



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: FEBRUARY 17, 2016

CONSENT

Filing Date: May 14, 2015
Case No.: **2015-006085COA**
Project Address: **101 TOWNSEND STREET**
Historic Landmark: South End Landmark District
Zoning: MUO (Mixed-Use Office) Zoning District
105-F Height and Bulk District
Block/Lot: 3794/015
Applicant: Monty Hill, Carducci & Associates
555 Beach Street, 4th Floor
San Francisco, CA 94133
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Reviewed By Timothy Frye - (415) 575-6822
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PROPERTY DESCRIPTION

101 TOWNSEND STREET is a three-story, reinforced concrete former warehouse located on a rectangular lot (measuring approximately 90 ft x 141 ft) at the southwest corner of Townsend and 2nd Streets. Constructed in 1913 by engineer A. E. Hornlein, the existing building features a painted stucco and concrete exterior, steel-sash windows, a flat roof, and defined cornice.

PROJECT DESCRIPTION

The proposed project consists of the new construction of an outdoor deck and patio within the alleyway (accessible from 2nd Street) along the south façade. The new deck and patio would consist of terraced seating with horizontal roughhewn lumber decking and metal siding. The new deck would be approximately 5-ft. tall, and would provide for access from the existing glazed roll-up doors. The new deck would be setback approximately 4-ft from the existing entry gate, and would extend the width of the alleyway (approximately 16-ft) for the full length of the existing building. The new deck would be a separate structure and would not be attached to the subject property.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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.

The proposed project does not include a change in use. Therefore, the proposed project complies with Rehabilitation Standard 1.

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.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, the overall mass and form, windows, and stucco/concrete exterior. The project provides a new outdoor deck and patio, which draws from the industrial aesthetic of the surrounding district. This new work is additive in nature, and does not physically impact the historic building. The project's material palette is consistent and compatible with the district's character-defining features, as evidenced by the matte-finish perforated metal, metal siding and roughhewn lumber. Finally, the proposed project does not call for the removal of historic materials or features, which are characteristic of the subject property or the surrounding landmark district. The project does not impact the larger character of the surrounding landmark district, since it is located within an alleyway and features a compatible material palette. Therefore, the proposed project complies with Rehabilitation Standard 2.

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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work is contemporary and compatible in style, as evidenced by the perforated metal and metal siding. The new work would not create a false sense of historical development and would be compatible with the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building that have acquired significance in their own right. Currently, the alleyway does not contain any historic features or materials. Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project does not call for work to the subject property's distinctive finishes and character-defining features, including the overall mass and form, windows, and stucco/concrete exterior. The project would not physically alter any character-defining features of the historic property. The project would add a new deck/patio within an alleyway adjacent to the subject property. Therefore, the proposed project complies with Rehabilitation Standard 5.

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.

The proposed project does not call for the replacement or repair of deteriorated historic features. No physical alterations are occurring to the historic building. Therefore, the proposed project complies with Rehabilitation Standard 6.

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.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

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.

The proposed project does not include excavation. Therefore, the proposed project complies with Rehabilitation Standard 8.

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.

The proposed project includes exterior alterations to the subject property, including the new construction of an outdoor deck/patio within an alleyway on the south façade. The new outdoor deck/patio does not impact any historic material, features or spatial relationships of the historic building, since the new work is located within an alleyway on a secondary façade. Further, the new work is additive in nature, and is clearly differentiated from the historic property. The project provides for compatibility with the historic property by evoking an industrial aesthetic, which is characteristic of the surrounding landmark district, and through the material palette, which consists of matte-finish perforated metal, metal siding and roughhewn lumber. Overall, the proposed project maintains the historic integrity of the subject property and provides a new addition, which is compatible, yet differentiated from the landmark district. Therefore, the proposed project complies with Rehabilitation Standard 9.

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.

