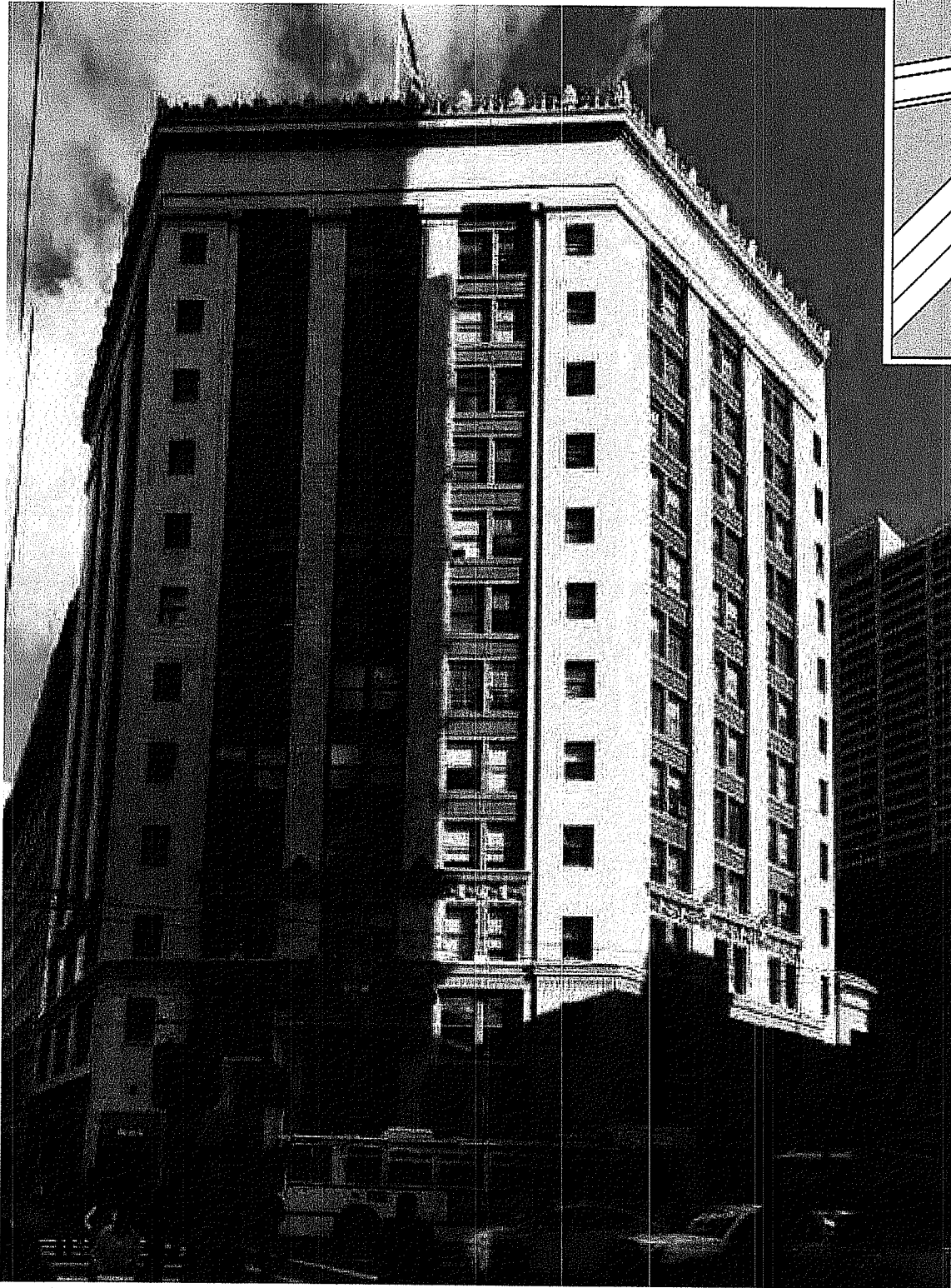
3 Existing Conditions Images

Building Exterior

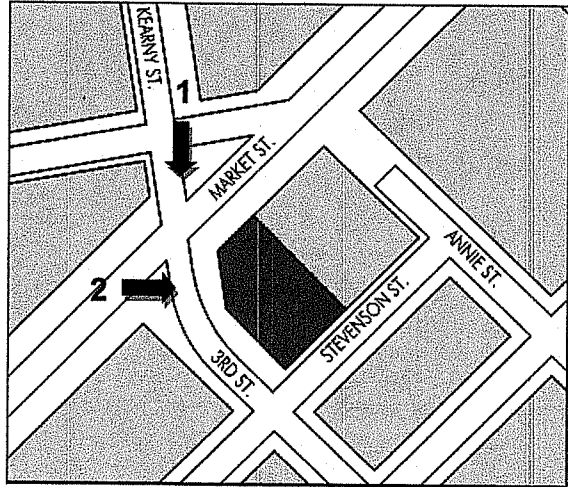


Building Image 1. The Hearst Building north façade.

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS



Building Image 2. The Hearst Building northwest chamfered corner façade.



3 Existing Conditions Images

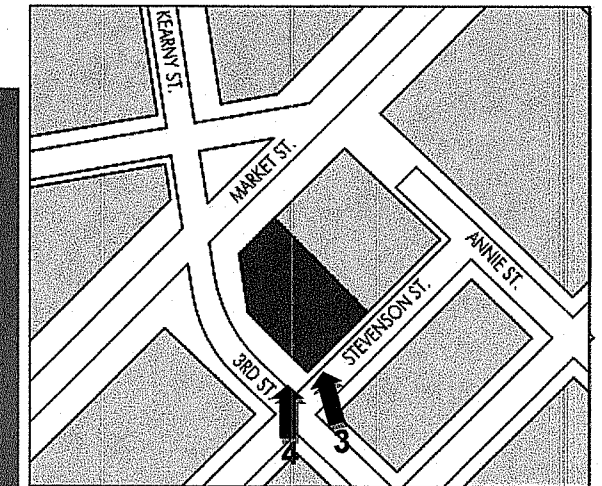
Building Exterior



Building Image 3. The building at 17-29 Third Street, south façade.
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS



Building Image 4. The Hearst Building and building at 17-29 Third Street, west façade.



4 Project Description

Based on the drawings by Forge, Bespoke Hospitality & Knapp Architects dated Nov 20, 2018 the proposed project entails a change of use for the Hearst Building and the building at 17-29 3rd Street from retail/office to hotel/office.

The building currently houses office uses on the second through thirteenth floor; ground floor retail uses; and a basement bar/nightclub ("Local Edition"). The remaining portions of the basement and sub-basement contain building operations, storage, and maintenance facilities.

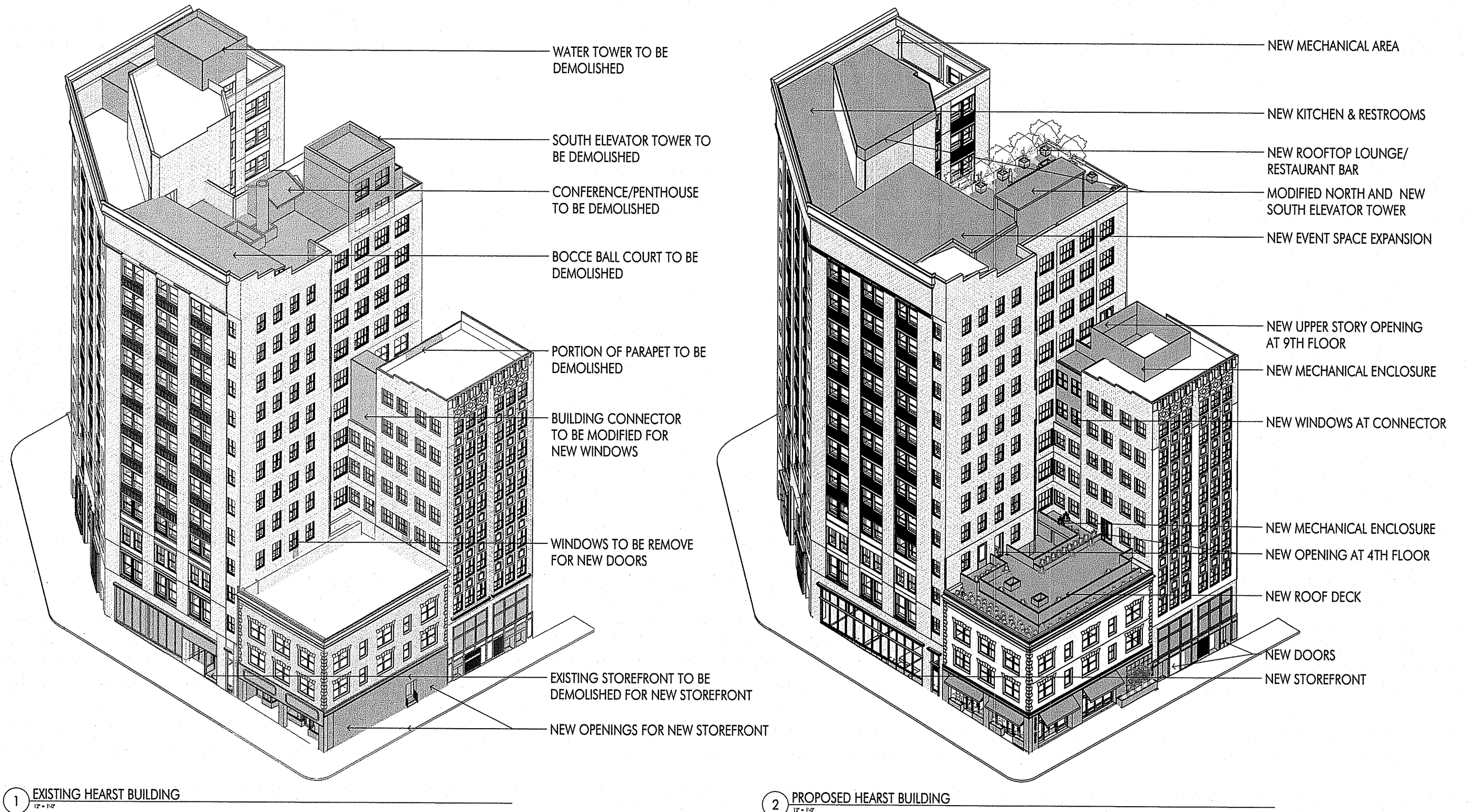
The proposed project for a new hotel includes new guest rooms and amenities: ground floor restaurant/bar, lobby, retail shop, fitness center, event space, office/meeting space(s), and a rooftop lounge/restaurant bar. Upgrades to comply with code for the change of use include: seismic system, mechanical, electrical, plumbing and vertical transportation.

In addition to the interior renovations, the proposed project includes the rehabilitation of the original historic fabric including exterior stone, terra cotta, and brick cladding; preservation of main lobby finishes; repainting of existing windows; new interior acoustical sash; new storefronts at Market and Third Streets; new openings and storefronts at Stevenson Street for a new entry; and new roof additions including a roof terrace at 17-29 Third Street and mechanical enclosure and elevator towers at the Hearst Building.

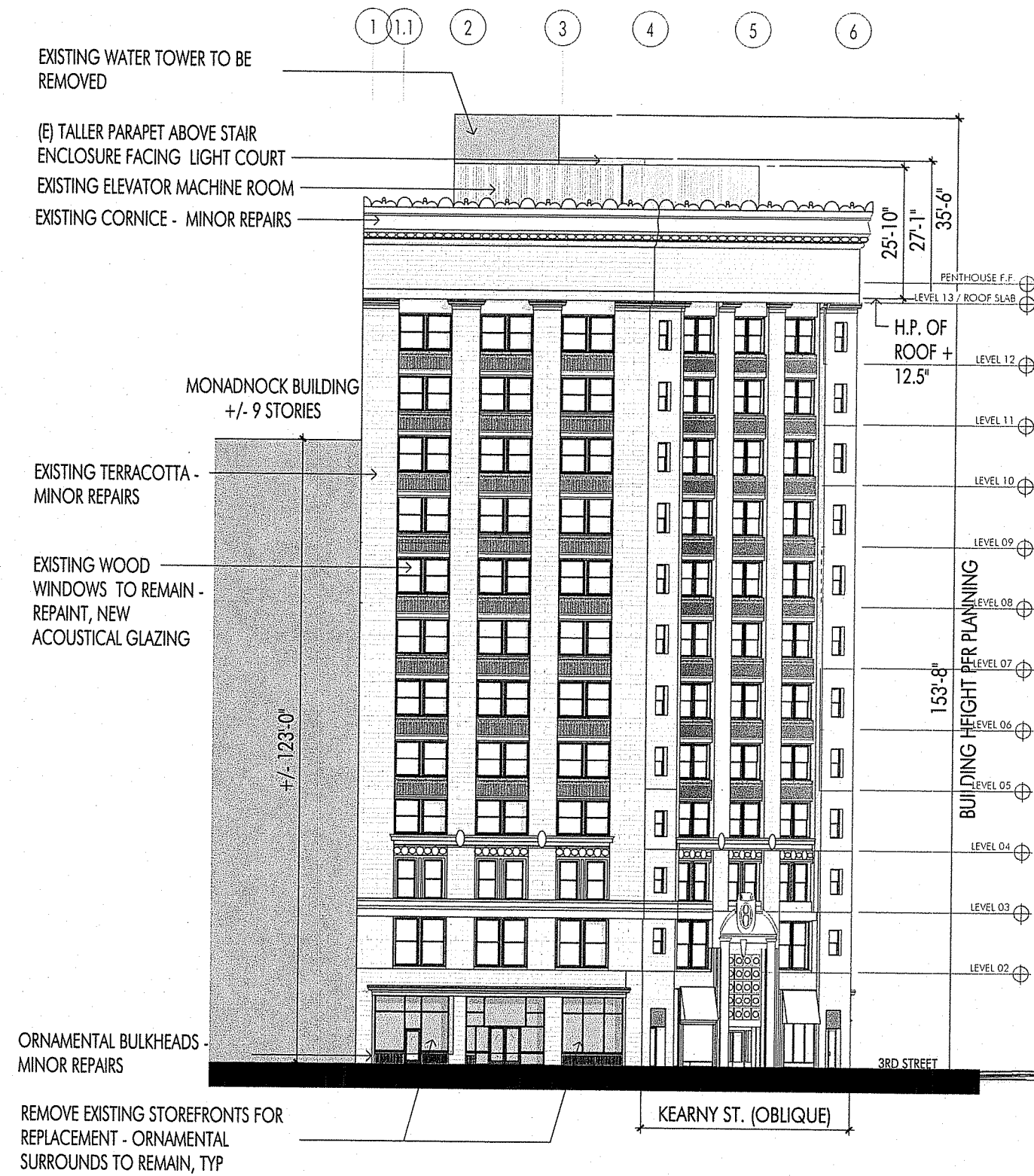
The proposed project will increase the gross enclosed area of the Hearst Building and 17-29 3rd Street from 157,769 square feet to 158,939 square feet.



4 Project Description



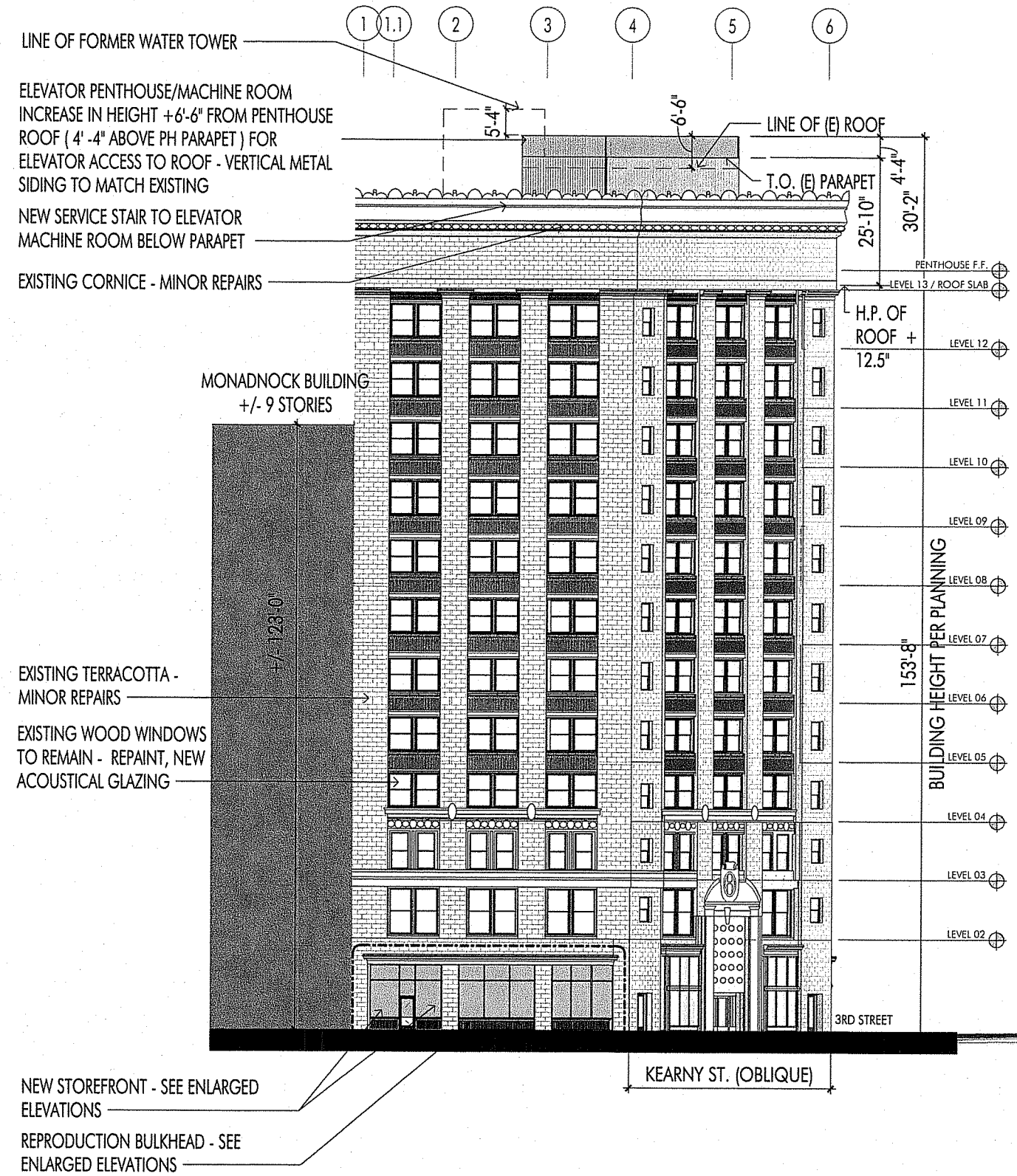
5 Elevations



EXISTING MARKET STREET ELEVATION

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

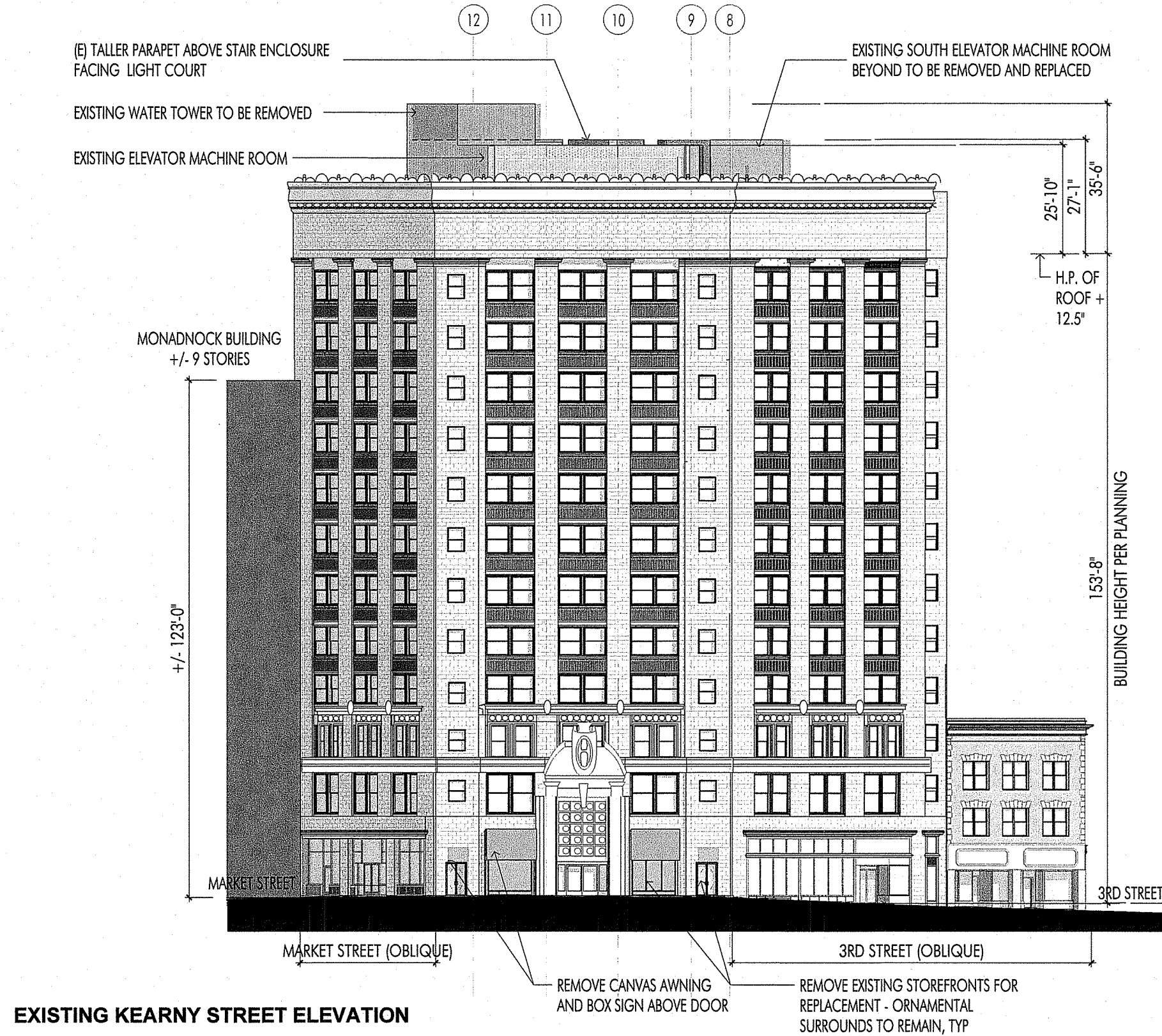
5 Elevations



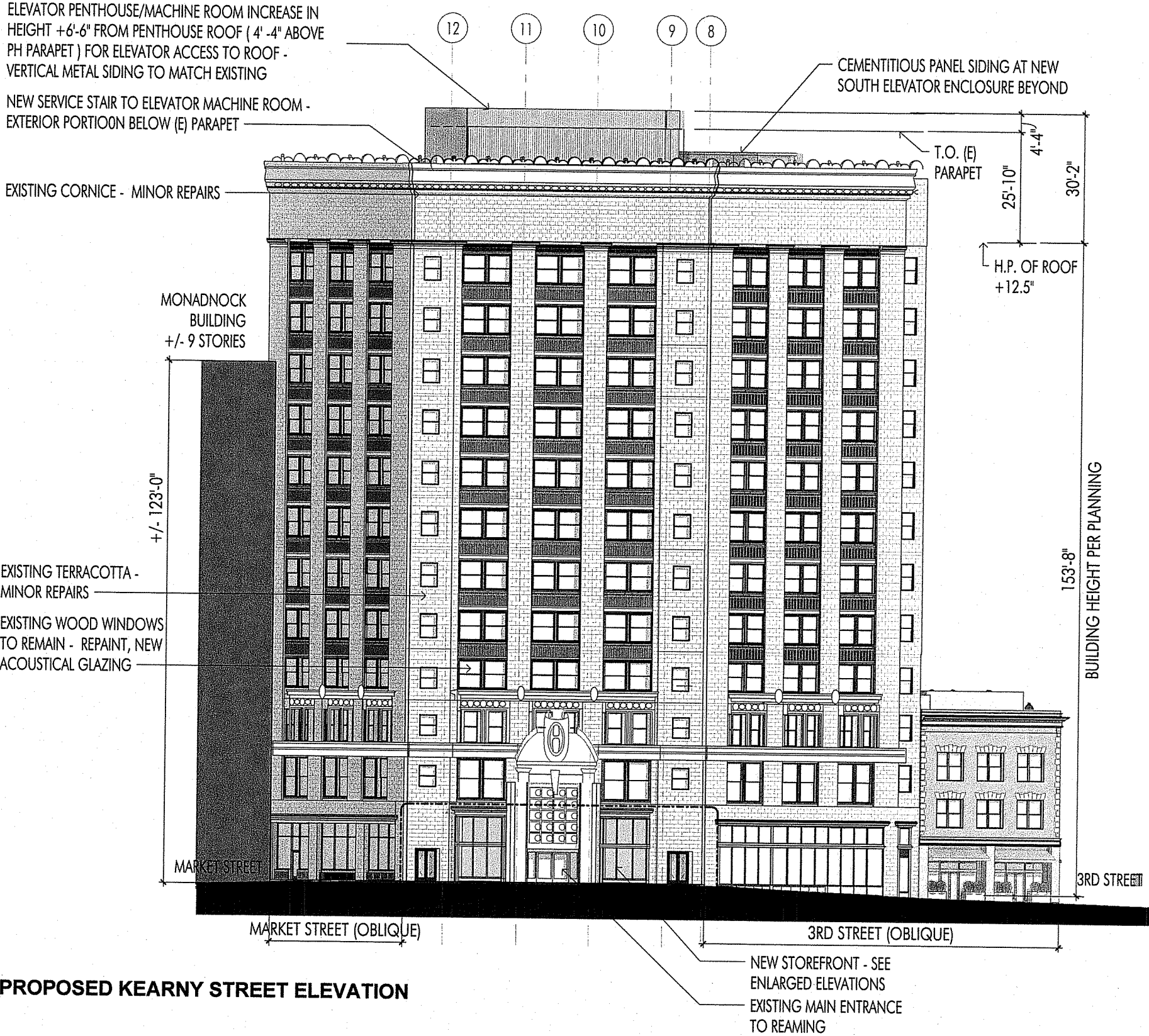
PROPOSED MARKET STREET ELEVATION

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

5 Elevations

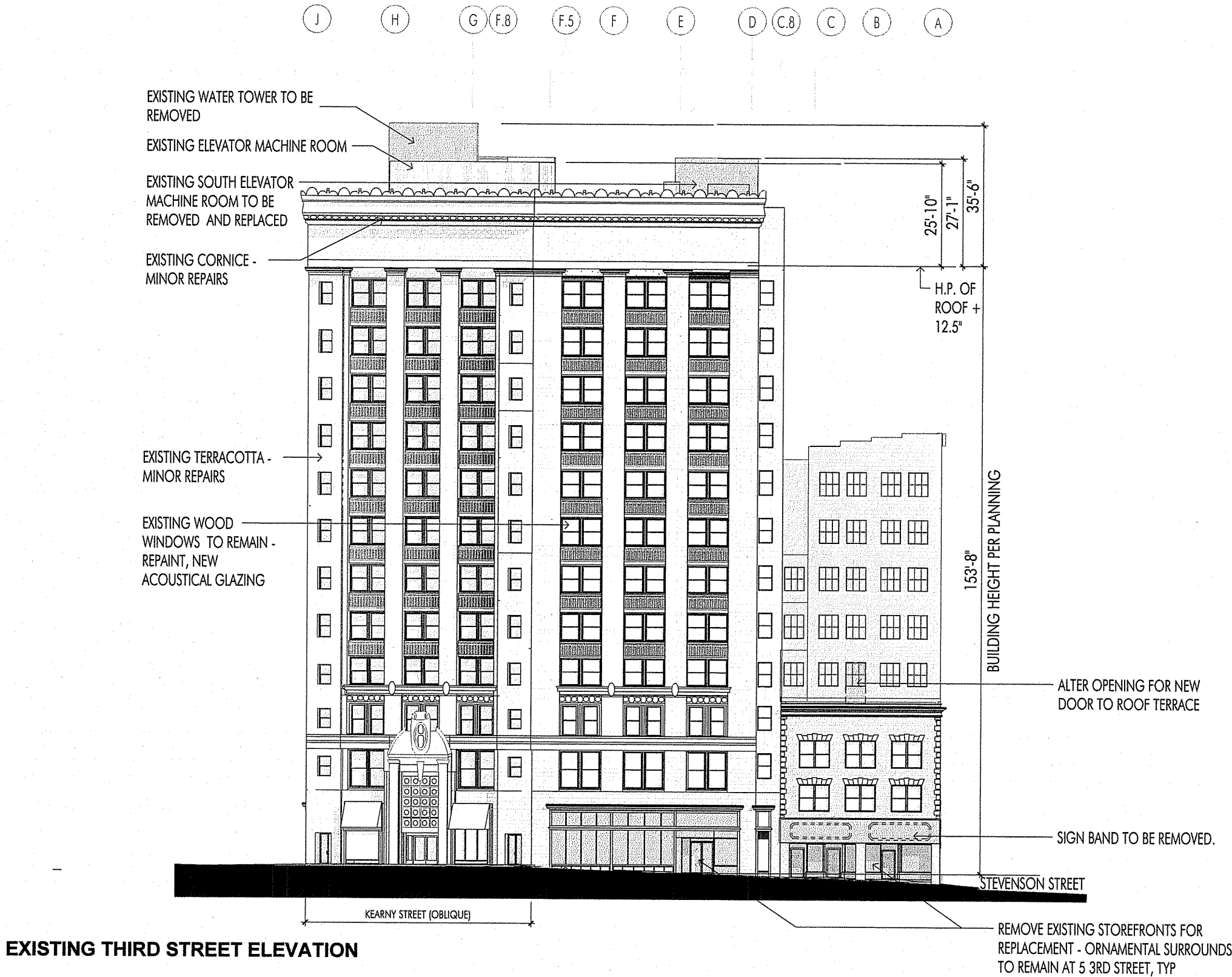


5 Elevations

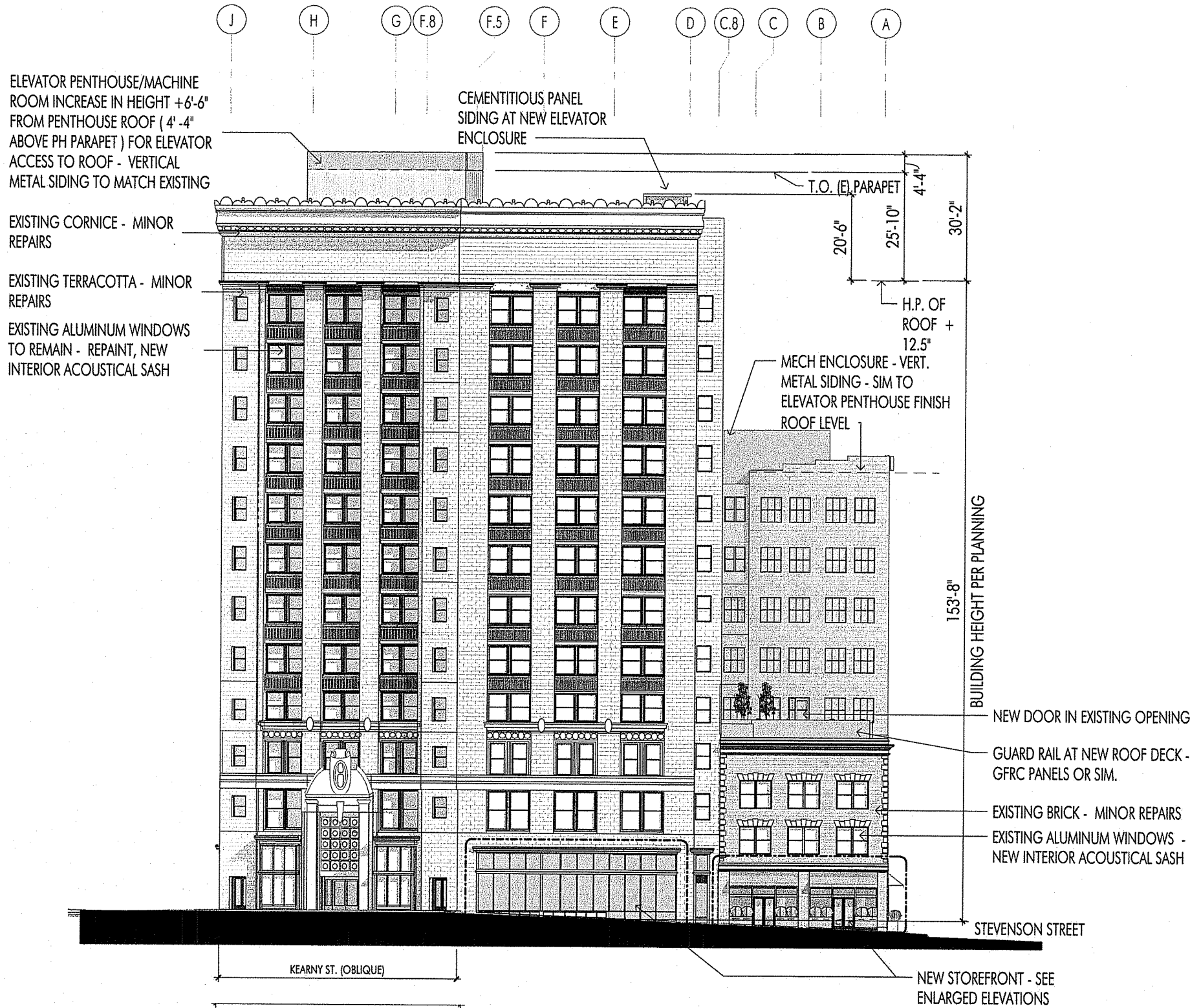


PROPOSED KEARNY STREET ELEVATION

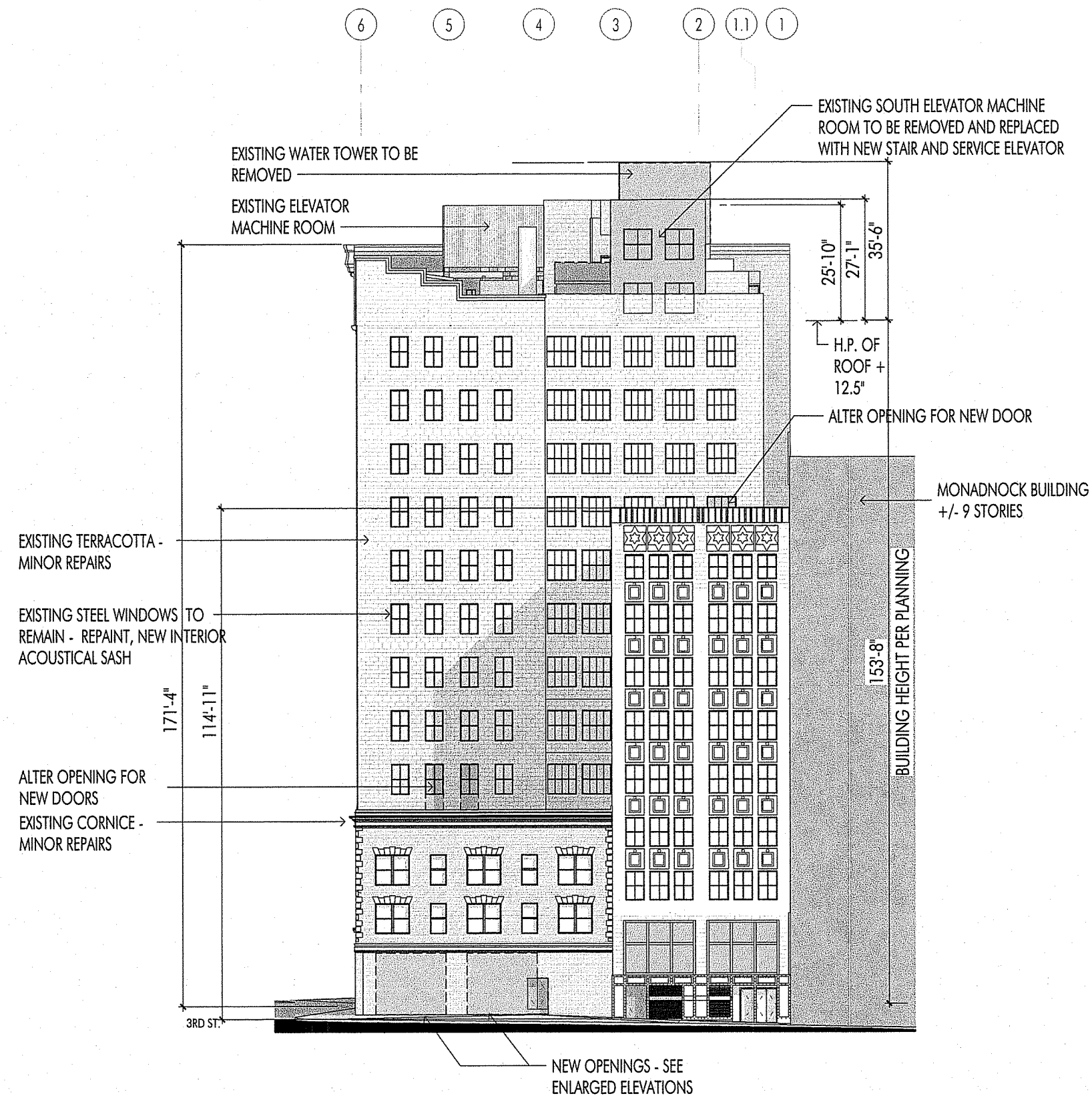
5 Elevations



5 Elevations

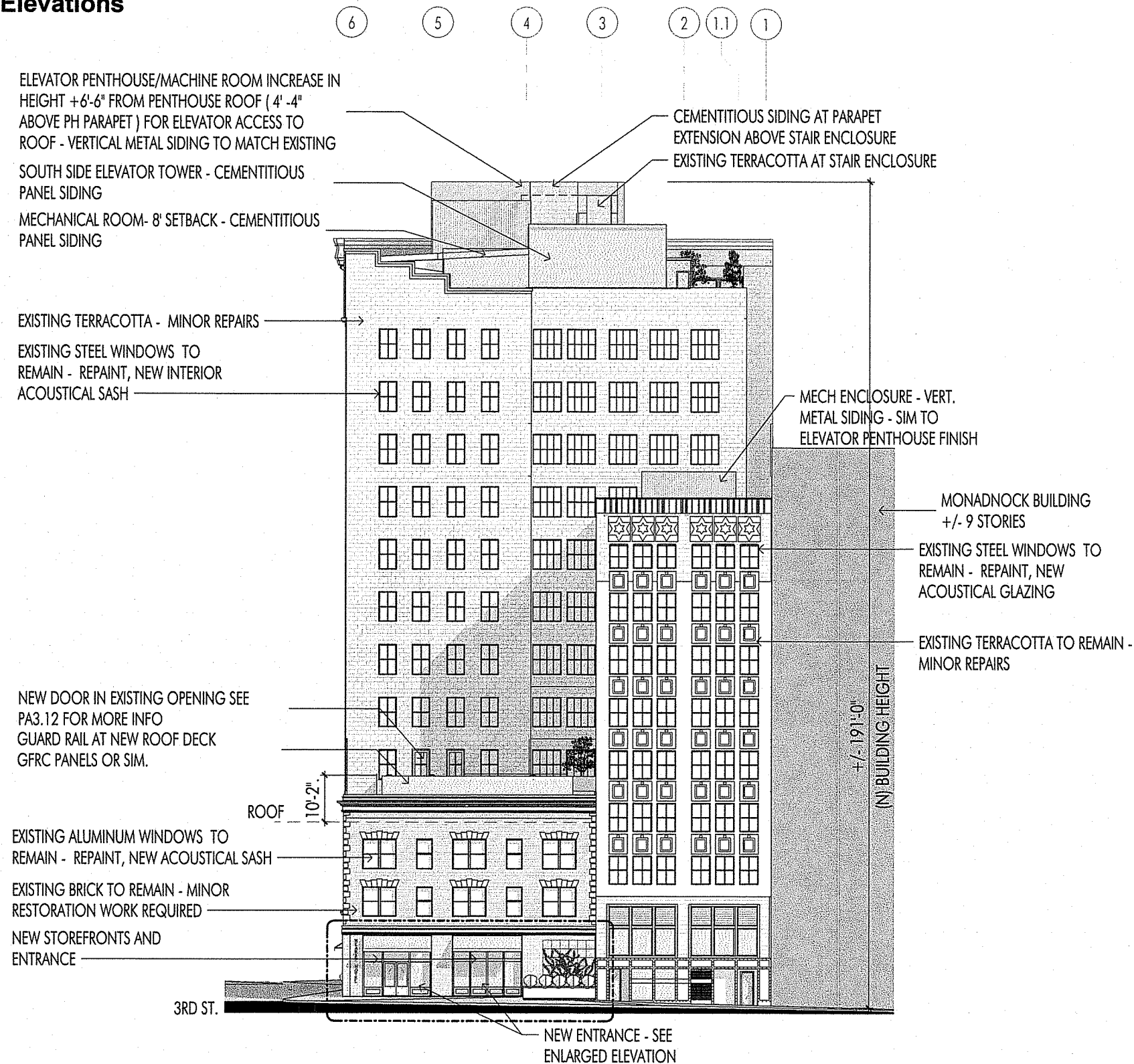


PROPOSED THIRD STREET ELEVATION



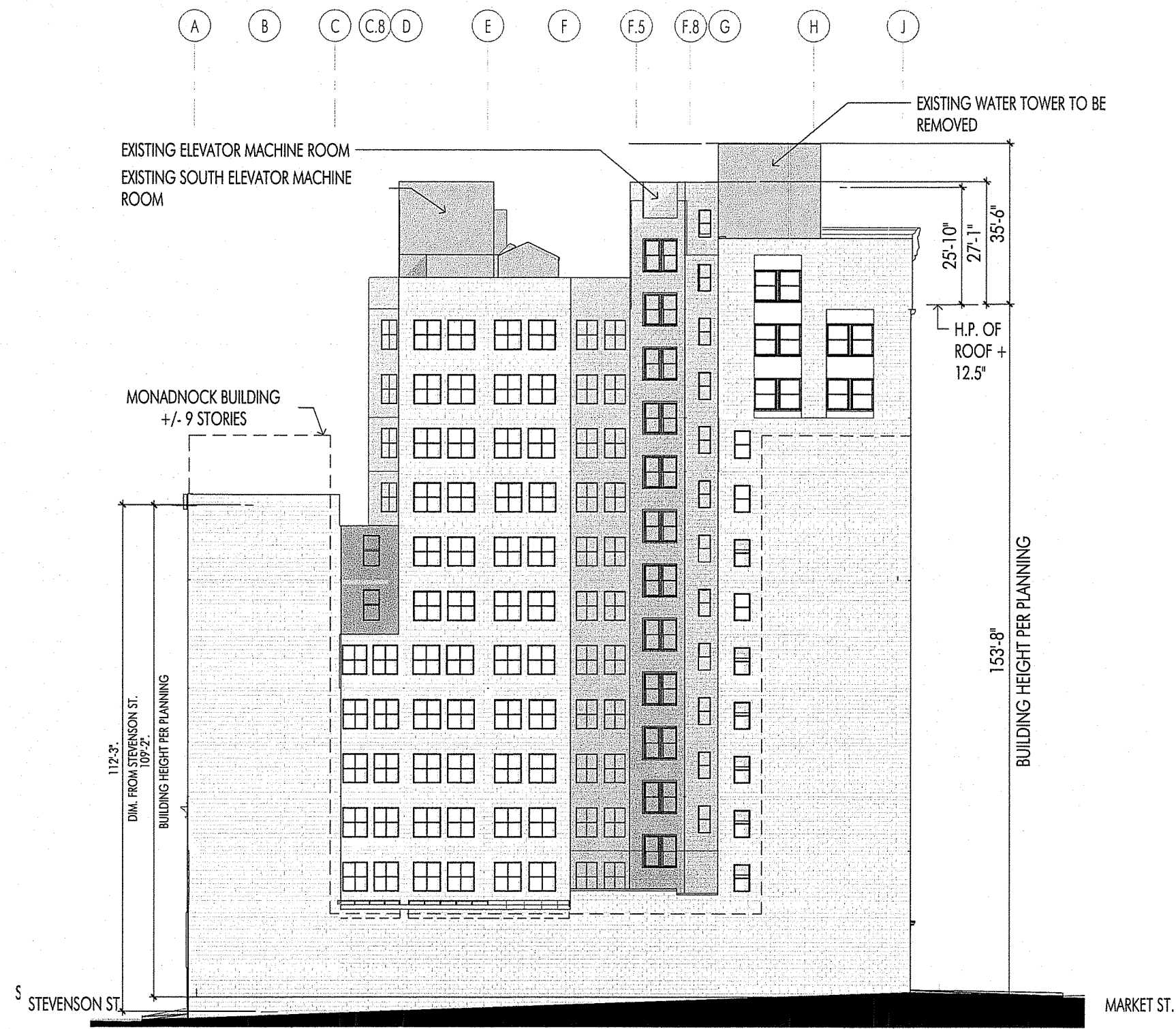
EXISTING STEVENSON STREET ELEVATION

5 Elevations



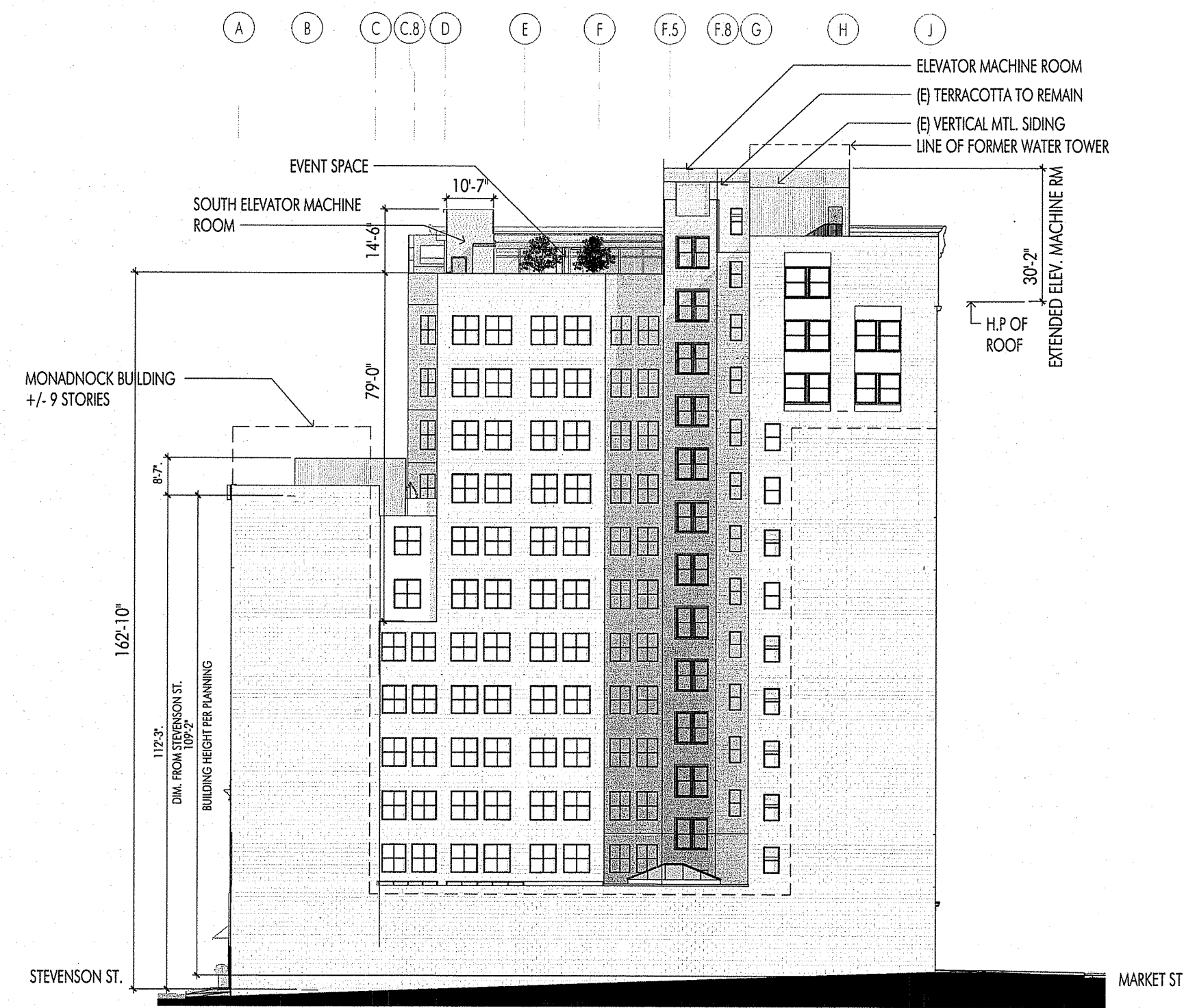
PROPOSED STEVENSON STREET ELEVATION

5 Elevations



EXISTING COURTYARD ELEVATION

5 Elevations



PROPOSED COURTYARD ELEVATION

5 Elevations

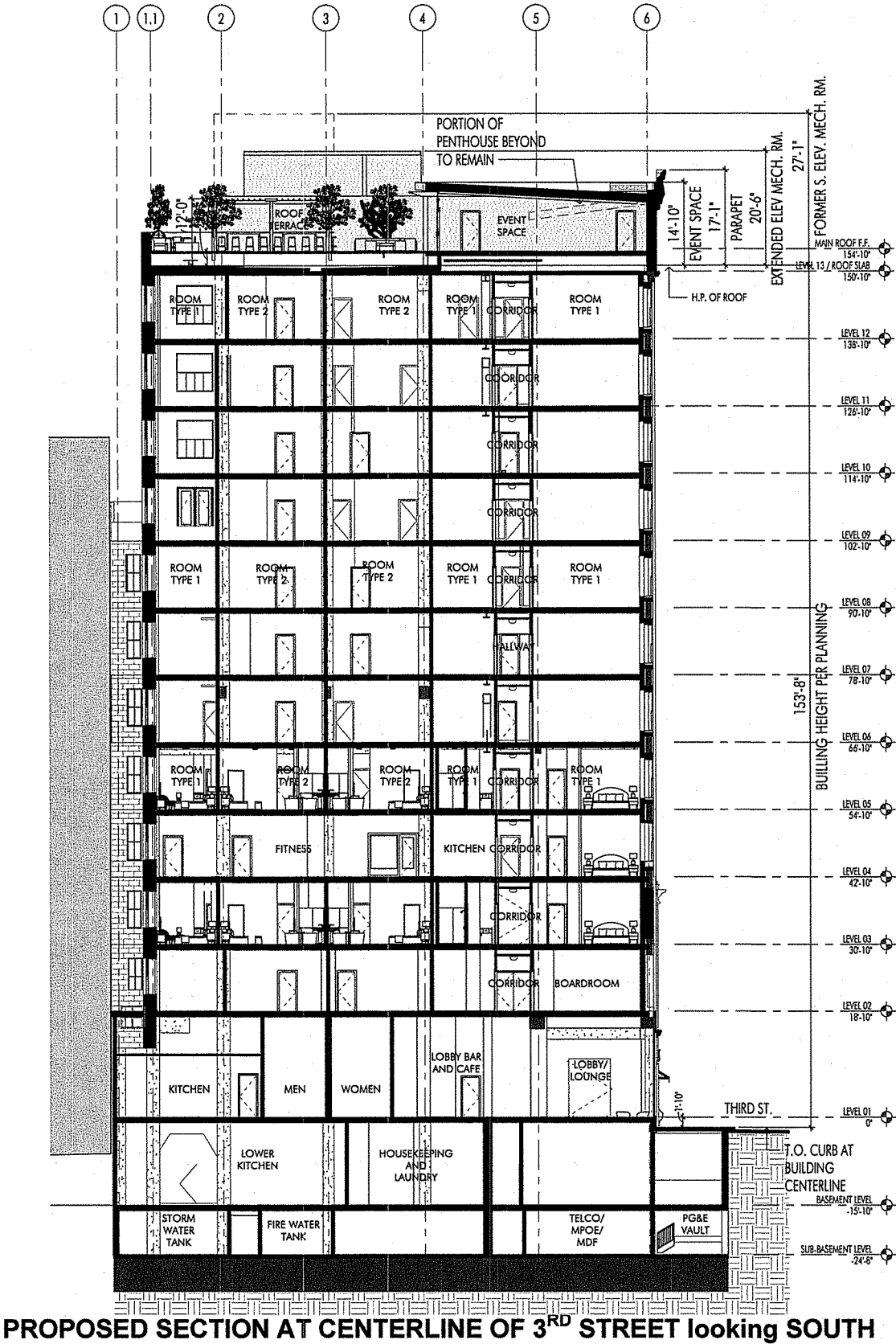
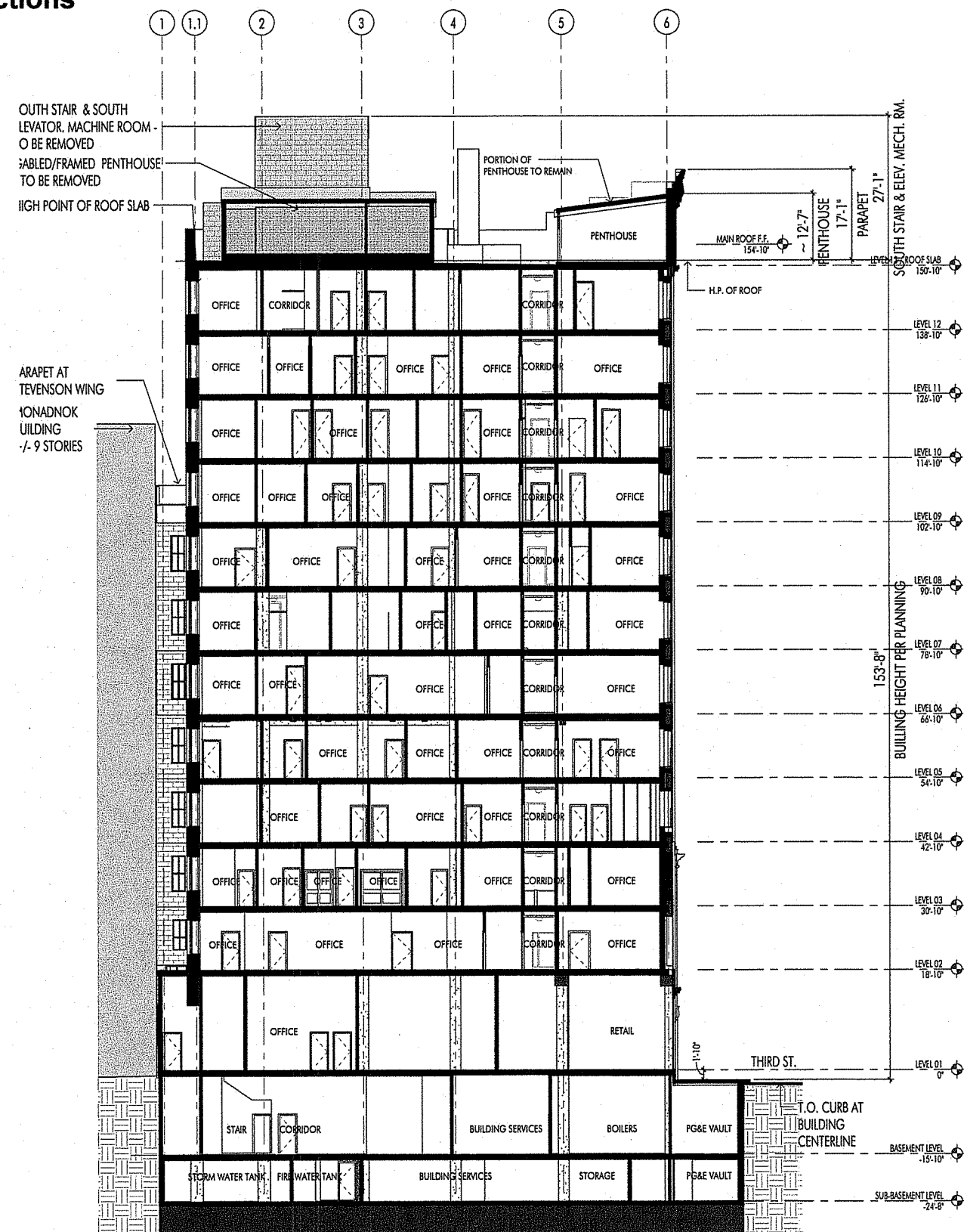


EXISTING COURTYARD – SOUTH, NORTHWEST & NORTH ELEVATIONS

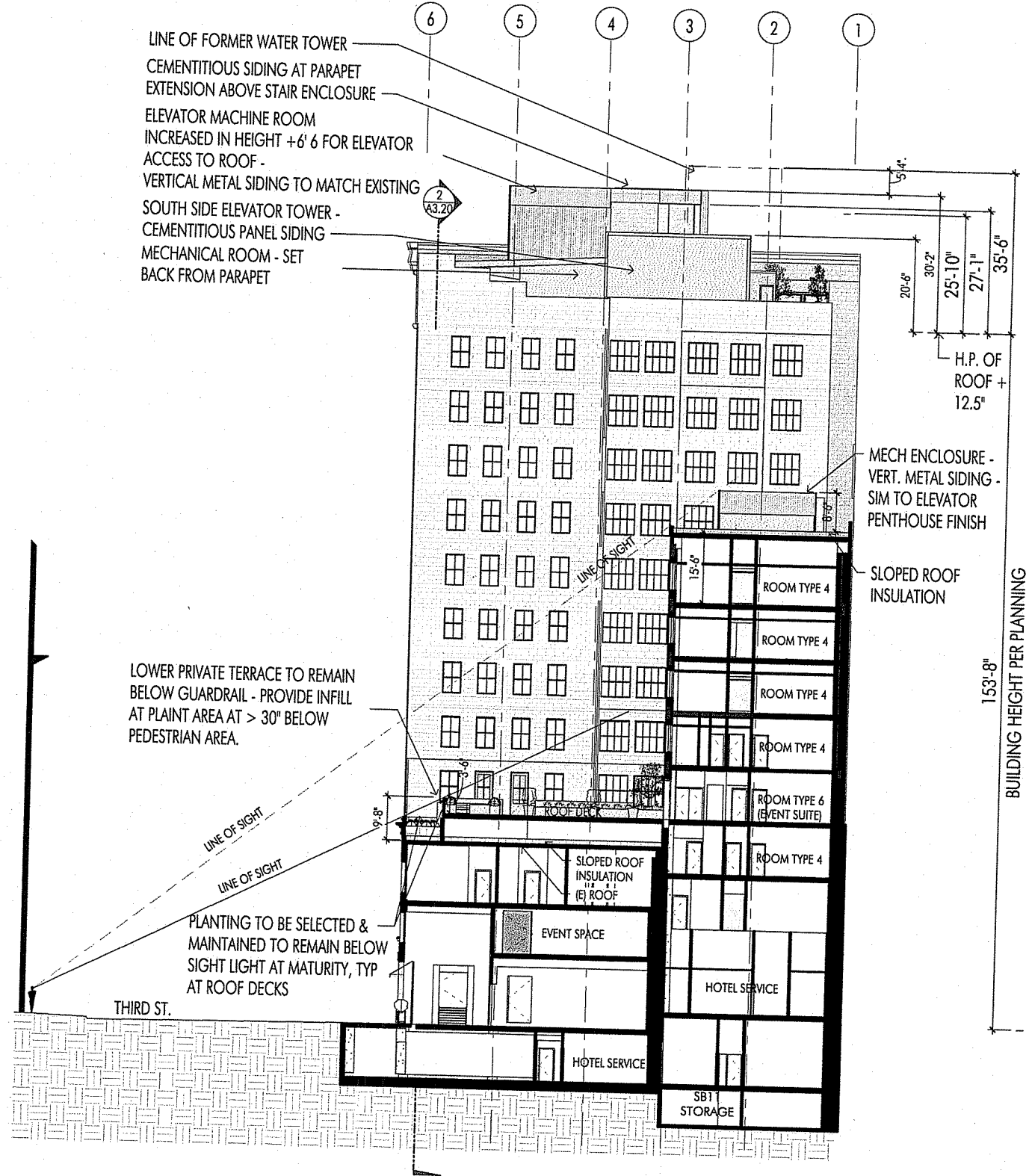
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Page 22

6 Sections

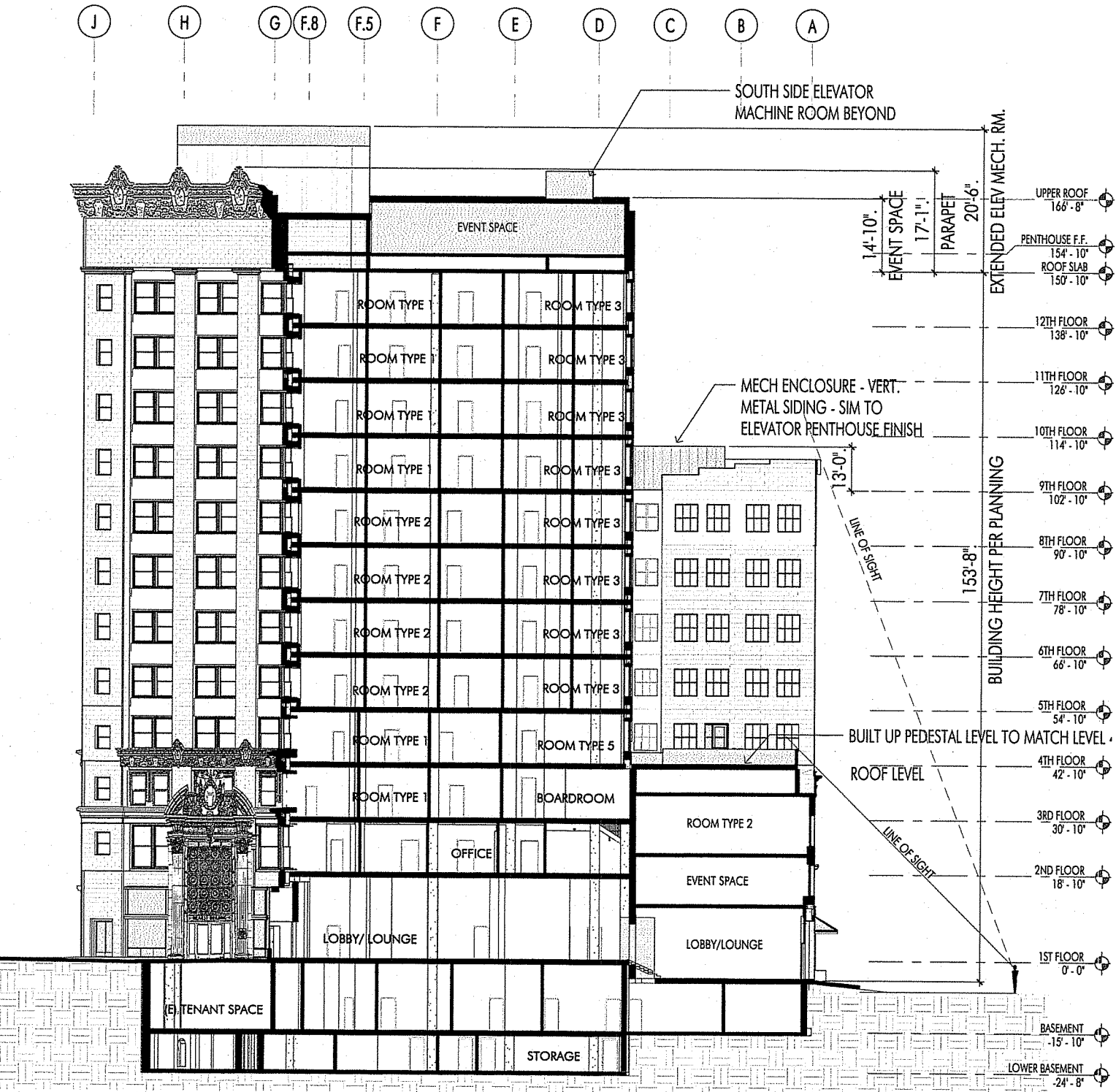


6 Sections



PROPOSED EAST-WEST SECTION AT GRIDLINE B

6 Sections



PROPOSED EAST-WEST SECTION AT GRIDLINE F

PROPOSED NORTH-SOUTH SECTION

7 Storefronts

Historic Storefronts and Early Modifications

In the initial construction of the Hearst Building in 1911, a series of storefronts was constructed along Market Street, the Kearny chamfered corner, and Third Street. The storefront openings were outlined with decorative cast iron surrounds with low cast iron bulkheads at the base of the storefront and a cornice as a cap. At the Kearny chamfer and Third Street, transoms were set over the storefronts. The transom glazing was divided light and the storefront glazing was large plate glass panes. Storefronts likely existed at the base of building at 17-29 Third Street but no historic drawings or photographs were found to indicate their design or configuration.

The storefronts at the Hearst Building were modified in subsequent years. By the 1950s, signage can be seen covering transoms along with a variety of canopies at the storefronts.

Current Storefront Condition & Rehabilitation

At the Hearst Building, the storefronts that exist today retain the cast irons surrounds of the storefront and transoms. The bulkheads are extant at Market Street but have been replaced at the chamfered corner and at Third Street with aluminum storefront frame and panels. The storefront glazing was replaced with an aluminum storefront system within the cast iron surround. The transoms at the chamfered corner were infilled with a flat panel and covered with a canvas canopy. The transom glazing on Third Street was replaced with an aluminum storefront system within the cast iron surround.

The base level of the building at 17-29 Third Street was modified with a large cement plaster sign with metal surround and wood paneled columns with recessed storefront and entries along Third Street. The first level of this building along Stevenson Street was re-clad with ceramic tile in a brick pattern. The decorative sheet metal cornice along Stevenson Street indicates that this cornice existed on Third Street also, before the non-historic signage panel was introduced.

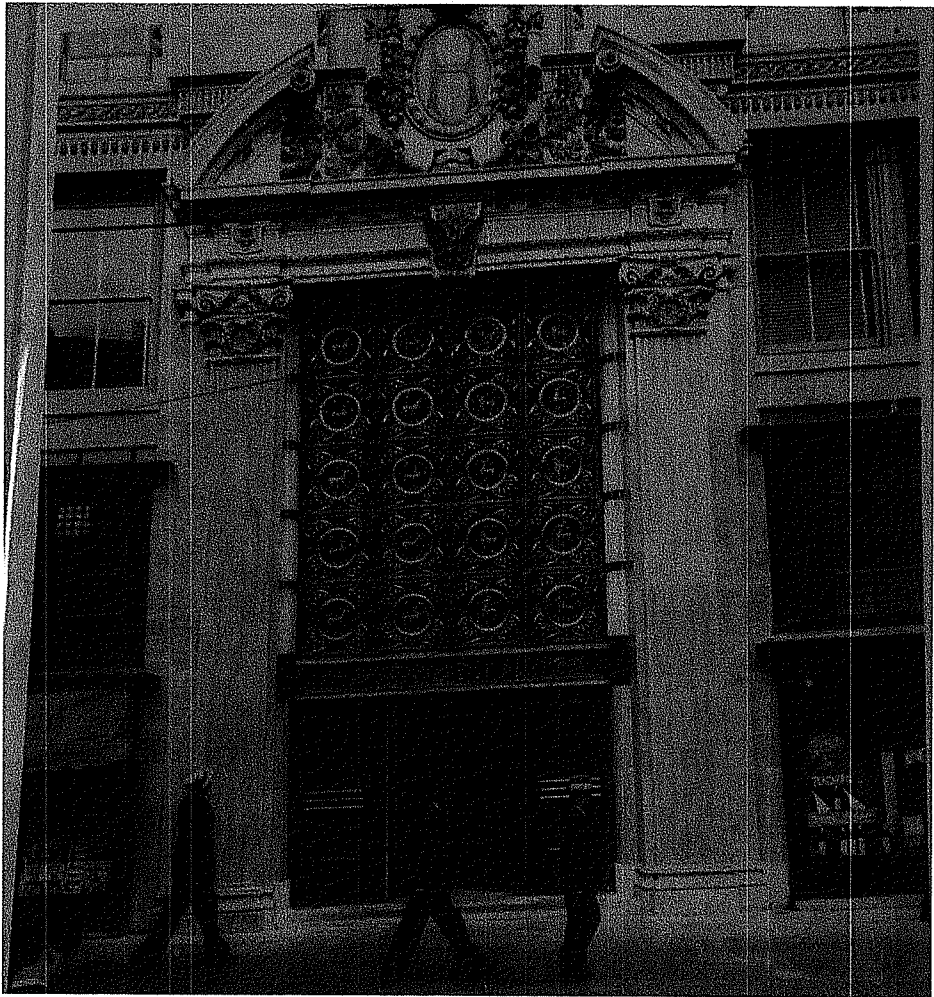
The rehabilitation of the Hearst Building will include the cleaning and repair of the original cast iron elements and replacement of the existing aluminum storefront system with a new aluminum storefront system with a more consistent mullion pattern. The rehabilitation of the building at 17-29 Third Street will include the removal of the non-historic cement plaster sign, wood paneling and ceramic tile facing. The base of the building will be reconstructed with brick piers; a new cornice on Third Street; repair of the existing cornice on Stevenson Street; a compatible aluminum storefront system shaded by canvas awnings. In their pattern and material as well as their compatibility with the individual character of each building, the new storefronts will be compatible and reinstate a more consistent appearance than the existing.

7 Storefronts

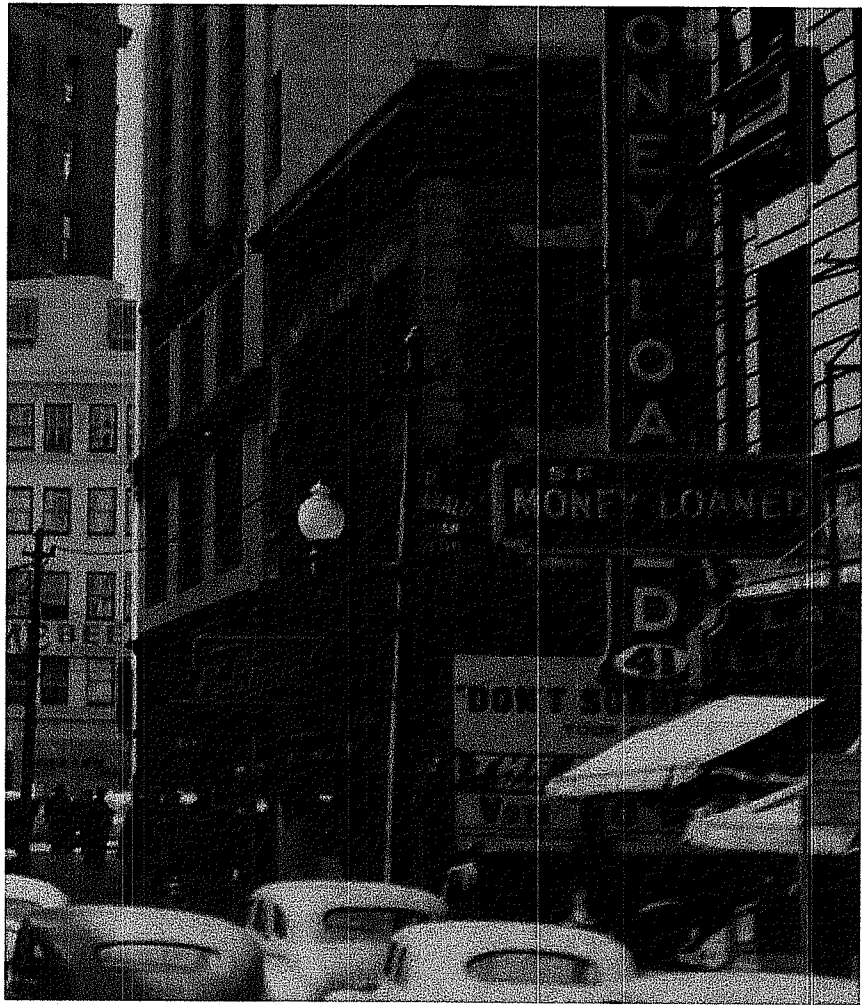
Historic Storefronts and Early Modifications



End of Construction, c1911



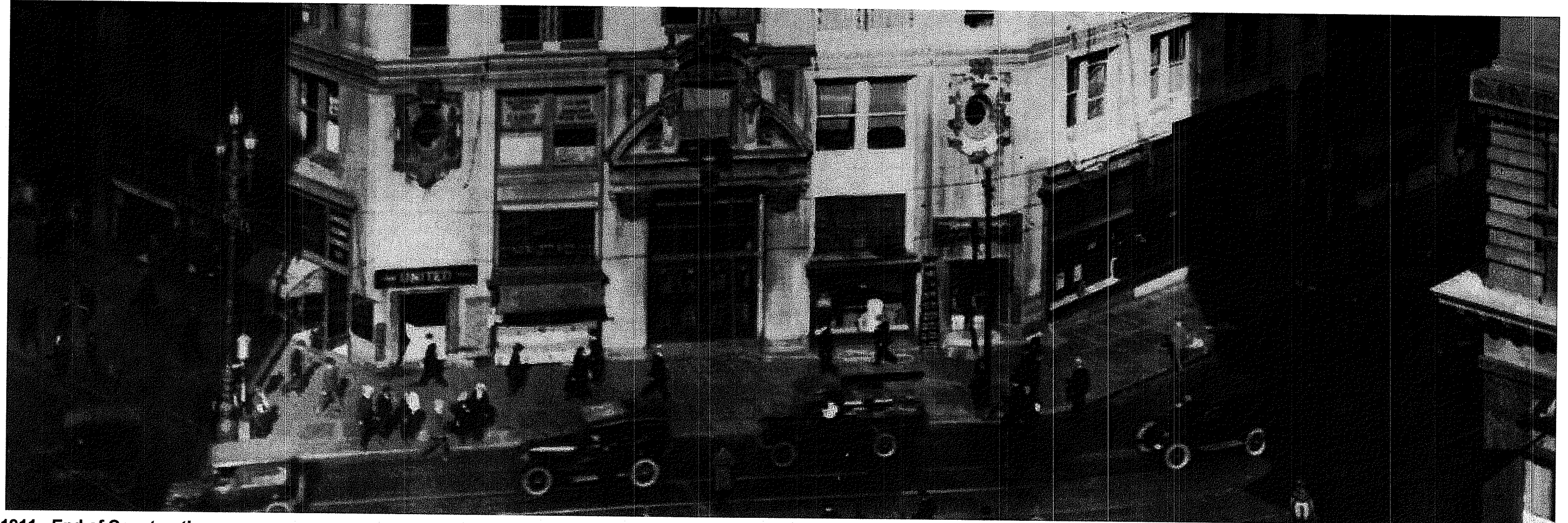
Entry at Kearny Street, c1938



Storefronts at Third Street, October 1946

7 Storefronts

Historic Storefronts and Early Modifications



1911 - End of Construction

7 Storefronts

Historic Storefronts and Early Modifications



1938 after Julia Morgan Modifications

7 Storefronts

Historic Storefronts and Early Modifications



Circa 1950s

7 Storefronts

Current Storefront Condition



2018

7 Storefronts

Proposed Rehabilitation

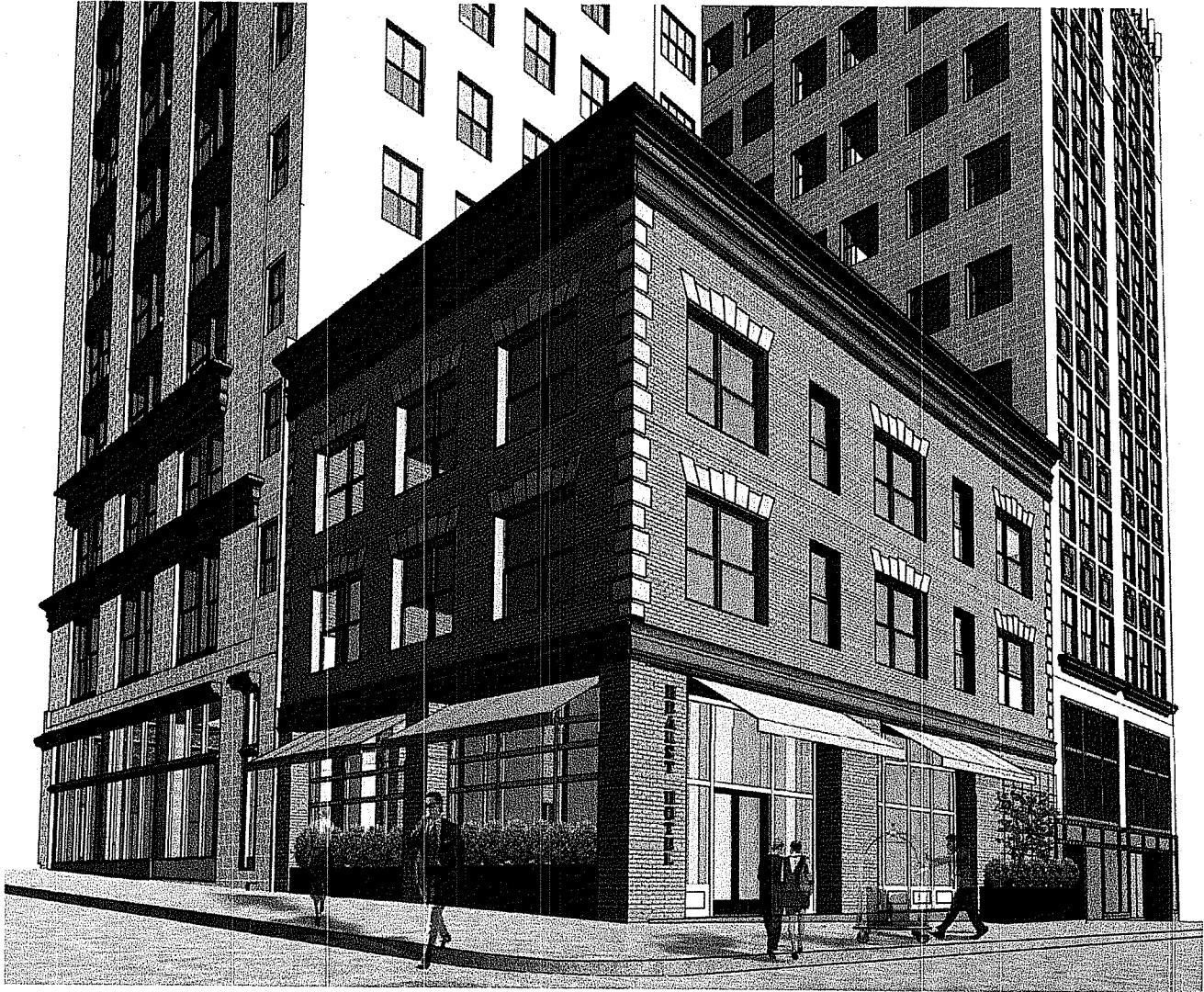


7 Storefronts

Current Storefront Condition & Rehabilitation



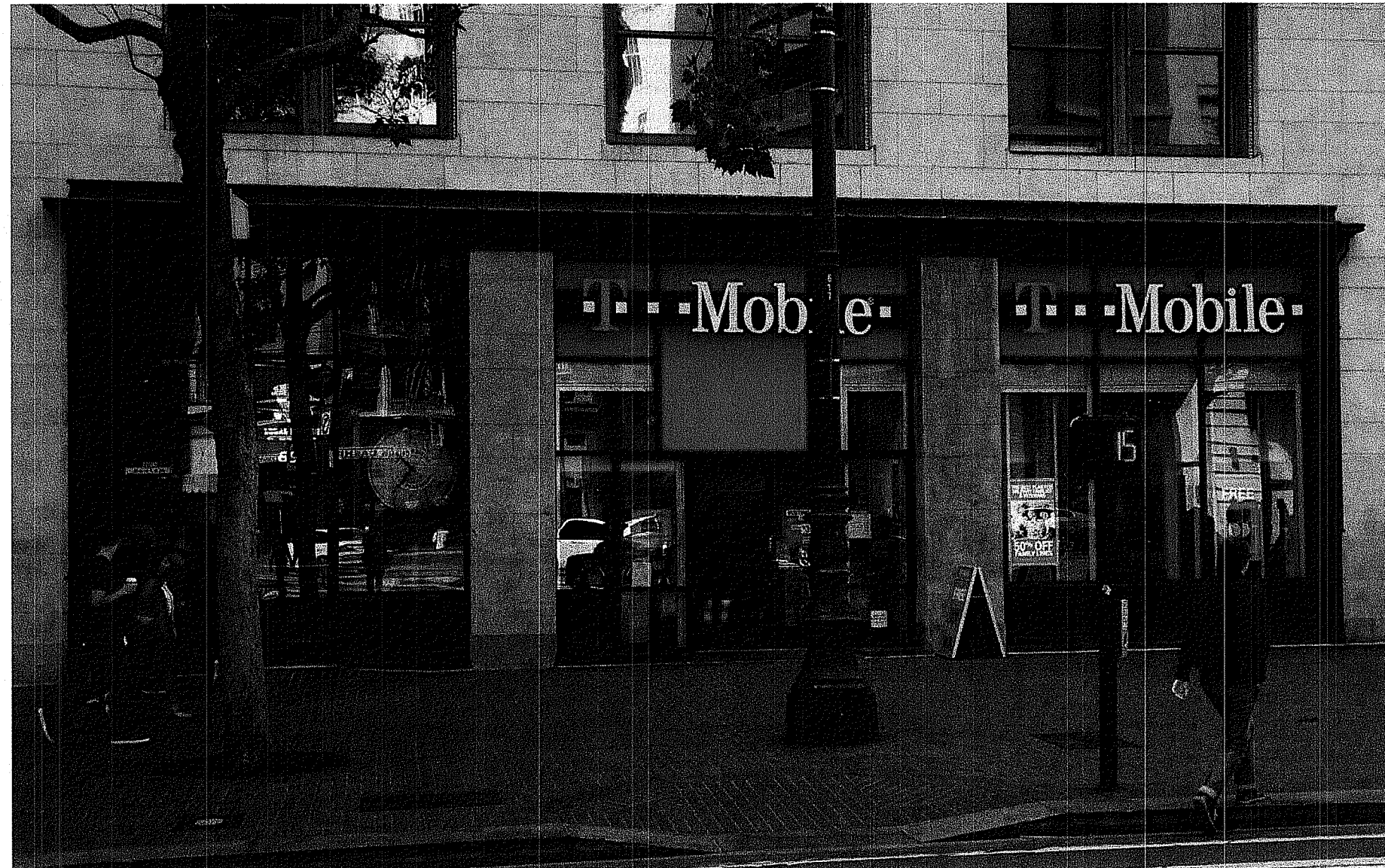
Current Condition 2018



Proposed Rehabilitation

7 Storefronts

Hearst Building - Market Street Storefronts

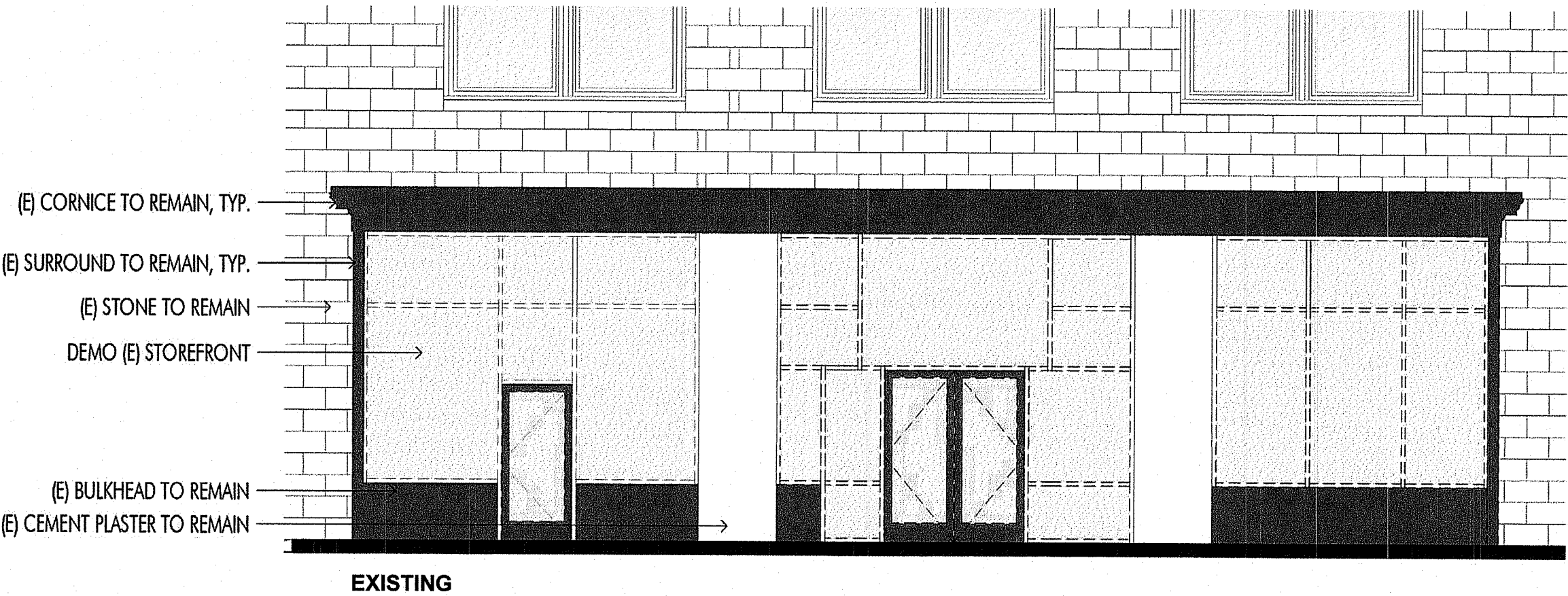


EXISTING CONDITION & REHABILITATION

At Market Street, the original cast iron surround and remaining portion of the bulkhead will be cleaned and repaired. The existing aluminum storefront system will be replaced with a new aluminum storefront system and the bulkhead profile will be replicated at the center bay where it is missing.

7 Storefronts

Hearst Building - Market Street Storefronts



7 Storefronts

Hearst Building - Market Street Storefronts



7 Storefronts

Hearst Building - Kearny Street Storefronts



EXISTING CONDITION & REHABILITATION

At the chamfered Kearny Street corner, the non-historic aluminum storefront side entries will be replaced with a new smaller entry with new aluminum doors and surround; the marble wall will be patched above the doors. The canvas canopies will be removed at the storefront transoms flanking the main central entry and an aluminum storefront system will restate glazing at the transoms. The original cast iron surrounds will be cleaned and repaired. At the street level, the existing aluminum storefront system will be replaced with a new aluminum system. The historic central entry with its non-historic aluminum doors, historic metal clathri screen at the transom, and lighted surround will remain.

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7 Storefronts

Hearst Building - Kearny Street Storefronts



7 Storefronts

Hearst Building - Kearny Street Storefronts



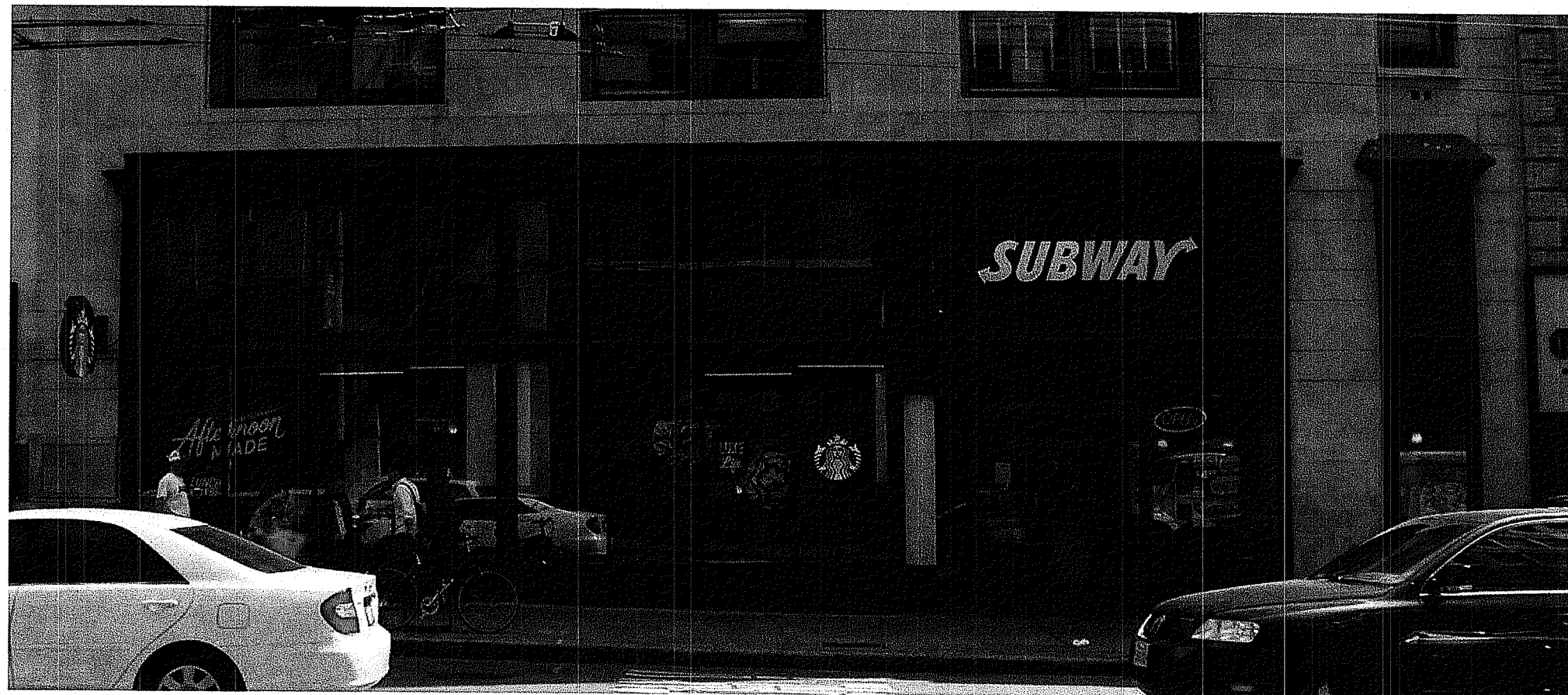
(N) STOREFRONT INFILL - ALUMINUM
SECTION WITH APPLIED TRIM, DARK GREY
POWDER COAT FINISH TO MATCH (E)
CORNICE, SURROUND & BULKHEAD

(N) ALUMINUM STOREFRONT
DOORS, DARK GREY POWDER
COAT FINISH

PROPOSED

7 Storefronts

Hearst Building - Third Street Storefronts

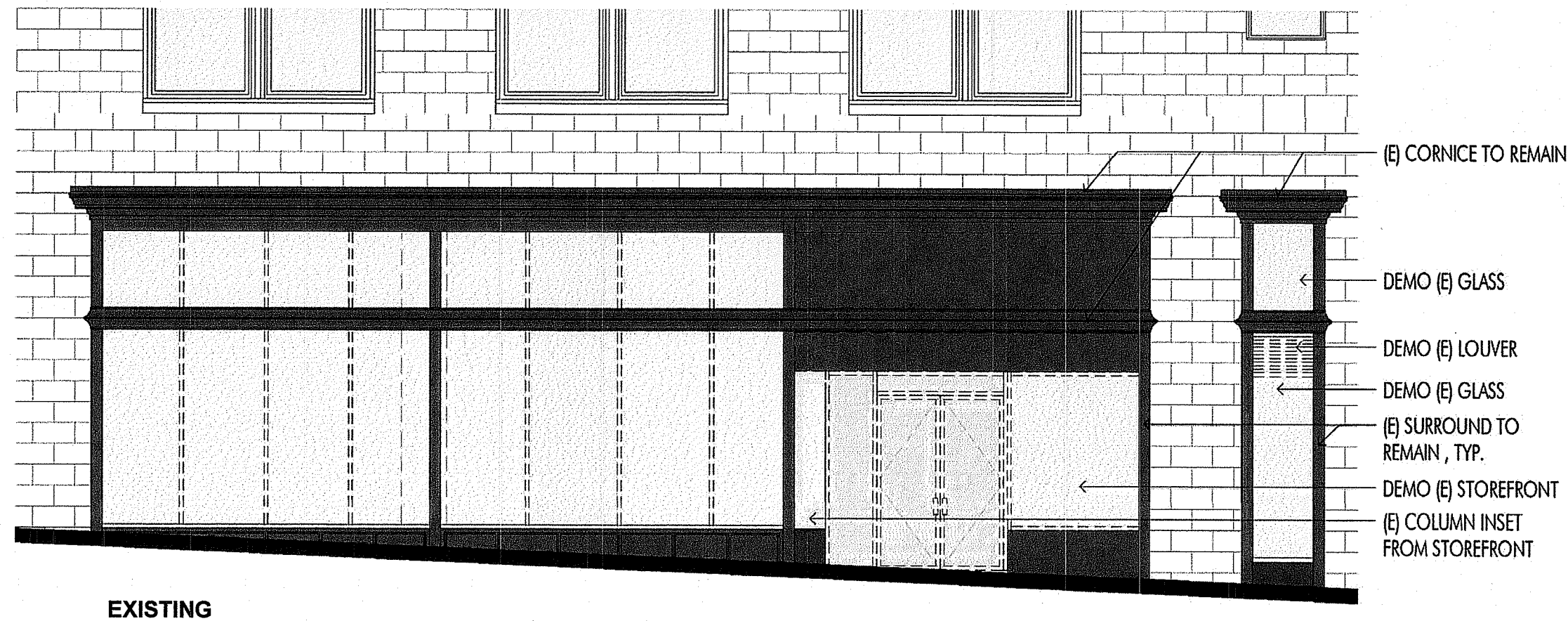


EXISTING CONDITION & REHABILITATION

At the larger storefront bay at Third Street, the storefront and entryway will be replaced with a new storefront system with new sections of aluminum panels at the bulkhead where it is missing. The smaller storefront bay to the south will be reglazed and a new aluminum bulkhead will replace the existing

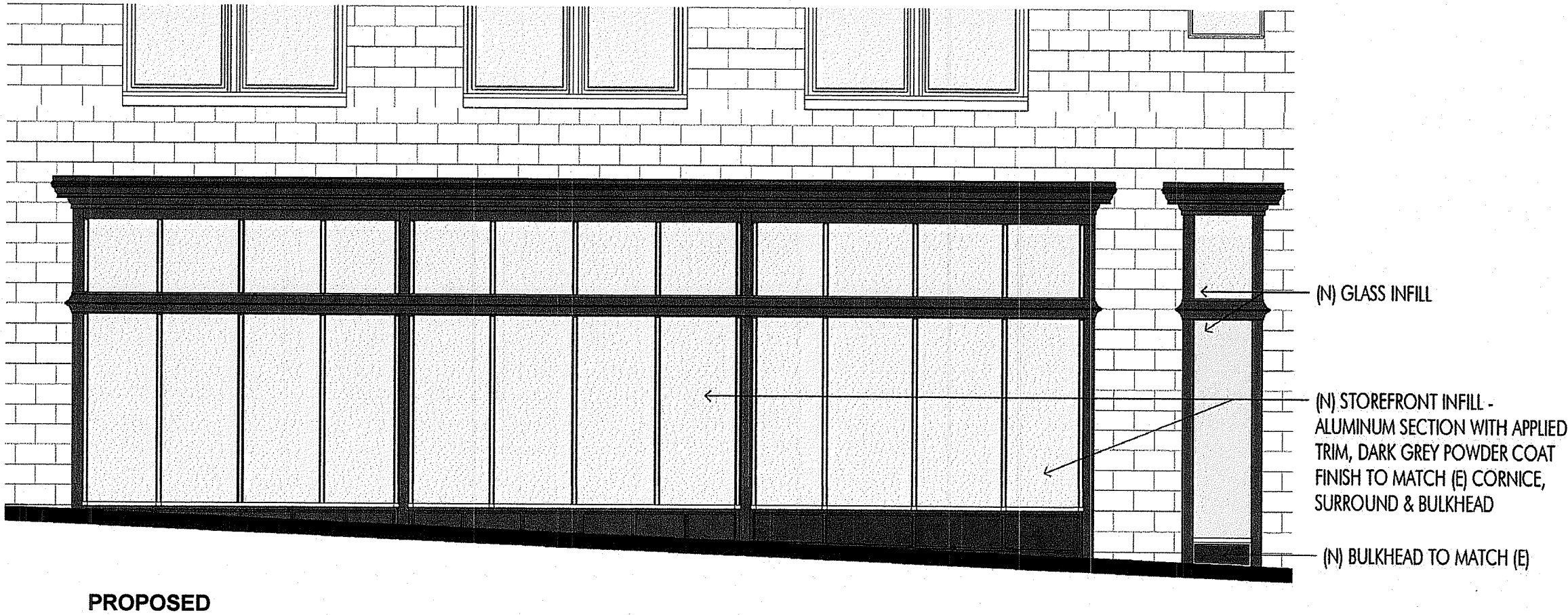
7 Storefronts

Hearst Building - Third Street Storefronts



7 Storefronts

Hearst Building - Third Street Storefronts



7 Storefronts

Building at 17-29 Third Street - Third Street Storefronts

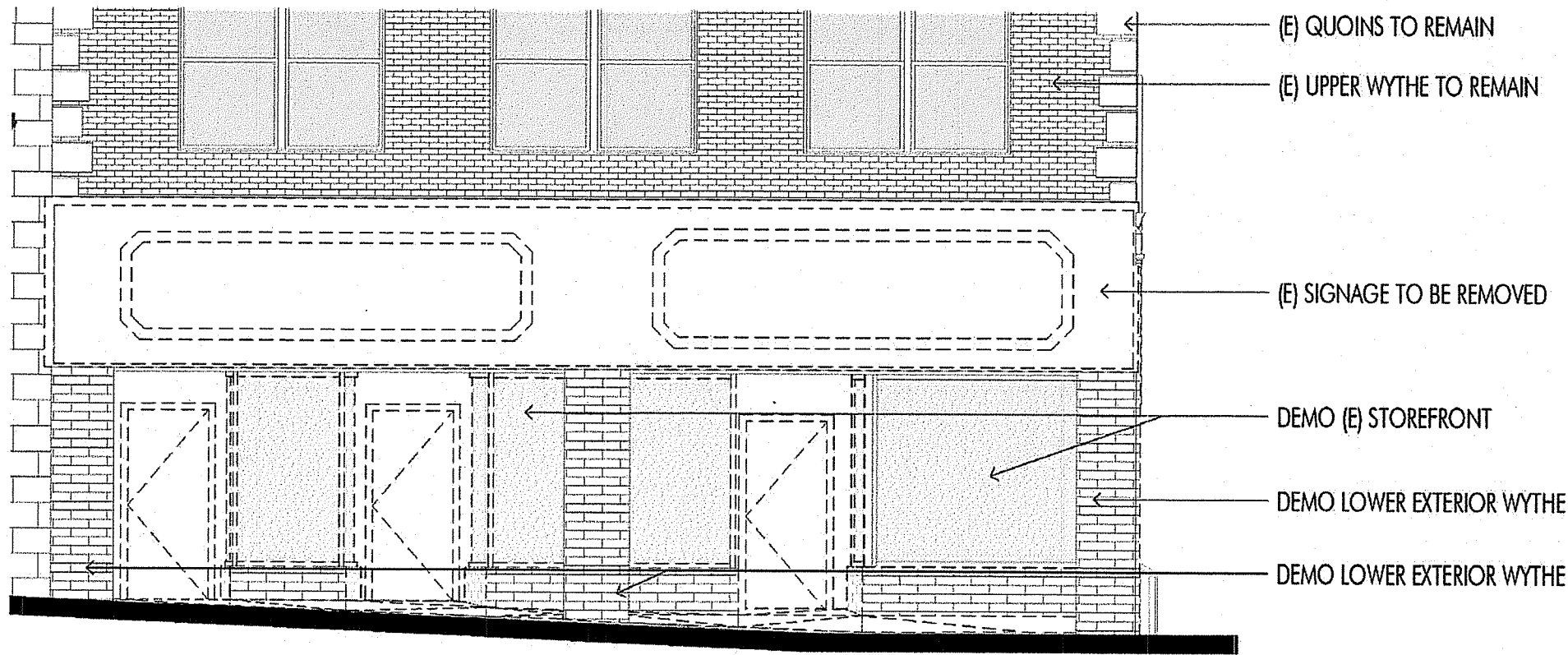


EXISTING CONDITION & REHABILITATION

At the building at 17-29 Third Street, the rehabilitation will include the removal of the non-historic signage panel, storefronts, wood paneling, and ceramic tile. The lower façade at Third and Stevenson Streets will be reconstructed with new compatible brick. At Third Street a new sheet metal cornice will be reconstructed to match the extant one on Stevenson Street and two bays of storefront with paired doors will be introduced. At Stevenson Street, two new openings will be created within the new brick façade for a new main hotel entry with paired doors at one bay and storefront window at the second bay. The new aluminum storefronts will align with the brick façade and be shaded by new canvas awnings. The Stevenson Street cornice will be repaired and repainted.

7 Storefronts

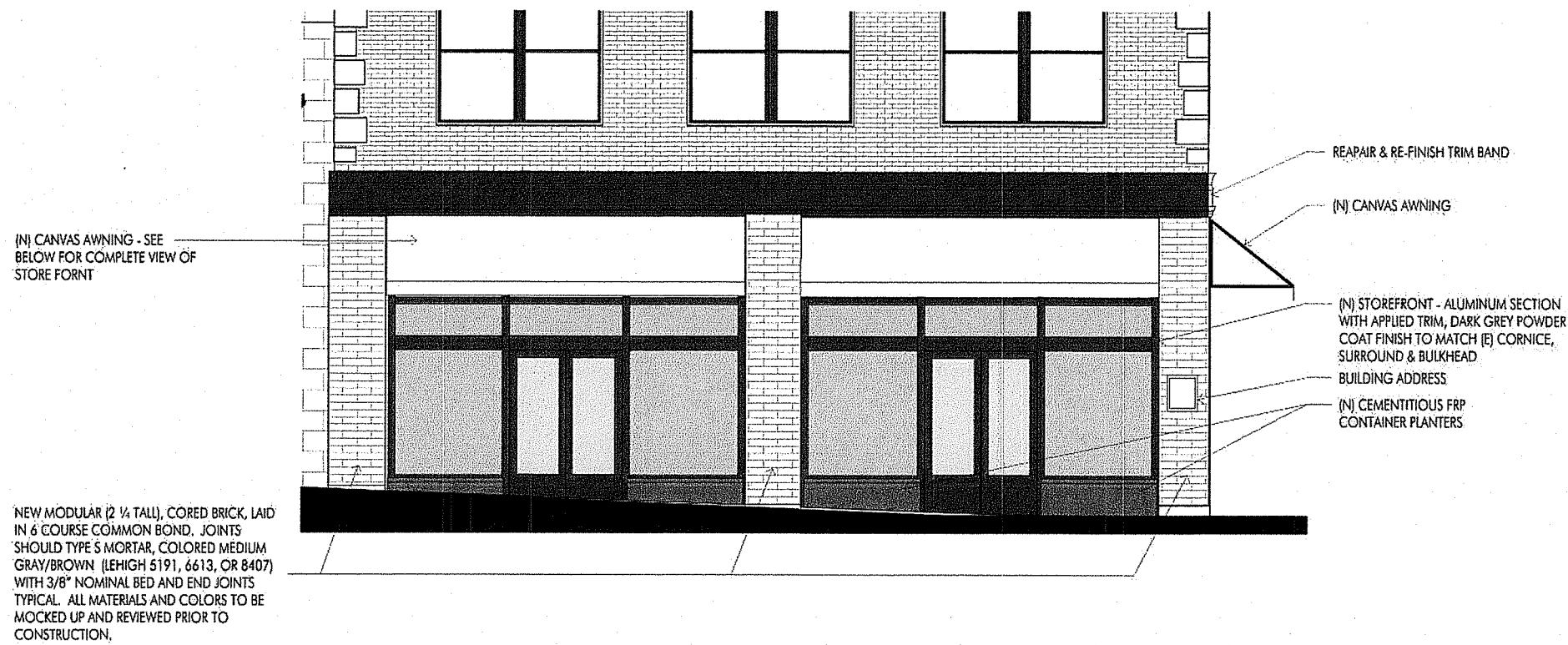
Building at 17-29 Third Street - Third Street Storefronts



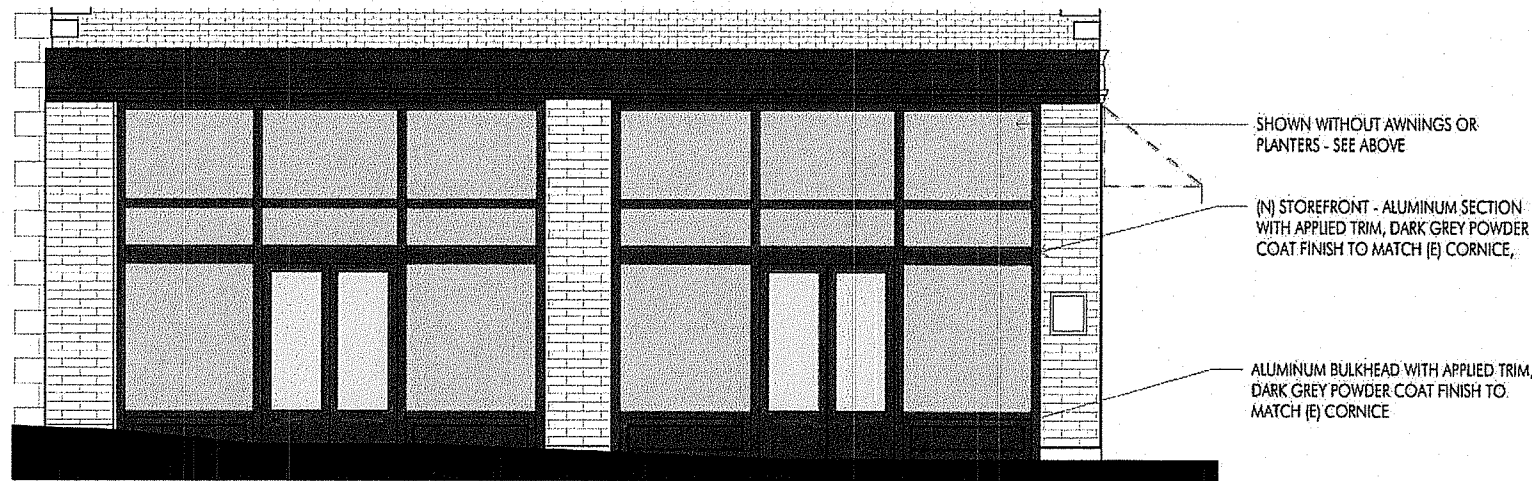
EXISTING

7 Storefronts

Building at 17-29 Third Street - Third Street Storefronts



2 17-29 STOREFRONT ON THIRD ST. - PROPOSED
1/4" = 1'-0"



1 17-29 STOREFRONT ON THIRD ST. - PROPOSED
1/4" = 1'-0"

7 Storefronts

Building at 17-29 Third Street - Stevenson Street Storefronts

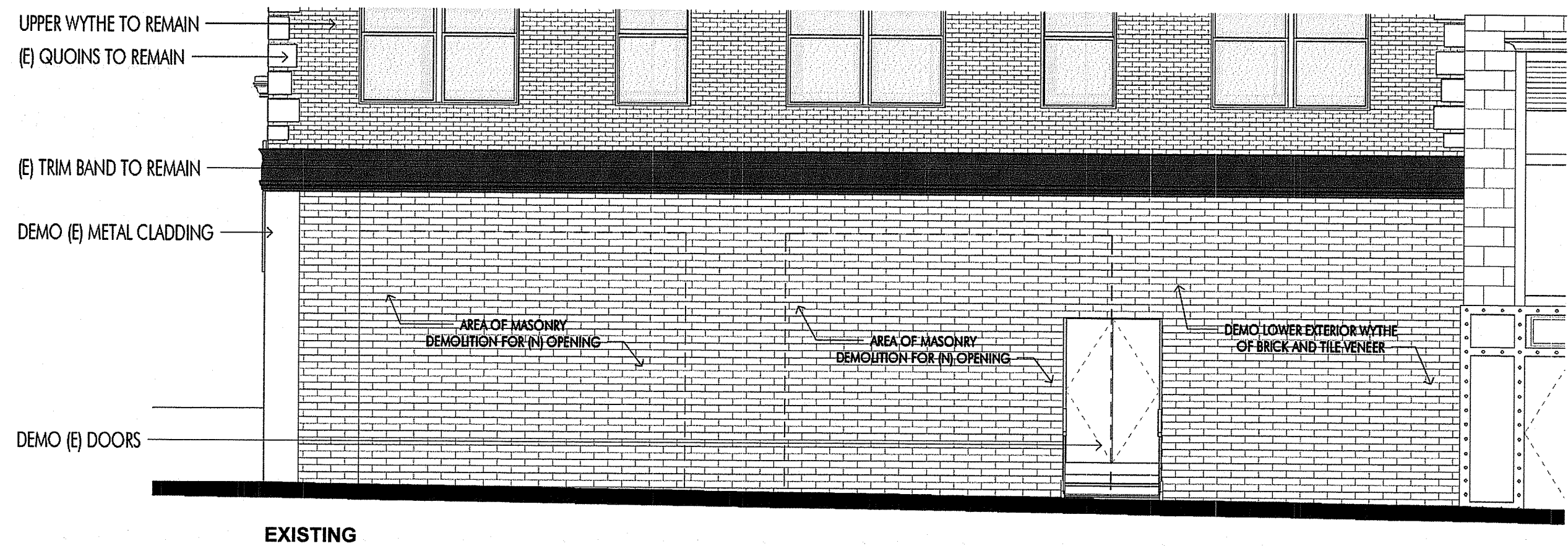


EXISTING CONDITION & REHABILITATION

At the building at 17-29 Third Street on Stevenson Street, the rehabilitation will include the removal of the non-historic ceramic tile at the lower façade. This area will be reconstructed with new compatible brick and two openings will be created for a new main hotel entry with paired doors at one bay and storefront window at a second bay. The new aluminum storefronts will be shaded by new canvas awnings. The Stevenson Street first level cornice will be repaired and repainted.

7 Storefronts

Building at 17-29 Third Street - Stevenson Street Storefronts



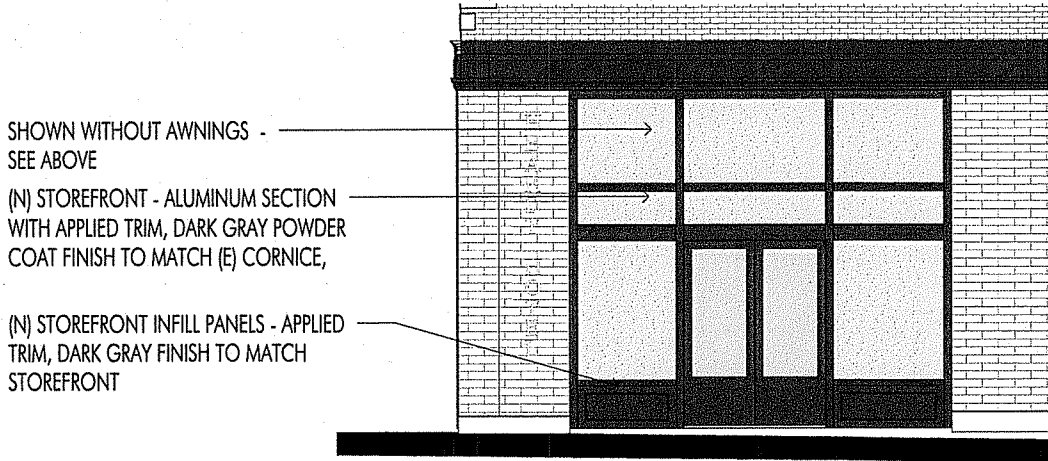
7 Storefronts

Building at 17-29 Third Street - Stevenson Street Storefronts



2 PROPOSED STEVENSON STREET ELEVATION
1/4" = 1'-0"

5



1 PROPOSED STEVENSON STREET ELEVATION
1/4" = 1'-0"

7 Storefronts

Annex at 190 Stevenson Street - Storefronts

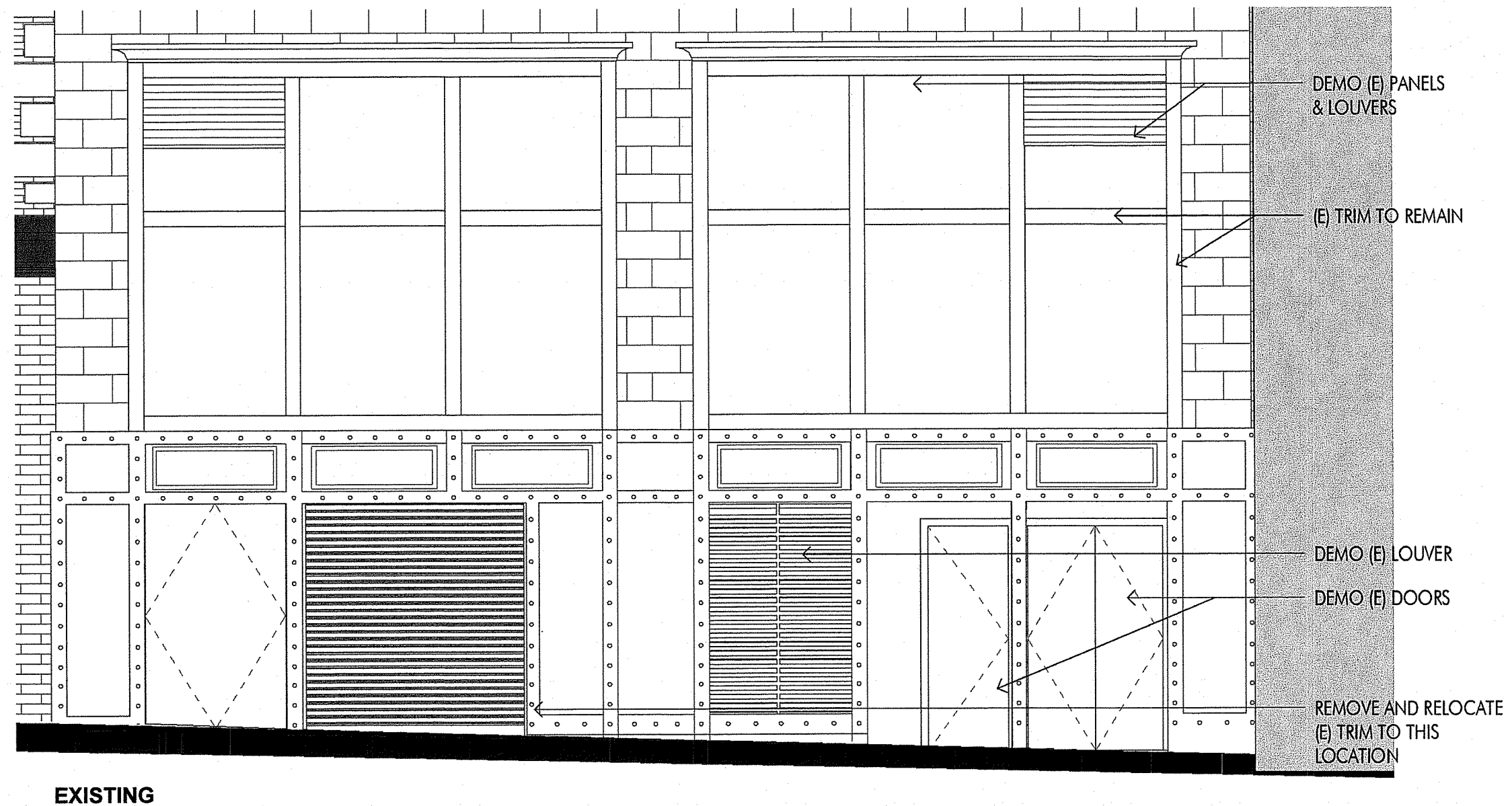


EXISTING CONDITION & REHABILITATION

At the Hearst Building Annex at 190 Stevenson Street, The original cast iron storefront and transom surrounds will remain and existing entryways, louvers, and infill panels will be removed. Two small entry doors will be introduced at either end of the façade; the cast iron mullions will be rearranged to a regular pattern with new painted metal panels at the base level. New louvers over spandrel glass panels will be set within the cast iron surrounds at the transom level.

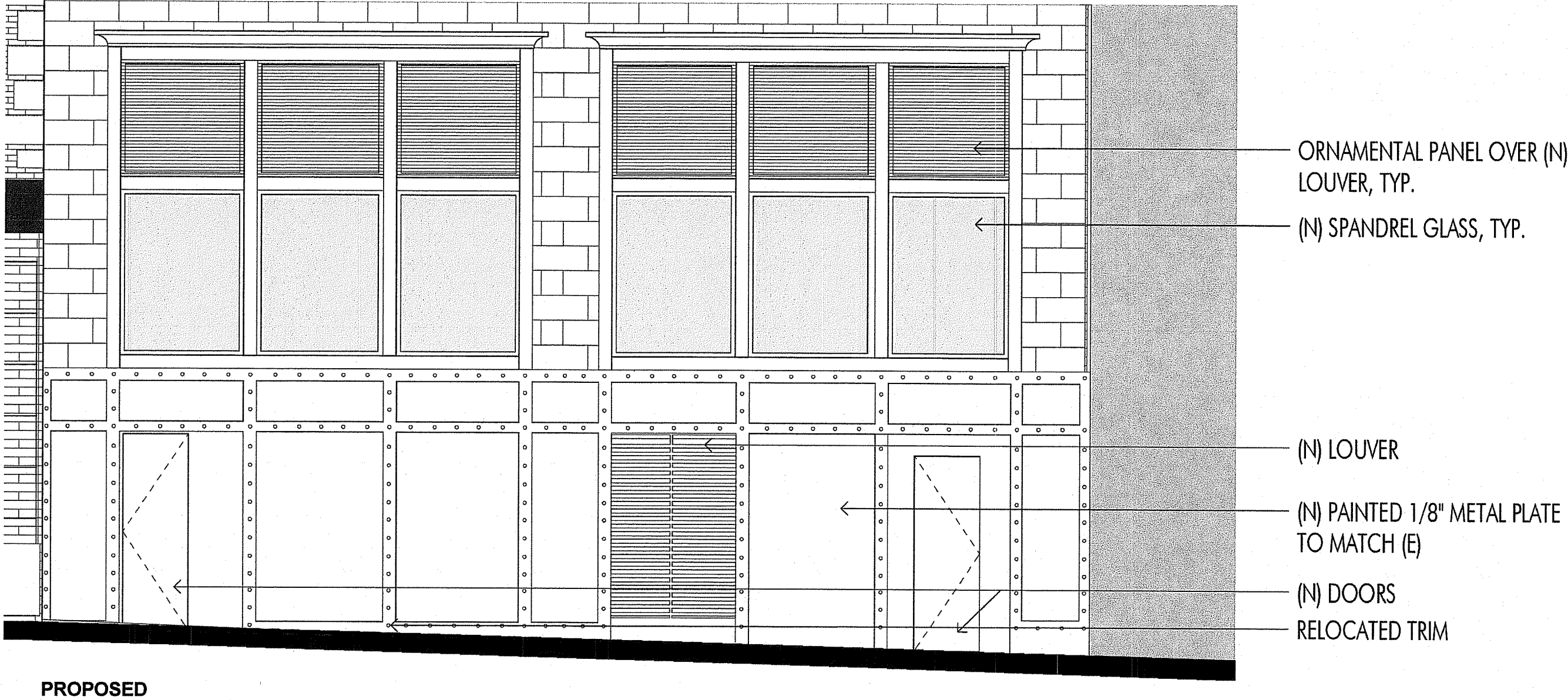
7 Storefronts

Annex at 190 Stevenson Street - Storefronts



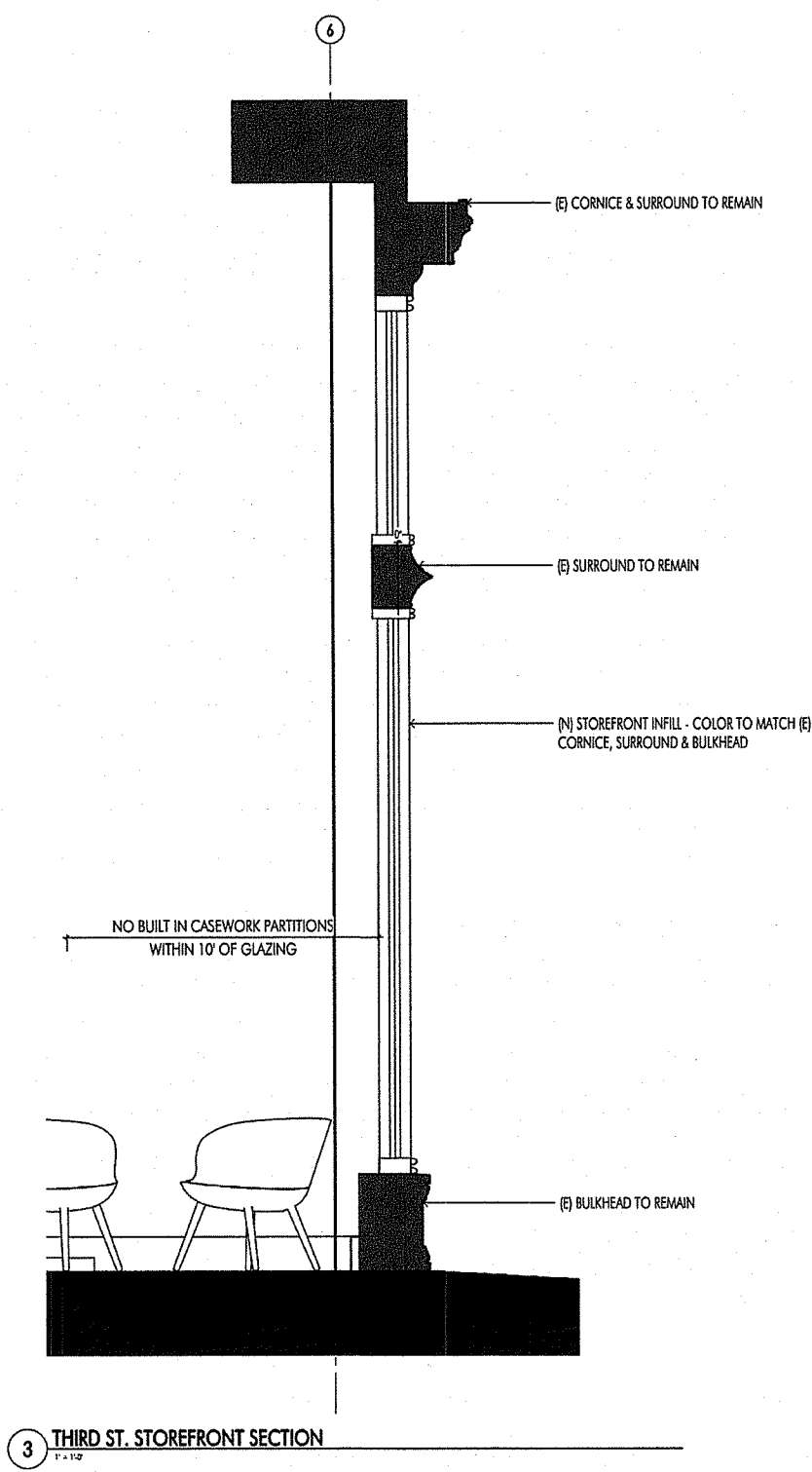
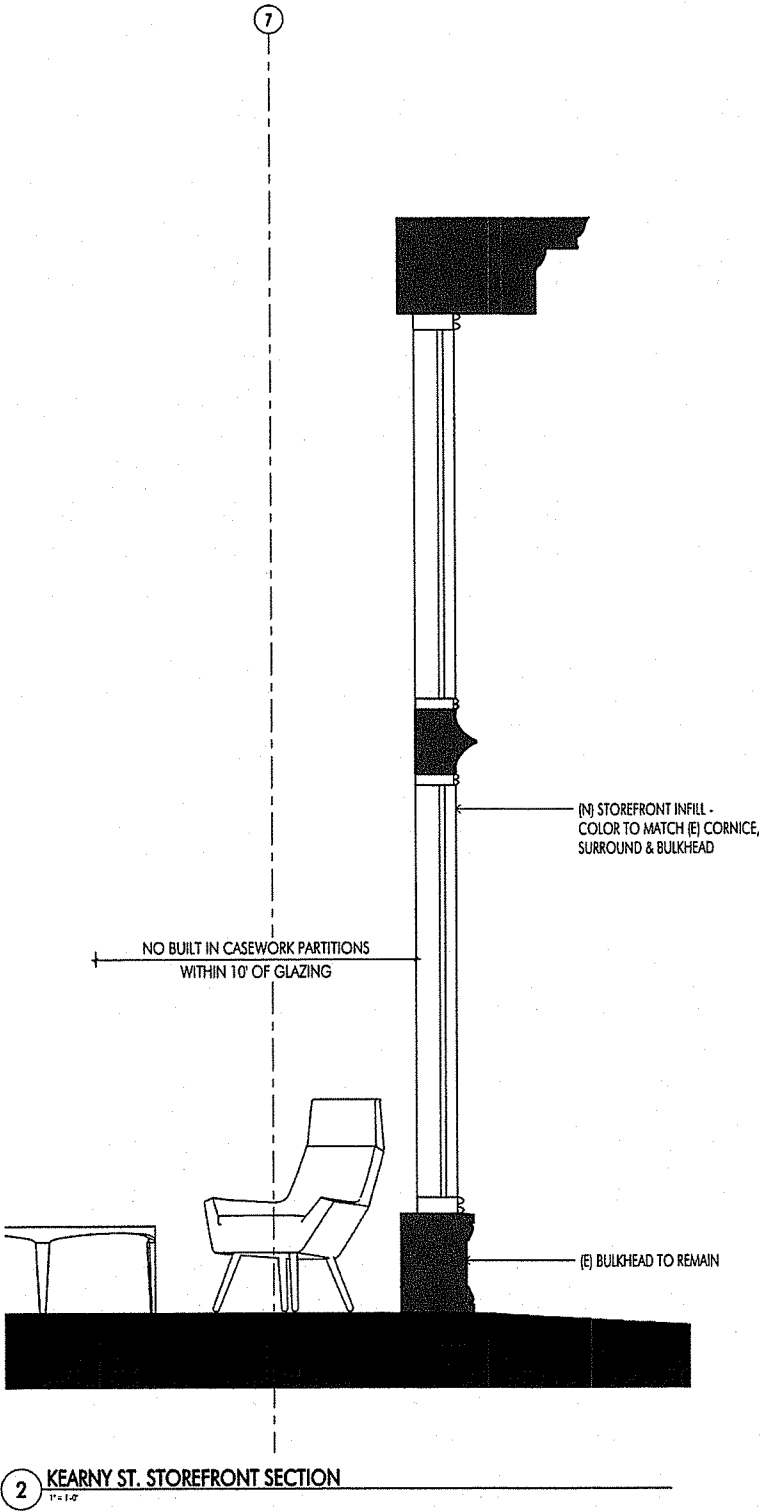
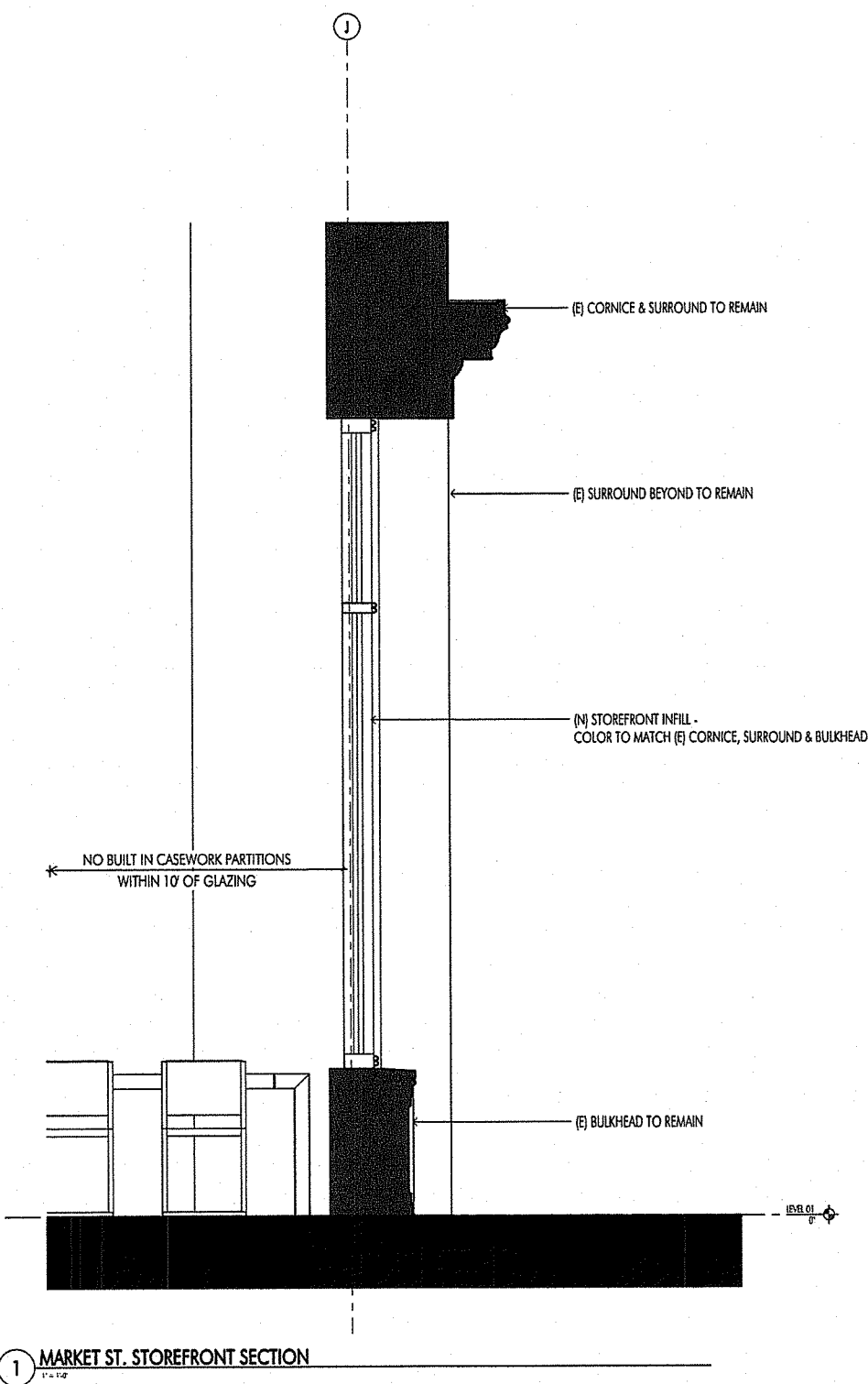
7 Storefronts

Annex at 190 Stevenson Street - Storefronts



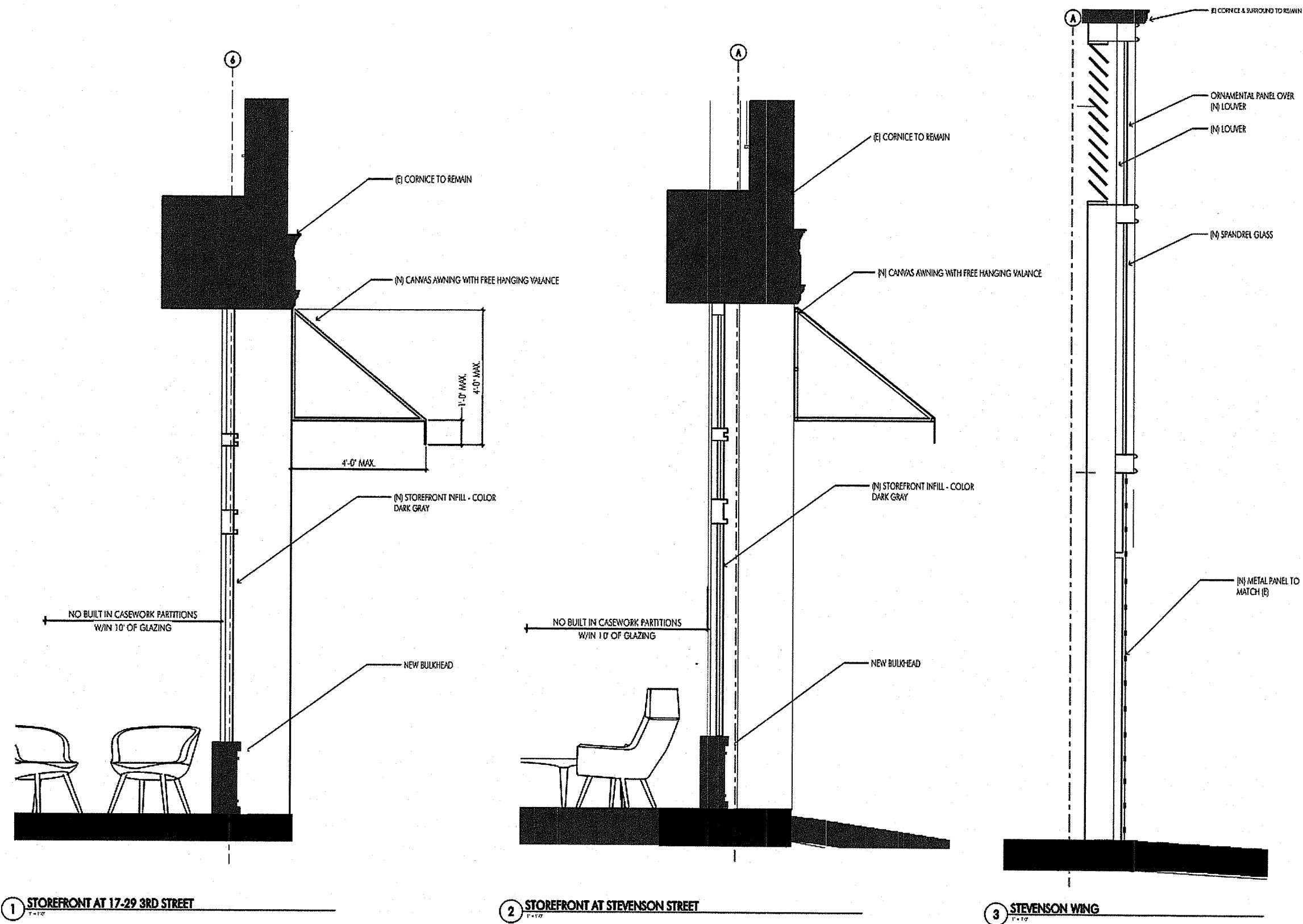
7 Storefronts

Hearst Building
Proposed Storefront Sections



7 Storefronts

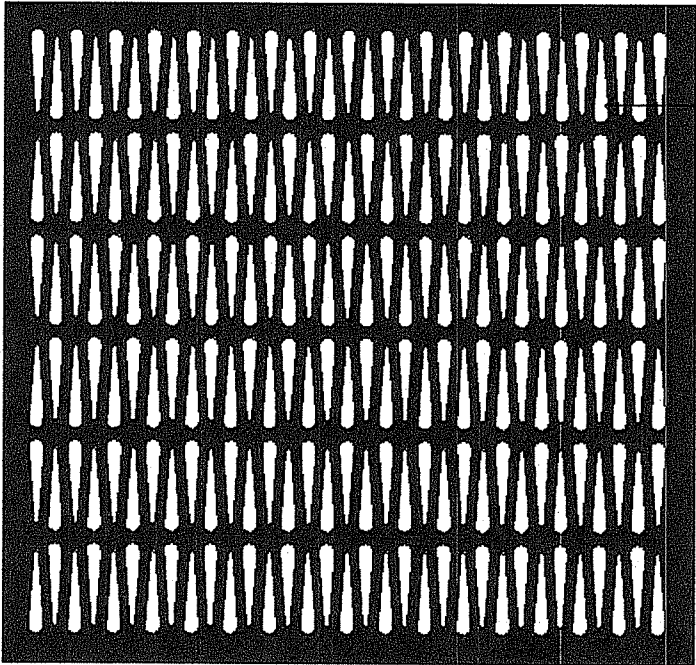
17-29 Third Street & 190 Stevenson
Annex Proposed Storefront Sections



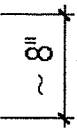
7 Storefronts

Proposed Storefront Details – Concept Images

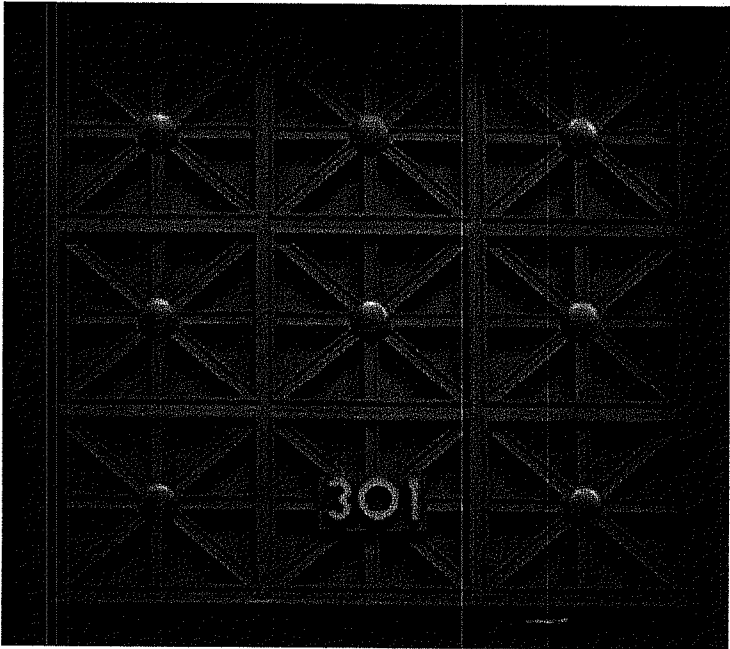
Spandrel Glass and Ornamental Grille



1/8" THICK PAINTED/POWDER
COATED METAL GRILLE



B: CUT PANEL METAL GRILLE



A: FABRICATED METAL GRILLE

7 Storefronts

Proposed Storefront Details



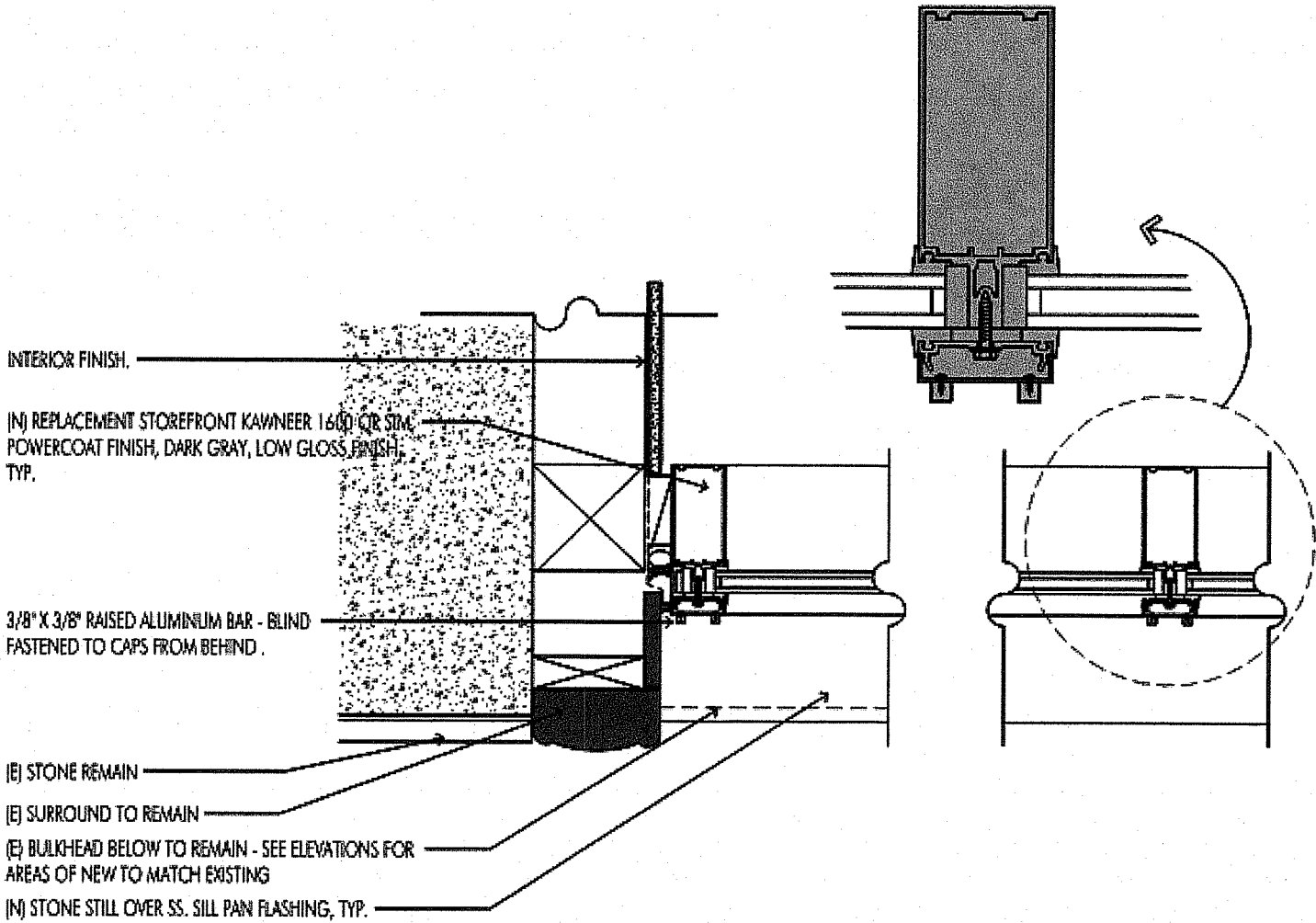
STOREFRONT CONCEPT IMAGE: CLEAN AND LOW PROFILE
TO NOT COMPETE WITH EXISTING ORNAMENTAL
SURROUNDS



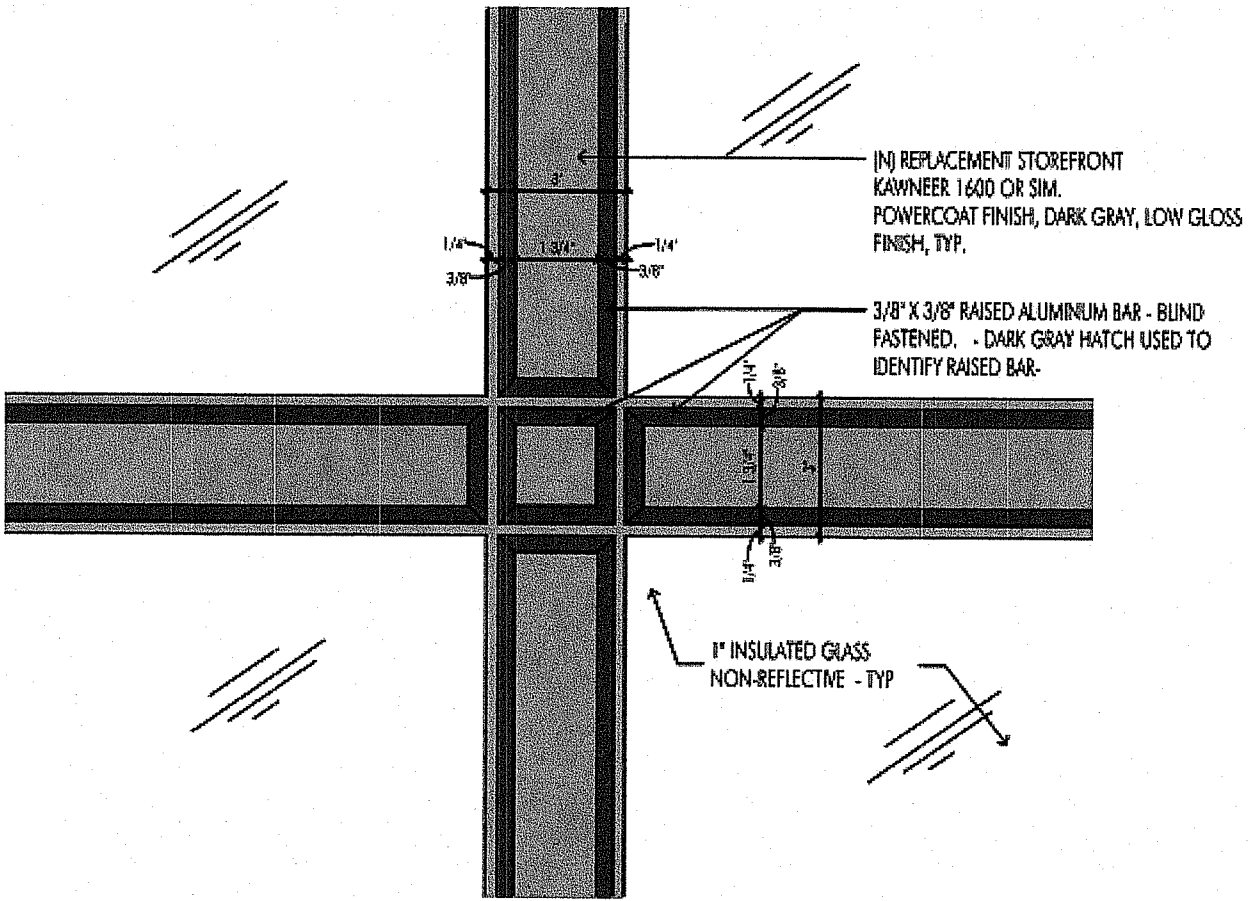
EXISTING ORNAMENTAL SURROUND

7 Storefronts

Proposed Storefront Details – Hearst Building



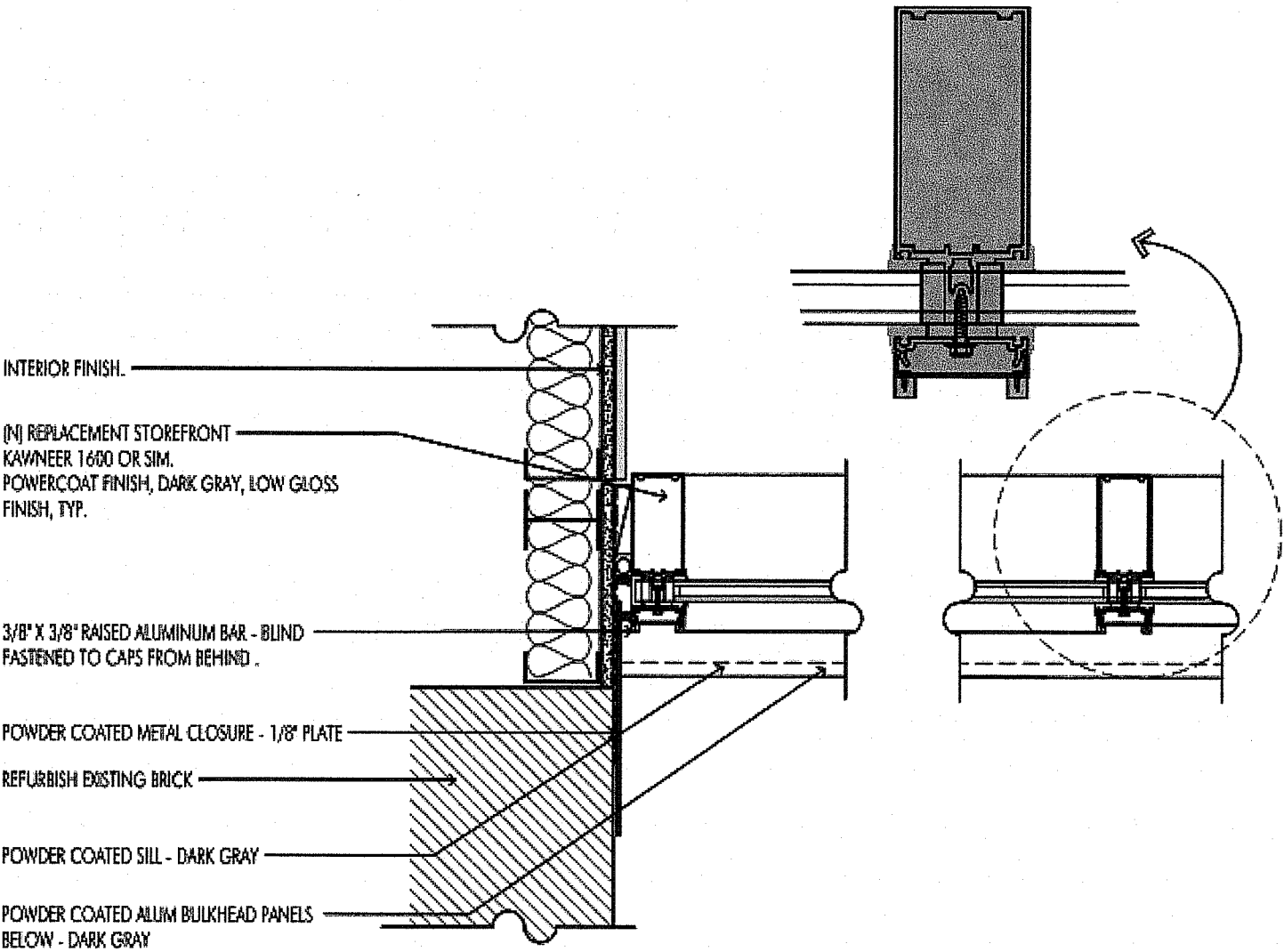
4 HEARST BUILDING JAMB & INTERMEDIATE STOREFRONT DETAIL
2" = 1'-0"



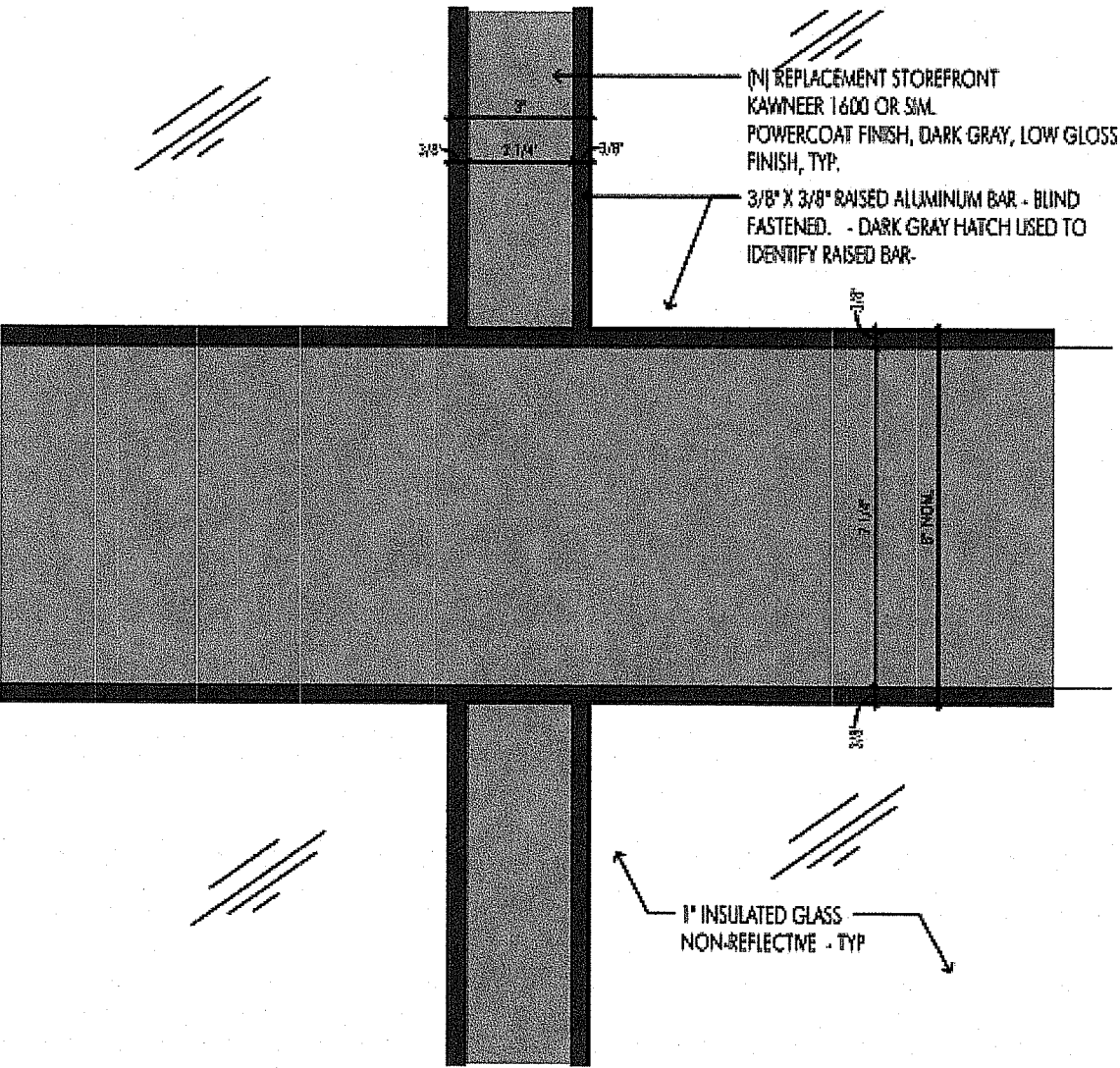
2 HEARST BUILDING STOREFRONT DETAIL
2" = 1'-0"

7 Storefronts

Proposed Storefront Details – 17-29 Third Street



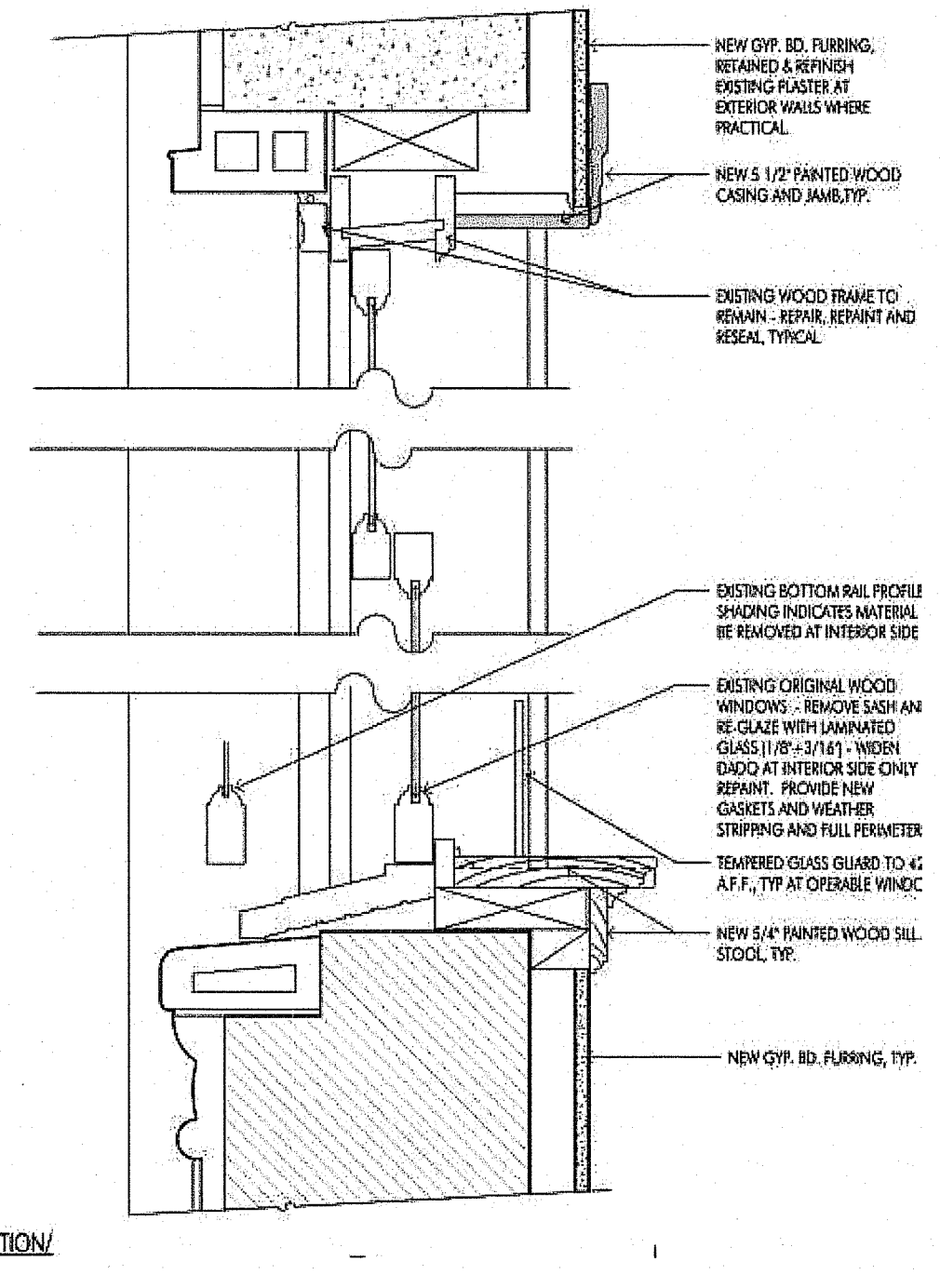
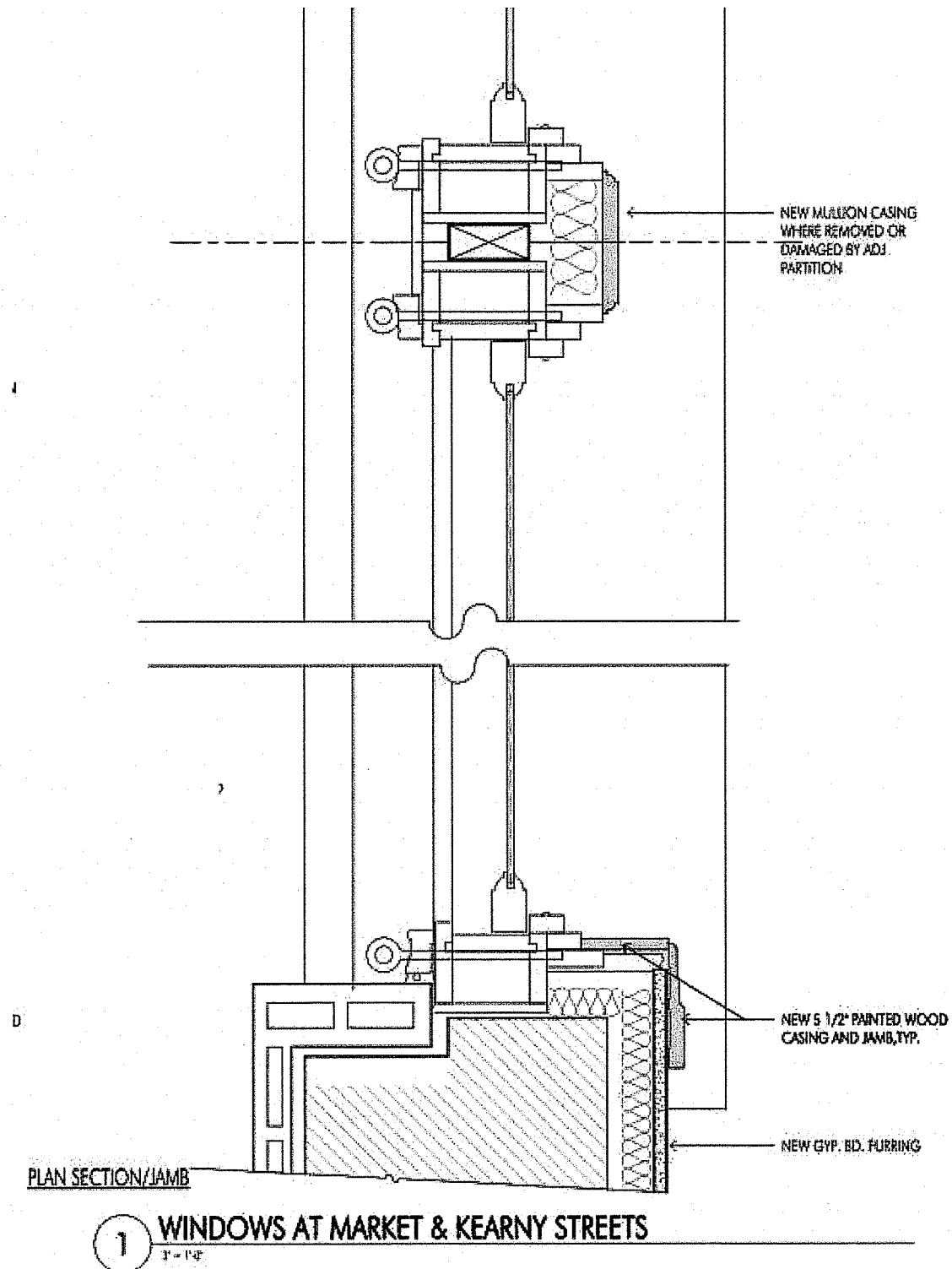
3 17-29 BUILDING JAMB & INTERMEDIATE STOREFRONT DETAIL
3" - 1 1/2"



1 17-29 BUILDING STOREFRONT DETAIL
8" - 1 1/2"

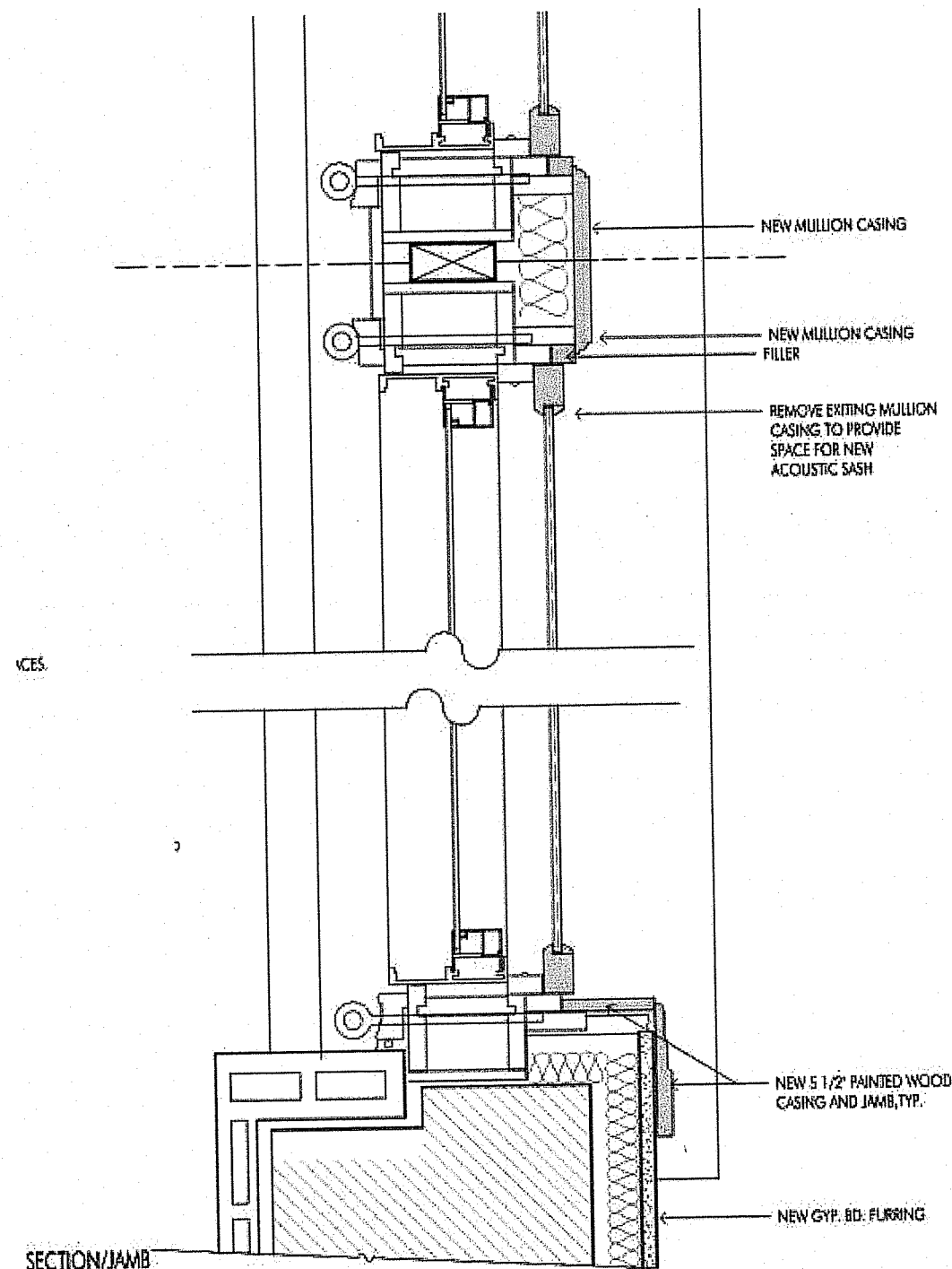
8 Windows

Existing Wood Windows at Market & Kearny Streets -
Reglaze with acoustical laminated glass, augment sash at interior

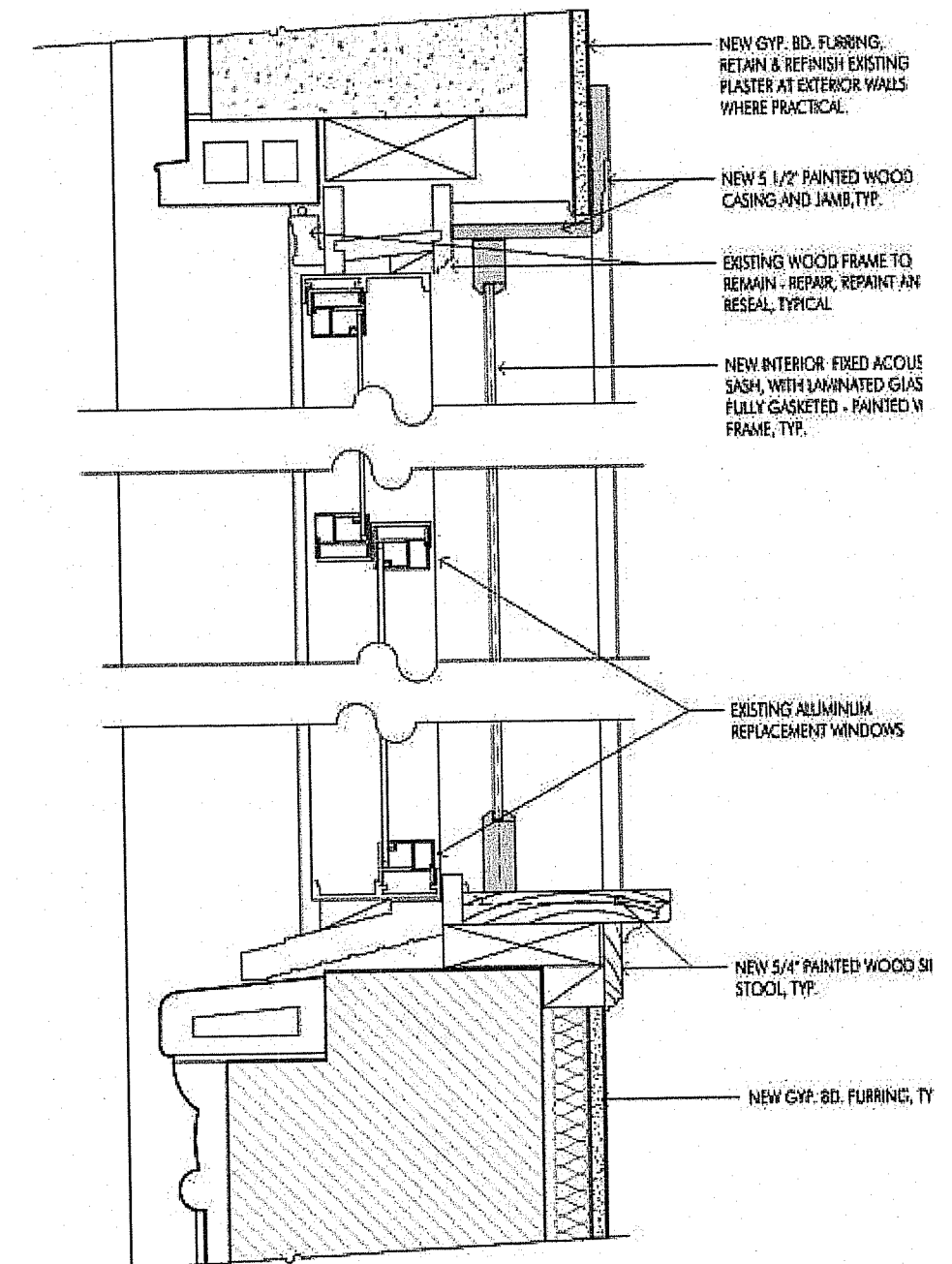


8 Windows

Existing Aluminum Windows at Third Street - Add new interior fixed acoustic sash with laminated glass, fully gasketed



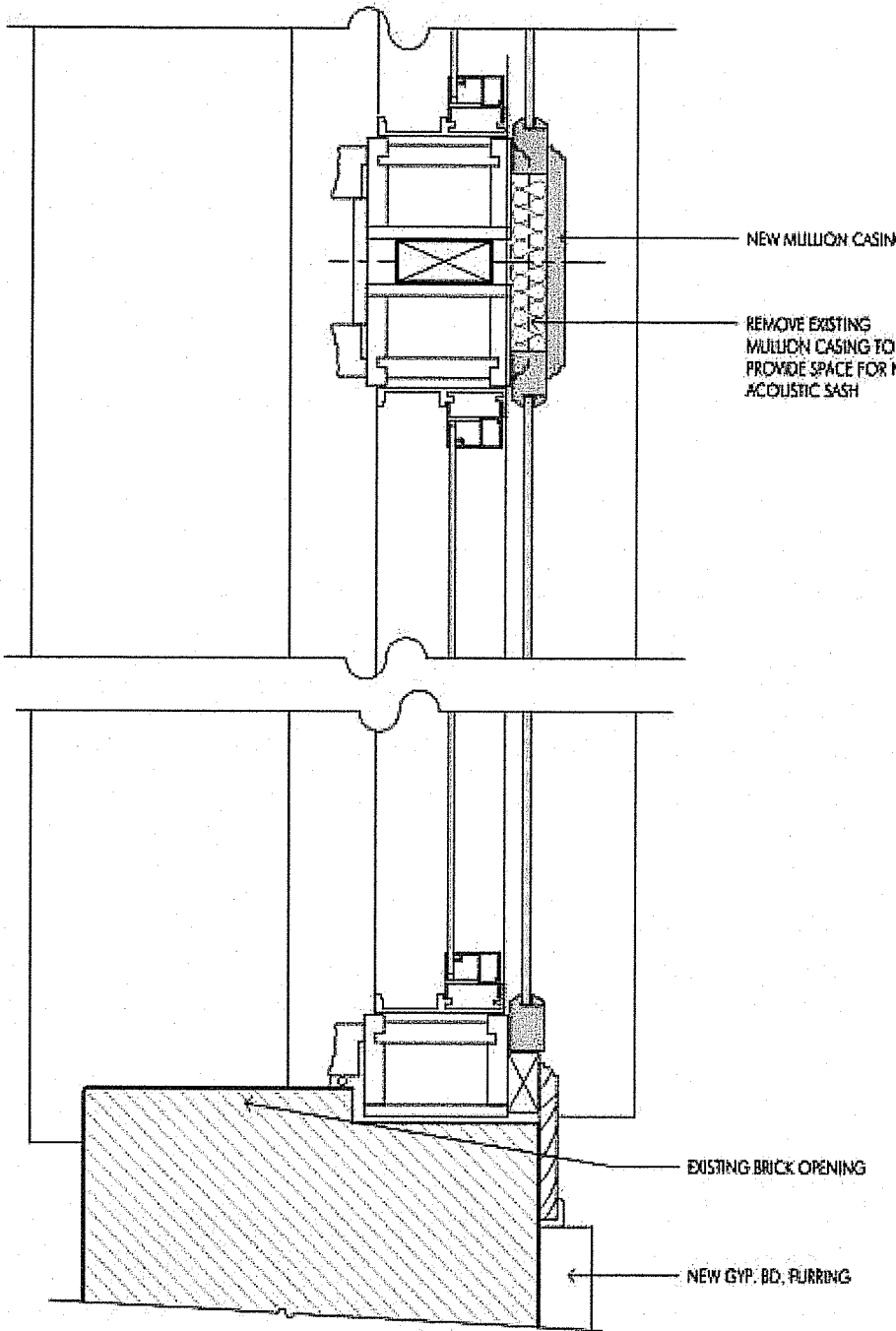
2 WINDOWS AT THIRD STREET
3/4" = 1'-0"



VERTICAL SECTION/
HEAD & SILL

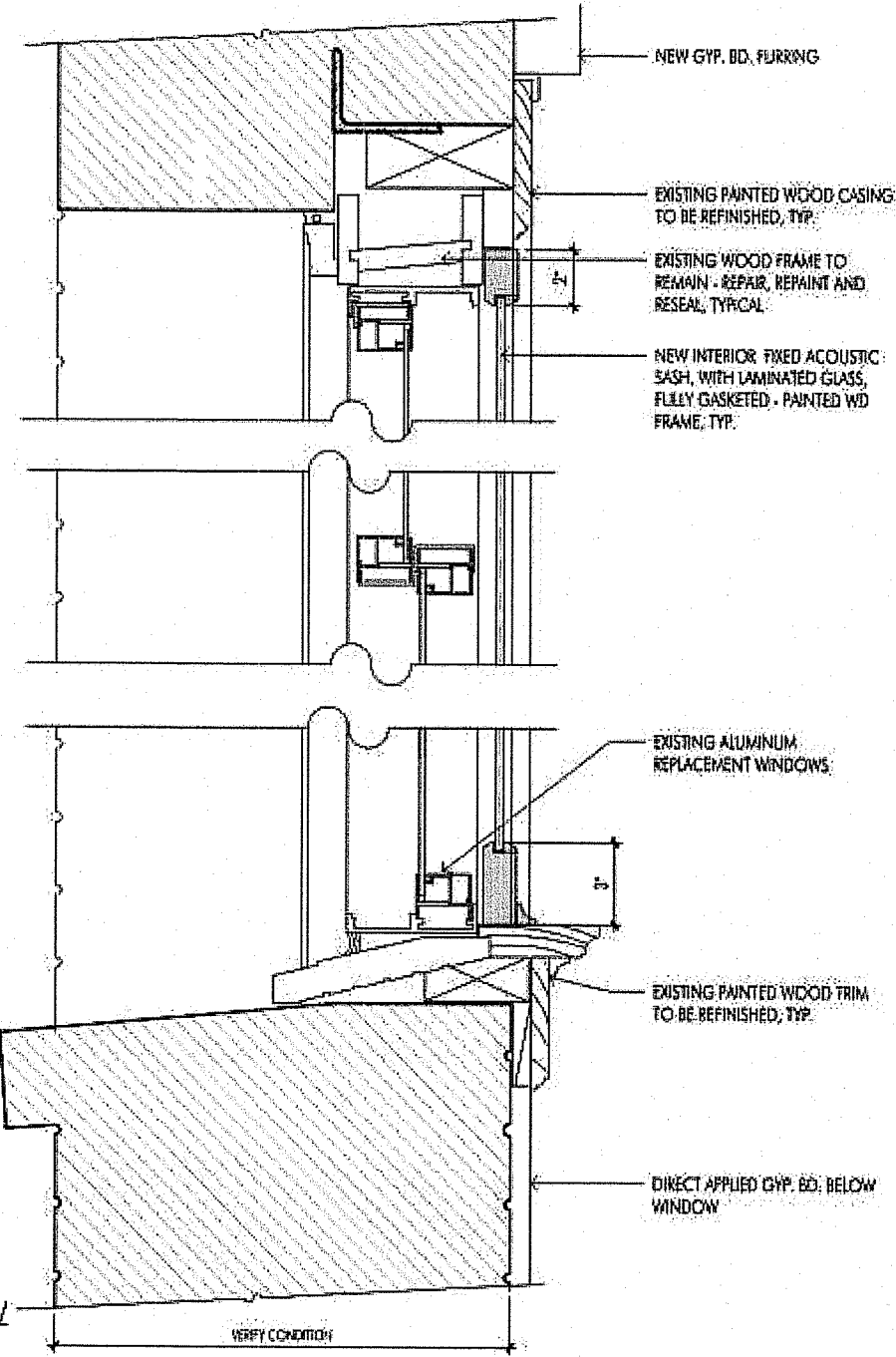
8 Windows

Existing Aluminum Windows at 17-29 Third Street - Add new interior fixed acoustic sash with laminated glass, fully gasketed



PLAN SECTION/JAMB

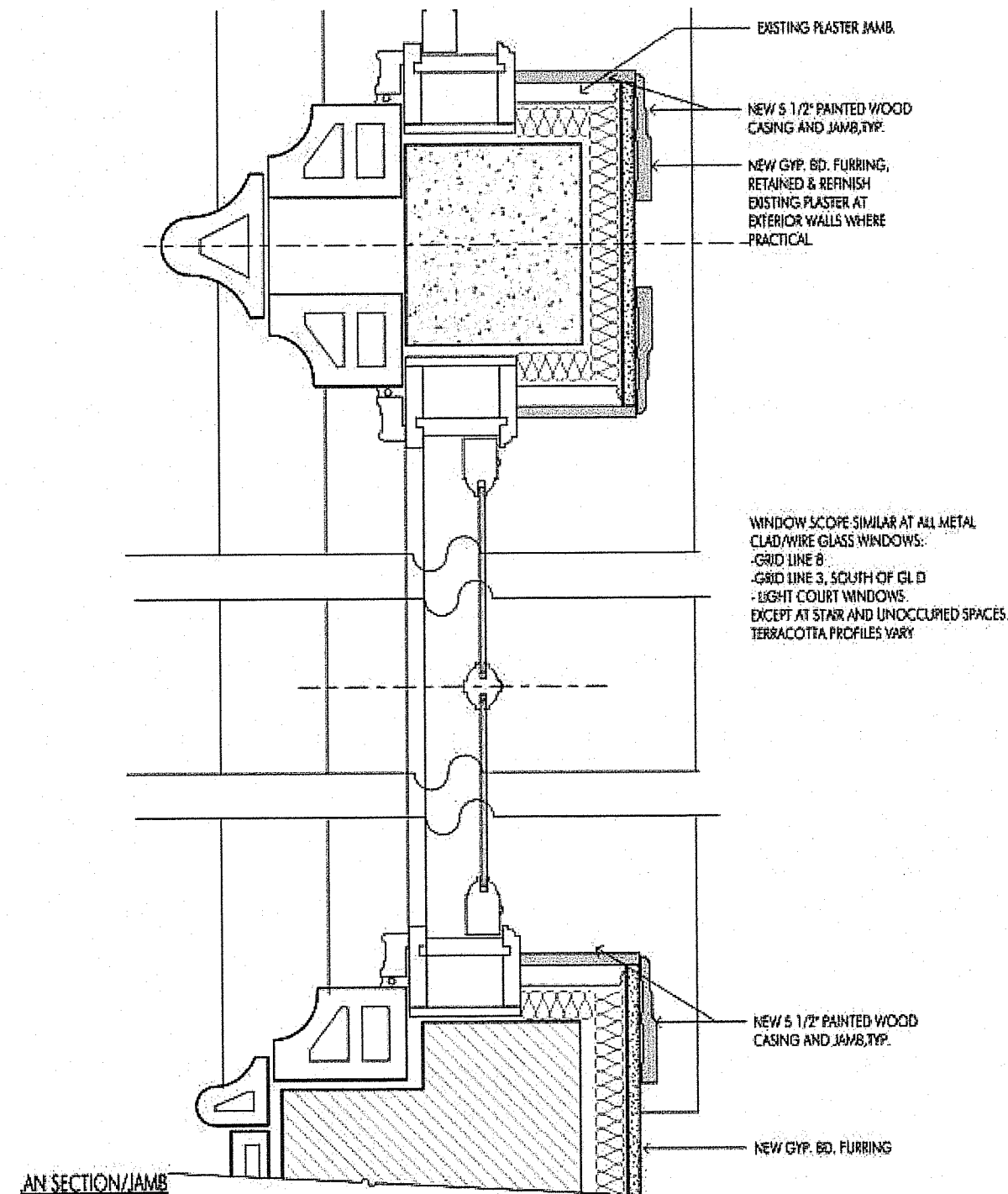
4 WINDOWS AT 17-29 BUILDING, TYP.
3" = 1'-0"



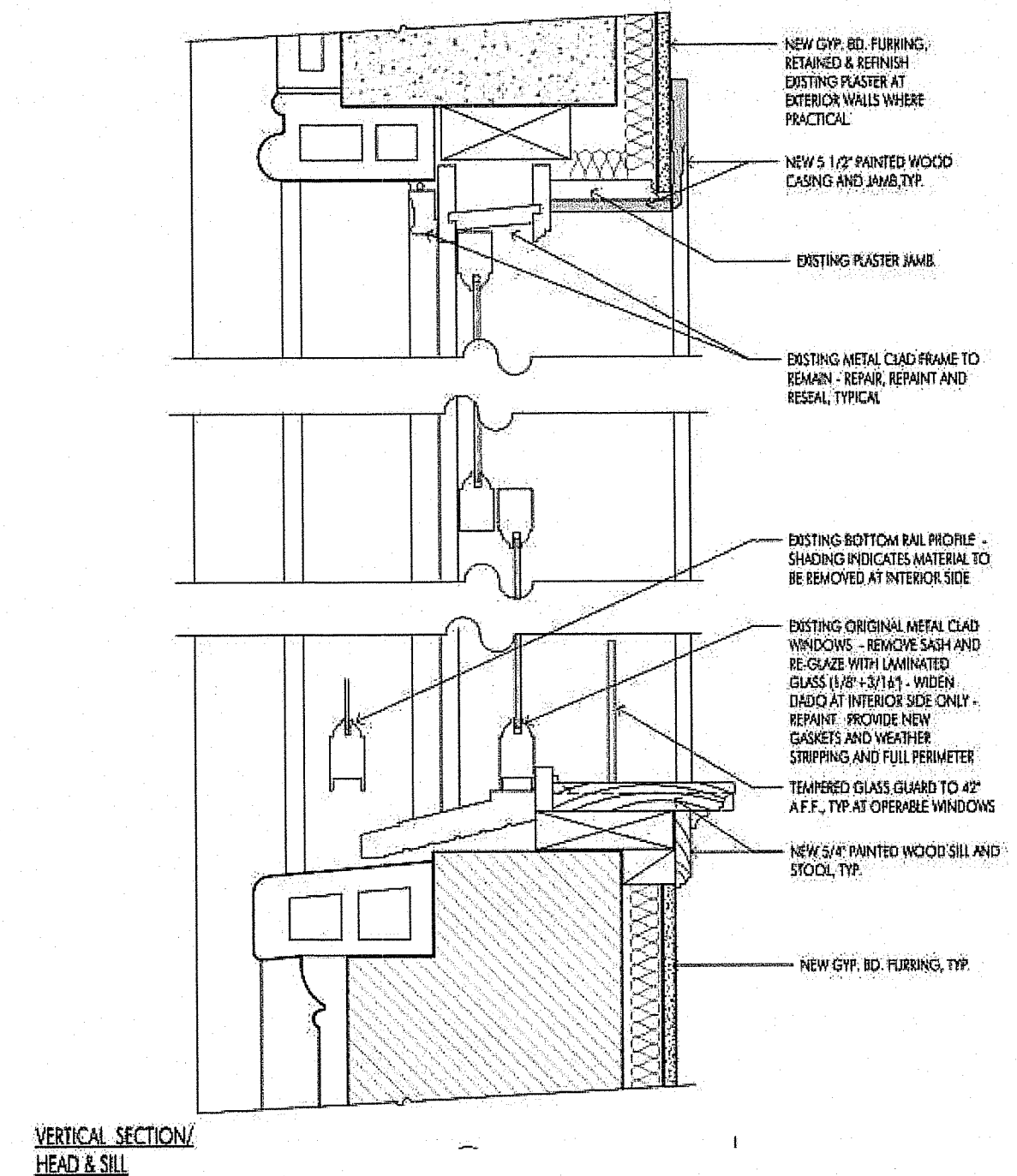
VERTICAL SECTION/
HEAD & SILL

8 Windows

Existing Steel Windows at Stevenson - Reglaze with
acoustical laminated glass, augment sash at interior



3 WINDOWS AT STEVENSON ST.

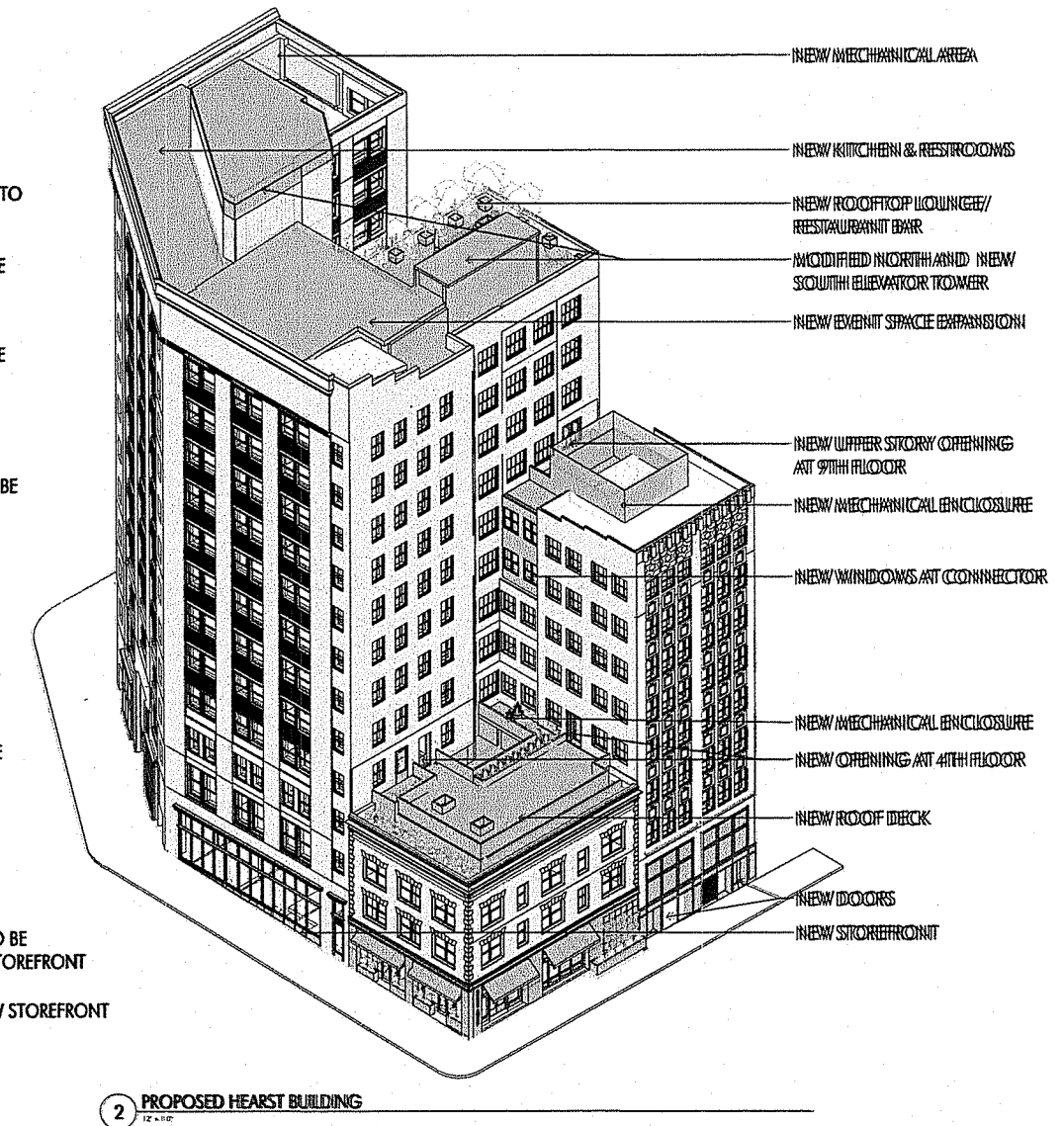
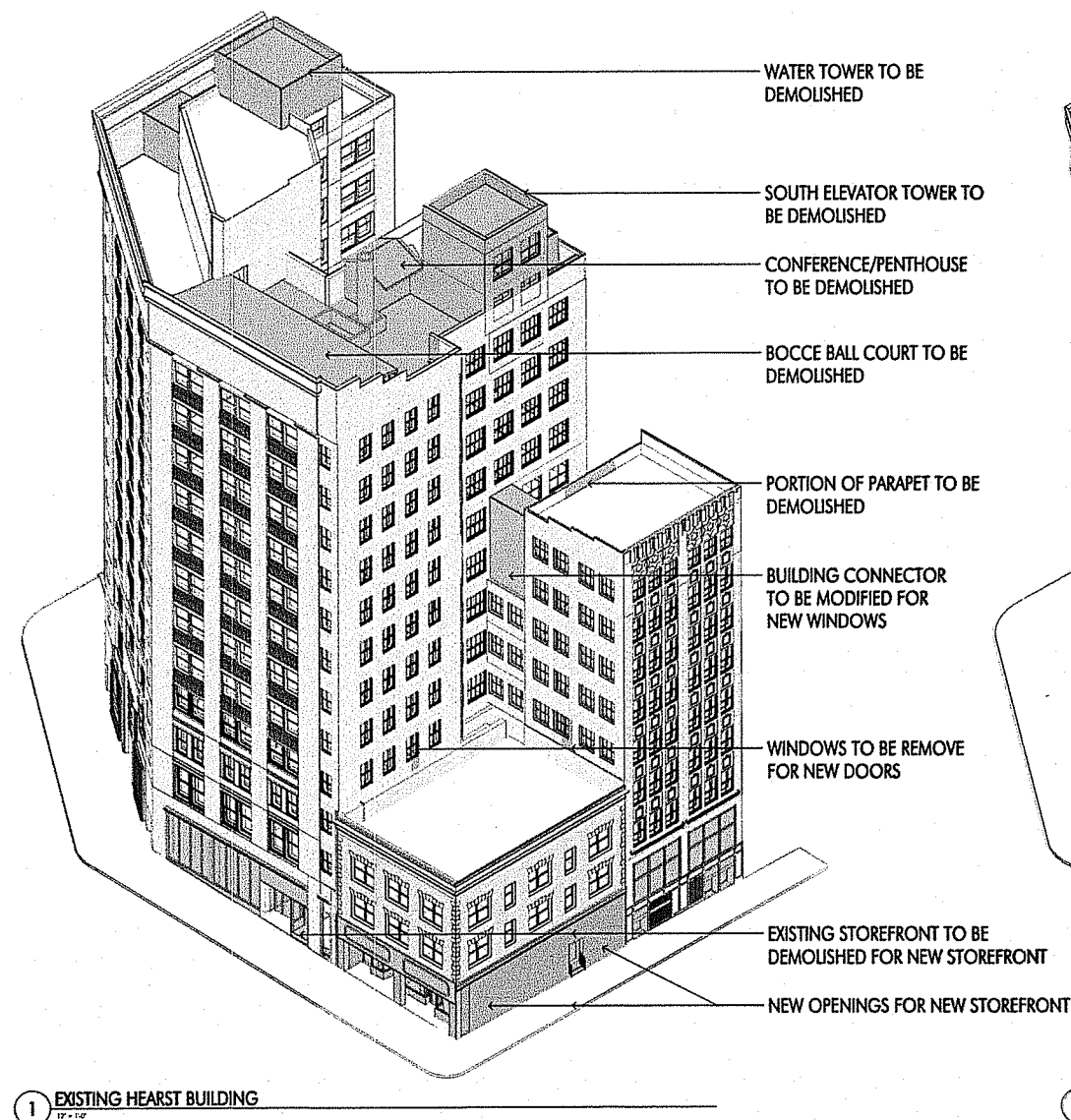
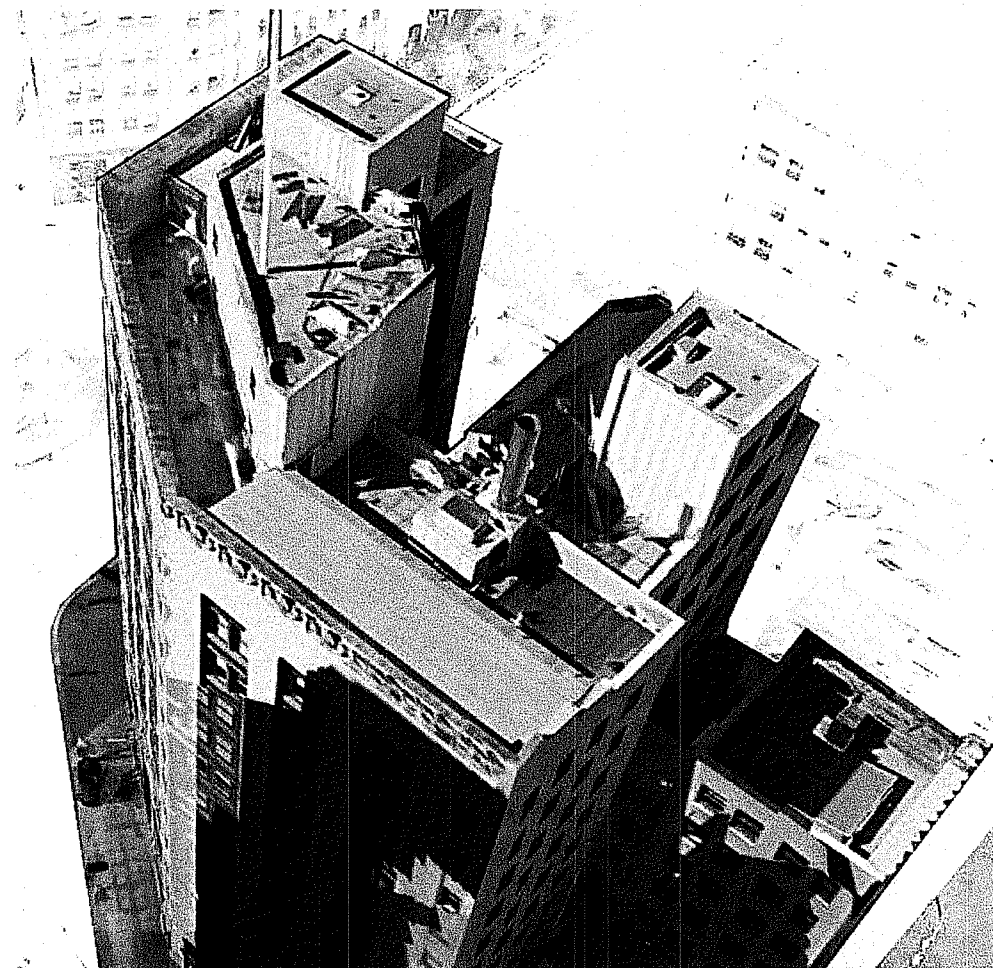


9 Roof Structures & Upper Story Openings

In addition to the storefront improvements, the proposed project includes various roof modifications and additions:

- New Deck/Terrace at 17-29 Third Street Roof
- New Upper Story Openings at 4th & 9th Floors
- New Mechanical Enclosure
- Modified North and South Elevator Towers
- New Low Roof Structures for Events, Kitchen Restrooms, and Mechanical Area
- New Rooftop Lounge/Restaurant Bar

The modifications reduce the mass and profile of the existing roof structures and also tuck new spaces behind the existing tall parapet wall. The modifications are low profile and not highly visible from the street.



9 Roof Structures & Upper Story Openings

While the street face is improved with new storefronts and rehabilitated historic materials, the upper story and roof modifications are low profile and not visible from Market Street.

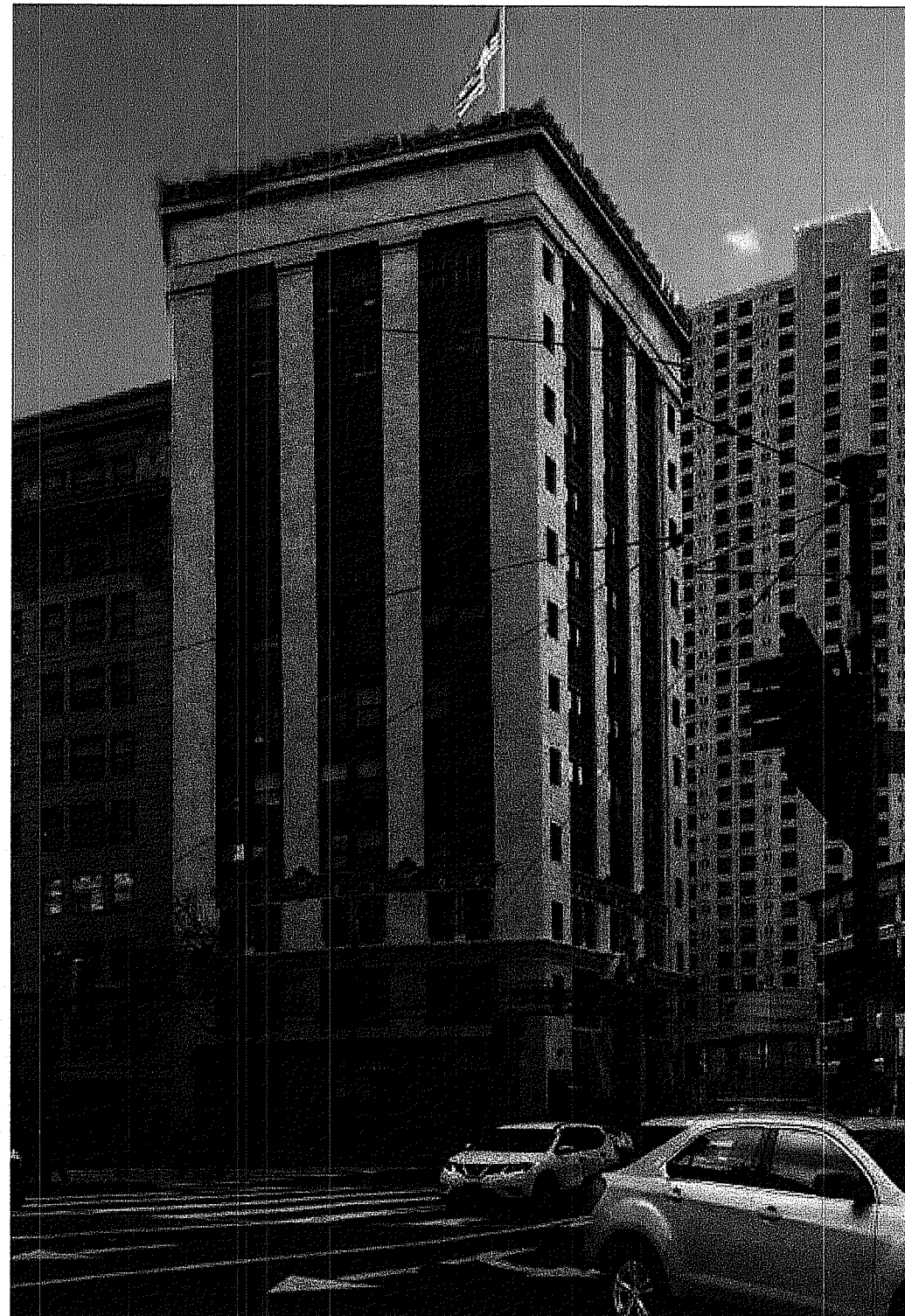


EXISTING view looking southwest from Market Street

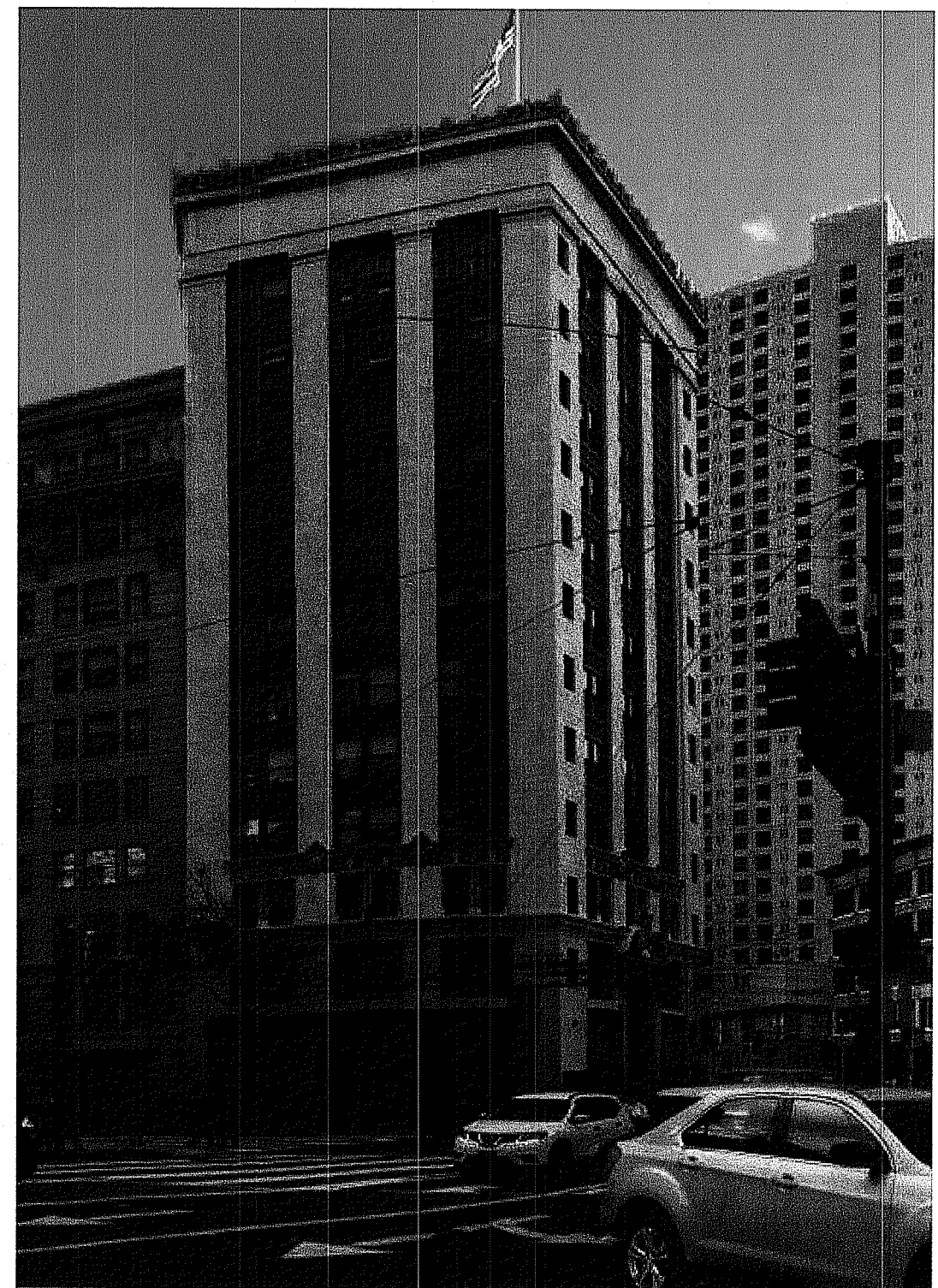


PROPOSED view looking southwest from Market Street

9 Roof Structures & Upper Story Openings



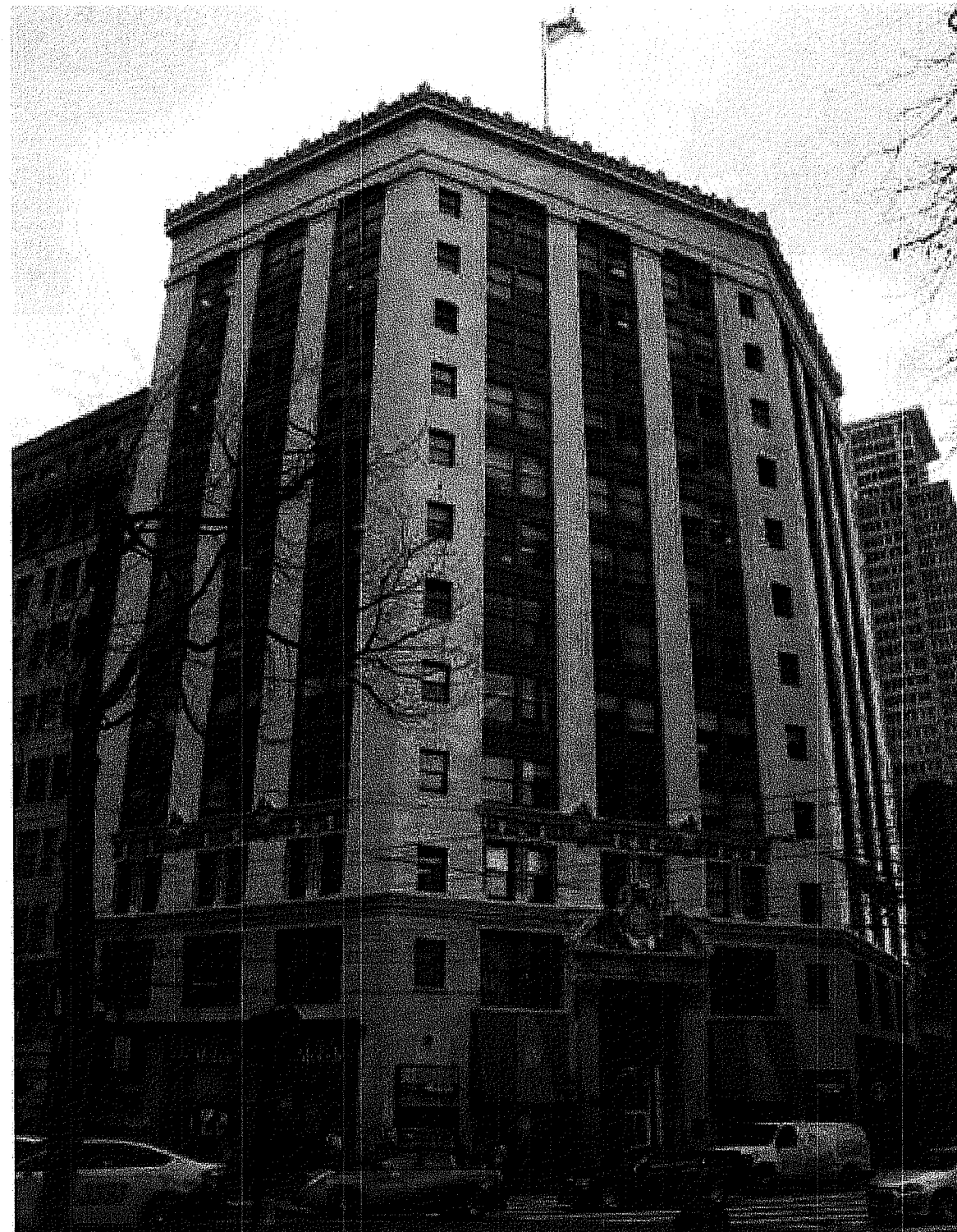
EXISTING view looking southeast from Market Street



PROPOSED view looking southeast from Market Street

9 Roof Structures & Upper Story Openings

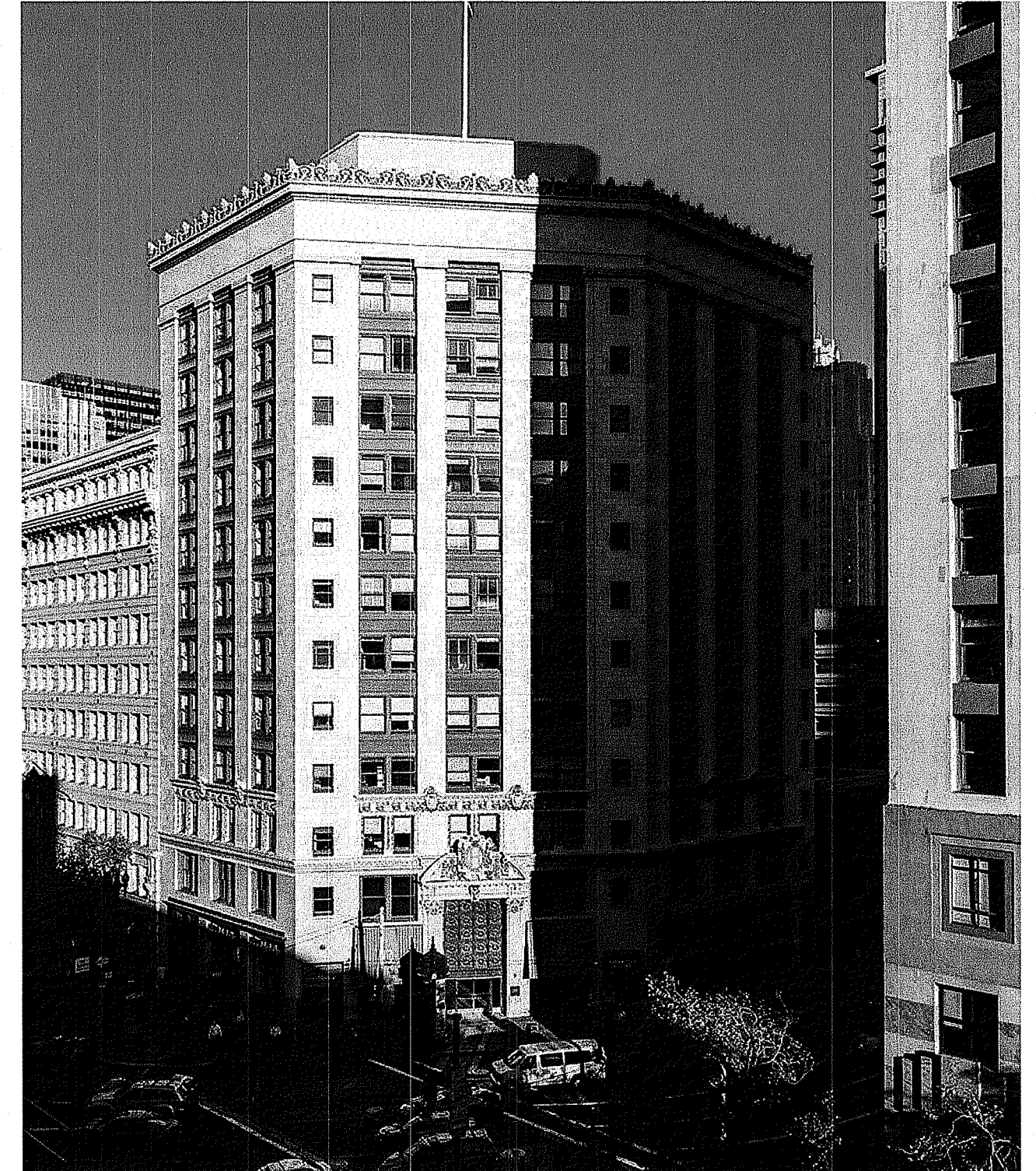
From street level at Market and Kearny Streets, the proposed roof modifications will not be visible. The building roofline will appear the same as the existing condition maintaining its historic character. As viewed from upper stories of other buildings, the low profile modifications will be set back and its simple outline will recede from the original building.



9 Roof Structures & Upper Story Openings



EXISTING eye-to-eye view looking southeast at Third & Market Street corner.



PROPOSED eye-to-eye view looking southeast at Third & Market Street corner.

9 Roof Structures & Upper Story Openings

Roof improvements are not highly visible as seen from Third Street looking toward Stevenson Street. The roof massing at the rear secondary facade changes somewhat from a distance. Overall, the new roof improvements do not distract from the historic character of the Hearst Building, its Annex at 190 Stevenson Street and the Building at 17-29 Third Street.



EXISTING view looking east from Third Street at Stevenson Street



PROPOSED view looking east from Third Street at Stevenson Street

9 Roof Structures & Upper Story Openings



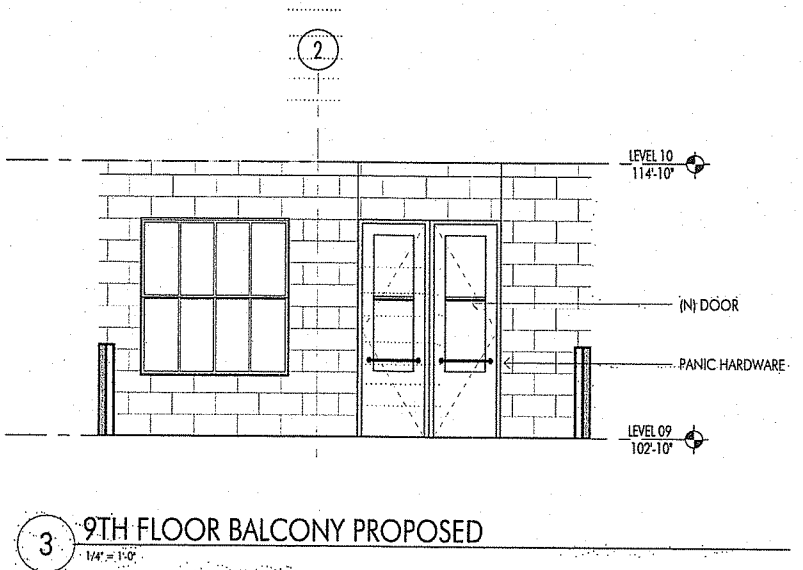
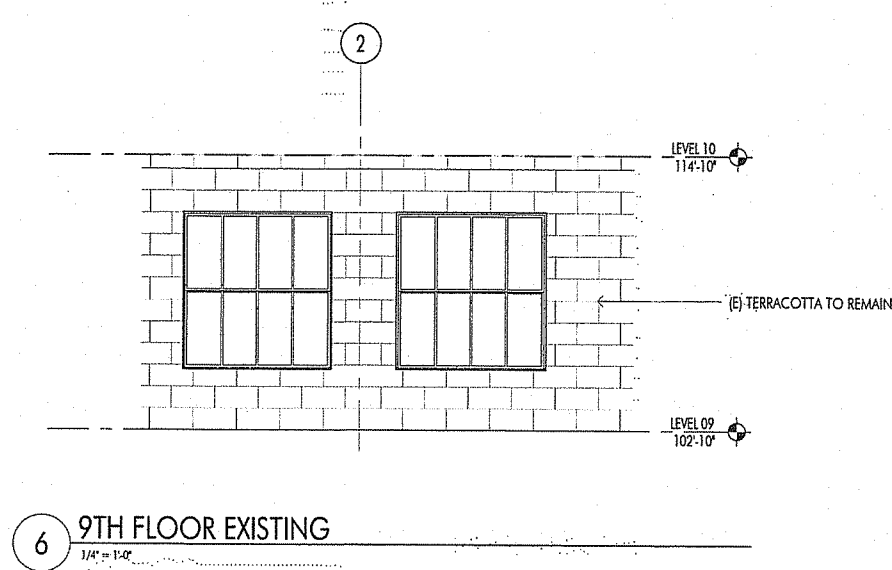
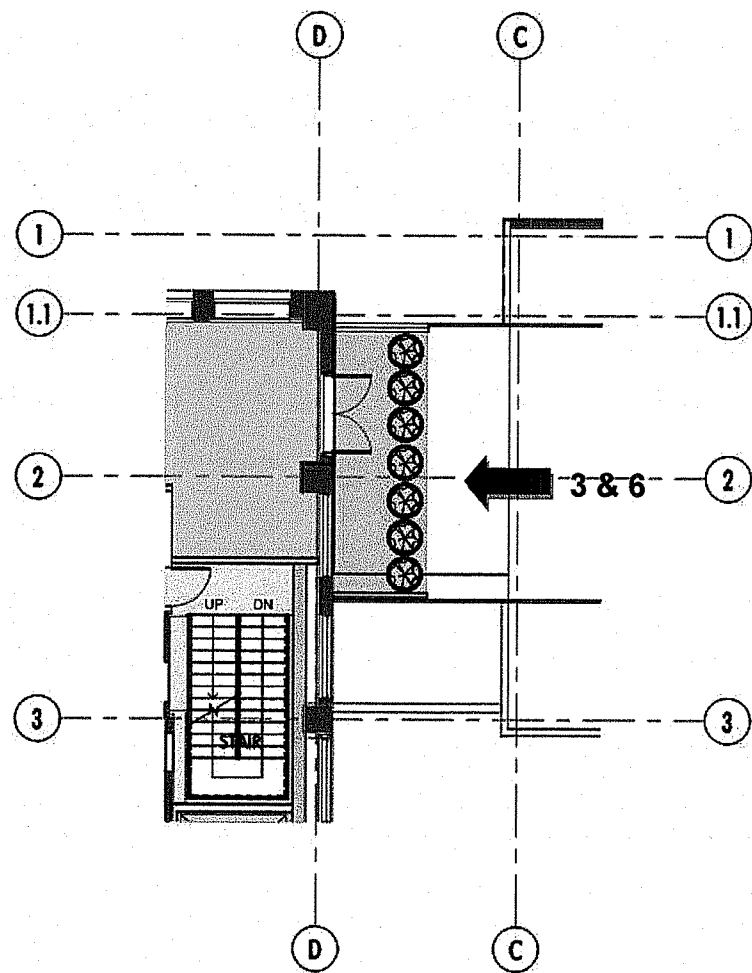
EXISTING view looking northeast from Third Street



PROPOSED view looking northeast from Third Street

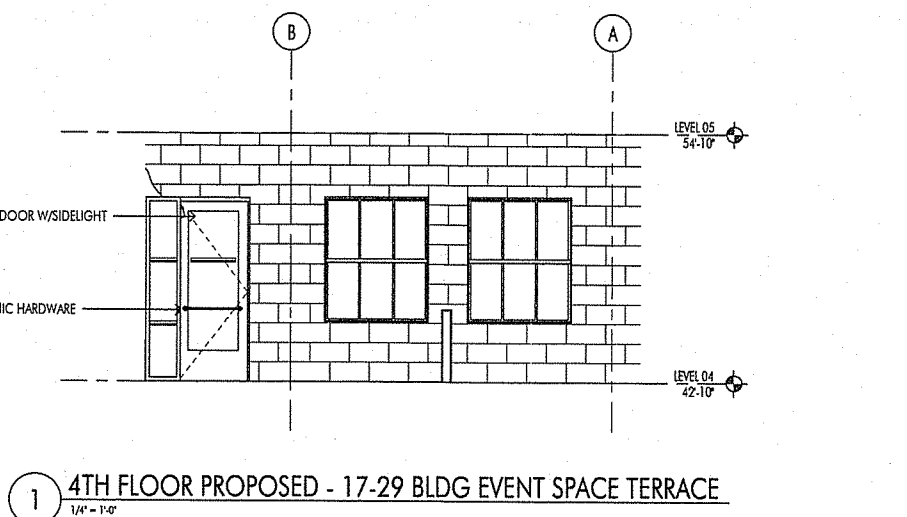
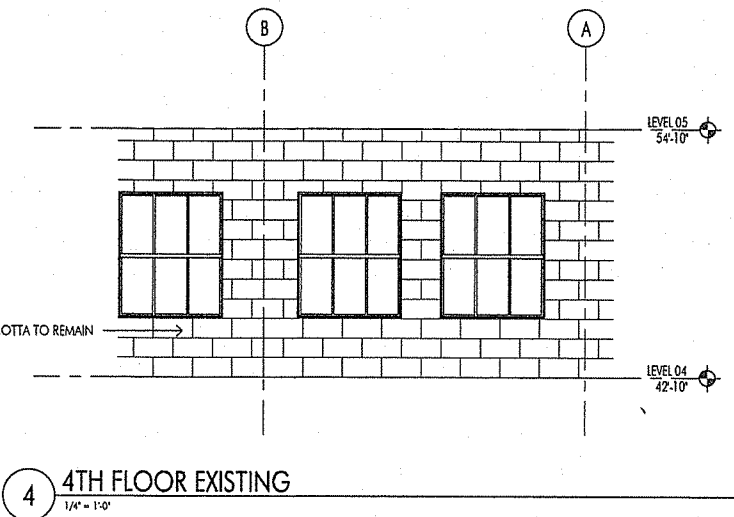
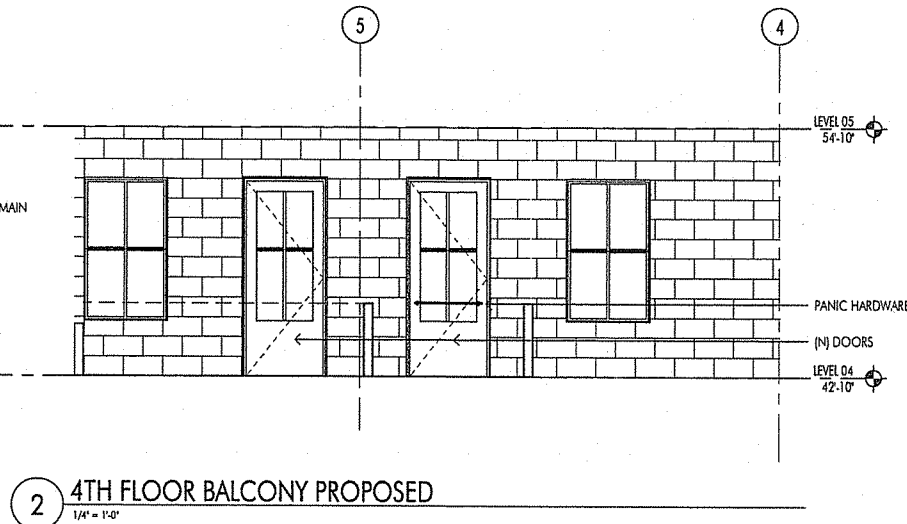
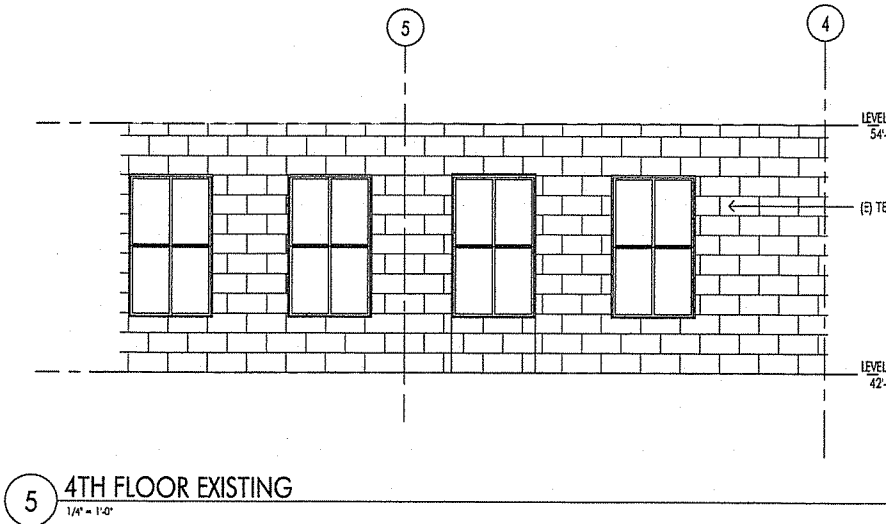
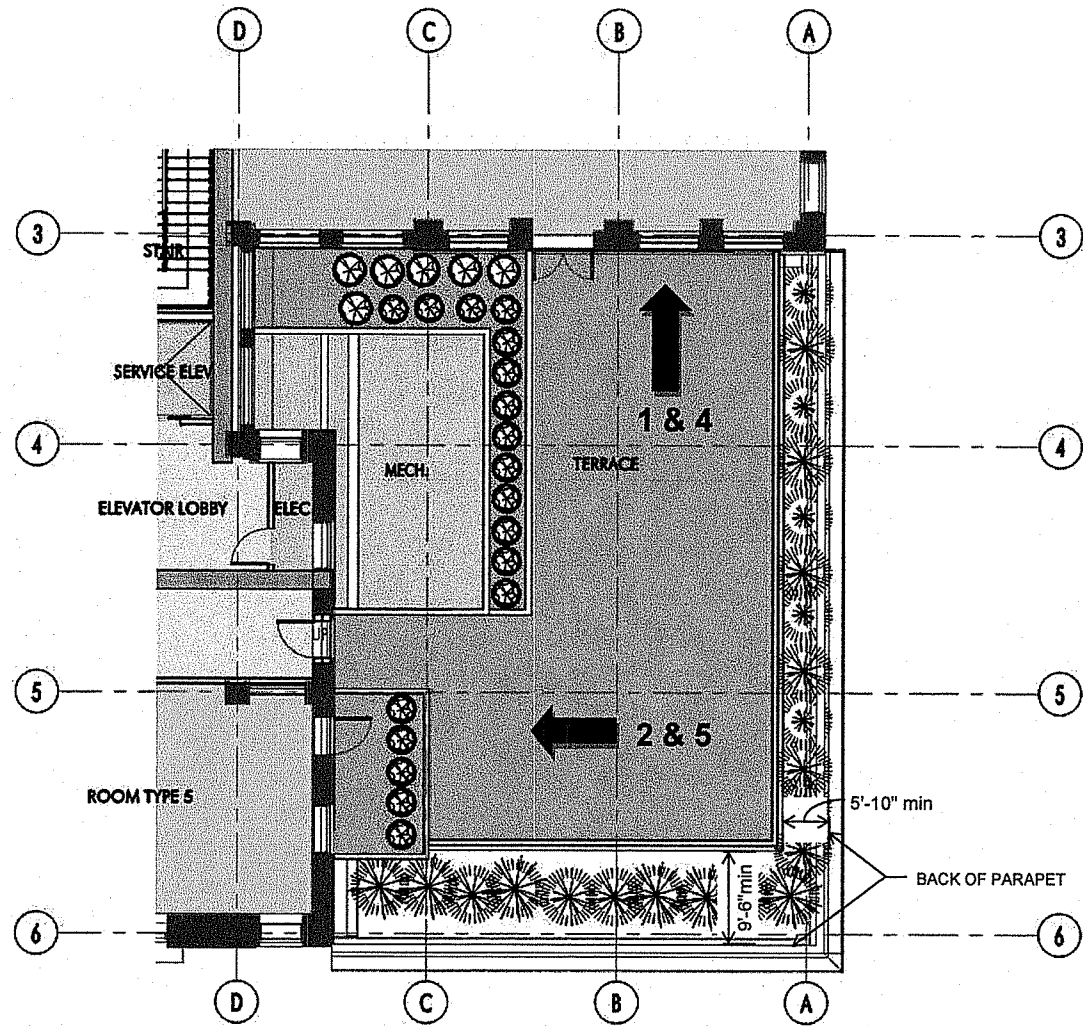
9 **Roof Structures & Upper Story Openings**

New 4th story openings at the rear façade of the Hearst Building access the new roof deck of 17-29 Third Street. The new door openings utilize existing window openings, expanding them to the roof deck level. The existing terra cotta in these areas will be patched and new pieces formed to complete the opening. The new aluminum door assemblies will have a simple single panel leaf.



9 Roof Structures & Upper Story Openings

New 9th story openings at the rear façade of the Hearst Building access a new mechanical enclosure at the Annex at 190 Stevenson Street. The new door openings utilize existing window openings, expanding them to the roof deck level. The existing terra cotta in these areas will be patched and new pieces formed to complete the opening. The new aluminum door assemblies will have a simple single panel leaf.



10 Exterior Repairs

Recent Repairs

From **2005 to 2008**, a **phased exterior rehabilitation** project by specialty contractor Giampolini Courtney, **focused on extensive terra cotta repairs with other related exterior repairs**:

- Removal of loose glaze and application of new compatible coating
- Repair of bisque spalls
- Pinning of terra cotta where tapping indicated the face had cracked loose internally from the internal web, leaving the face vulnerable to cracking and spalling
- Replacement of blocks that were too damaged to repair
- Repointing of mortar joints where missing or deteriorated.
- Repairs to the parapet including the installation of cap flashing
- Repointing of mortar of first and second story granite and marble
- Repainting of windows
- Repair and replacement of roof drainage systems.



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Continuous Maintenance and Current Existing Condition

The **exterior finishes** of the Hearst Building have been consistently maintained and is in **good condition with minor conditions for repair**.

At the Hearst Building, the existing marble podium with granite base is intact with minor and fine cracks, limited locations of residue and graffiti, and previous patches; mortar joints are intact. The Market Street façade has cement plaster pilasters at the storefront level that exhibit fine cracking and graffiti. The existing terra cotta at the corner entry and upper stories are in good condition with minor glaze spalls and cracks in limited locations; mortar joints are intact. The upper story wood windows at the Market and Kearny chamfer, and aluminum windows on the Third Street, and steel windows at the rear elevations are in good condition.

The exterior of building at 17-29 Third Street is in good condition. The base of the building is clad in non-historic cement plaster, wood paneling and ceramic tile. The upper story brickwork has various holes from previously removed signs and equipment; some mismatched mortar in one limited area; and minor spalls. The terra cotta voussoirs at the window heads are intact with minor cracks. The aluminum windows are in good condition. The sheet metal cornice at the top of the building is intact with minor dents and the lower first floor cornice is missing on Third Street.

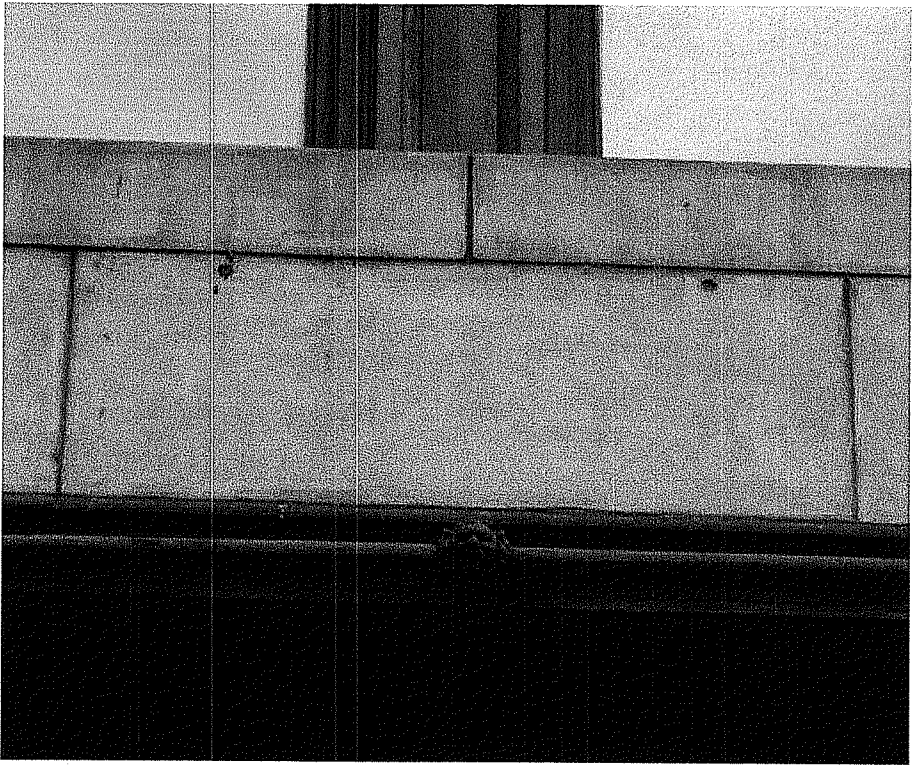
Rehabilitation will include repair of conditions that are structurally unstable or would cause water intrusion. Stone and cement plaster will be cleaned of graffiti and residue to the greatest extent possible so as not to damage the surface. Cracks at stone, terra cotta, and cement plaster will be evaluated to determine if pinning and/or patch repair are necessary for stabilization or waterproofing. Terra cotta glaze spalls and previous patches will be treated with a compatible coating to blend with the original terra cotta glaze; cracks and previous holes and deeper spalls will be patched and coated to blend with the existing terra cotta glaze. Brick holes and larger spalls will be repaired. Repointing will be done at areas of deterioration and mismatched mortar so that the new mortar matches the existing clean mortar. Sheet metal cornices will be repaired of dents and restored where missing to match extant elements. Windows will be repainted.



10 Exterior Repairs



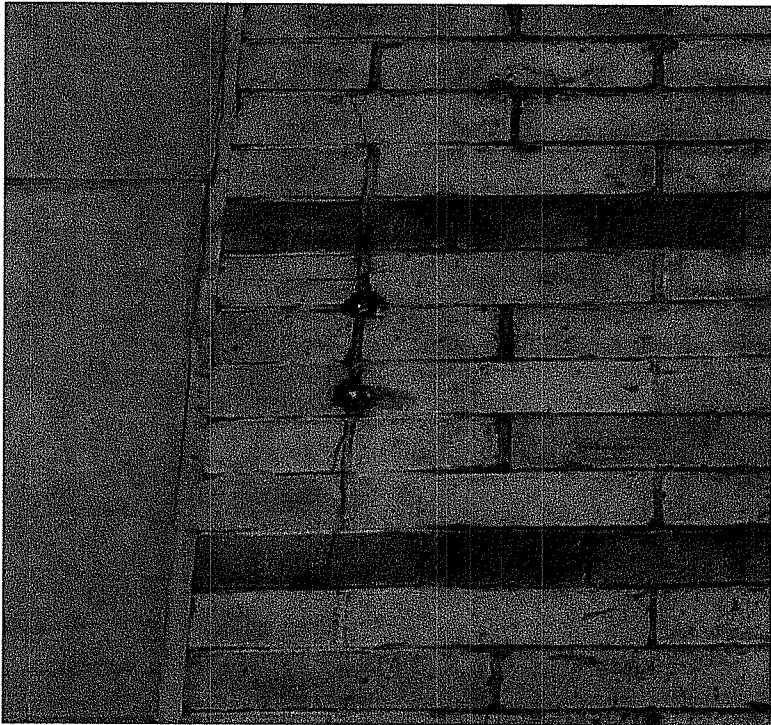
Hearst Building - Loose glazing and glaze spalls in limited



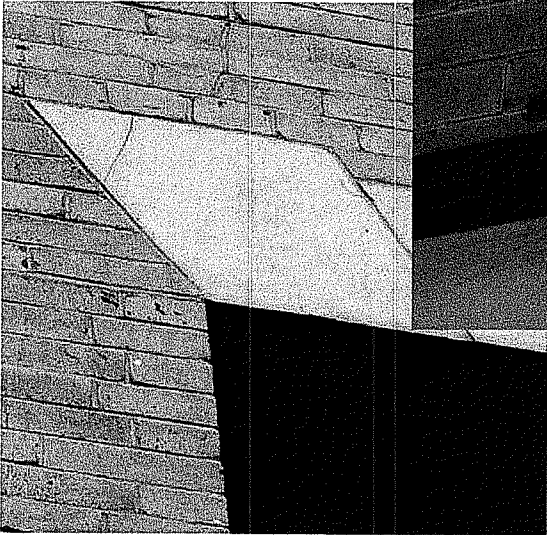
Hearst Building – Minor previously patched holes mismatched with surrounding terra cotta glaze



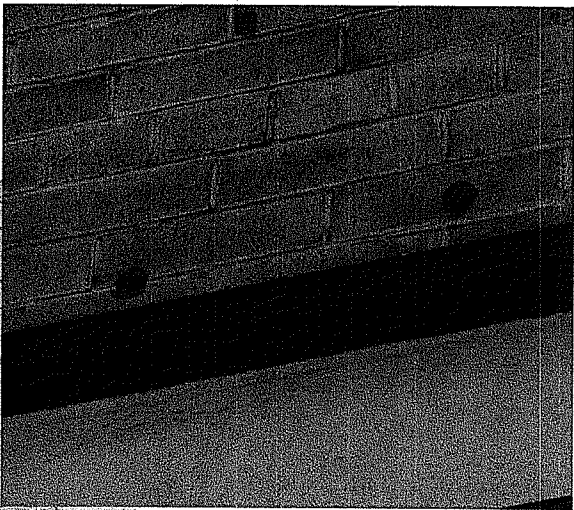
Hearst Building – Minor residue at marble podium



17-29 Third Street - Holes with old attachments, cracked brick and mortar joints.



17-29 Third Street - Minor hairline crack at terra cotta



17-29 Third Street - Holes at brick and non-historic cement plaster signage where original sheet metal cornice is missing



17-29 Third Street - Limited locations of mismatched mortar

10 Exterior Repairs



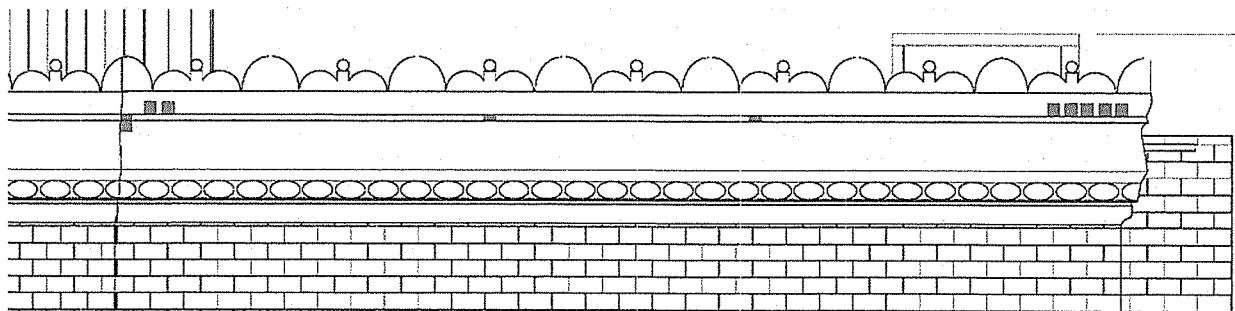
5 THIRD ST - MARKET ST ELEVATION UPPER PORTION



5 THIRD ST - MARKET ST ELEVATION LOWER PORTION



5 THIRD ST - KEARNY ST ELEVATION UPPER PORTION



5 THIRD ST - THIRD ST ELEVATION UPPER PORTION

LEGEND	
	REPAIR GLAZE SPALL
	REPAIR BISQUE SPALL AT TERRA COTTA & BRICK
	PREVIOUS PATCH. REPAIR TO BLEND W/ (E) ADJACENT FINISH
	REMOVE PAINT OR RESIDUE
	REPOINT DETERIORATED OR MISMATCHED JOINTS
	REPAIR SHEET METAL
	REPAIR CRACK
	REPAIR HOLE (TYP. 2" DIA.)
	REMOVE METAL ATTACHMENT & PATCH HOLE (TYP. 2" DIA.)

Exterior Repairs:
The vast majority of the exterior materials are intact and in good condition due to recent repair work and regular maintenance. The areas shown are a sampling of the most concentrated areas.

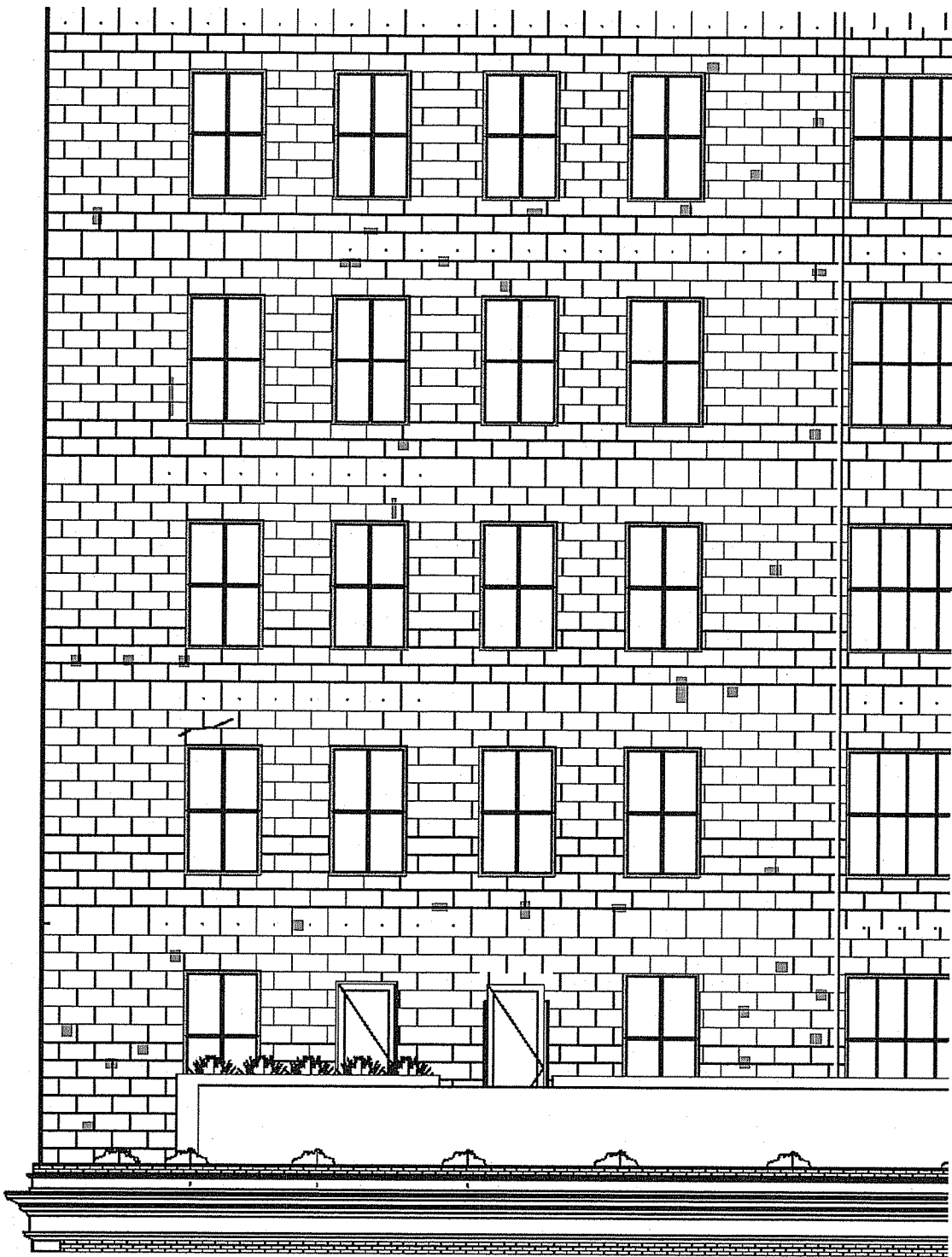
10 Exterior Repairs



17-29 THIRD ST - WEST ELEVATION

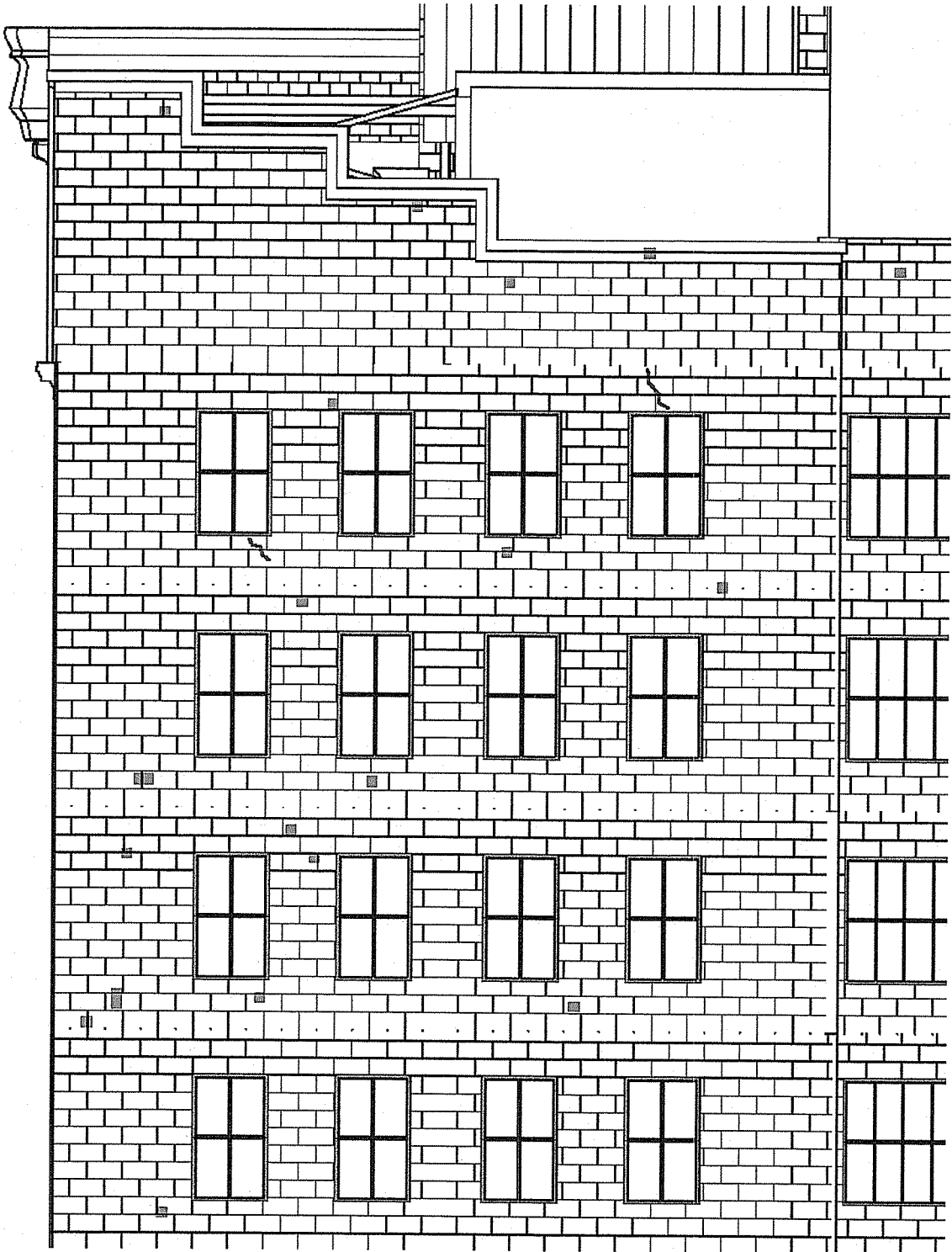
17-29 THIRD ST - SOUTH ELEVATION

10 Exterior Repairs



5 THIRD ST – SOUTH ELEVATION
LOWER PORTION ABOVE BRICK BUILDING

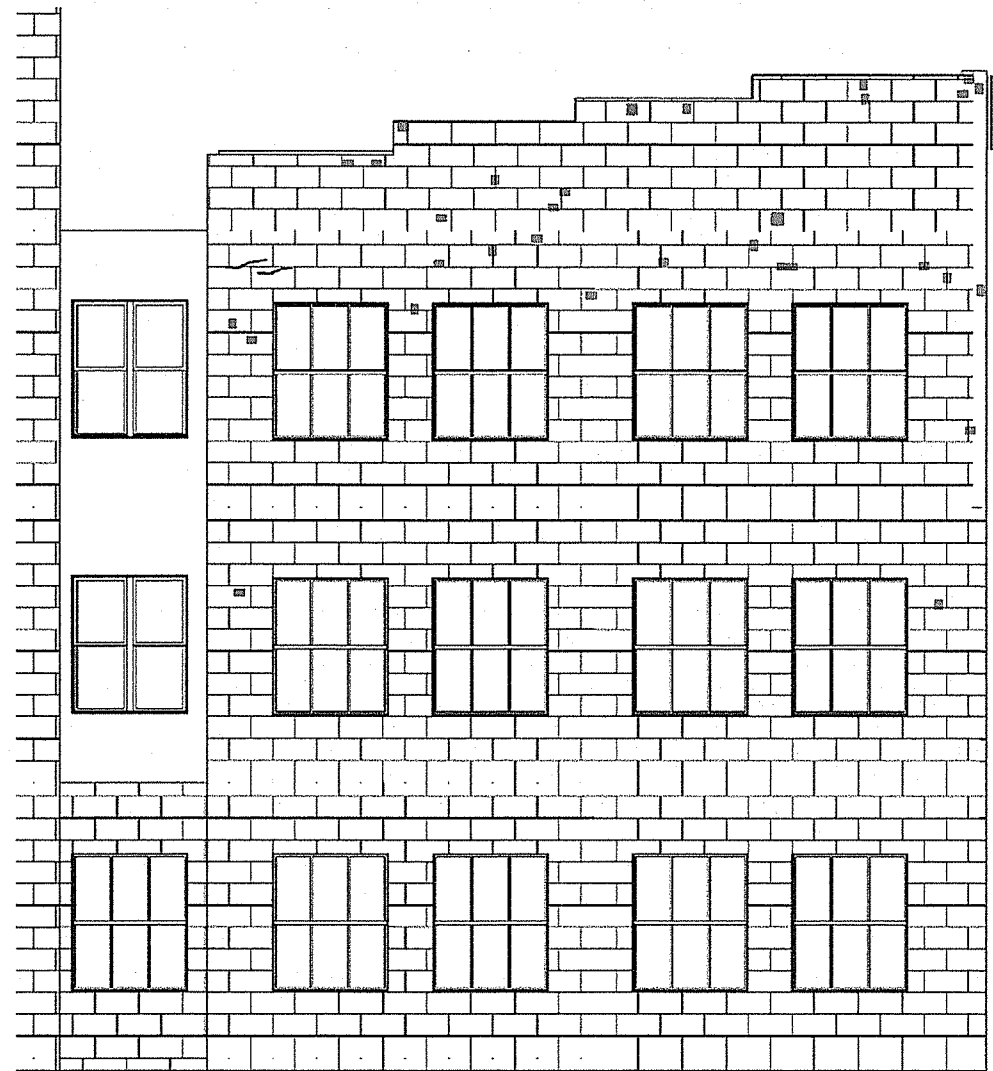
Terra
Cotta
↑



5 THIRD ST – SOUTH ELEVATION
UPPER PORTION ABOVE BRICK BUILDING

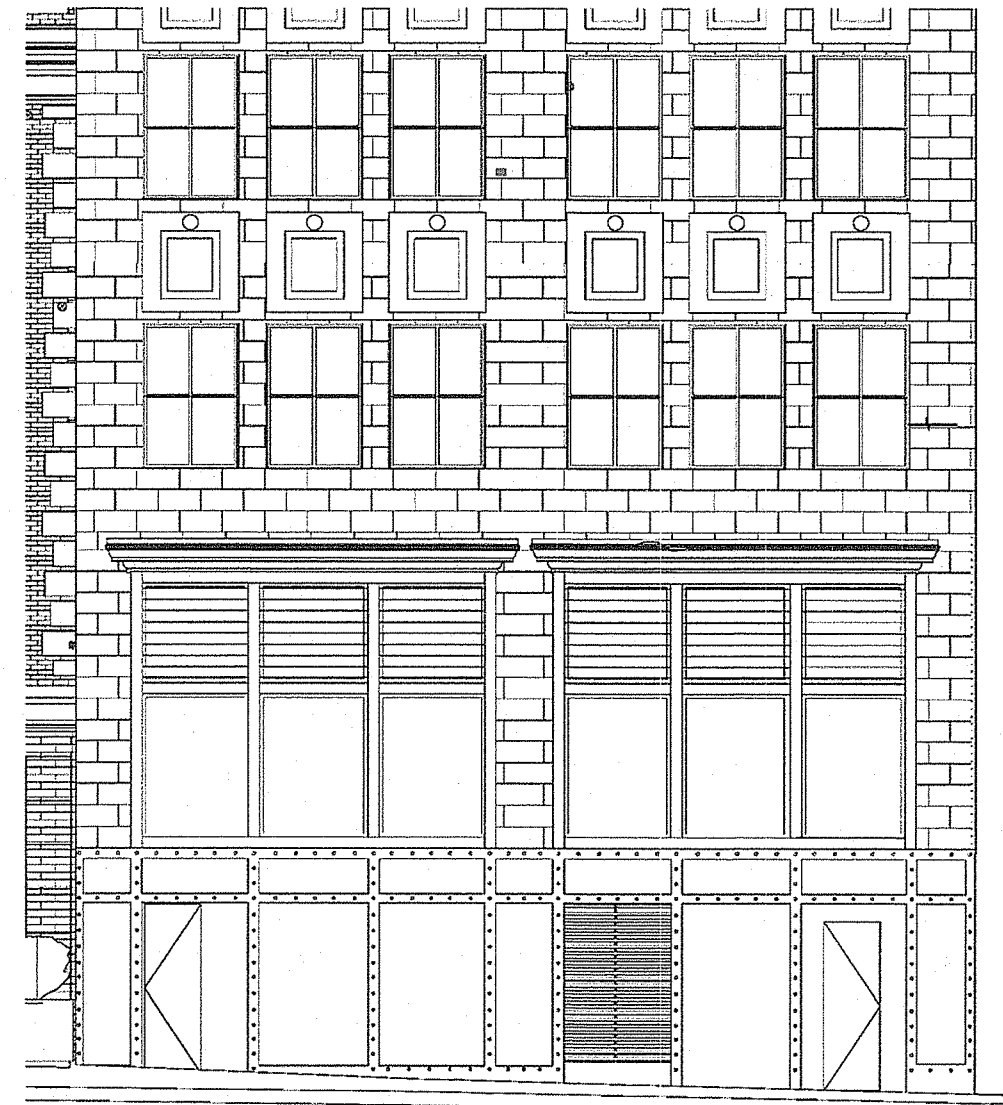
- LEGEND**
- REPAIR GLAZE SPALL
 - REPAIR BISQUE SPALL AT
TERRA COTTA & BRICK
 - PREVIOUS PATCH. REPAIR TO
BLEND W/ (E) ADJACENT FINISH
 - REMOVE PAINT OR RESIDUE
 - REPOINT DETERIORATED OR
MISMATCHED JOINTS
 - REPAIR SHEET METAL
 - REPAIR CRACK
 - REPAIR HOLE (TYP. 2" DIA.)
 - REMOVE METAL ATTACHMENT &
PATCH HOLE (TYP. 2" DIA.)

10 Exterior Repairs



5 THIRD ST ANNEX – WEST ELEVATION
UPPER PORTION ABOVE BRICK BUILDING

Terra
Cotta
↑

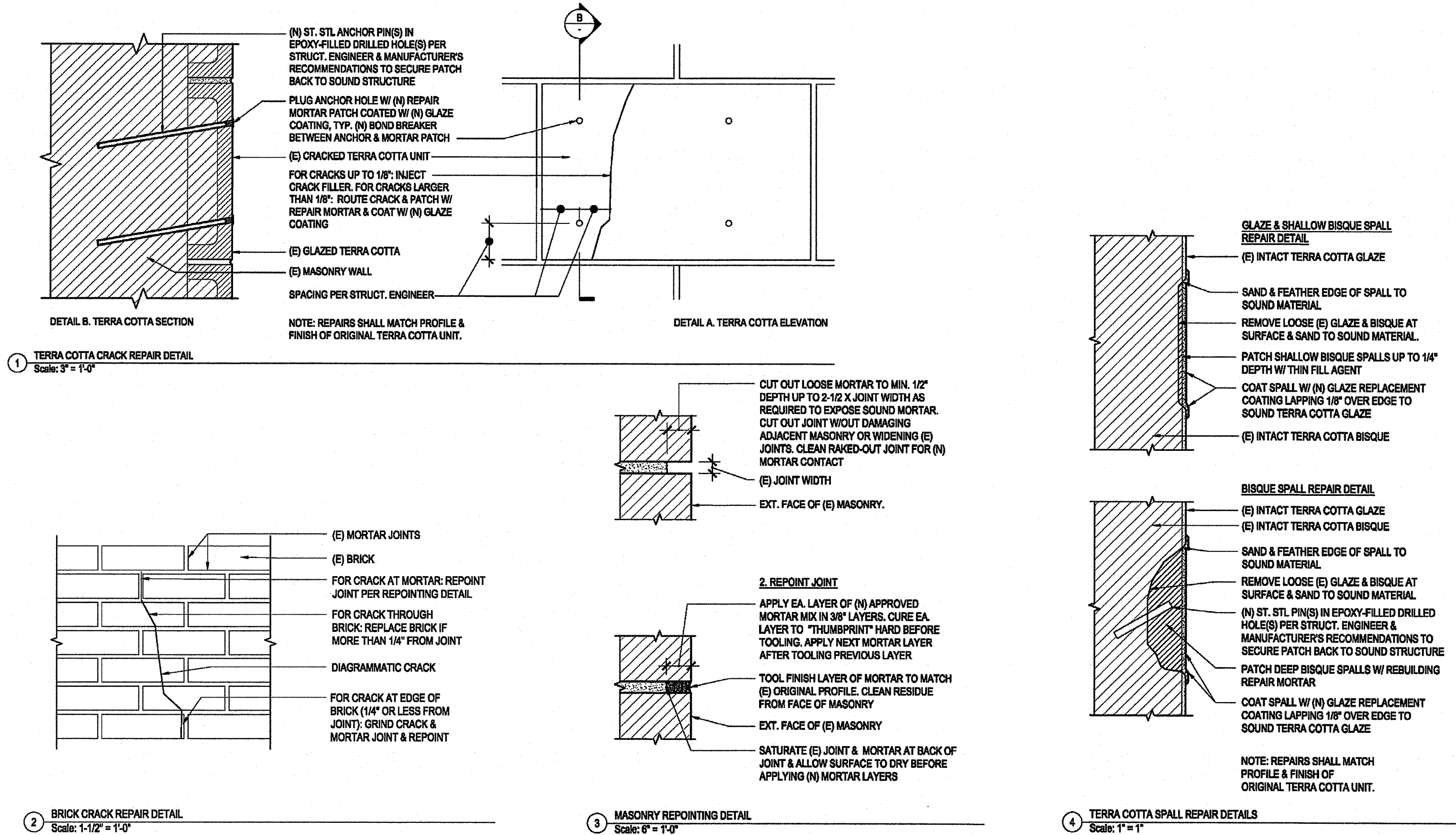


5 THIRD ST ANNEX – SOUTH ELEVATION LOWER PORTION

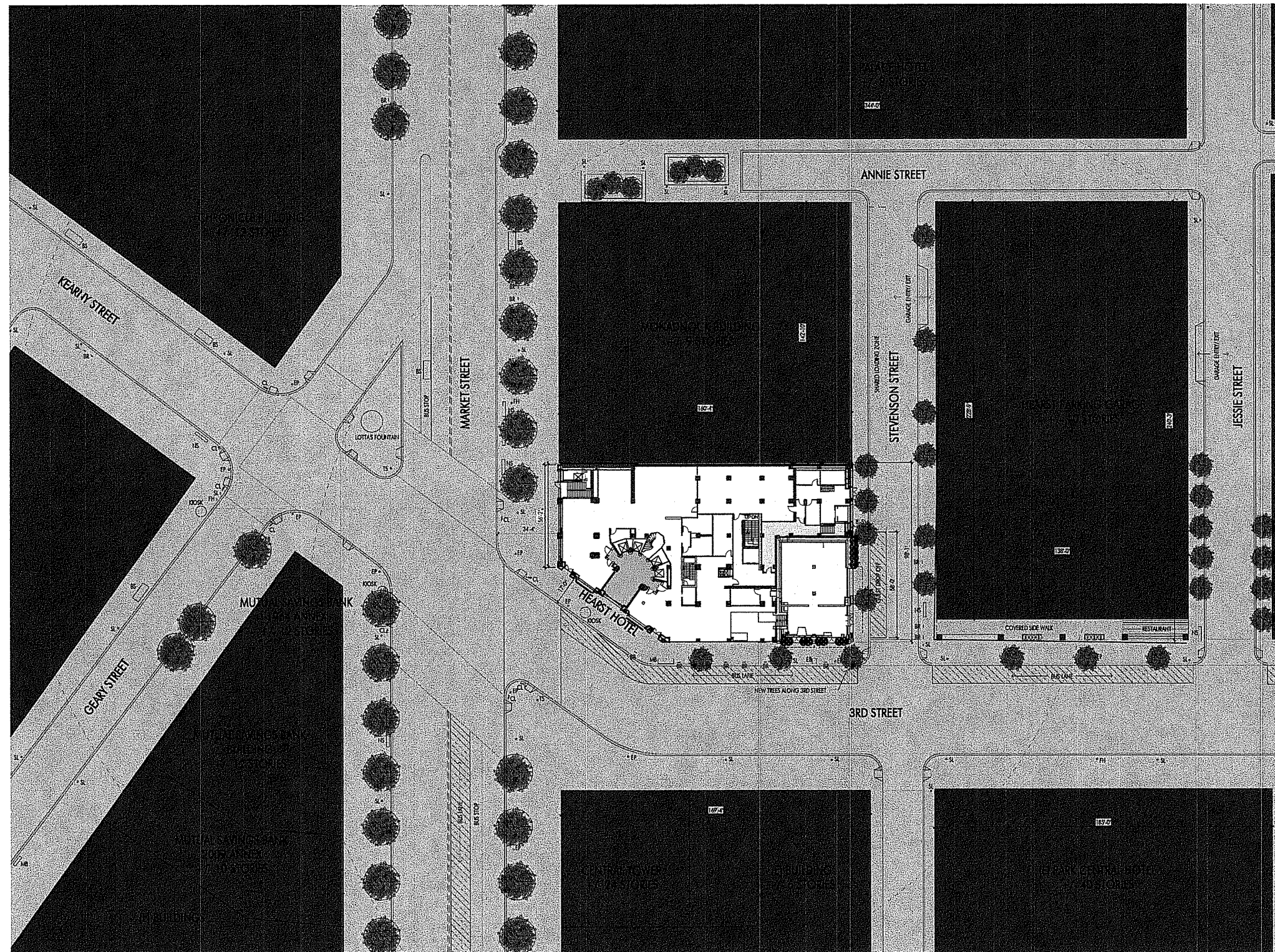
LEGEND

- REPAIR GLAZE SPALL
- REPAIR BISQUE SPALL AT
TERRA COTTA & BRICK
- PREVIOUS PATCH. REPAIR TO
BLEND W/ (E) ADJACENT FINISH
- REMOVE PAINT OR RESIDUE
- REPOINT DETERIORATED OR
MISMATCHED JOINTS
- REPAIR SHEET METAL
- REPAIR CRACK
- REPAIR HOLE (TYP. 2" DIA.)
- REMOVE METAL ATTACHMENT &
PATCH HOLE (TYP. 2" DIA.)

10 Exterior Repairs



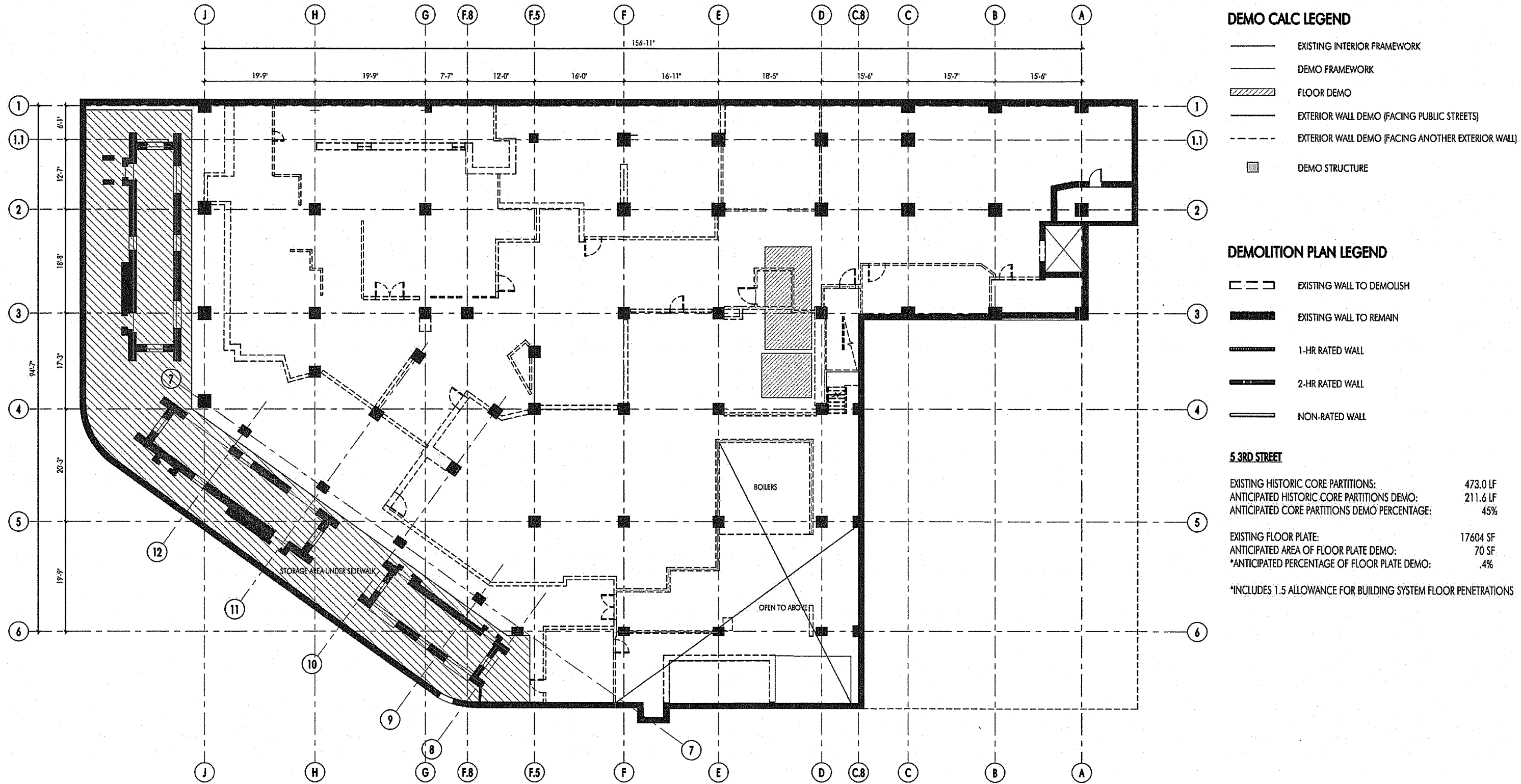
11 Plans



VICINITY / SITE PLAN

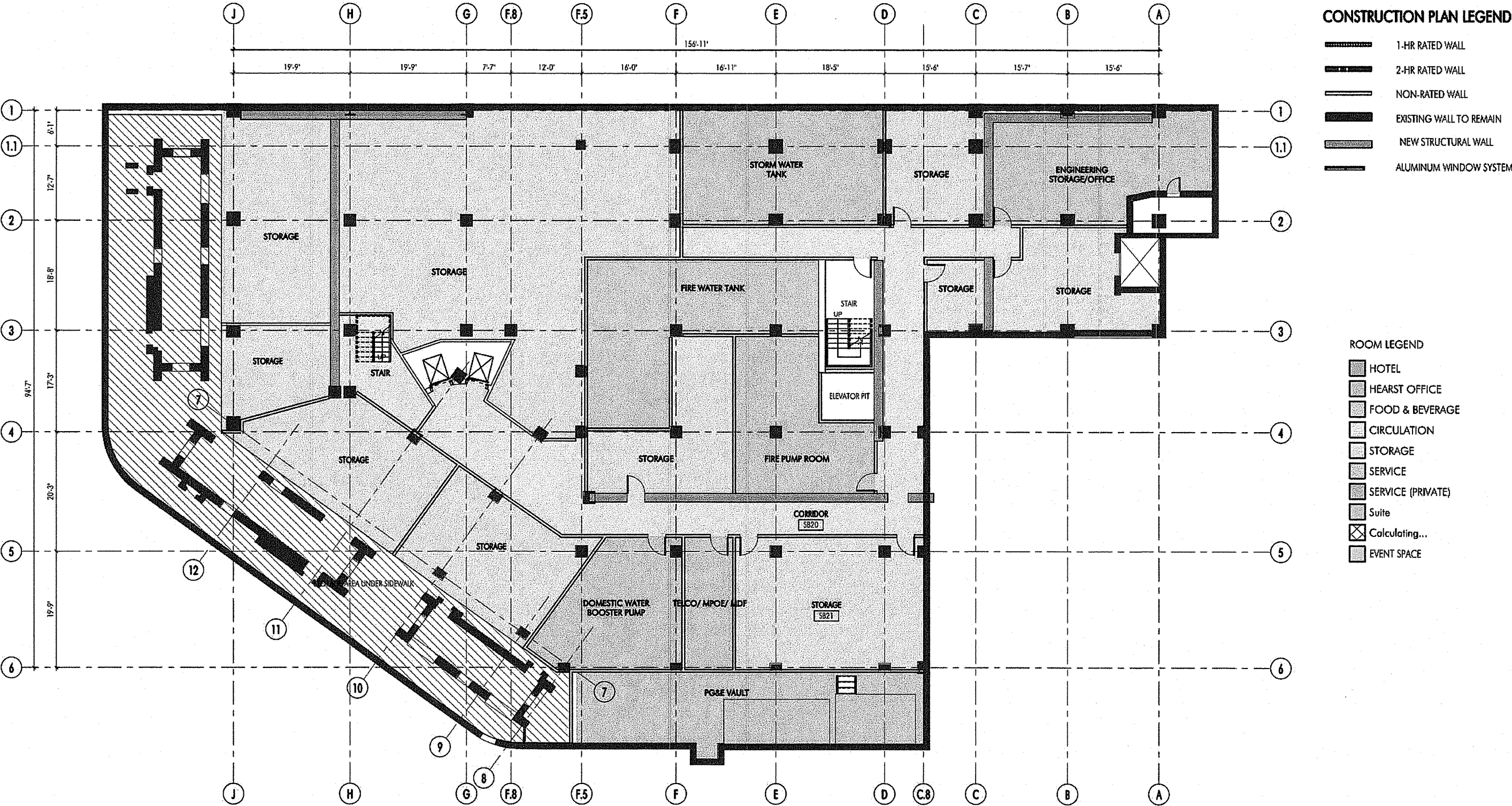
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans



SUB-BASEMENT DEMOLITION PLAN

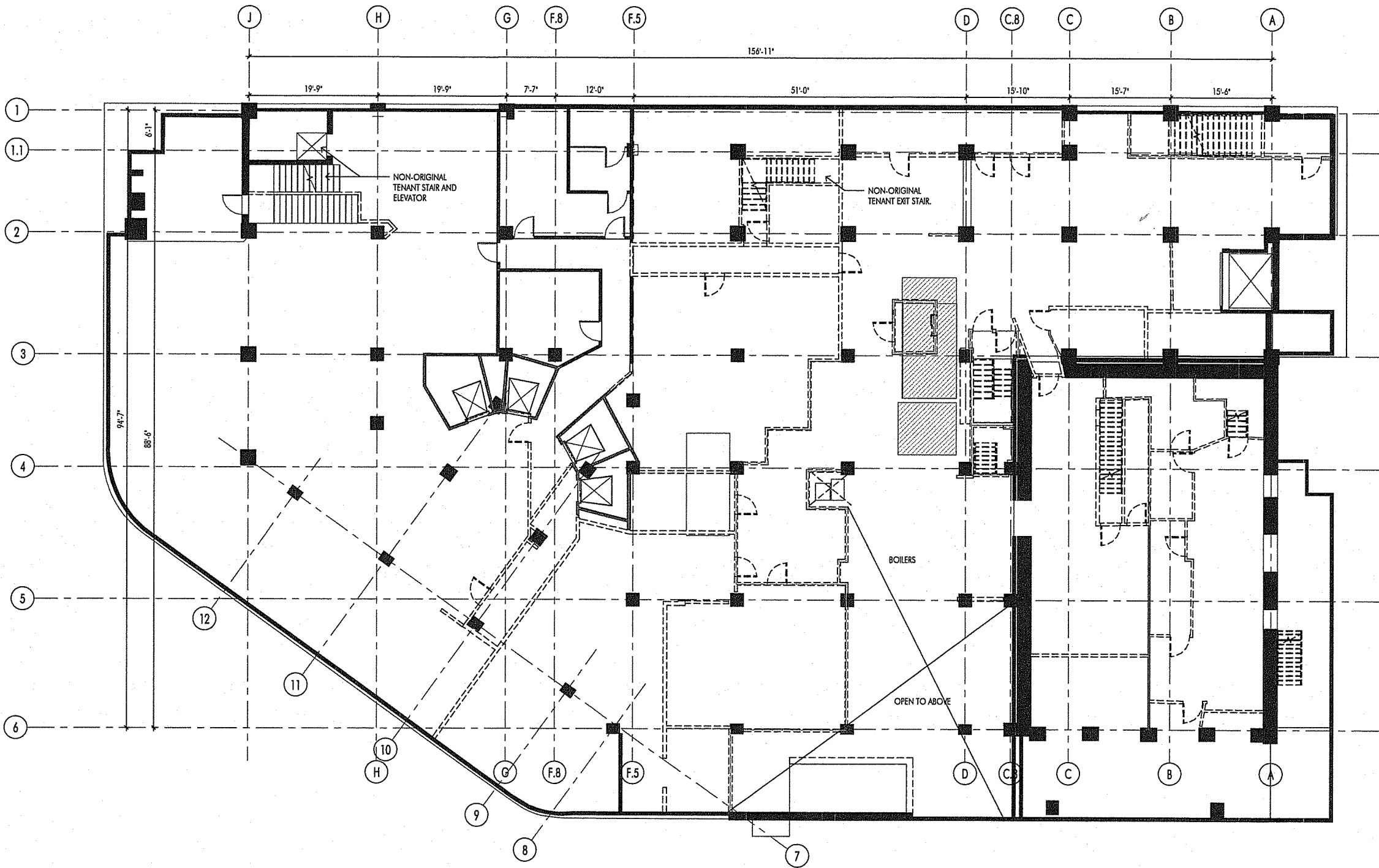
11 Plans



SUB-BASEMENT PROPOSED PLAN

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11 Plans



- DEMO CALC LEGEND**
- EXISTING INTERIOR FRAMEWORK
 - DEMO FRAMEWORK
 - FLOOR DEMO
 - EXTERIOR WALL DEMO (FACING PUBLIC STREETS)
 - EXTERIOR WALL DEMO (FACING ANOTHER EXTERIOR WALL)
 - DEMO STRUCTURE

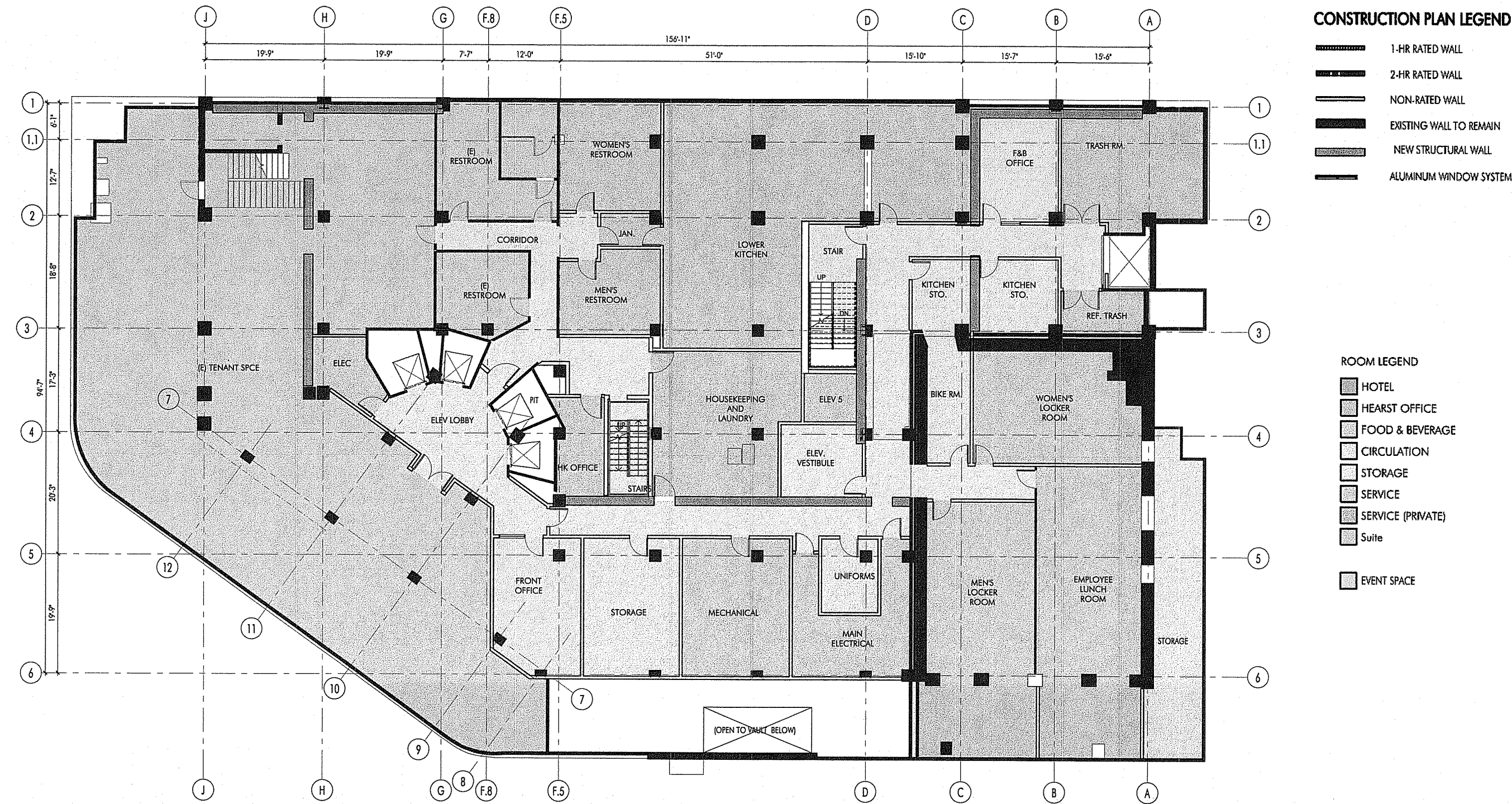
- DEMOLITION PLAN LEGEND**
- EXISTING WALL TO REMOVE
 - EXISTING WALL TO REMAIN
 - 1-HR RATED WALL
 - 2-HR RATED WALL
 - NON-RATED WALL

5 3RD STREET	
EXISTING HISTORIC CORE PARTITIONS:	380.5 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	254.9 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	67%
EXISTING FLOOR PLATE:	
ANTICIPATED AREA OF FLOOR PLATE DEMO:	291 SF
*ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	1.9%
17 & 29 3RD STREET	
EXISTING HISTORIC CORE PARTITIONS:	76.1 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	42.1 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	55%
EXISTING FLOOR PLATE:	
ANTICIPATED AREA OF FLOOR PLATE DEMO:	0 SF
ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	0%

*INCLUDES 1.5 ALLOWANCE FOR BUILDING SYSTEM FLOOR PENETRATIONS
**INFORMATIONAL - NOT A PART OF SF PLANNING CODE SEC. 1005F

BASEMENT DEMOLITION PLAN

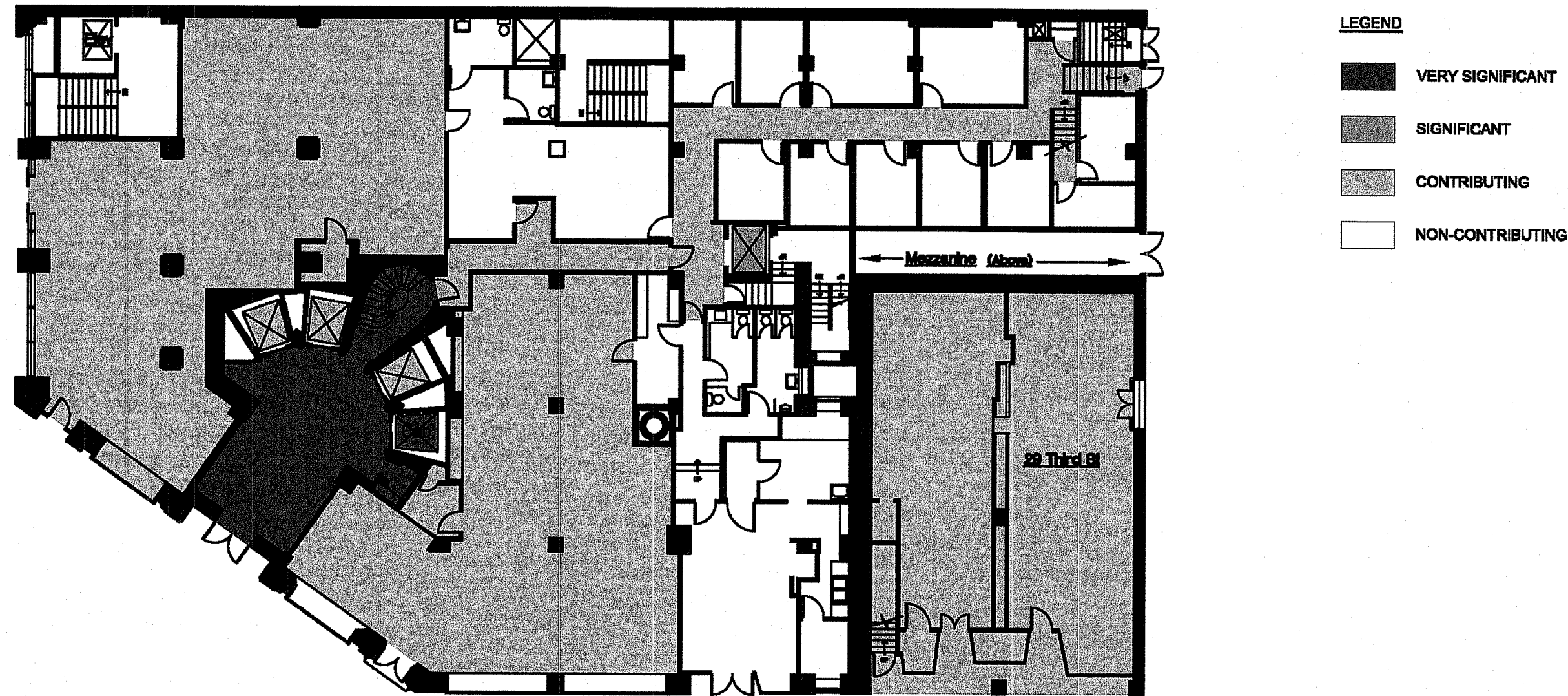
11 Plans



BASEMENT PROPOSED PLAN

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

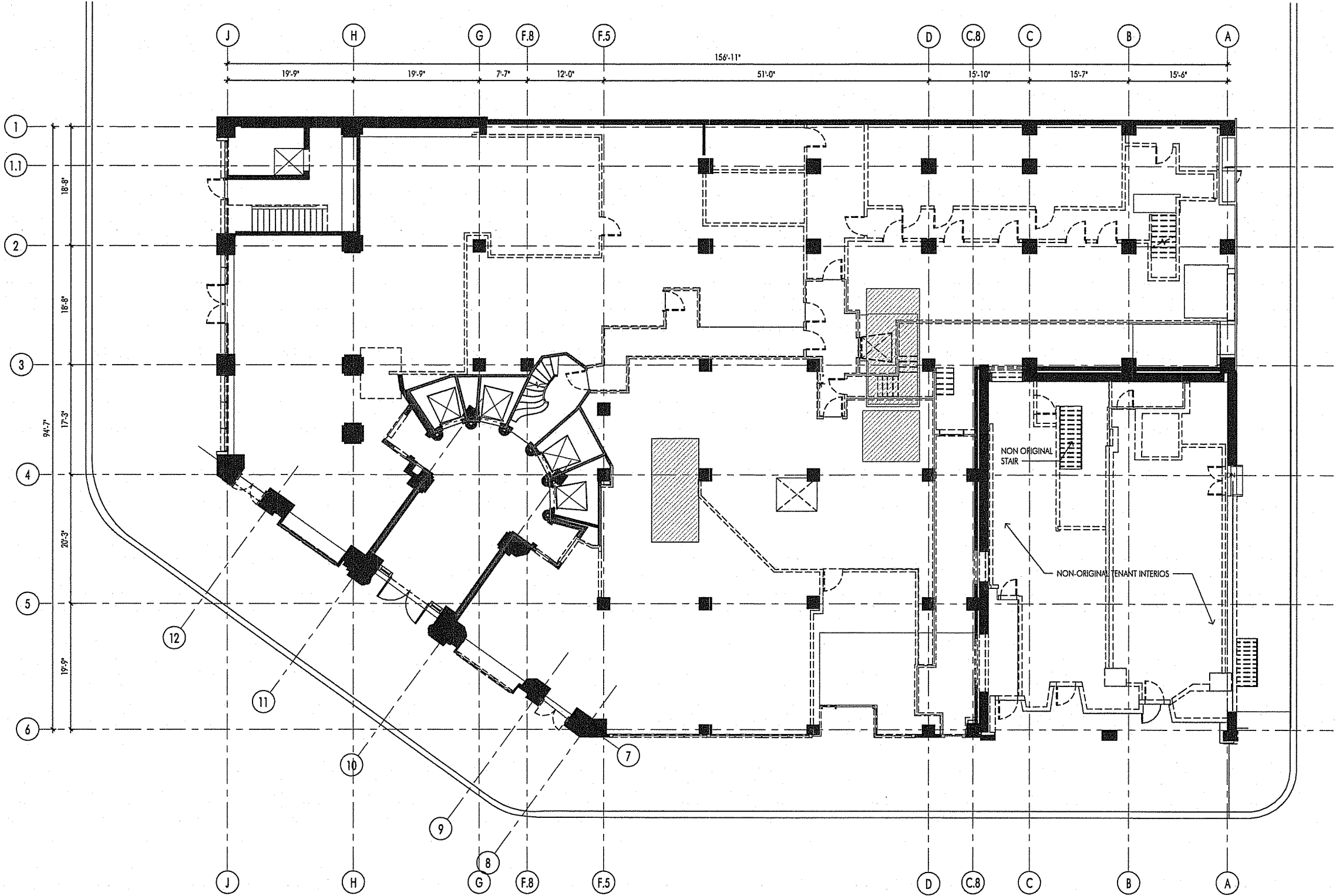
11 Plans



1ST FLOOR SIGNIFICANCE DIAGRAM

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11 Plans



- DEMO CALC LEGEND
- EXISTING INTERIOR FRAMEWORK
 - DEMO FRAMEWORK
 - FLOOR DEMO
 - EXTERIOR WALL DEMO (FACING PUBLIC STREETS)
 - EXTERIOR WALL DEMO (FACING ANOTHER EXTERIOR WALL)
 - DEMO STRUCTURE

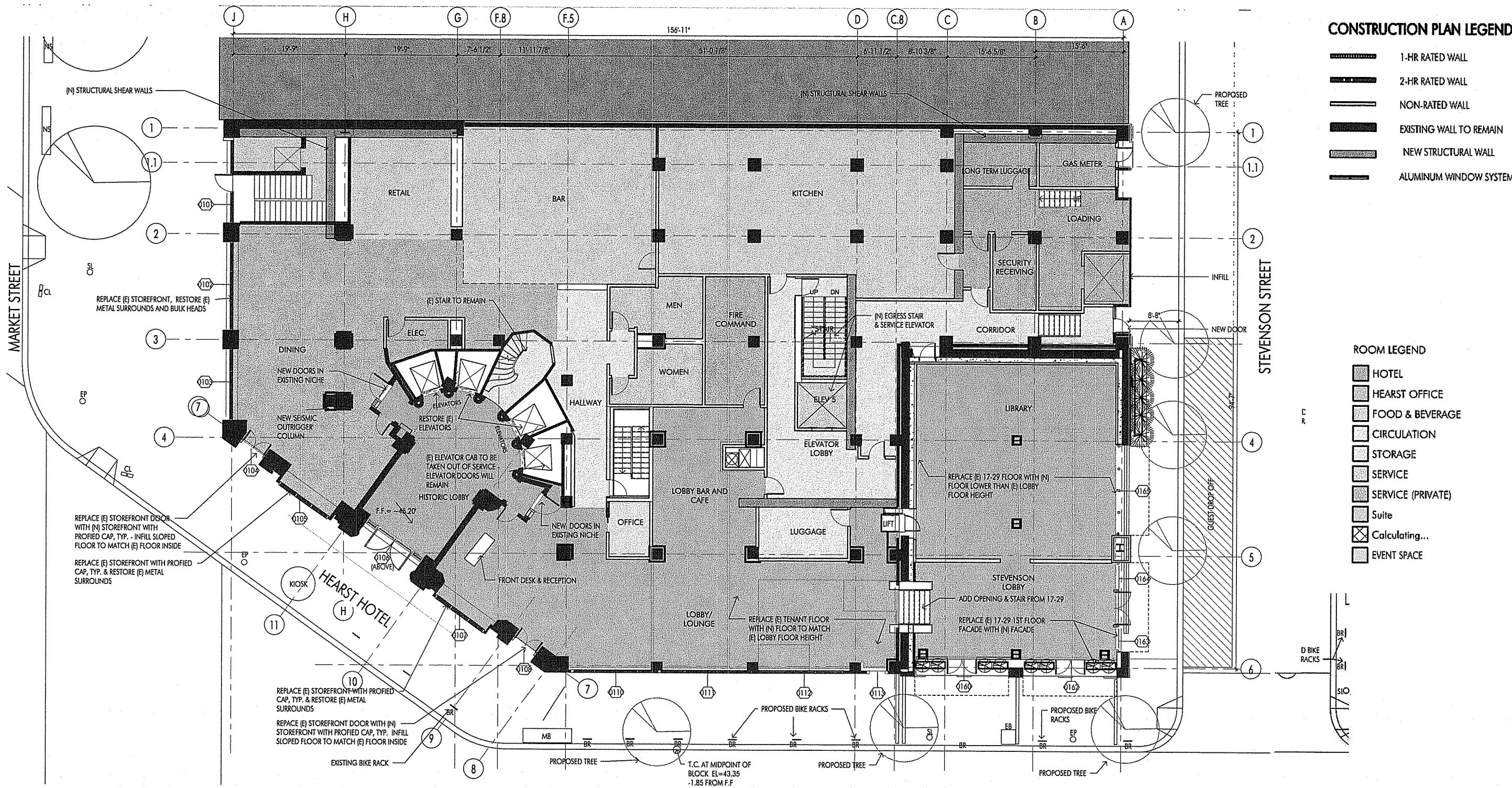
- DEMOLITION PLAN LEGEND
- EXISTING WALL TO REMOVE
 - EXISTING WALL TO REMAIN
 - 1-HR RATED WALL
 - 2-HR RATED WALL
 - NON-RATED WALL

5 3RD STREET	
EXISTING HISTORIC CORE PARTITIONS:	501.7 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	314.6 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	63%
EXISTING FLOOR PLATE:	11,417 SF
ANTICIPATED AREA OF FLOOR PLATE DEMO:	417 SF
*ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	4.1%
17 & 29 3RD STREET	
EXISTING HISTORIC CORE PARTITIONS:	59.9 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	59.9 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	100%
EXISTING FLOOR PLATE:	249.52 SF
***ANTICIPATED AREA OF FLOOR PLATE DEMO:	249.52 SF
ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	100%

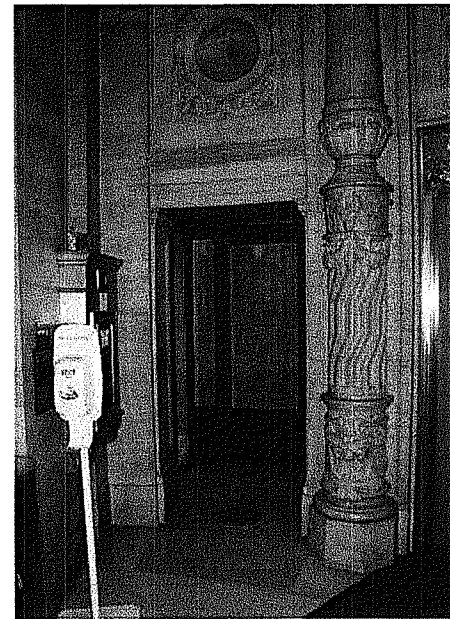
*INCLUDES 1.5 ALLOWANCE FOR BUILDING SYSTEM FLOOR PENETRATIONS
**INFORMATIONAL - NOT A PART OF SF PLANNING CODE SEC. 1005F
*** GROUND FLOOR LEVEL BEING LOWERED TO MEET ACCESSIBLE GRADE AT NEW ENTRANCE

1ST FLOOR DEMOLITION PLAN

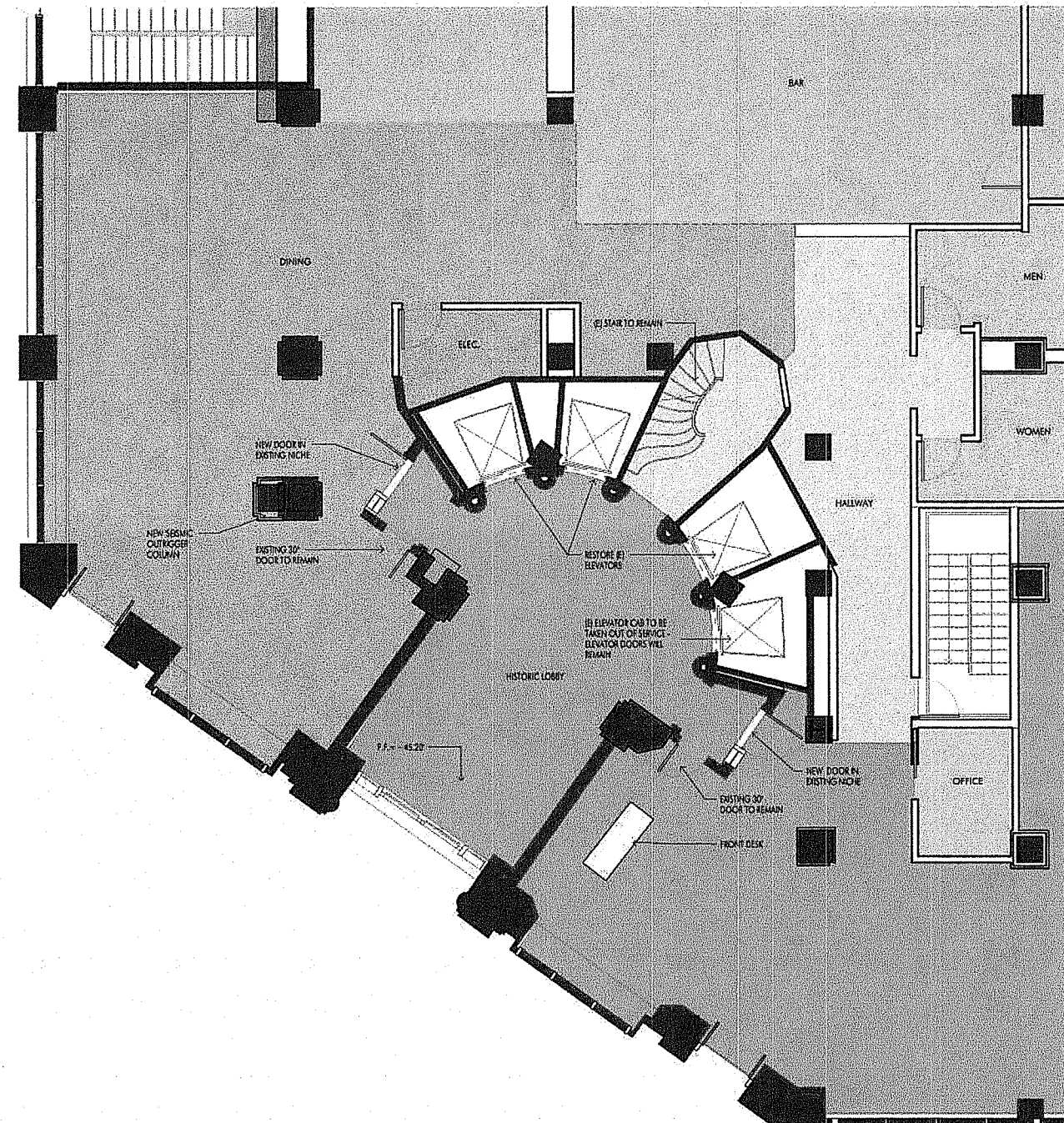
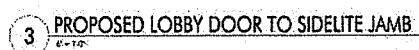
11 Plans



1ST FLOOR PROPOSED PLAN



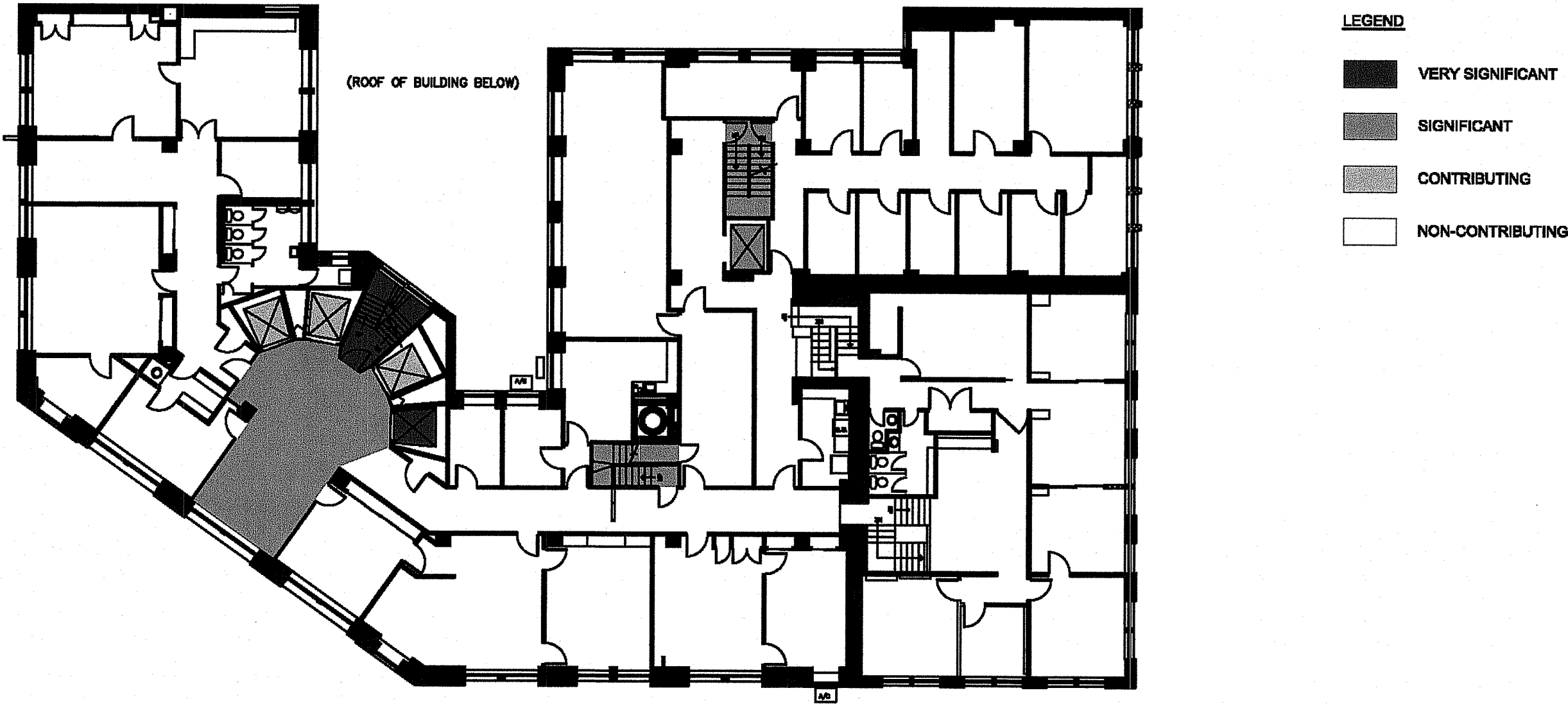
PHOTOMONTAGE OF PROPOSED NICHE DOOR



1 ENLARGED LOBBY PLAN
1/2" x 1/2"

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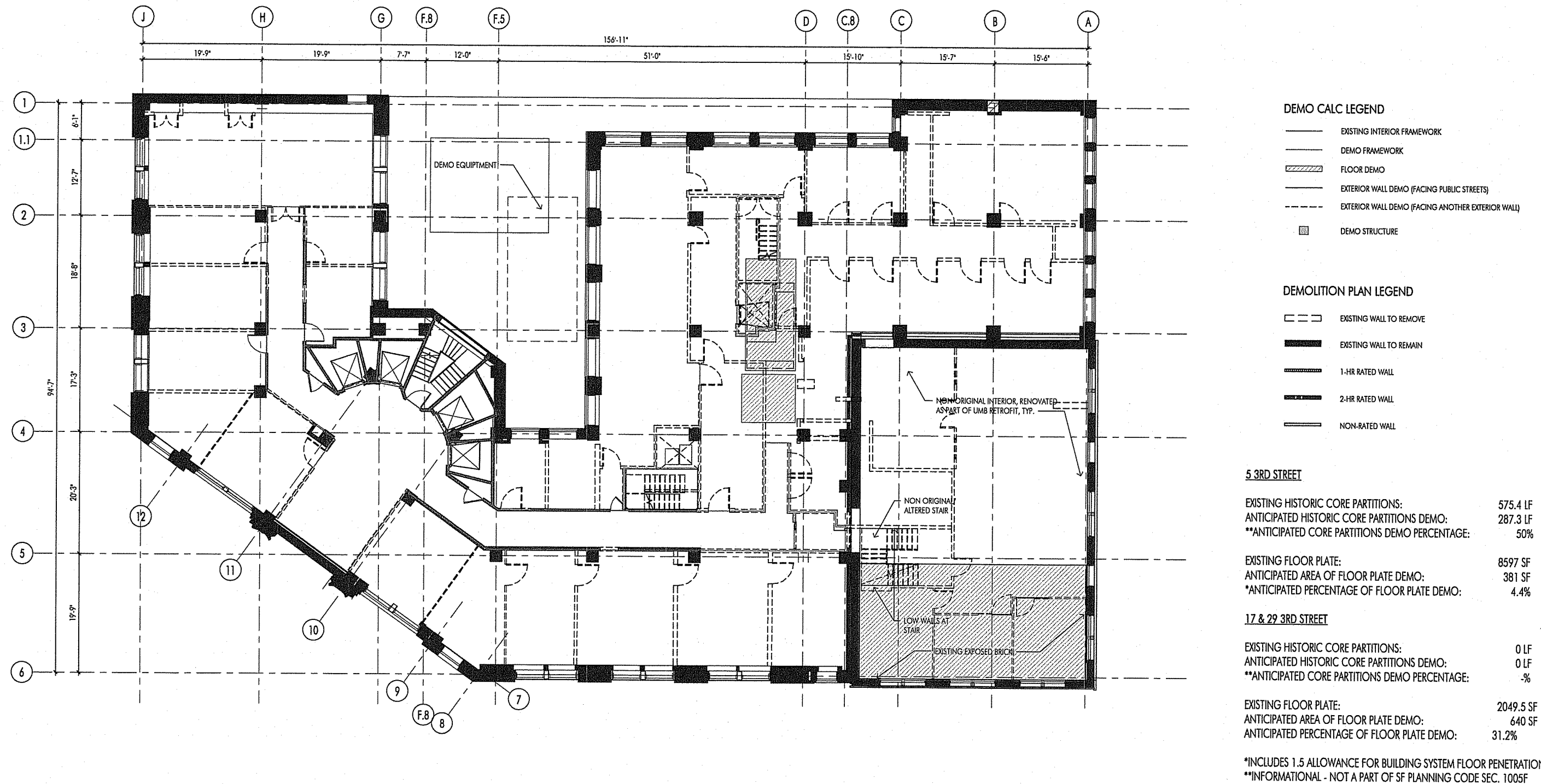
11 Plans



2ND FLOOR SIGNIFICANCE DIAGRAM

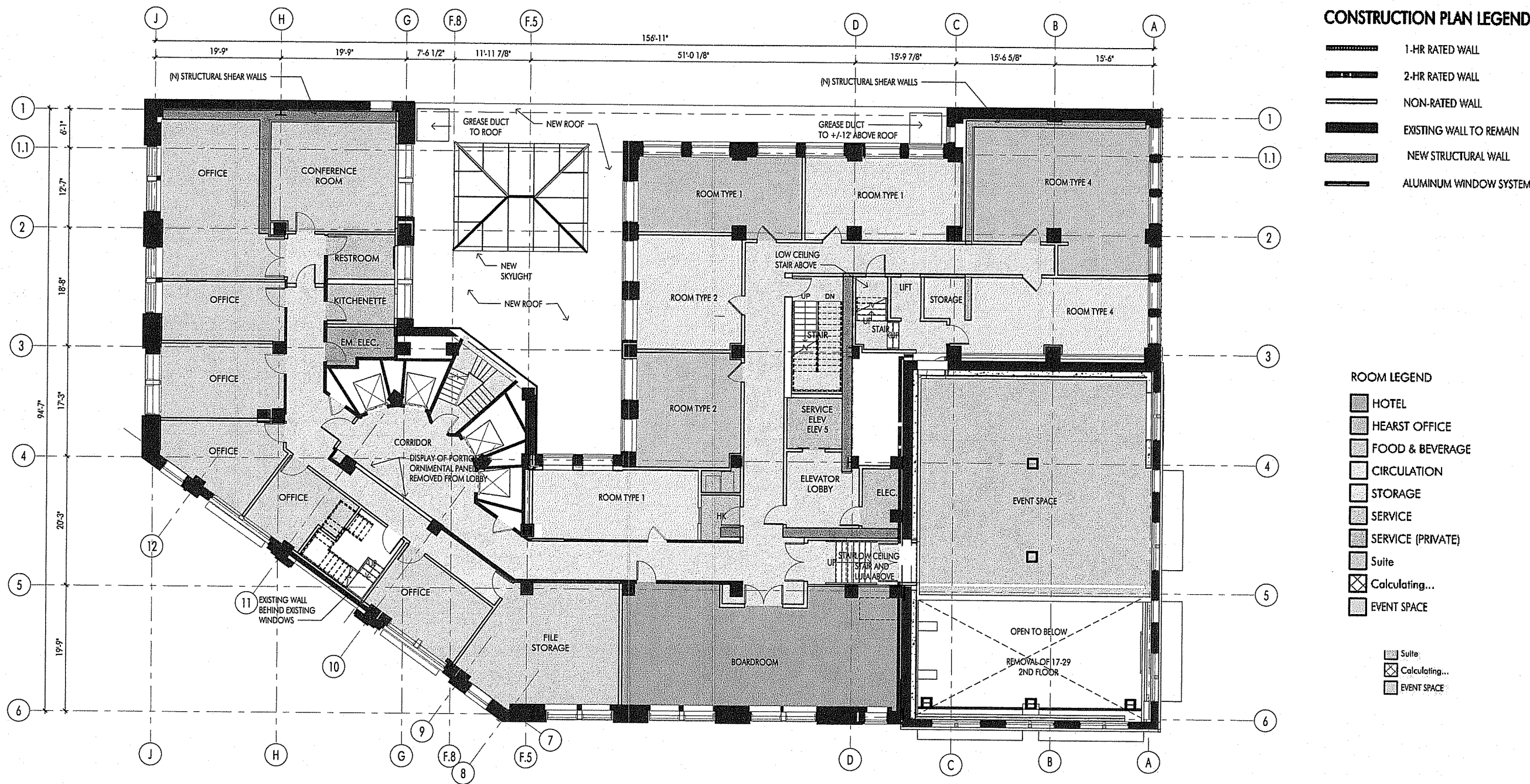
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans

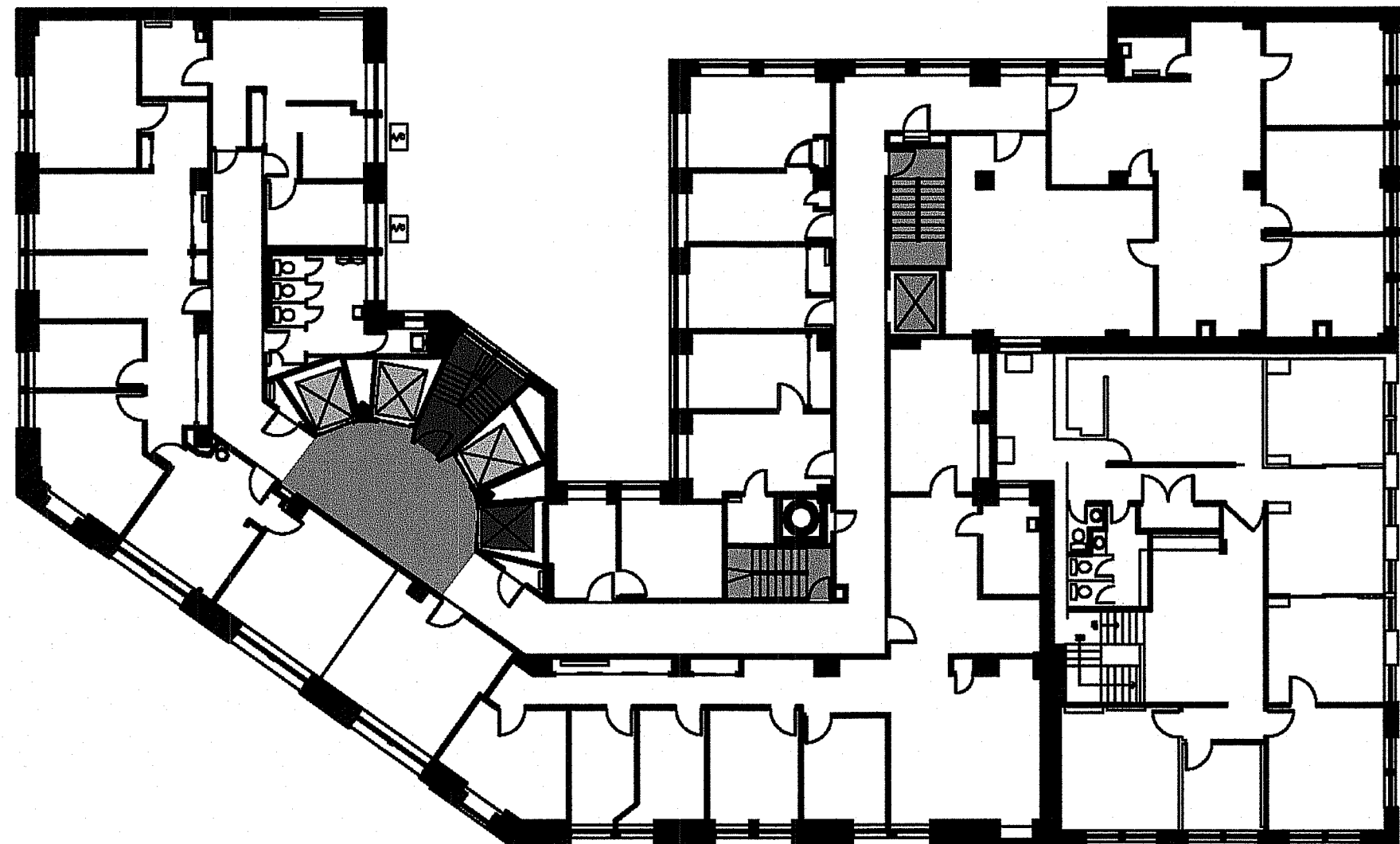


2ND FLOOR DEMOLITION PLAN





11 Plans



11 Plans



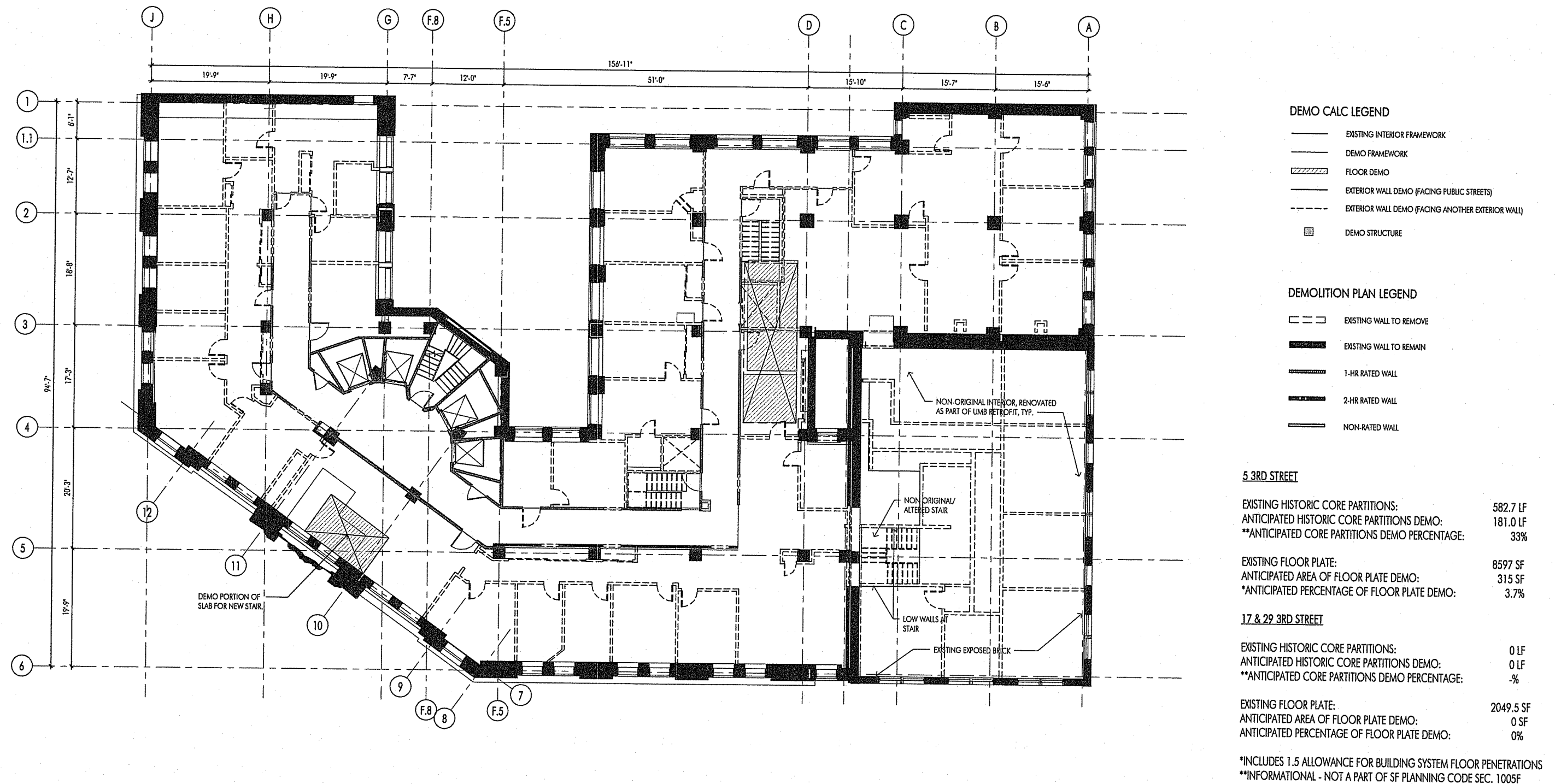
LEGEND

-  VERY SIGNIFICANT
-  SIGNIFICANT
-  CONTRIBUTING
-  NON-CONTRIBUTING

3RD FLOOR SIGNIFICANCE DIAGRAM

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

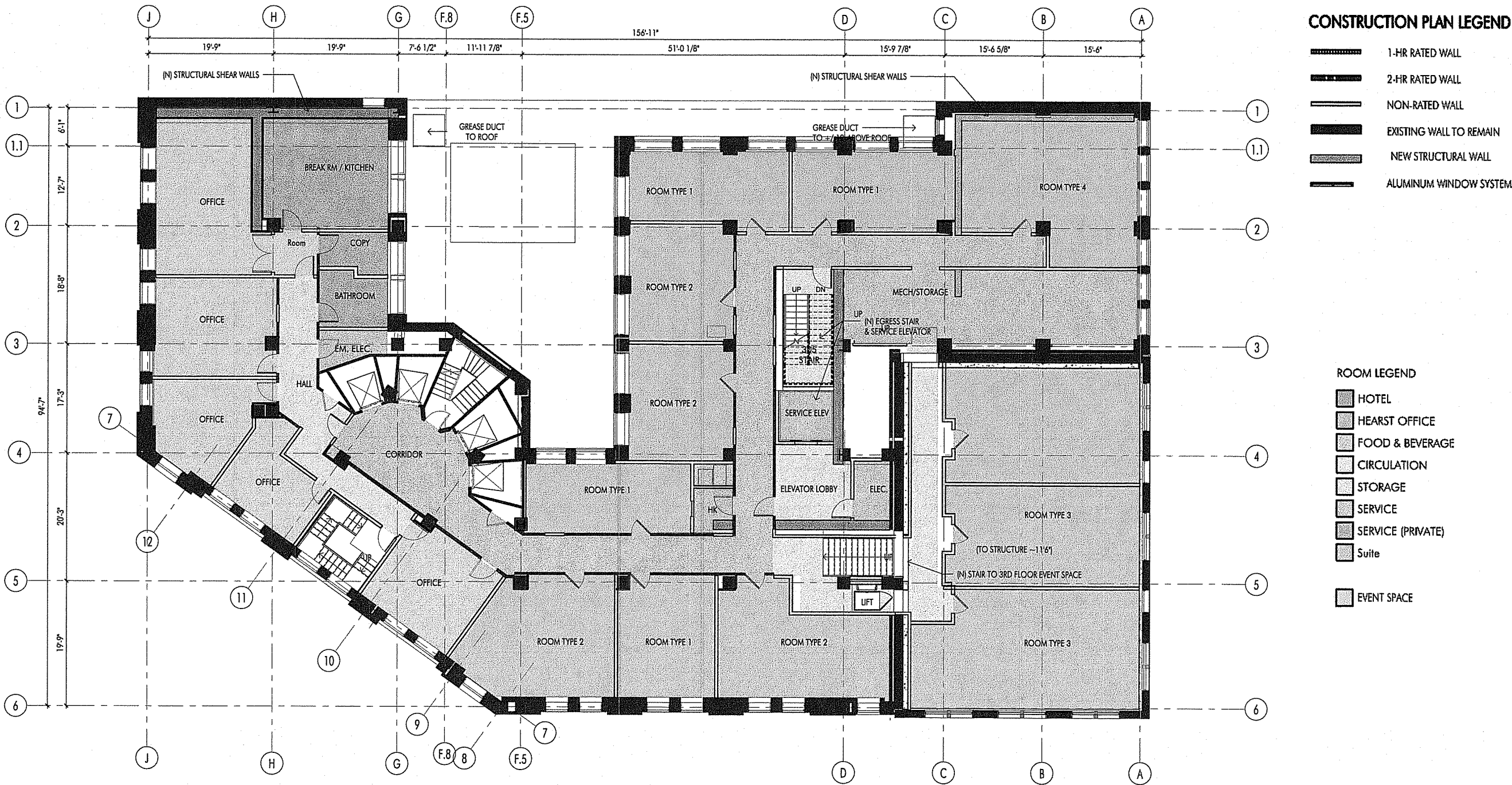
11 Plans



3RD FLOOR DEMOLITION PLAN

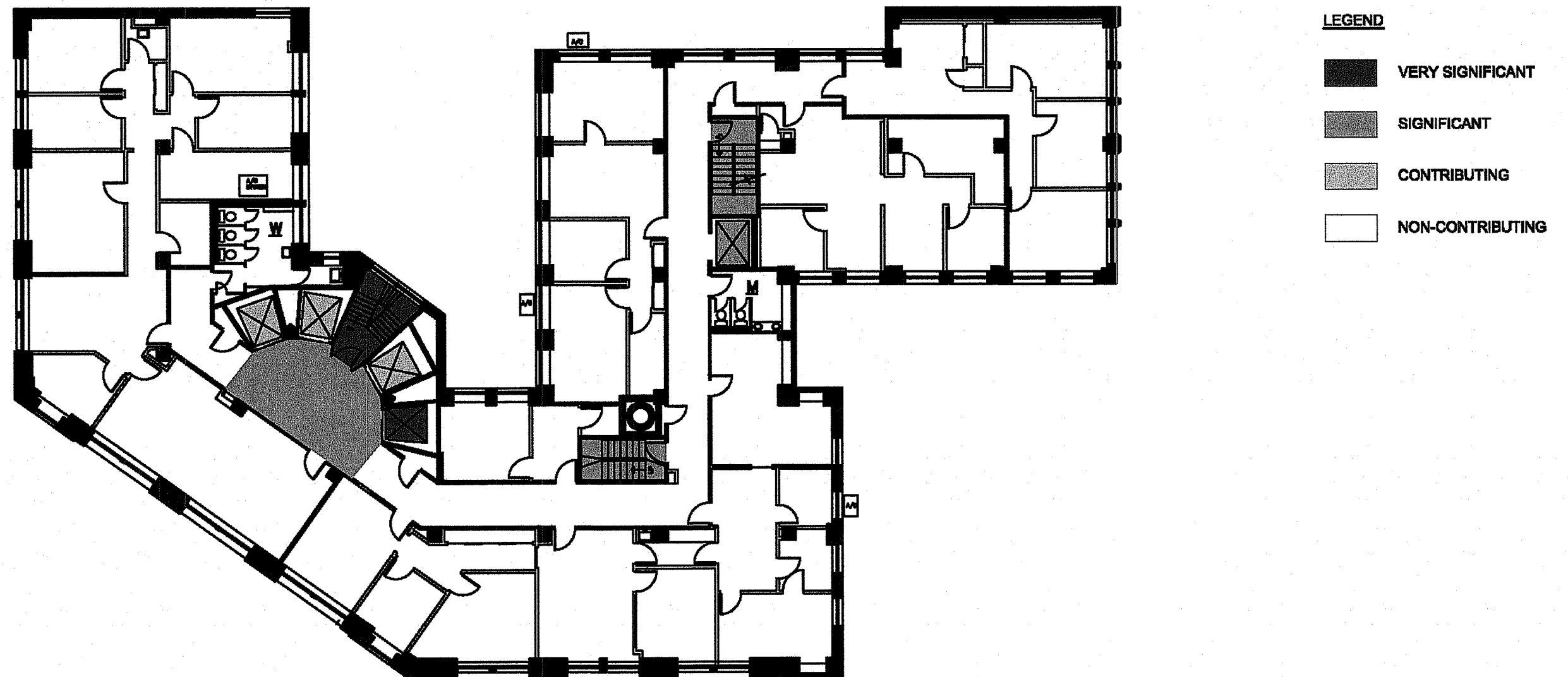
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans



3RD FLOOR PROPOSED PLAN

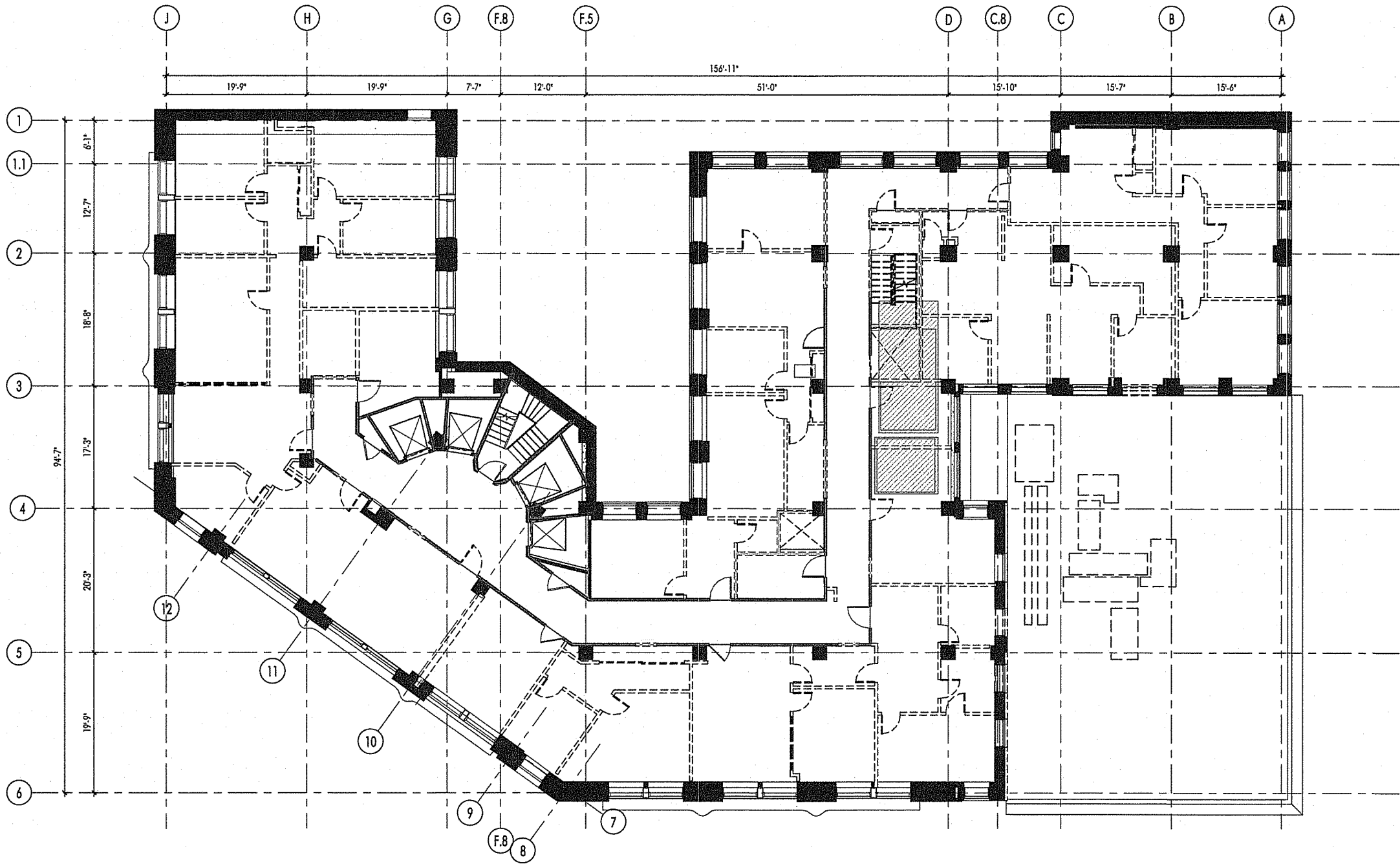
11 Plans



4TH FLOOR SIGNIFICANCE DIAGRAM (5TH & 6TH SIMILAR)

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11 Plans



DEMO CALC LEGEND

- EXISTING INTERIOR FRAMEWORK
- DEMO FRAMEWORK
- FLOOR DEMO
- EXTERIOR WALL DEMO (FACING PUBLIC STREETS)
- EXTERIOR WALL DEMO (FACING ANOTHER EXTERIOR WALL)
- DEMO STRUCTURE

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMOVE
- EXISTING WALL TO REMAIN
- 1-HR RATED WALL
- 2-HR RATED WALL
- NON-RATED WALL

5 3RD STREET

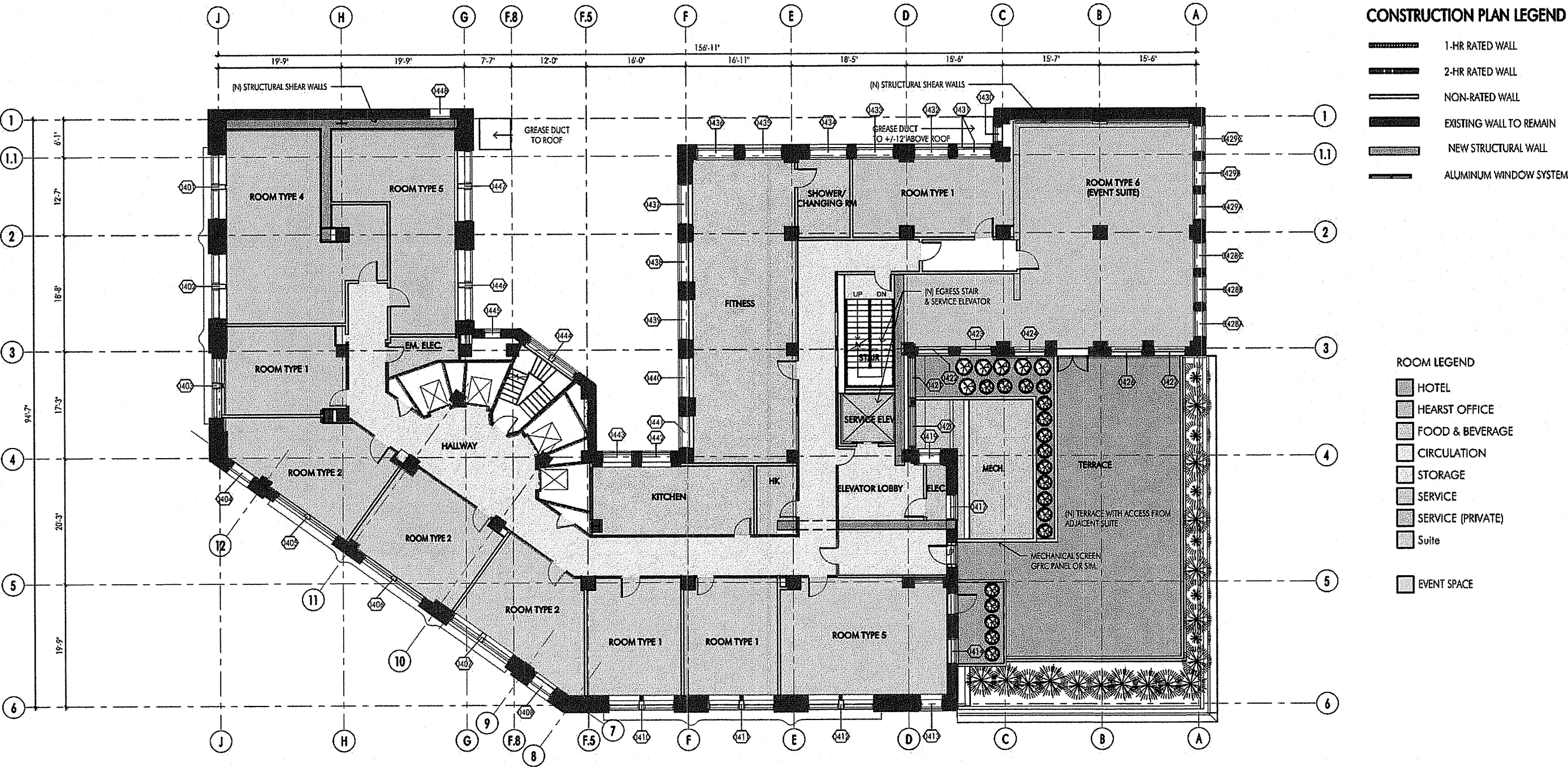
EXISTING HISTORIC CORE PARTITIONS:	539.5 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	145.5 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	29%

EXISTING FLOOR PLATE:	8597 SF
ANTICIPATED AREA OF FLOOR PLATE DEMO:	315 SF
*ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	3.7%

*INCLUDES 1.5 ALLOWANCE FOR BUILDING SYSTEM FLOOR PENETRATIONS
**INFORMATIONAL - NOT A PART OF SF PLANNING CODE SEC. 1005F

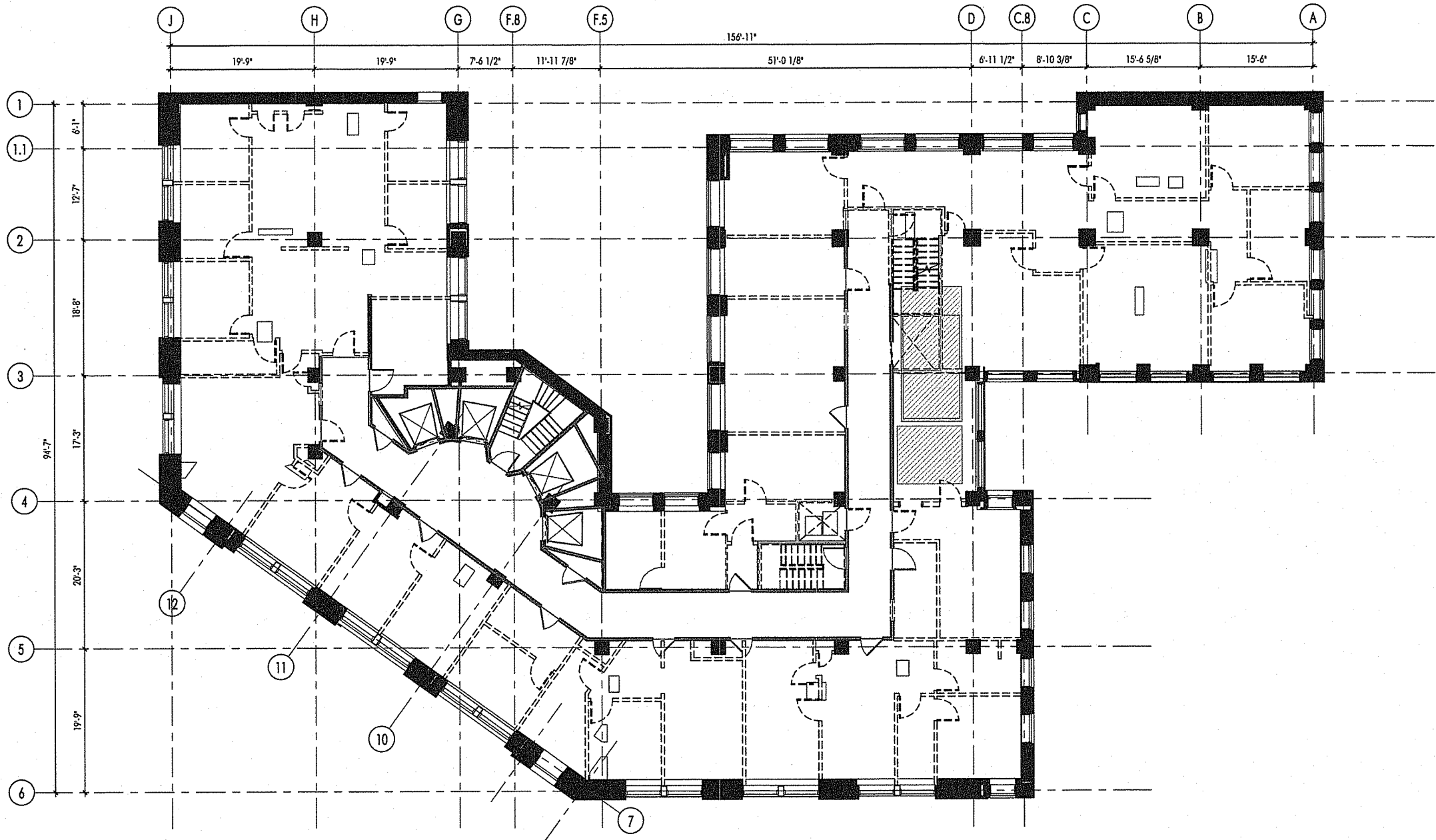
4TH FLOOR DEMOLITION PLAN

11 Plans



4TH FLOOR PROPOSED PLAN

11 Plans



- DEMO CALC LEGEND**
- EXISTING INTERIOR FRAMEWORK
 - DEMO FRAMEWORK
 - FLOOR DEMO
 - EXTERIOR WALL DEMO (FACING PUBLIC STREETS)
 - EXTERIOR WALL DEMO (FACING ANOTHER EXTERIOR WALL)
 - DEMO STRUCTURE

- DEMOLITION PLAN LEGEND**
- EXISTING WALL TO REMOVE
 - EXISTING WALL TO REMAIN
 - 1-HR RATED WALL
 - 2-HR RATED WALL
 - NON-RATED WALL

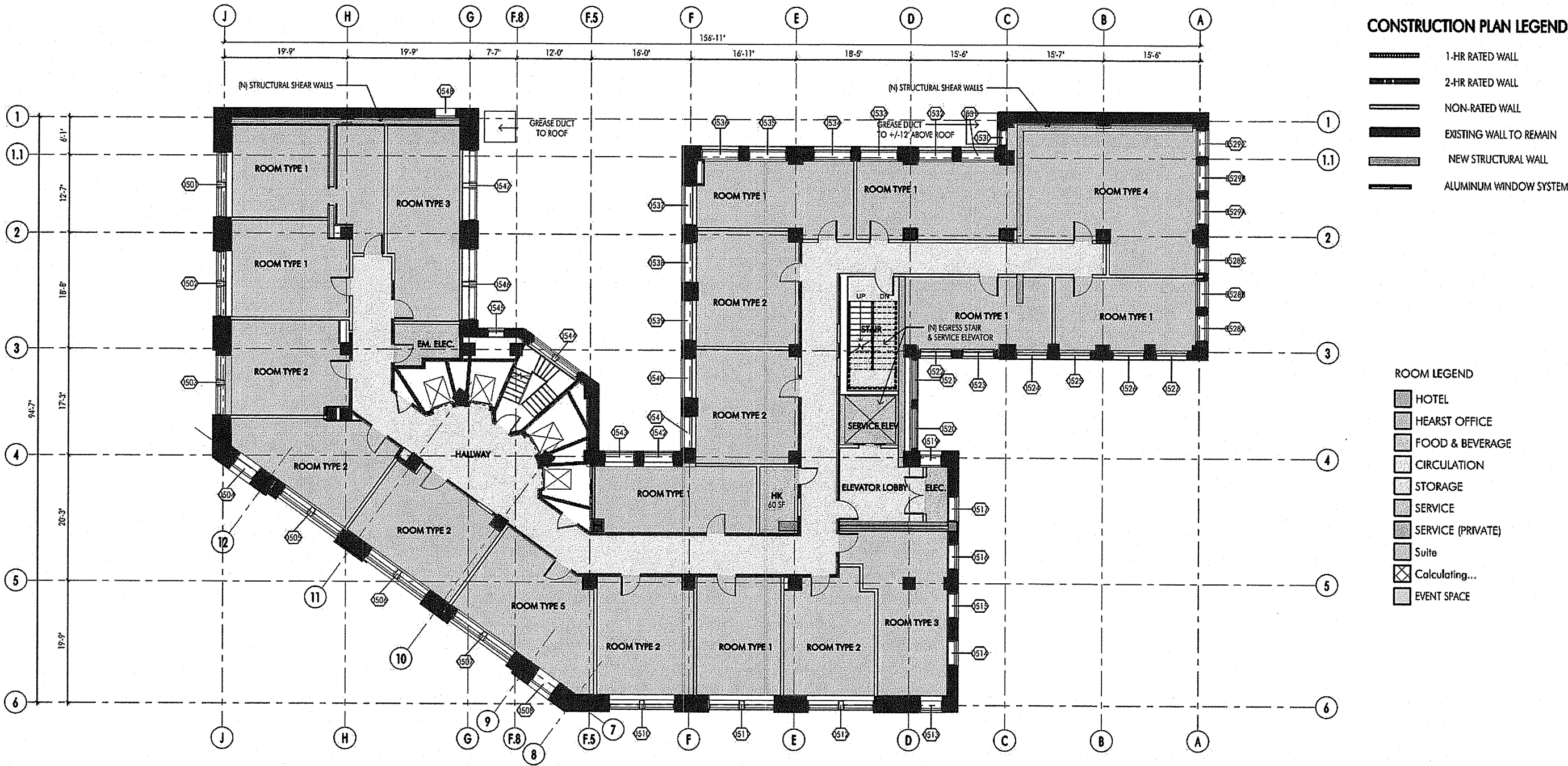
5 3RD STREET

EXISTING HISTORIC CORE PARTITIONS:	496.5 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	108.3 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	21%
EXISTING FLOOR PLATE:	8501 SF
ANTICIPATED AREA OF FLOOR PLATE DEMO:	314 SF
*ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	3.7%

*INCLUDES 1.5 ALLOWANCE FOR BUILDING SYSTEM FLOOR PENETRATIONS
**INFORMATIONAL - NOT A PART OF SF PLANNING CODE SEC. 1005F

**5TH FLOOR DEMOLITION PLAN
(6TH FLOOR SIM.)**
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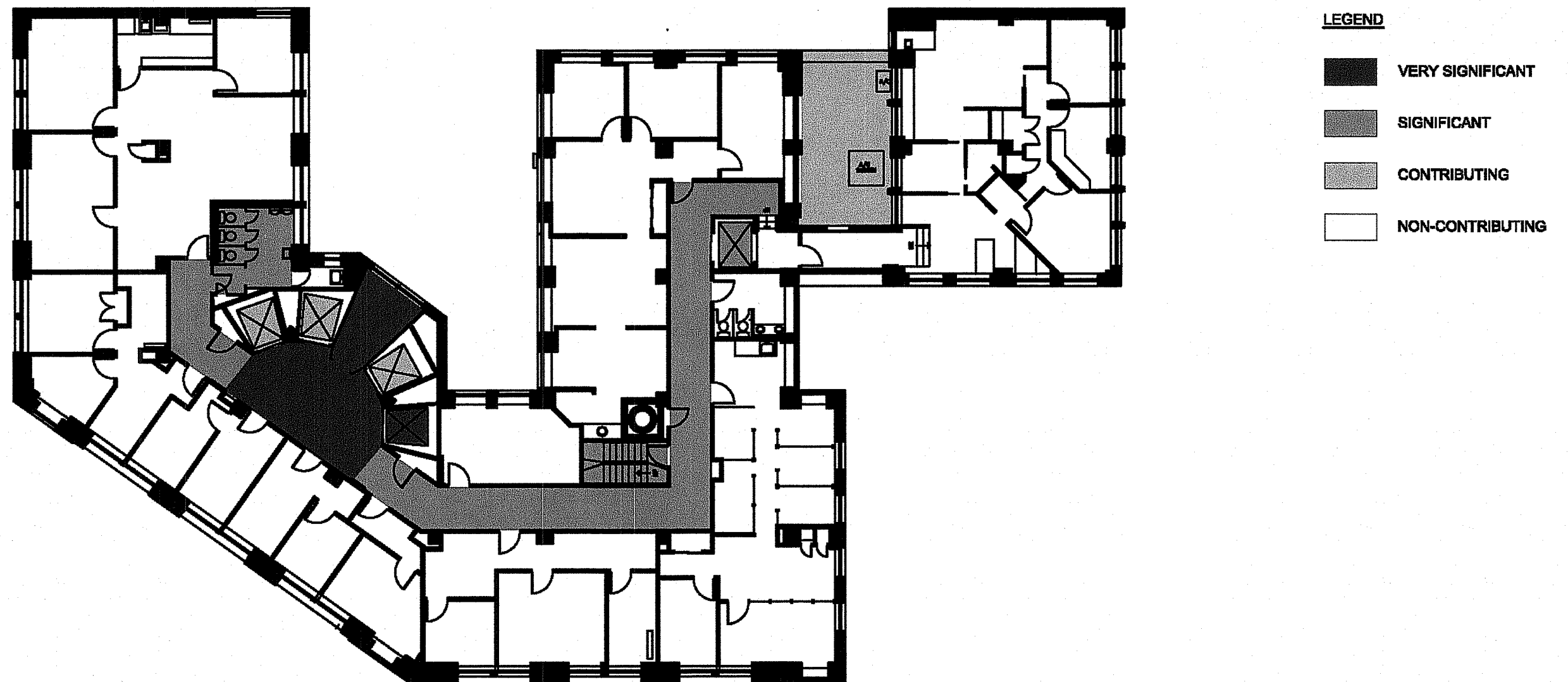
11 Plans



5TH FLOOR PROPOSED PLAN
(6TH FLOOR SIM.)

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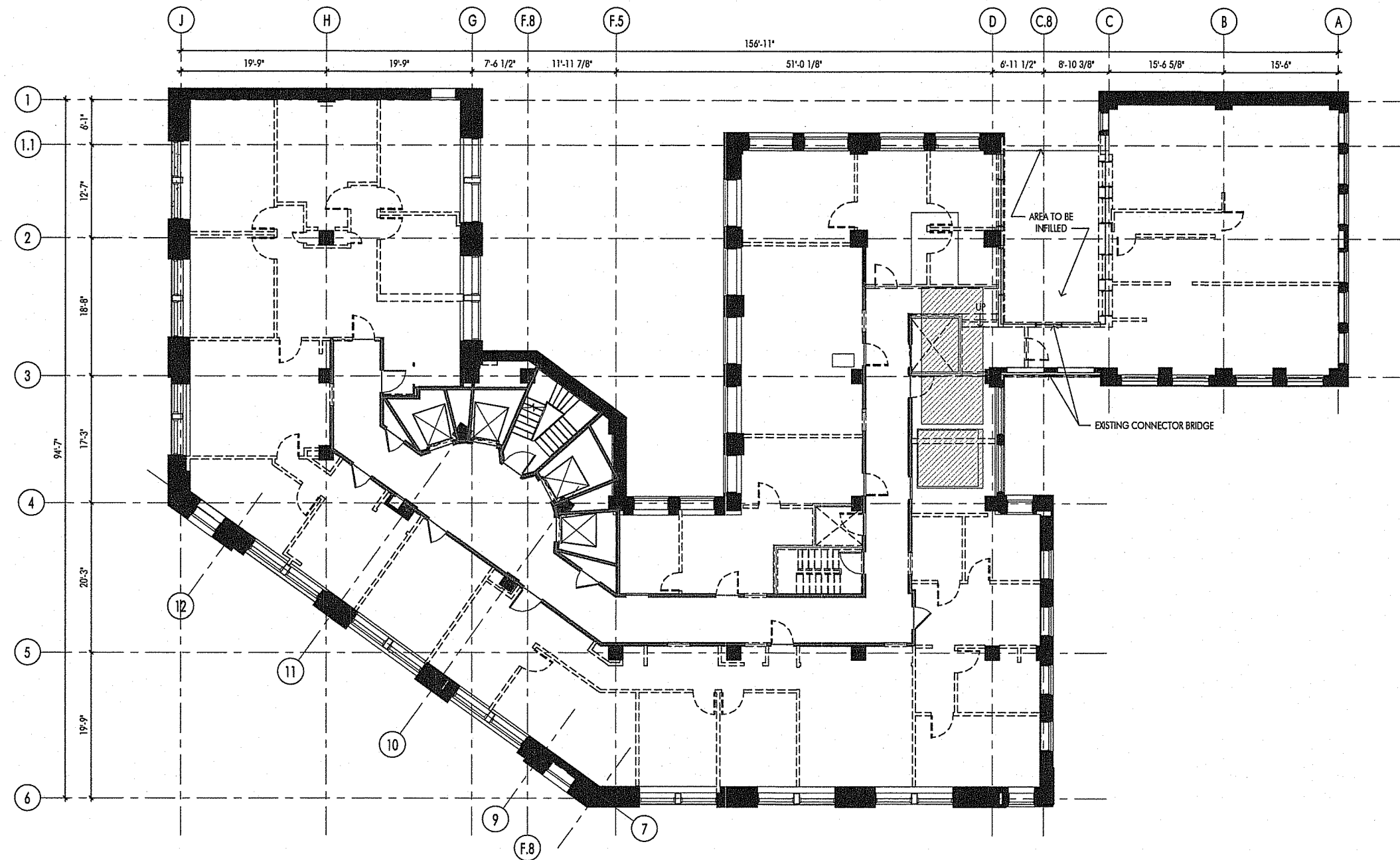
11 Plans



7TH FLOOR SIGNIFICANCE DIAGRAM (8TH SIMILAR)

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans



DEMO CALC LEGEND

- EXISTING INTERIOR FRAMEWORK
- DEMO FRAMEWORK
- ▨ FLOOR DEMO
- EXTERIOR WALL DEMO (FACING PUBLIC STREETS)
- - - EXTERIOR WALL DEMO (FACING ANOTHER EXTERIOR WALL)
- DEMO STRUCTURE

DEMOLITION PLAN LEGEND

- - - EXISTING WALL TO DEMOLISH
- ▬ EXISTING WALL TO REMAIN
- ▬ 1-HR RATED WALL
- ▬ 2-HR RATED WALL
- ▬ NON-RATED WALL
- ▨ NOT IN SCOPE

5 3RD STREET

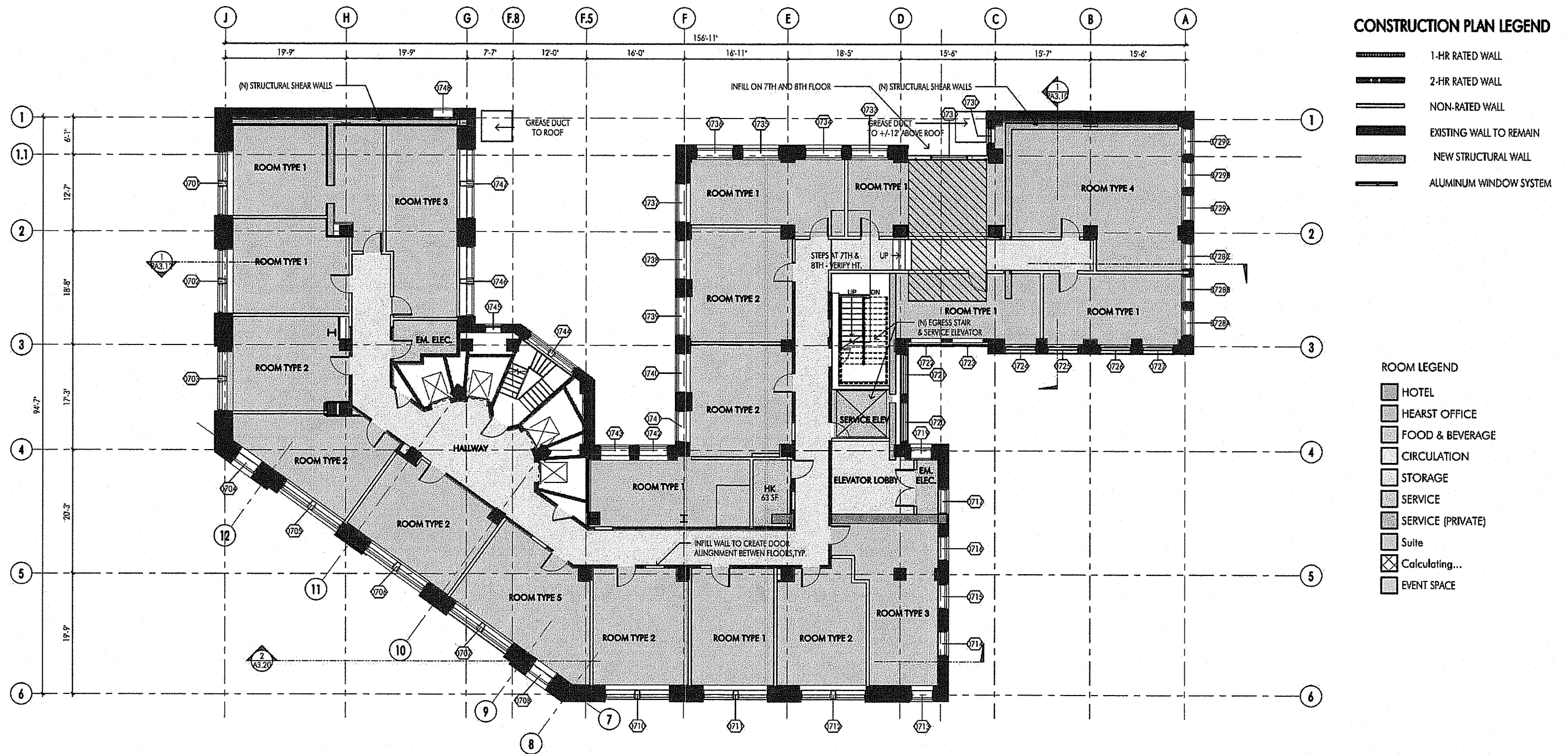
EXISTING HISTORIC CORE PARTITIONS:	475.3 LF
ANTICIPATED HISTORIC CORE PARTITIONS DEMO:	82.7 LF
**ANTICIPATED CORE PARTITIONS DEMO PERCENTAGE:	20%

EXISTING FLOOR PLATE:	8189 SF
ANTICIPATED AREA OF FLOOR PLATE DEMO:	309 SF
*ANTICIPATED PERCENTAGE OF FLOOR PLATE DEMO:	3.8%

*INCLUDES 1.5 ALLOWANCE FOR BUILDING SYSTEM FLOOR PENETRATIONS
**INFORMATIONAL - NOT A PART OF SF PLANNING CODE SEC. 1005F

7TH FLOOR DEMOLITION PLAN
(8TH FLOOR SIM.)

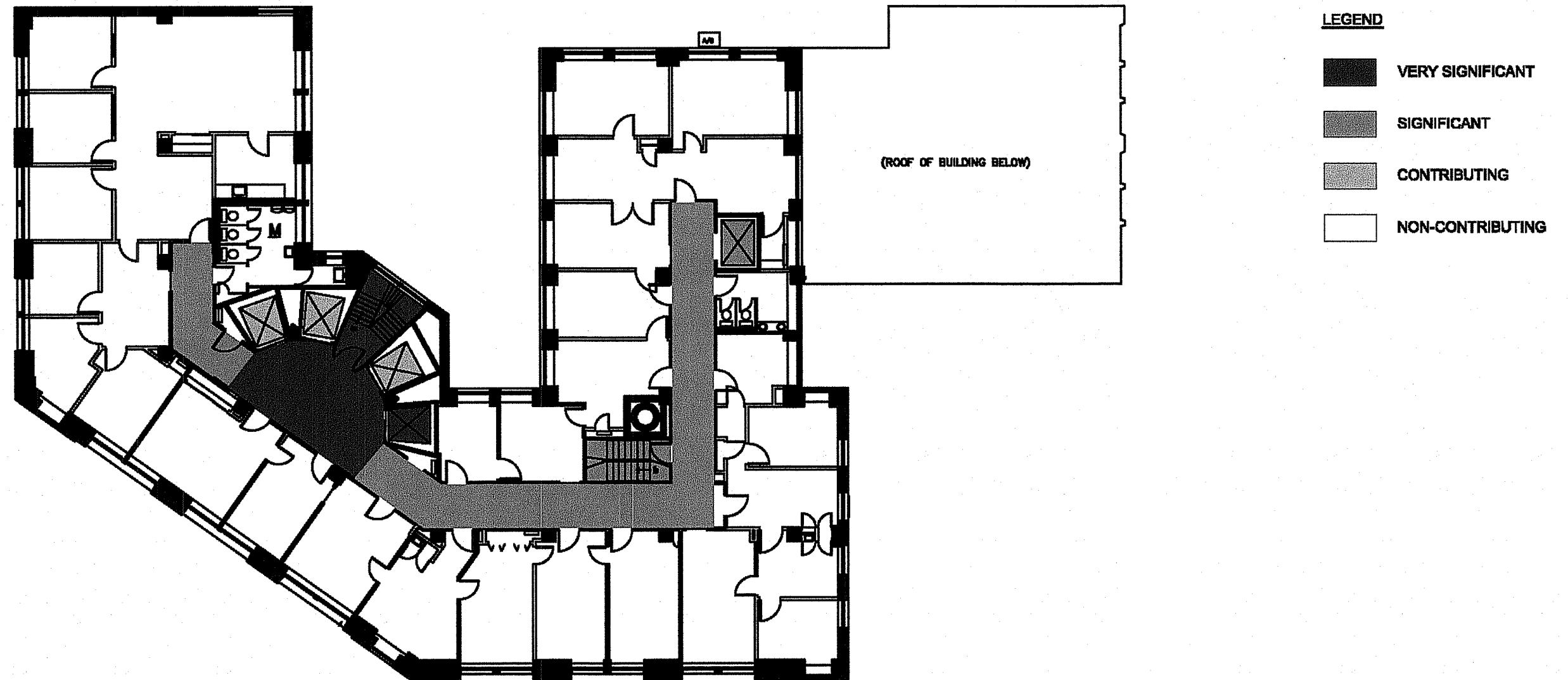
11 Plans



7TH FLOOR PROPOSED PLAN
(8TH FLOOR SIM.)

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

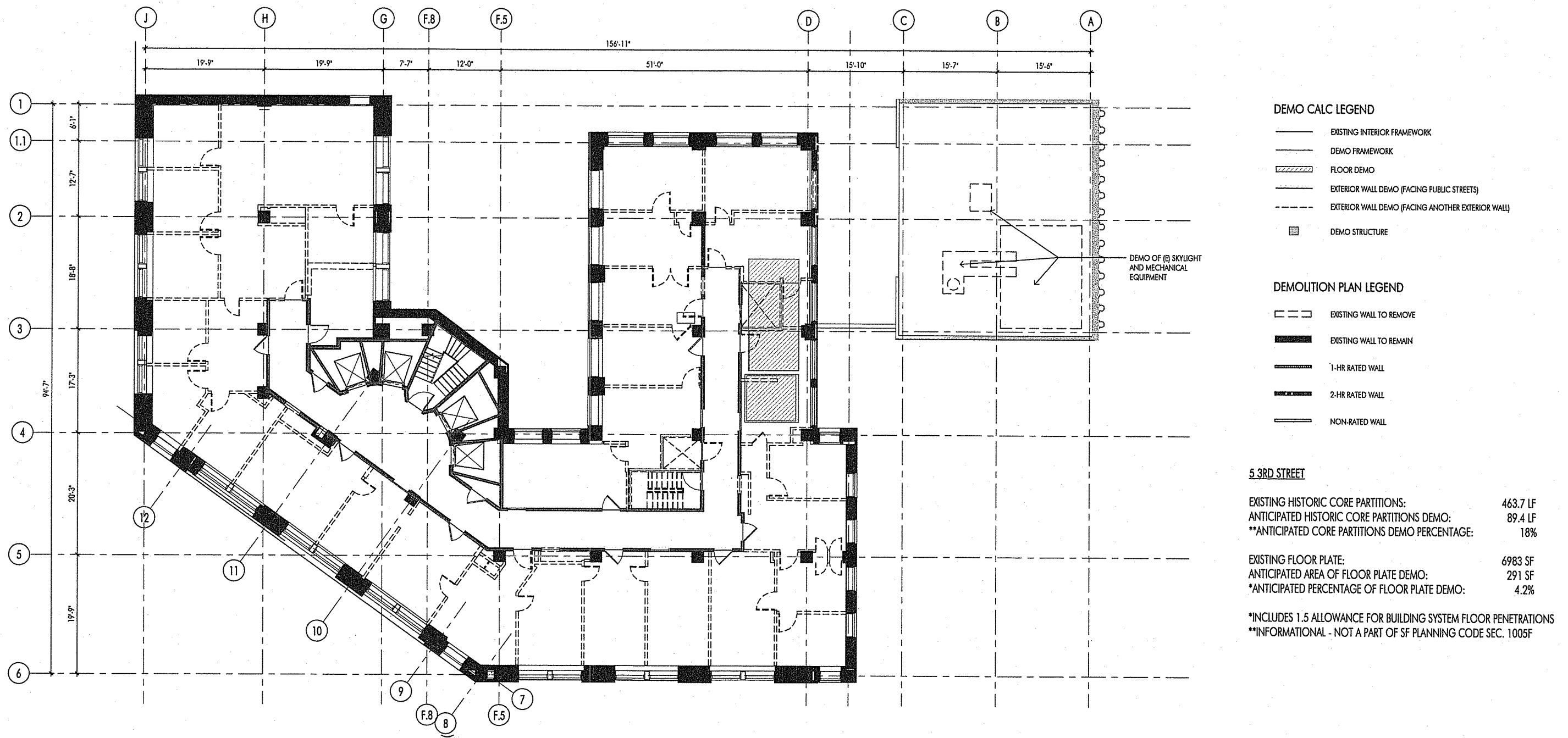
11 Plans



9TH FLOOR SIGNIFICANCE DIAGRAM (10TH - 12TH SIMILAR)

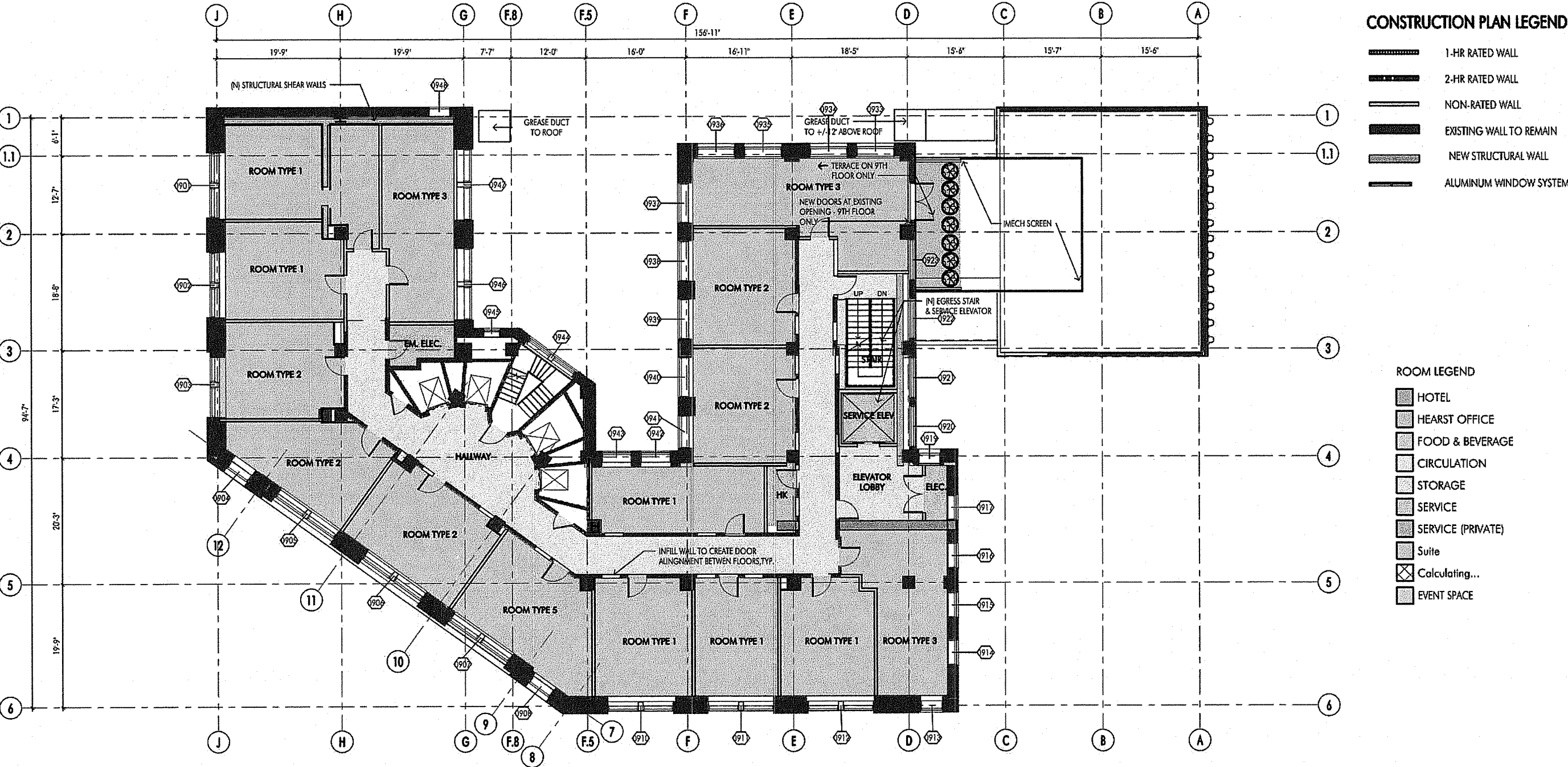
BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans



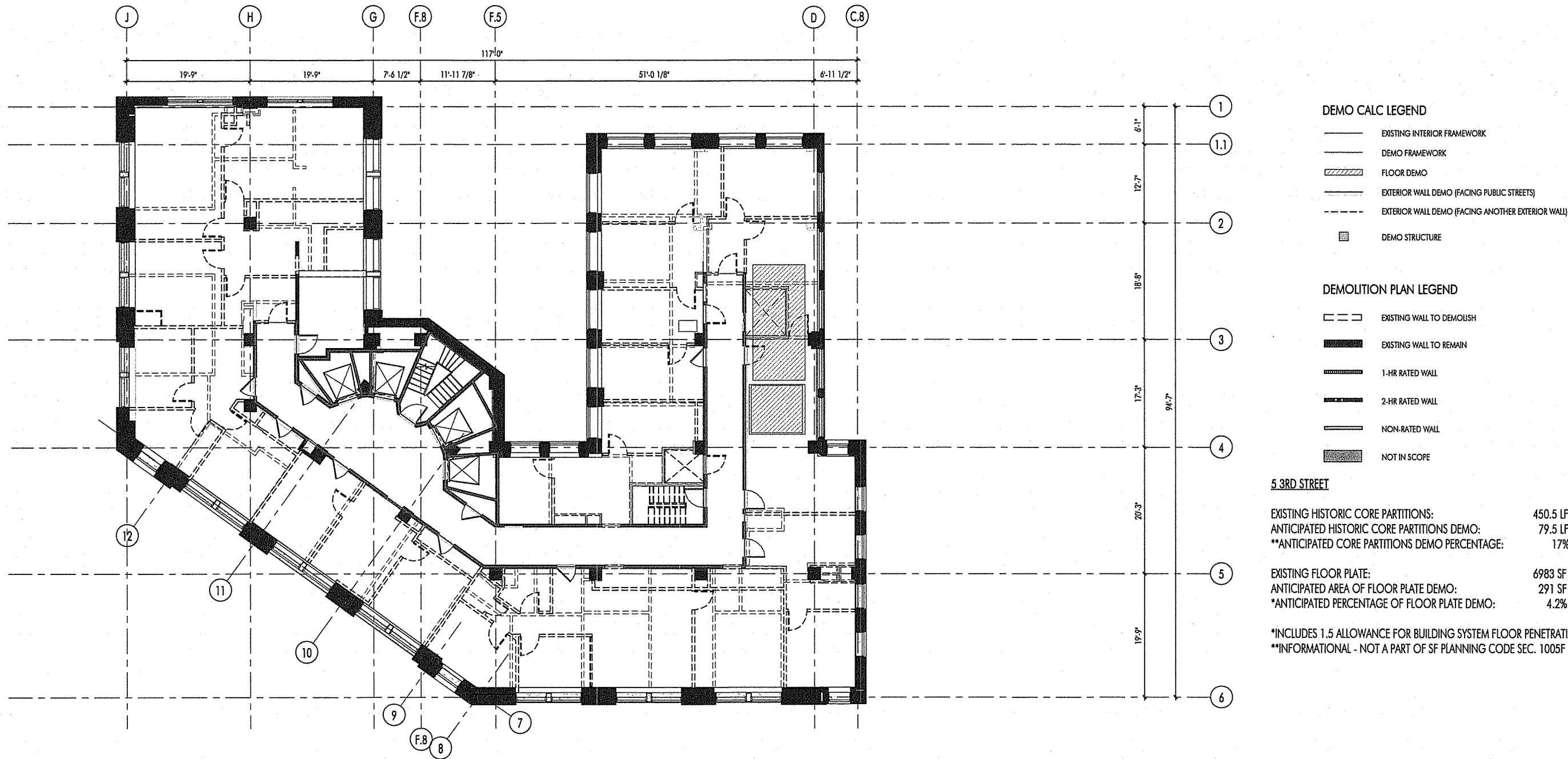
9TH FLOOR DEMOLITION PLAN

11 Plans



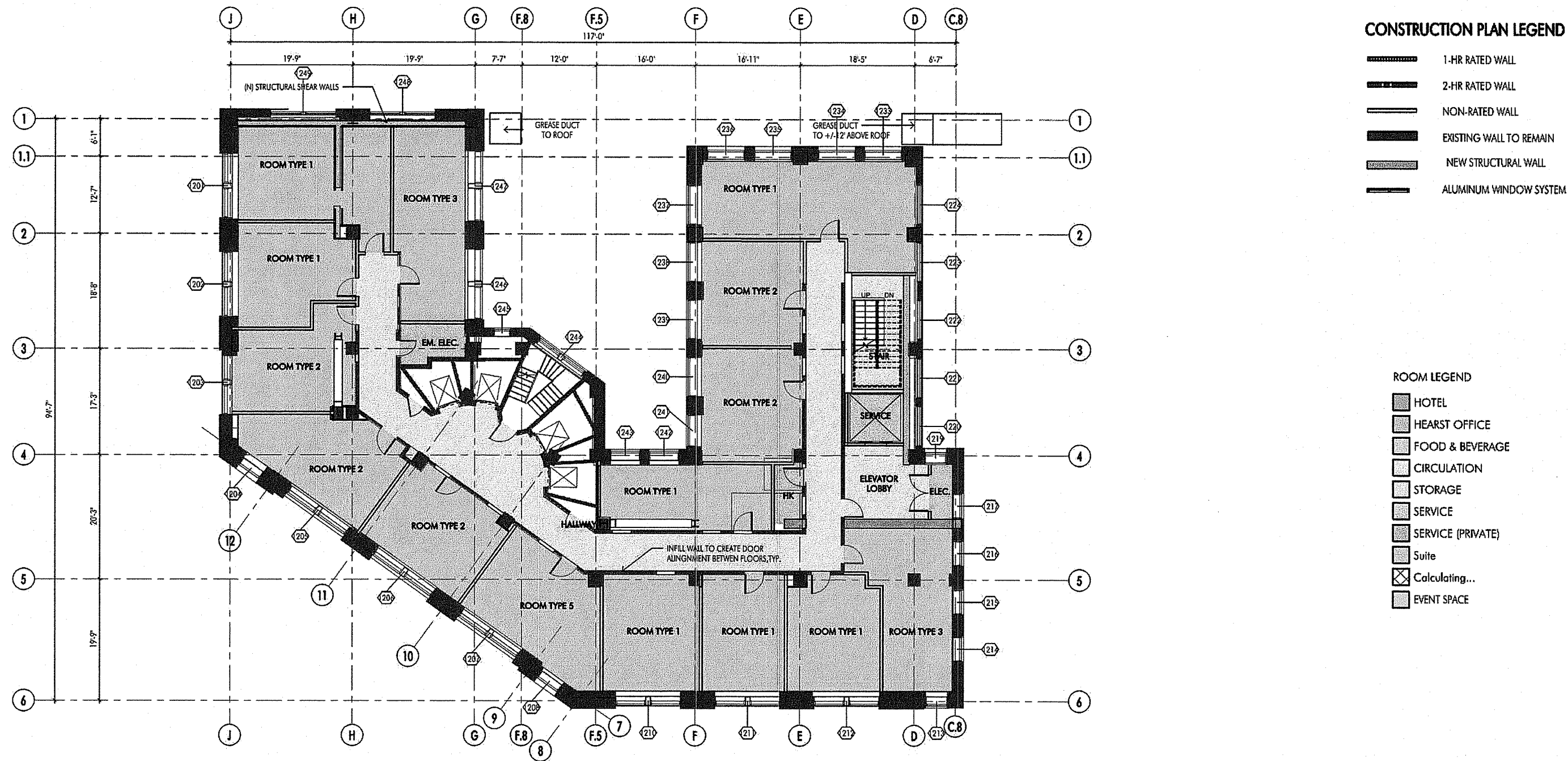
9TH FLOOR PROPOSED PLAN

11 Plans



12TH FLOOR DEMOLITION PLAN
(10TH & 11TH FLOOR SIM.)

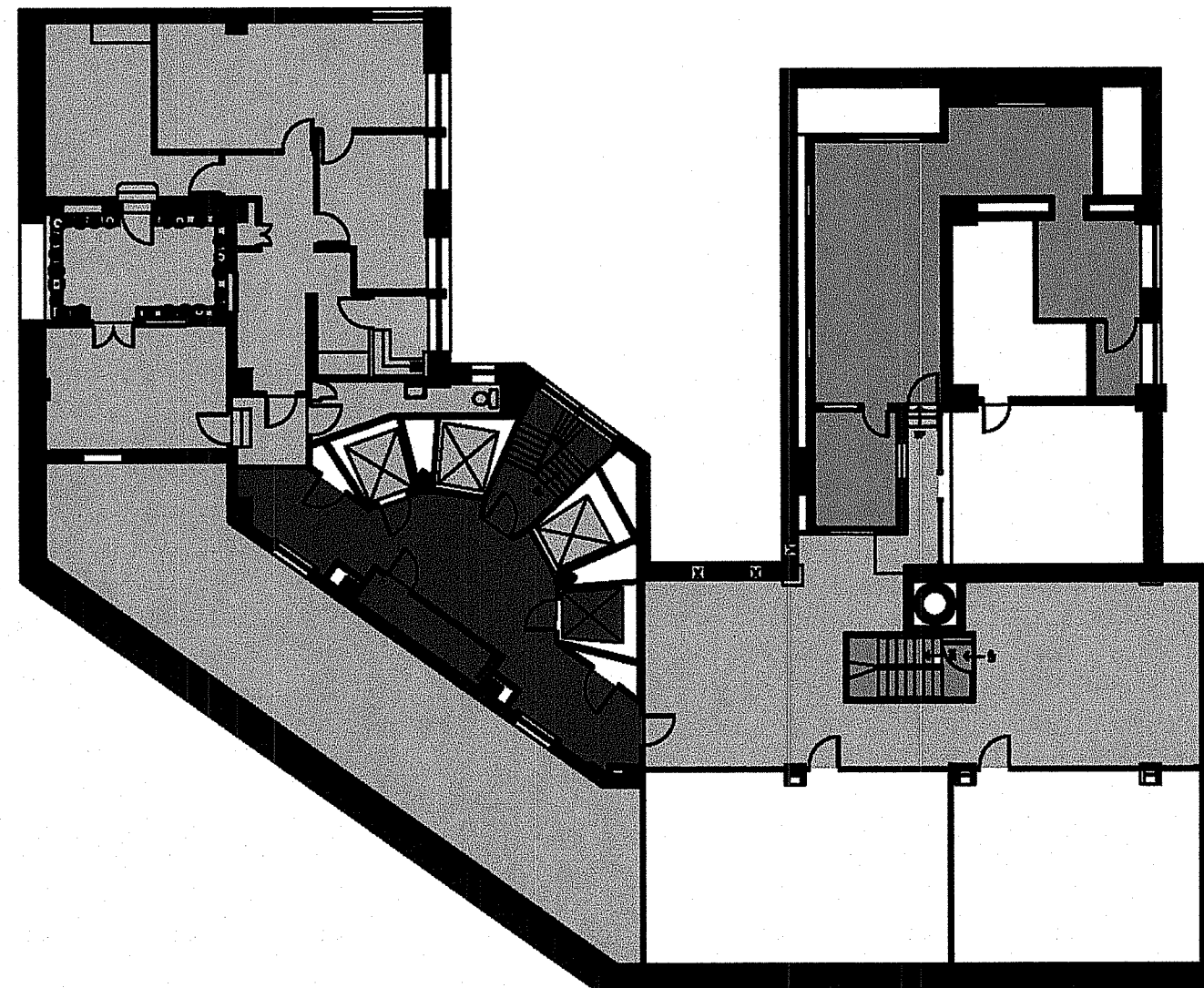
11 Plans







12TH FLOOR PROPOSED PLAN
(10TH & 11TH FLOOR SIM.)

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

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LEGEND

	VERY SIGNIFICANT
	SIGNIFICANT
	CONTRIBUTING
	NON-CONTRIBUTING

13TH FLOOR / MAIN ROOF PLAN SIGNIFICANCE DIAGRAM

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans

Penthouse History

In 1938, Julia Morgan revised the exterior main entry with decorative terra cotta and monogrammed shield over the entry; modified the top of the building with a new taller terra cotta parapet wall and new cornice; and remodeled the lobby interior. Research on Julia Morgan at the San Francisco Building Department, Hearst Archives, and inquiries to the Cal Poly Archives, UC Santa Barbara Archives, and California State Library, Gladding McBean did not reveal drawings or documentation showing the penthouse.

Penthouse Description

The penthouse exterior has a gable roof with asphalt shingles, stucco or painted concrete walls with a chimney on the north façade, six- and eight-light steel sash windows. The west façade is the most distinctive with curvilinear wood eave trim, a small wooden bird house under the peak of the gable roof over a window with three six-light sash and one wood plank shutter, and a large panel of Spanish tile at the base of the façade. The interior has been remodeled with what could be original window and door flat wood casings and small crown molding at limited locations.

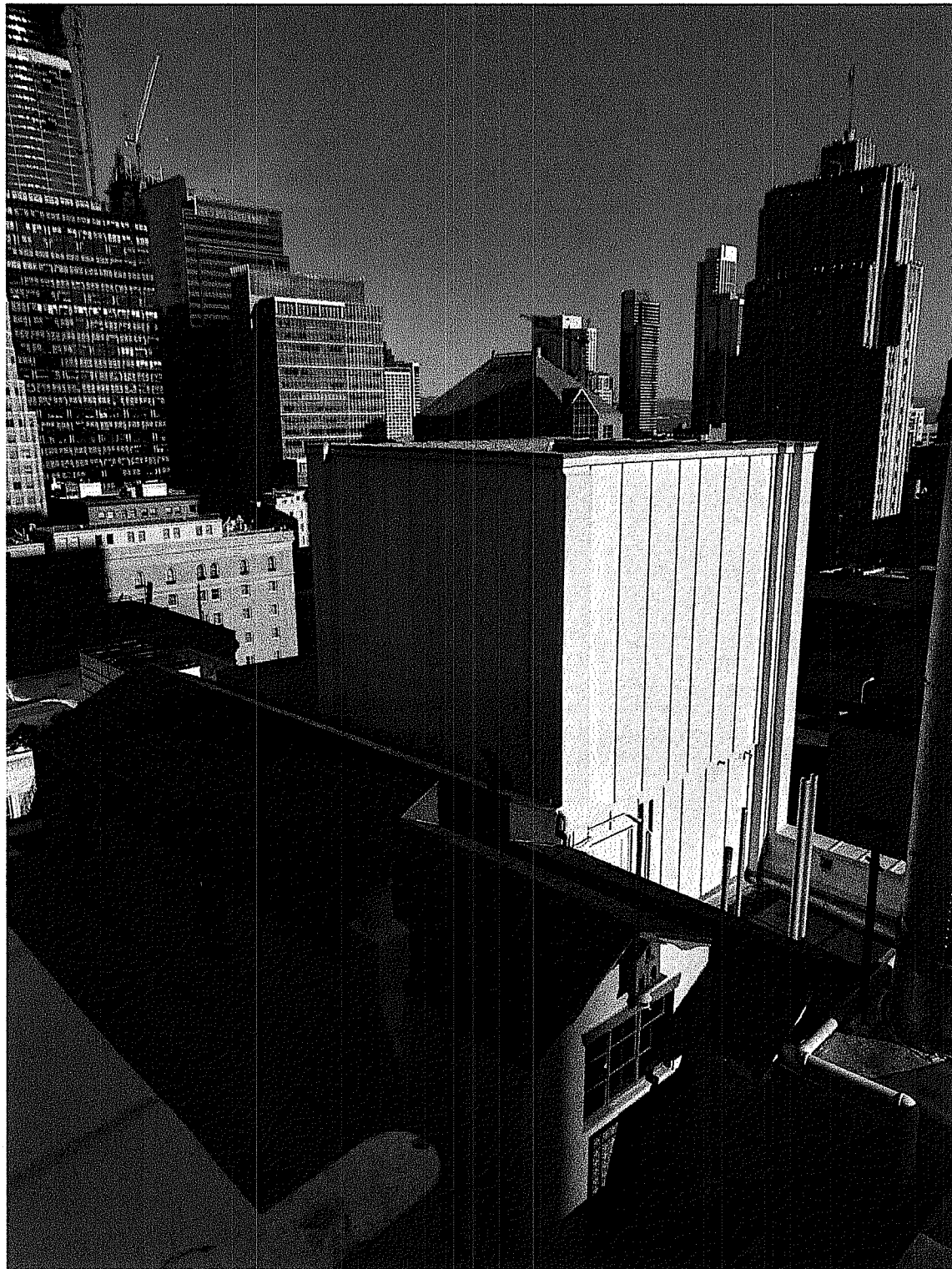
Significance and Impact of Demolition

Julia Morgan designed the existing lobby, its entry portal, and the upper cornice. These exhibit her use of Classical, Renaissance, and Beaux-Arts architectural devices and ornamental motifs. They fit the definition of “work of a master” in the National Register Criteria because they tie the Hearst Building to the body of work which makes her an important architect. The penthouse is a small rooftop feature, distinguished by the chimney, birdhouse, trim, and tile panel. The birdhouse and tile panel are decorative features, but not architectural elements. These features are not distinctive enough to make the penthouse a “work of a master” within the context of Julia Morgan’s career. Furthermore, the penthouse has been serially altered since its completion in 1938. The kitchen is contemporary, the old-looking bathroom is not old, and the recessed lighting and carpeting in the conference room give it the character of a typical office building conference room. The penthouse is a character-defining feature because it was built during the period of significance and is presumed to retain its original exterior form, but preservation of the character of the building does not hinge on retention of the penthouse.

The Project as a whole, including the proposed removal of the penthouse, is consistent with the provisions of Article 11, including conformance with the Secretary of the Interior’s Standards for Rehabilitation. The Secretary’s Standards do not include a blanket prohibition on the removal of a character-defining feature. The Standards do preclude demolition that would affect the overall appearance of the building, which is an integral part of the image of the building that users and visitors experience, or which has its own association with events or persons that make the building important. The penthouse does not fit any of these categories; it is a small feature tucked out of most building users’ sight and reached only across an open roof that is shielded from view at the primary facades by parapet walls 14 feet tall. It is not a part of a principal façade. The penthouse occupies about one percent of the square footage of the building and cannot be seen from the street. Of the 30 character-defining features listed in the HRE, the penthouse is the only one proposed for removal.

Rehabilitation projects of tall historic buildings often include changes to rooftop features that are not visible from below—along with extensive changes to interior areas (such as offices, hotel rooms, and apartments) that were never public. These projects strictly limit changes to the primary exterior facades and important public areas on the interior, as well as the major interior circulation (historic stairs, elevators, and corridors). The penthouse fits into the category of features and spaces which are often altered in this type of project; its removal will not make any change to the primary exterior facades (or portions of secondary elevations visible from the street), public spaces inside the building, or circulation armature and interior configuration. Removal of the penthouse will not meaningfully change the character of the building, but will make it possible to activate the roof for the first time as part of the new use.

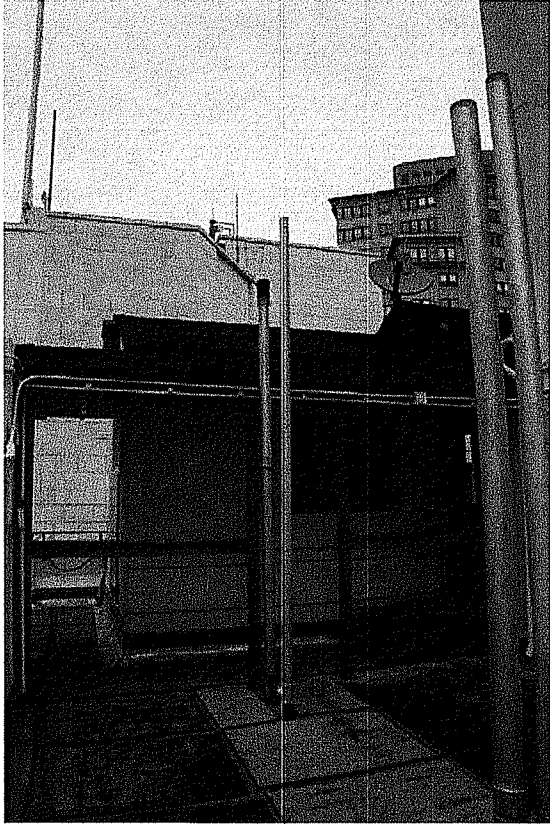
11 Plans



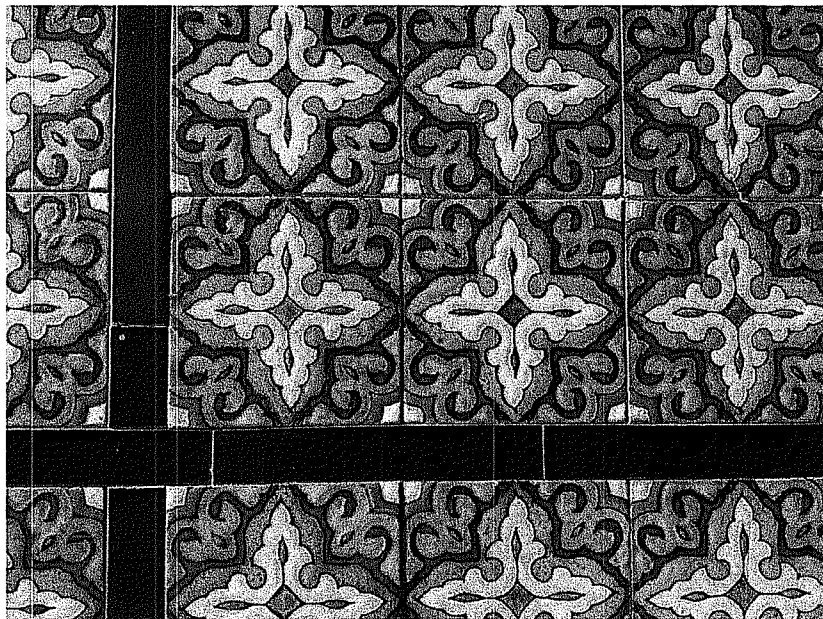
The penthouse as viewed from the upper roof looking southeast.



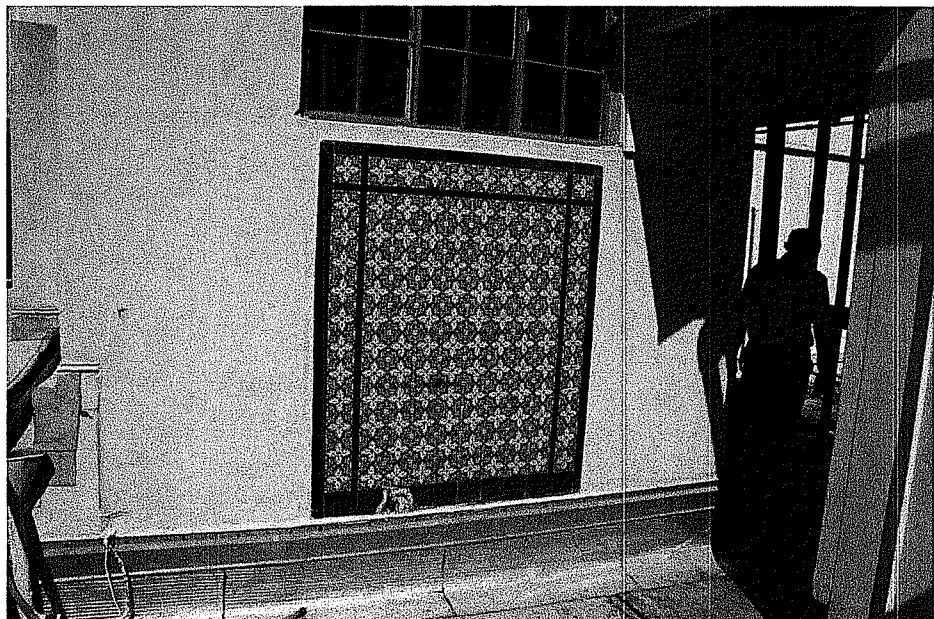
The penthouse looking southeast, detail showing chimney, birdhouse, and tile panel.



The penthouse south façade, entry is at the right.

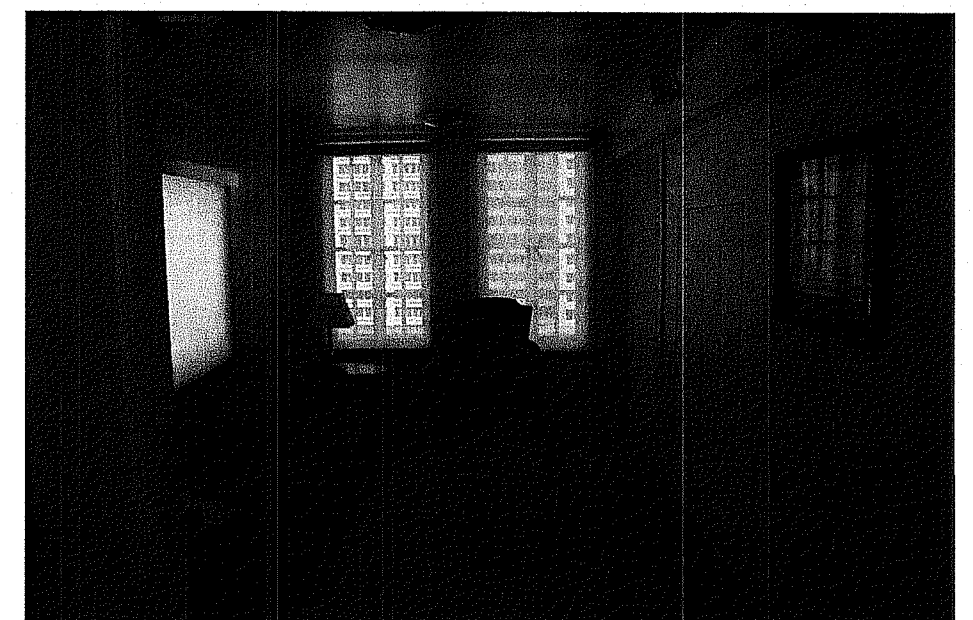
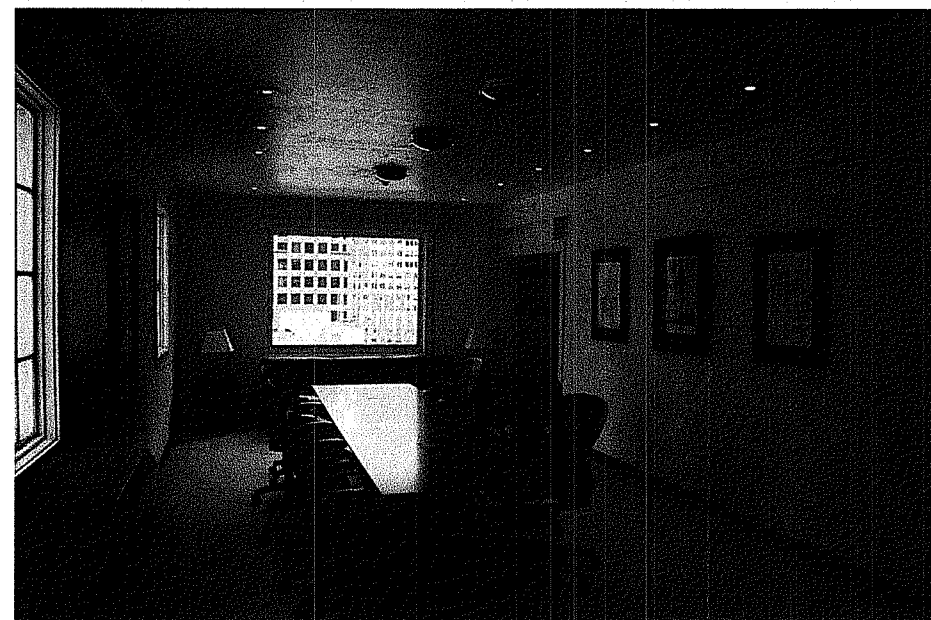
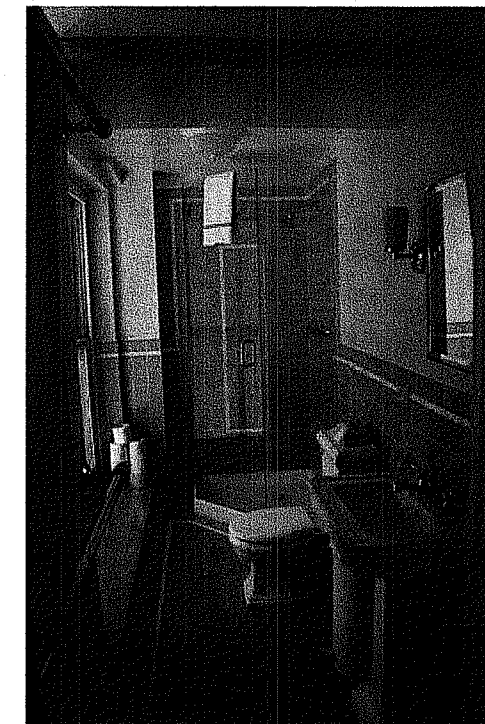
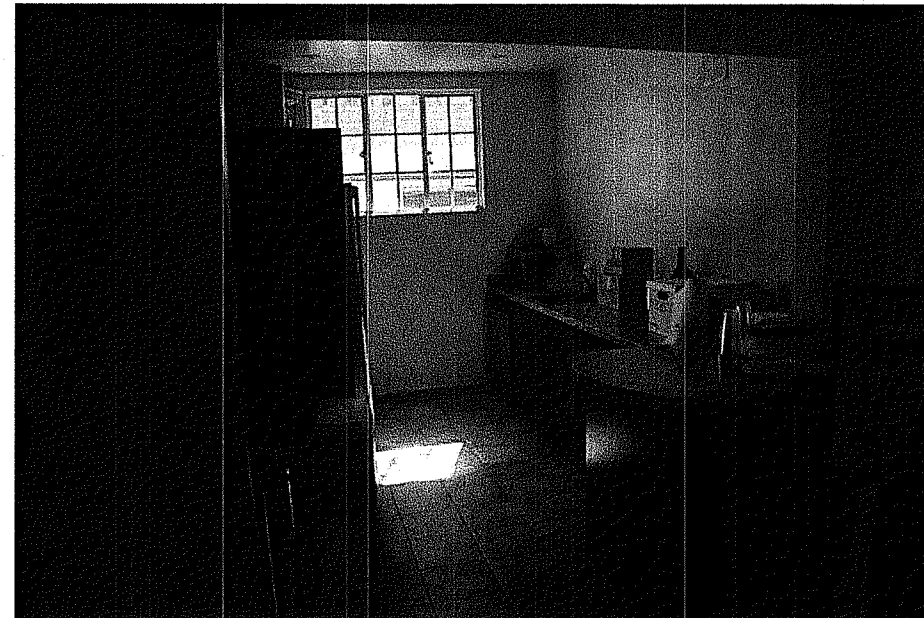


The penthouse west façade tile panel detail.



The penthouse west façade tile panel below steel sash windows.

11 Plans



The upper image (Hearst Corporation Archives) shows the lunch room at the penthouse.

The lower image is the same view with the Sheraton Palace Sign visible just outside the window.

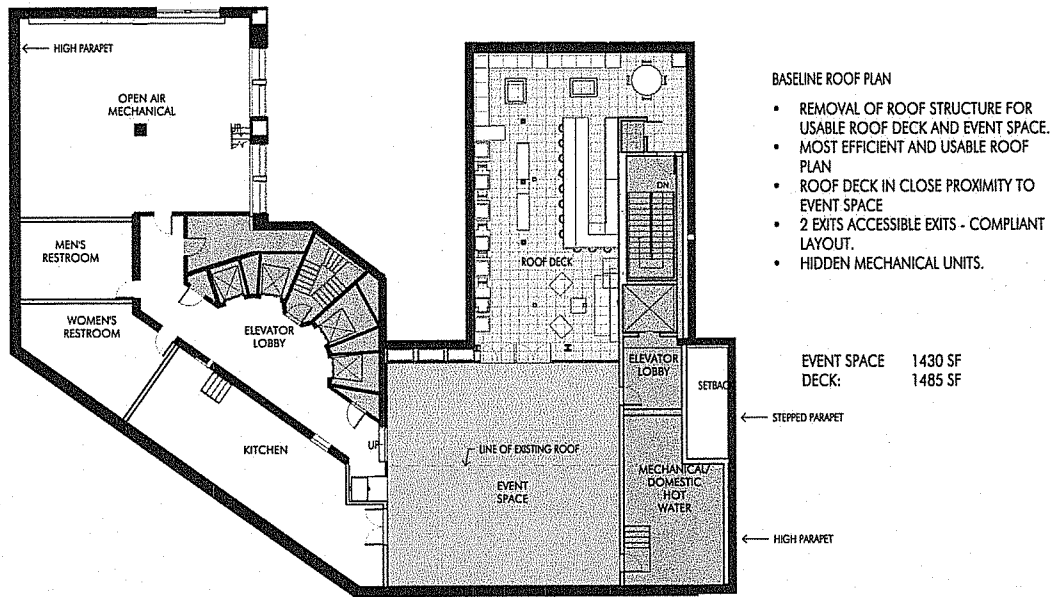
The upper image shows the kitchen at the west end of the penthouse. Note that there is no sign of a fireplace on the right hand wall where the chimney is visible outside.

The lower image shows the main conference room, looking west toward the entry door and kitchen.

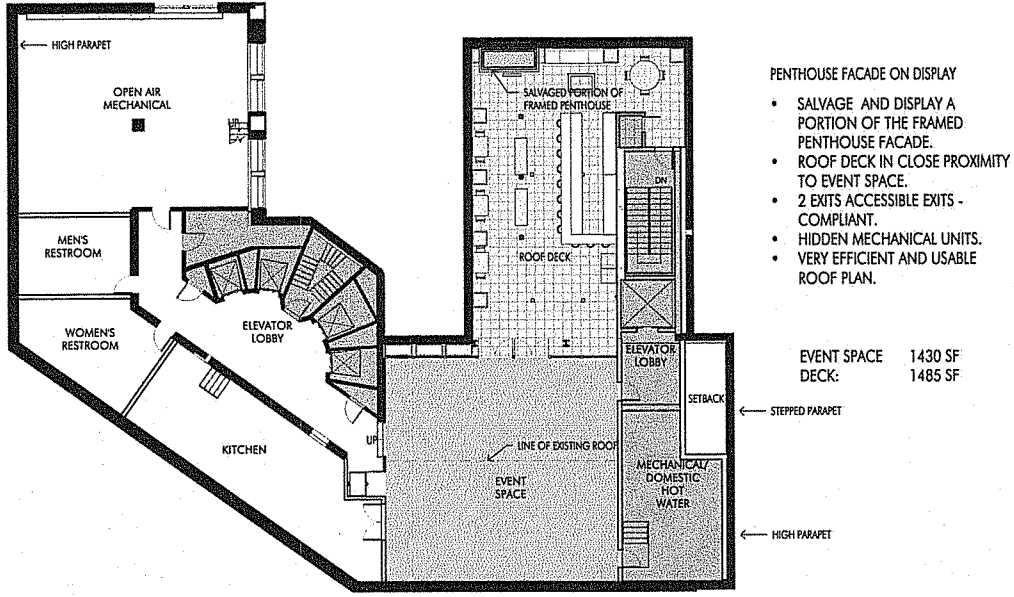
The upper image shows a historically inspired bathroom; it was constructed under the direction of the current building manager.

The lower image shows a small room that opens off the south side of the main conference room.

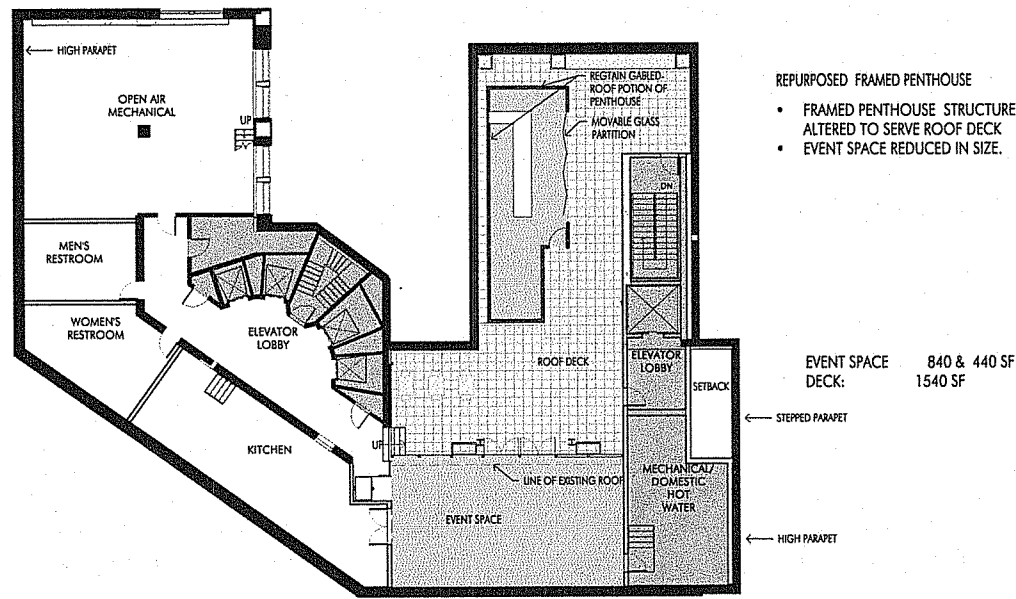
11 Plans



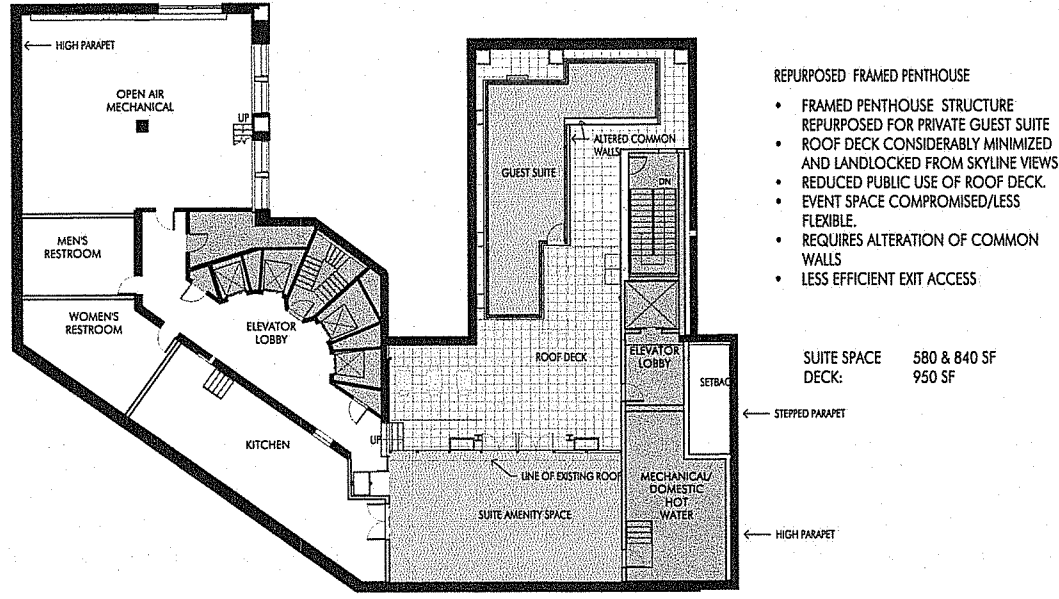
1 ROOF DECK OPTION 1 - PREFERRED SCHEME 1
3/22" = 1'-0"



2 ROOF DECK OPTION 2 - SALVAGED ORNAMENTAL ELEMENTS FROM PENTHOUSE
3/32" = 1'-0"

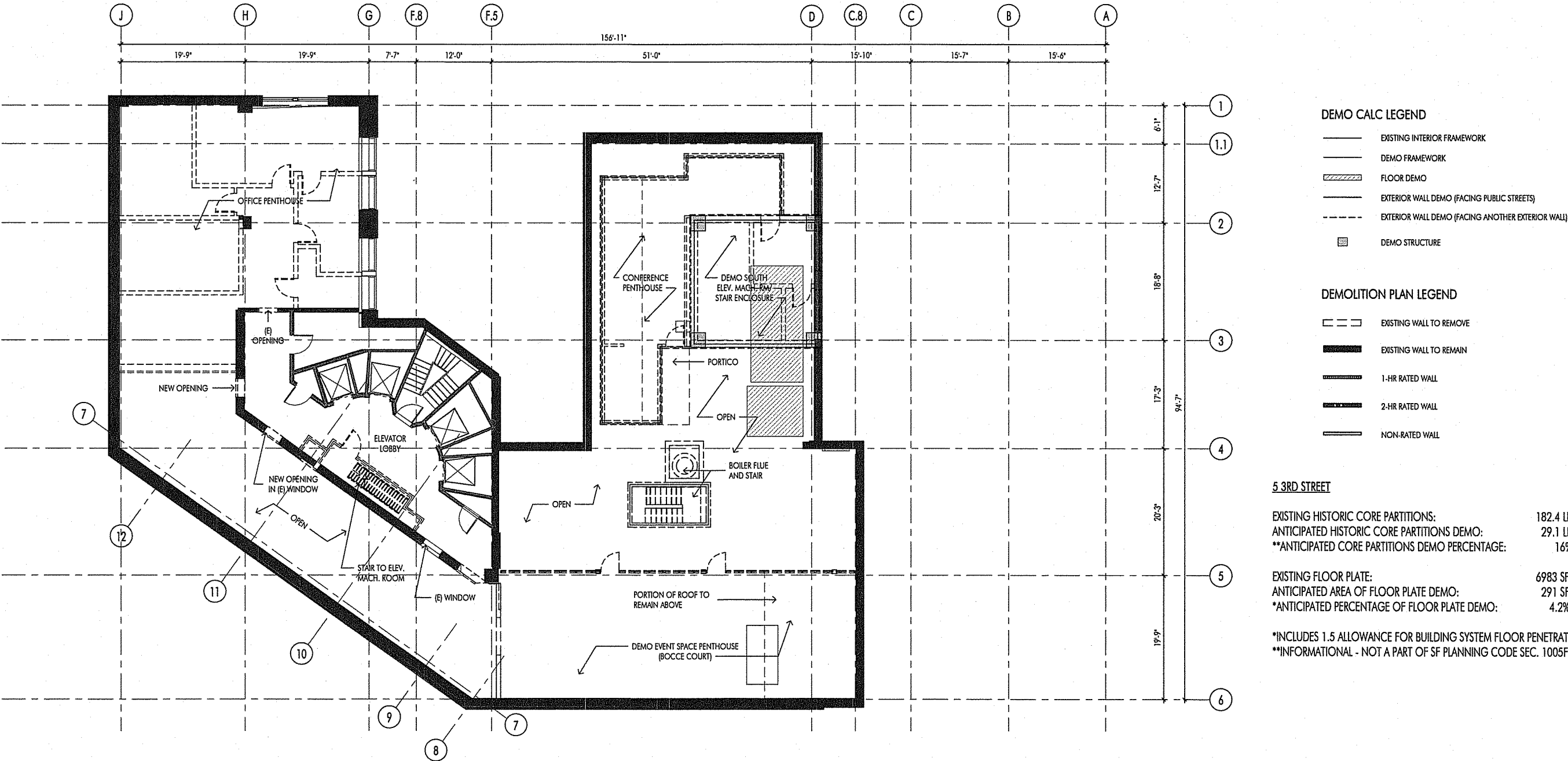


3 ROOF DECK OPTION 3 - SALVAGED IN PLACE PORTION OF PENTHOUSE
3/32" = 1'-0"



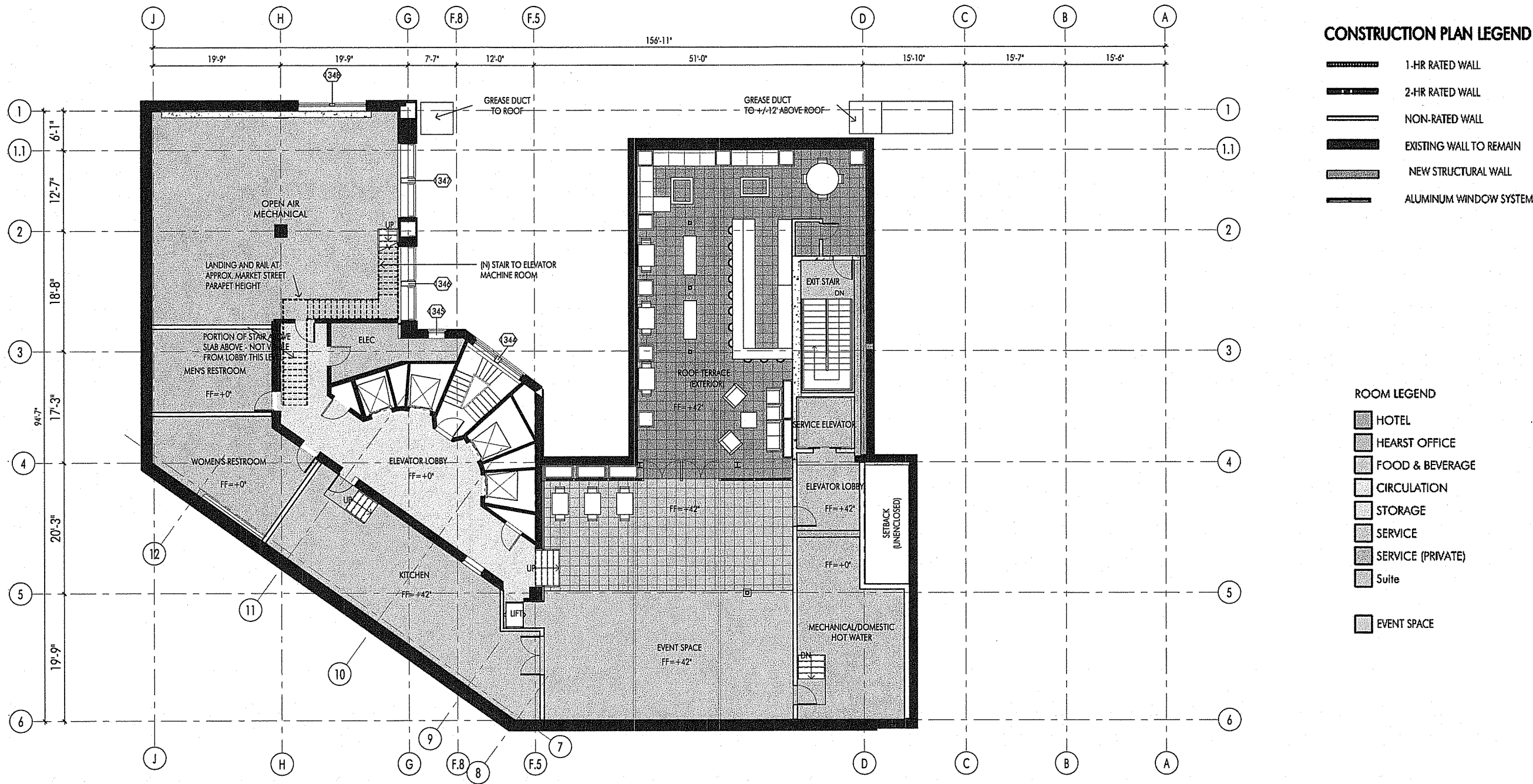
4 ROOF DECK OPTION 4 - SALVAGED PENTHOUSE / REDUCED PUBLIC ACCESS
3/32" = 1'-0"

11 Plans



13TH FLOOR / MAIN ROOF PLAN DEMOLITION PLAN

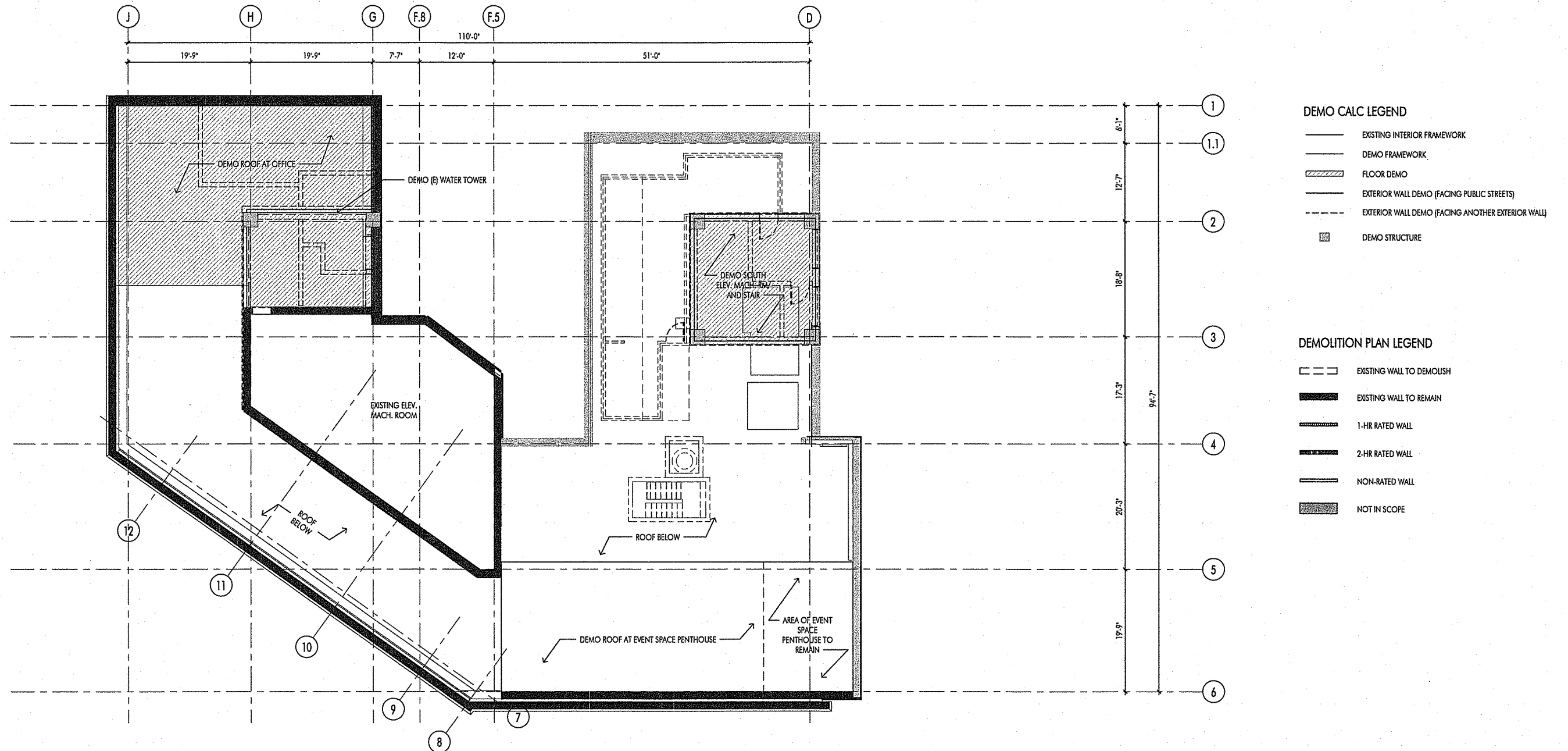
11 Plans



13TH FLOOR / MAIN ROOF PLAN PROPOSED PLAN

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

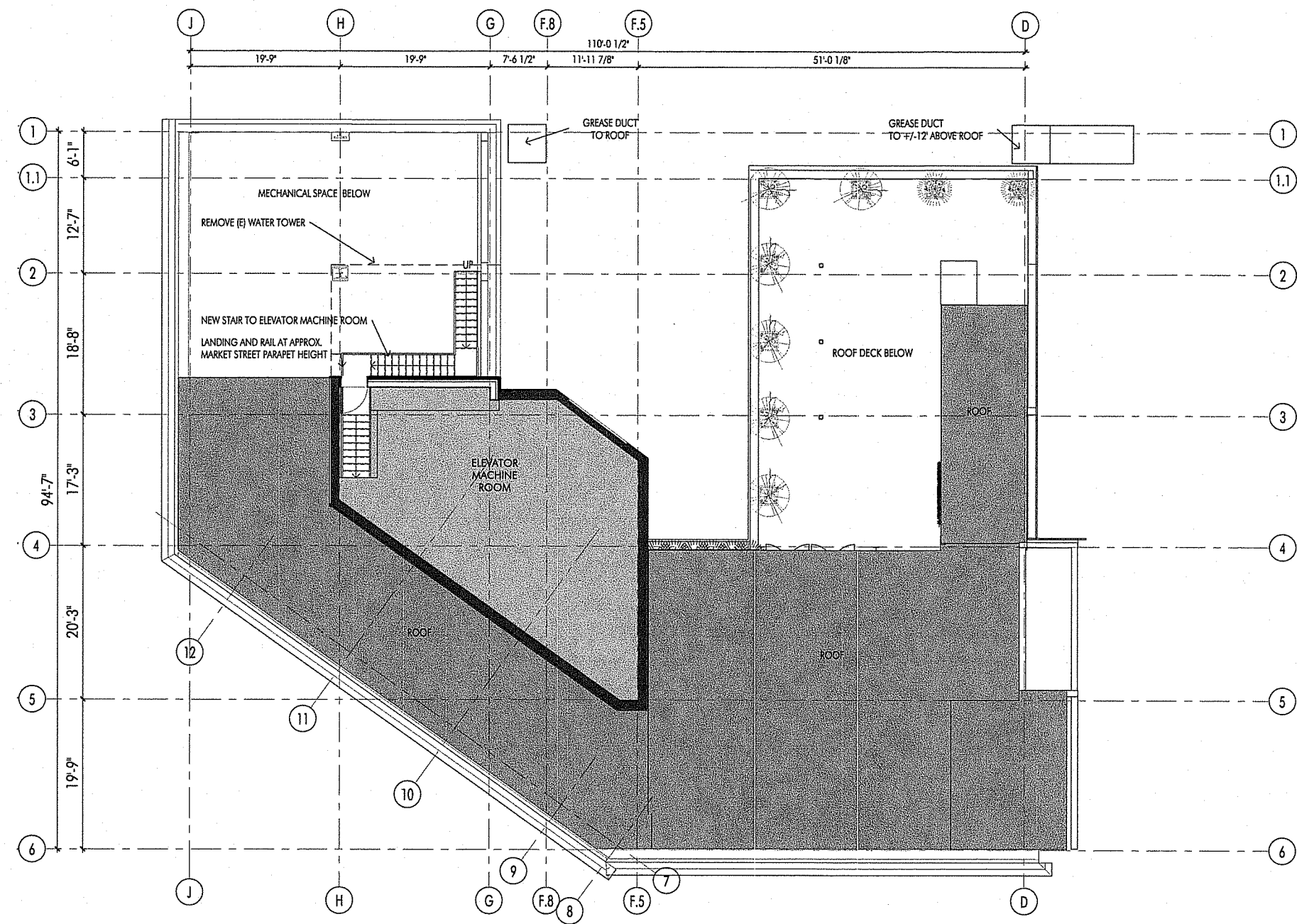
11 Plans



UPPER ROOF DEMOLITION PLAN

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

11 Plans



CONSTRUCTION PLAN LEGEND

- 1-HR RATED WALL
- 2-HR RATED WALL
- NON-RATED WALL
- EXISTING WALL TO REMAIN
- NEW STRUCTURAL WALL
- ALUMINUM WINDOW SYSTEM

ROOM LEGEND

- HOTEL
- HEARST OFFICE
- FOOD & BEVERAGE
- CIRCULATION
- STORAGE
- SERVICE
- SERVICE (PRIVATE)
- Suite
- Calculating...
- EVENT SPACE

UPPER ROOF PROPOSED PLAN

12 Building Chronology

The Building Chronology describes the milestones of the Hearst Building and the Building at 17-29 Third Streets and its alterations.

Hearst Building

1889	William Randolph Hearst purchases a lot on the corner of Market and Third Street. The Nucleus Hotel, on the lot, is torn down to build the 7-story Hearst Building, and the San Francisco Examiner moves from building on Sacramento— between Montgomery and Leidesdorff Streets.
1906	7-story Hearst Building destroyed by the earthquake and fire of 1906.
1909	Phoebe Apperson Hearst commissions Kirby, Petit & Green—New York Architecture firm—to design the new building.
1911	Construction begins.
Sept. 1911	The Examiner moves into the newly-completed building.
1938	Julia Morgan is commissioned to complete a remodel of the Hearst Building's exterior entryway, lobby, updated elevator interiors and roof parapet wall.
1951	William Randolph Hearst dies.
1965	After decades of competition, The San Francisco Examiner and the Chronicle form a joint operating agreement. The San Francisco Examiner relocates to 5th and Mission Street, where the Chronicle is already housed.
1965	Art Gensler Architects are retained to update office layouts and electrical systems at the Hearst Building at 5 Third Street. After the completion, the building is leased to commercial tenants.

Building at 17-29 Third Street

The following Building Chronology for the building at 17-29 Third Street is excerpted from the 17-29 3rd Street Historic Evaluation – Part 1 Draft dated January 25, 2017 by Page & Turnbull.

The following provides a timeline of construction activities at 17-29 3rd Street, based on plans and building permit applications on file with the San Francisco Department of Building Inspection. Minor permits (plumbing work, fire alarms, etc.) are not included in the table. Available building permit applications are attached as an appendix.

Filing Date	Application No.[Permit No.]	Address No.	Description of Work
9.1.1907	12131	25 to 31	Brick building- three stories with basement. Owner: H. Levy. Architect: A. T. Ehrenfort
7.6.1908	17949	27	Show window to be enlarged and brick part on south side of entrance to be moved and iron post put in its place to make entrance larger
8.6.1908	185370	29	To alter front of store. To make two show windows with one entrance
3.18.1910	28708	29	Taking out plate glass front fittings. Change stairs to basement
5.27.1912	42884	27	Altering show window
8.5.1914	57239	29	Remove plate glass and partition of jewelry store and install cigar store
8.1.1916	71134	29	Remodel storefront entrance on Stevenson Street. Put second stairway in building
1920	91610	29	Remove present storefront and install new

1.13.1922	103909	17	Divide store at #17 with 4" tile partition, plastered both sides. Move entrance door at #19 3rd 4' south
6.23.1922	108268	29	Remove the glass lenses and cement from the present sidewalk lights, and fill the sidewalk light frames solid with concrete along the Stevenson street sidewalk of the above building
11.7.1924	132865	29	Take out window
12.19.1928	175749	29	Alteration to front
1.4.1929	175863	29	Remove upper three stories of building # 10 3rd Street making one story building of same. Remove north wall of corner building and install steel frame metal windows, rearrange plumbing, remove center light shaft, general alterations, new fire escape. Architect: Leo A. Applegarth. Owner: Boyd Estate.
6.26.1930	186857	29	Erect wood and glass office partitions at second floor, railings, install additional electric wiring for floor and base plugs for office use, repair defective wood flooring and minor general repairs
9.15.1931	195134	17	Reset to new location, also rebuild bulk heads and present plate glass
1.16.1935	12349	27	Remodeling front, plate glass windows
5.31.1967	343823	27	Alterations to front elevation. Removal of existing tile and storefront. New glass and aluminum store front. New plaster soffit. Electric lighting. Steam clean brick work. Paint trim and new work

6.3.1967	344088	29	Toilet and sink. Lower ceiling partitions. Tile floor
1968	3587179	17	First floor demolition
2.20.1968	317112	17	Alterations to 1st floor. Toilet, corridor per plans. Architect: M. Arthur Gensler Jr.
5.16.1968	357086	29	Panel walls inside of bar and lower ceiling
6.10.1970	0385107	17	Provide stairway from 1st floor to basement
5.17.1973	422068	29	New fire door. New plumbing. New wall paneling
8.2.1974	437615 [391203]	17	Street level-Stevenson Street. Fur reveals in exterior wall to line of property line wall- lower soffit at entry. Wall furring 52"x15. Using metal lath and plaster. Apply ceramic tile to furring
6.25.1980	1868517 [144603]	29	Second floor: Erect wood and glass office partitions, railings, install additions, electrical wiring for floor and base plugs for office use, repair wood flooring and minor general repairs
10.6.1998	09820280	17	Seismic strengthening of URM building. Special procedure.
11.15.2005	200511158 161	17	Interior T.I. for new sandwich shop, including partitions, fixtures, finishes, lighting, equipment (expired)
10.12.2007	200710125 30	17	Minor exploratory demolition, removal of floor tiles and carpet

13 Building Data: Floor Area Ratio

Hearst Hotel | Floor Area Ratio Calculations9/4/

PROPOSED: WITHOUT VERTICAL ADDITION				
Floor	Enclosed Building Area	F.A.R. Areas		NOTES:
		Planning Gross	Excluded	
SB	15,368 s.f.	1,815 s.f.	13,553 s.f.	
B	18,532 s.f.	15,692 s.f.	2,840 s.f.	1039 infill at former boiler room
1	14,013 s.f.	4,861 s.f.	9,152 s.f.	
2	11,536 s.f.	11,440 s.f.	96 s.f.	-715 portion of floor demolished in 17-29 3rd St Bldg
3	12,251 s.f.	11,900 s.f.	351 s.f.	-322 Hearst Office stair
4	9,880 s.f.	9,784 s.f.	96 s.f.	
5	9,880 s.f.	9,784 s.f.	96 s.f.	
6	9,880 s.f.	9,784 s.f.	96 s.f.	
7	9,880 s.f.	9,772 s.f.	96 s.f.	320 infill at Stevenson Wing
8	9,880 s.f.	9,772 s.f.	96 s.f.	320 infill at Stevenson Wing
9	8,126 s.f.	8,030 s.f.	96 s.f.	
10	8,126 s.f.	8,030 s.f.	96 s.f.	
11	8,126 s.f.	8,030 s.f.	96 s.f.	
12	8,126 s.f.	8,030 s.f.	96 s.f.	
13	5,335 s.f.	4,826 s.f.	509 s.f.	Event space + restrooms + kitchen + mechanical room
TOTALS	158,939 s.f.	131,550 s.f.	27,365 s.f.	

FAR CALCULATION (w/out Vert. Add.)

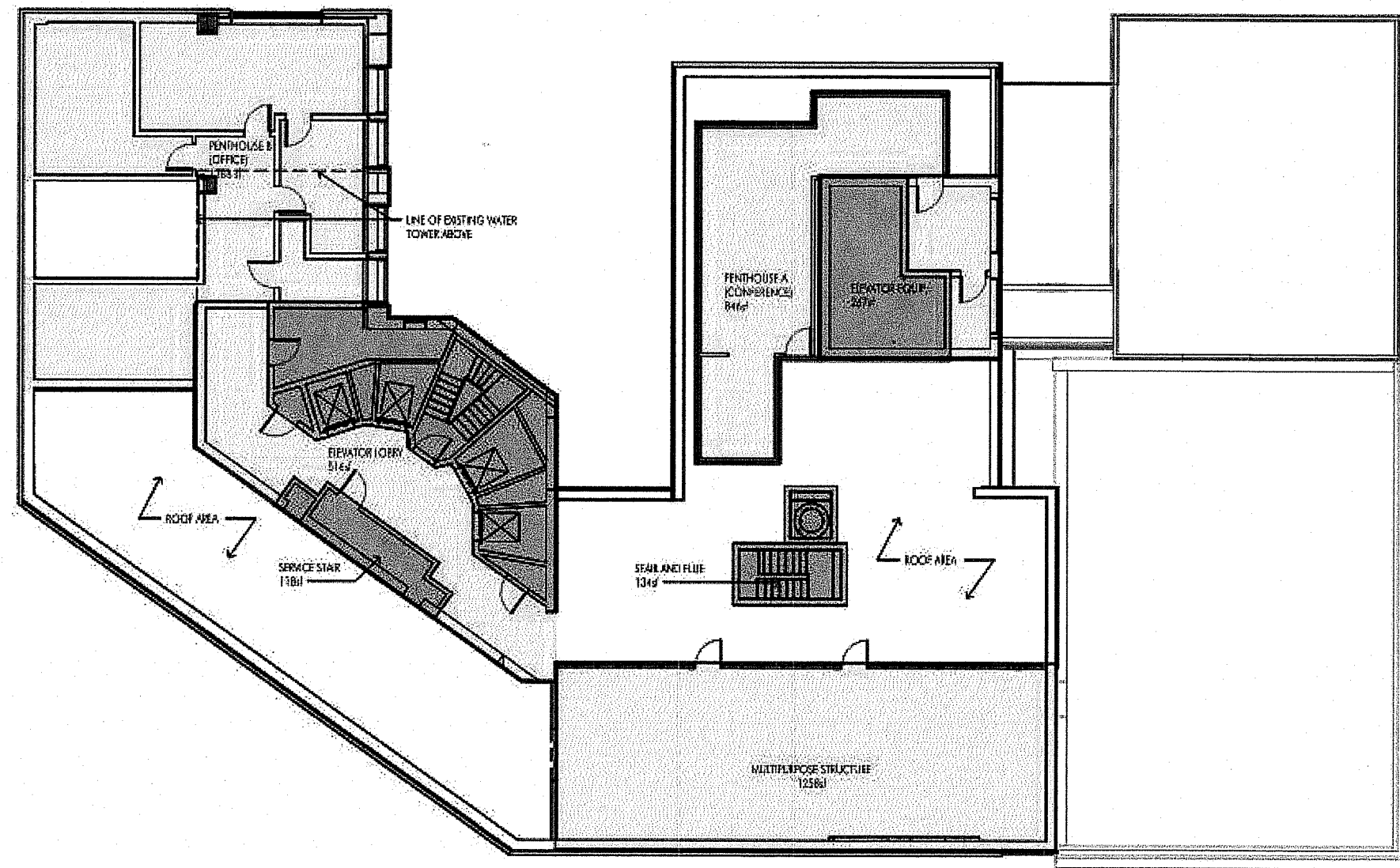
Incl. Floor Area	131,550 s.f.
Site Area	14,373 s.f.
Proposed F.A.R.	9.15

EXISTING				
Floor	Enclosed Building Area	F.A.R. Areas		NOTES:
		Planning Gross	Excluded	
SB	15,368 s.f.	943 s.f.	14,425 s.f.	
B	17,493 s.f.	15,704 s.f.	1,789 s.f.	
1	14,013 s.f.	4,456 s.f.	9,557 s.f.	
2	12,251 s.f.	12,222 s.f.	29 s.f.	
3	12,251 s.f.	12,222 s.f.	29 s.f.	
4	9,880 s.f.	9,851 s.f.	29 s.f.	
5	9,880 s.f.	9,851 s.f.	29 s.f.	
6	9,880 s.f.	9,851 s.f.	29 s.f.	
7	9,560 s.f.	9,531 s.f.	29 s.f.	
8	9,560 s.f.	9,531 s.f.	29 s.f.	
9	8,126 s.f.	8,097 s.f.	29 s.f.	
10	8,126 s.f.	8,097 s.f.	29 s.f.	
11	8,126 s.f.	8,097 s.f.	29 s.f.	
12	8,126 s.f.	8,097 s.f.	29 s.f.	
13	5,129 s.f.	5,100 s.f.	29 s.f.	bocce court + conference space/office wings
TOTALS	157,769 s.f.	131,650 s.f.	26,119 s.f.	

FAR CALCULATION

Incl. Floor Area	131,650 s.f.
Site Area	14,373 s.f.
Existing F.A.R.	9.16

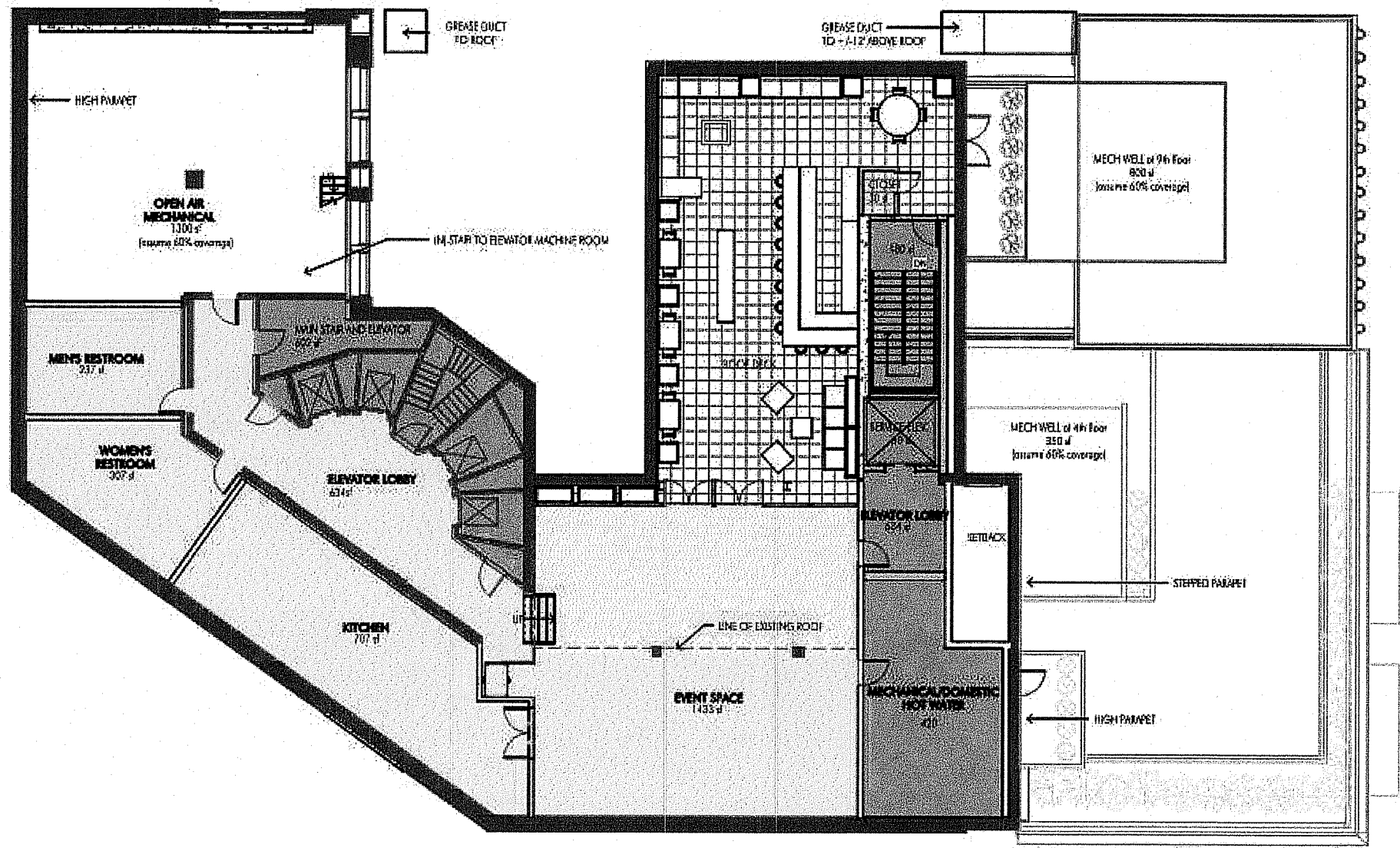
13 Building Data: Roof Coverage Analysis



13th FLOOR/ MAIN ROOF - EXISTING COVERAGE DIAGRAM

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13 Building Data: Roof Coverage Analysis



13th FLOOR/ MAIN ROOF - PROPOSED COVERAGE DIAGRAM

BESPOKE HOSPITALITY | FORGE | KNAPP ARCHITECTS

13 Building Data: Roof Coverage Analysis

EXISTING			
Room Name	Area (sf) Occupiable	Area (sf) Service/Support	Proposed Status
Elevator Lobby	516		retain
Main Stair and Elevator		602	retain
Service Stair		118	demo
Elevator Equip. rm.		267	demo
Penthouse A (Conference)	846		demo
Penthouse B (Office)*	1388		demo
Multipurpose Room	1258		alter/expand
Stair and Flus		134	demo
Misc. Mech Equip, upper roof		50	estimated foot print, misc equipment
Misc. Mech Equip, Stevenson roof		250	estimated foot print
Subtotal Occupiable	4008		
Subtotal Service/Support		1421	
Total Enclosed (includes exterior mech equipment)		5429	

PROPOSED			
Room Name	Area (sf) Occupiable	Area (sf) Service/Support	Proposed Status
Elevator Lobby	634		retained - area increase due to service stair removal
Main Stair and Elevator		602	retained
Kitchen	707		new infill
Women's RR	307		new infill
Men's RR	237		new infill
Electrical		80	new infill
Event Space	1433		retained /expanded
Mechanical/ Dom hot water		413	new
Service Elevator lobby		116	new
Service Elevator (accessible)		80	new
Closet		30	new
Exit Stair		180	new
Mech Well - Main Roof		730	new, open, 60%** equipment coverage of 1300sf
Mech Well - Stevenson Roof		480	new, open, 60%** equipment coverage of 800sf
Misc Mech		350	allowance for TBD equipment/fans
	3318		
		3111	
Total Enclosed (includes exterior mech equipment)		6429	

* Area value differs in FAR calc due to inclusion of open court per sf planning gross area rules.
** Calculated equipment area coverage equals ~30% coverage; use 60% coverage

Existing roof Coverage - 5 3rd street		
	Area (sf)	percent of floor plate
Existing Roof Area*	9,560	
Existing mechanical	1421	14.9%
Existing Coverage (mech + occupier)	5429	56.8%
Proposed Roof Coverage - 5 3rd street		
	Area (sf)	percent of floor plate
Existing floor plate*	9,560	
Proposed mechanical	3111	32.5%
Proposed Coverage (mech + occup	6429	67.2%

*Combined roof area of 13th floor (12th floor roof) and Stevenson Wing roof at level 9

Existing roof Coverage - 17-29 Third Street		
	Area (sf)	percent of floor plate
Existing Roof Area	2,300	
Existing mechanical	215	9.3%
Existing Coverage (mech + occupier)	215	9.3%
Proposed Roof Coverage - 17-29 Third Street		
	Area (sf)	percent of floor plate
Existing floor plate	2,300	
**Proposed mechanical	300	13.0%
Proposed Coverage (mech + occup	300	13.0%

**Estimated at 60% coverage of 500 sf

Combined Roof Coverage of 5 Third and 17-29 Third Streets 56.7%

13 Building Data:
Demolition Calculation Summary

Hearst Building, 5 Third Street

Demolition Calculations Table per sec 1005f

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
1) Vertical Envelope Facing Public Street	25 % or more (external walls facing a public street(s))	10.3% 2,211 sf	10.3%	Yes
s. Ground level storefront and openings	OR			
2) Vertical Envelope Elements	50% or more (function as external walls)			
Wall Demo/Cover	OR	11.2% 8975 sf	11.2%	Yes
a Opening in South wall adj to 17-29				
b Infill at 7th & 8th floor, Stevenson Wing				
c 2nd floor doors				
d 3nd floor doors				
e 4th floor doors/sills				
f 9th floor doors/sills				
s. Ground level storefront and openings				
Roof top elements				
g Demo Water Tower				
h Demo Penthouse (conference)				
i Demo Stair/flue				
j Demo of South Elevator/Stair PH				
3) External walls	25% or more			
Wall Demo/Cover	OR	9.2% 7344 sf	9.2%	Yes
a Opening in South wall adj to 17-29				
c 2nd floor doors				
d 3nd floor doors				
e 4th floor doors/sills				
f 9th floor doors/sills				
s. Ground level storefront and openings				
Roof top elements				
g Demo Water Tower				
h Demo Penthouse (conference)				
i Demo Stair/flue				
j Demo of South Elevator/Stair PH				
Internal Structural Framework	75% or more (combined internal structural framework or floor plates)		Combined total %	
4a) Structural		3.1% 300 sf		
E South stair/elevator PH columns				
F Penthouse (conference) columns				
H Water Tower columns				
4b) Horizontal Elements ⁵ [roof area, floor plates except at/below grade] Floor openings/slabs		2.3% 3130	2.7%	Yes
k New Exit Stair				
m New Fire Service Elevator				
n New exit stairs basement to 1st				
p New internal 2nd -3rd stair				
q elevator penthouse roof				
r water tower slab				

NOTE: If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalls and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

The following is not a part of Sf Planning Code section 1005f, but included as informational.

Cumulative area of interior partition walls proposed to be removed that are integral to the building's original/historic structure, interior partition walls that are stacked on top of one another up through successive floors of the building, walls that run perpendicular to and are tied in to the exterior building walls, and walls supporting interior staircases. construction methods and interior layout beyond 4 exterior walls

Interior non-core walls that have been altered or are non-historic need not be considered.

Total Core (LF)	7042
Total Core Demo (LF)	2160.4
Percentage Demo	30.7%
Percent Retained	69.3%

17-29 Third Street

Demolition Calculations Table per sec 1005f

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
1) Vertical Envelope Facing Public Street	25 % or more (external walls facing a public street(s))	22.9% 818 sf	22.9%	Yes
Wall Demo/Cover	OR			
b Openings in Stevenson Wall				
2) Vertical Envelope Elements	50% or more (function as external walls)			
Wall Demo/Cover	OR	13.1% 1068 sf	13.1%	Yes
a Opening in North wall adj to 5, 3rd				
b Openings in Stevenson Wall				
c 2nd floor doors				
d 3nd floor doors				
3) External walls	25% or more			
Wall Demo/Cover	OR	13.1% 1086 sf	13.1%	Yes
a Opening in North wall adj to 5, 3rd				
b Openings in Stevenson Wall				
c 2nd floor doors				
d 3nd floor doors				
4a) Internal Structural Framework	75% or more (combined internal structural framework or floor plates)	0% 144 lf	Combined total % 17.4%	Yes
No columns are proposed to be removed				
4b) Horizontal Elements ⁵ [roof area, floor plates except at/below grade] Floor openings/slabs		32.8% 2690 sf		
k New Exit Stair				
m New Fire Service Elevator				
n New exit stairs basement to 1st				
p New internal 2nd -3rd stair				
q elevator penthouse roof				
r water tower slab				

NOTE: If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalls and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

The following is not a part of Sf Planning Code section 1005f but included as informational.

Cumulative area of interior partition walls proposed to be removed that are integral to the building's original/historic structure, interior partition walls that are stacked on top of one another up through successive floors of the building (core), walls that run perpendicular to and are tied in to the exterior building walls, and walls supporting interior staircases. construction methods and interior layout beyond 4 exterior walls.

Interior non-core walls that have been altered or are non-historic need not be considered.

Total Core (LF)	136
Total Core Demo (LF)	102
Percentage Demo	25%
Percent Retained	75%