The proposed project includes new construction of an outdoor deck. This feature is additive in nature, and may be removed in the future without impacting the essential form and integrity of the landmark. Further, these features do not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of February 10, 2016, the Department has received one letter of support for the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Appendix I to Article 10 – South End Landmark District: Appendix I of Article 10 of the San Francisco Planning Code identifies existing features and standards for review for alterations within the South End Landmark District. In particular, Section 6 of Appendix I identifies existing features, including:

1. *Overall Form and Continuity.* Building height is generally within a six-story range, and many of the oldest structures are one or two stories in height.
2. *Scale and Proportion.* The buildings are of typical warehouse design, large in bulk, often with large arches and openings originally designed for easy vehicular access. There is a regularity of overall form. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced concrete structures characteristic of twentieth-century industrial architecture.
3. *Fenestration.* The earliest structures have few windows, expressing their warehouse function. They are varied in size, rhythmically spaced, deeply recessed, produce a strong shadow line, and relate in shape and proportion to those in nearby buildings. Larger industrial sash windows began to be incorporated in structures built from the 1920s and onward. Door openings are often massive to facilitate easy access of bulk materials.
4. *Materials.* Standard brick masonry is predominant for the oldest buildings in the district, with reinforced concrete introduced after the 1906 fire, although its widespread use did not occur until the 1920s. Brick and stone paving treatments on Federal and First and De Boom Streets respectively are extant as well as Beltline Railroad Tracks which run throughout the District.
5. *Color.* Red brick is typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray and blue.
6. *Texture.* Typical facing materials give a rough textured appearance. The overall texture of the facades is rough grained.
7. *Detail.* Arches are common at the ground floor, and are frequently repeated on upper floors. Flattened arches for window treatment are typical. Cornices are simple and generally tend to be abstract versions of the more elaborate cornices found in downtown commercial structures from the nineteenth century. Most of the surfaces of the later buildings are plain and simple reflecting their function. Some of the earlier brick work contains suggestions of pilasters, again highly abstracted. Where detail occurs, it is often found surrounding entryways.

Department staff has reviewed the proposed project for compatibility with these existing features, and finds that the project is consistent and compatible with the South End Landmark District, and the *Secretary of the Interior's Standards for Rehabilitation* (See Above). The proposed project does not impact the overall form, continuity, scale or proportion of the existing building. The project is additive in nature, and does not physically impact the character-defining features of the historic building or surrounding landmark district. The project may be removed in the future without impact to the building's historic

integrity. The project evokes the district's industrial aesthetic, and also incorporates materials that are characteristic of the surrounding landmark district. Therefore, the new outdoor deck/patio would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since this new work would be compatible, yet differentiated, with the historic building.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Section 15301 and 15331) because the project involves exterior and interior alterations to an existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2015-006085COA 101 Townsend St\CoFA Case Report_101 Townsend St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: FEBRUARY 17, 2016

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 015 IN ASSESSOR'S BLOCK 3794, WITHIN THE SOUTH END LANDMARK DISTRICT, MUO (MIXED-USE OFFICE) ZONING DISTRICT AND 105-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 14, 2015, Monty Hill of Carducci & Associates (Project Sponsor) on behalf of Civitas Equity Fund I, LLC (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for a new outdoor deck/patio to the subject property located on Lot 015 in Assessor's Block 3794.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 32 Categorical Exemption (CEQA Guideline Sections 15301 and 15332) on February 9, 2016.

WHEREAS, on February 17, 2016 the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-006085COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission 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, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants a Certificate of Appropriateness, in conformance with the project information dated January 6, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-006085COA based on the following findings:

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 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the South End Landmark District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed project is compatible with the South Landmark District, since the new outdoor deck/patio maintains and does not affect the historic mass and form of the existing building, do not destroy historic materials, and provides for new construction, which is compatible, yet differentiated.
- That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, windows, and cornice, as well as, other elements identified in the designating ordinance for South End Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of South End Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness 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 Certificate of Appropriateness 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 Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District 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 any effect on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

- 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 would not affect any existing housing, and will strengthen neighborhood character by respecting the character-defining features of South End Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.

- 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

- 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 any effect on industrial and service sector jobs on the project site.

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

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

The proposed project in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings 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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 3794 for proposed work in conformance with the project information dated January 6, 2016, labeled Exhibit A on file in the docket for Case No. 2015-006085COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 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 Historic Preservation Commission ADOPTED the foregoing Motion on February 17, 2016.

Jonas P. Ionin
Commission Secretary

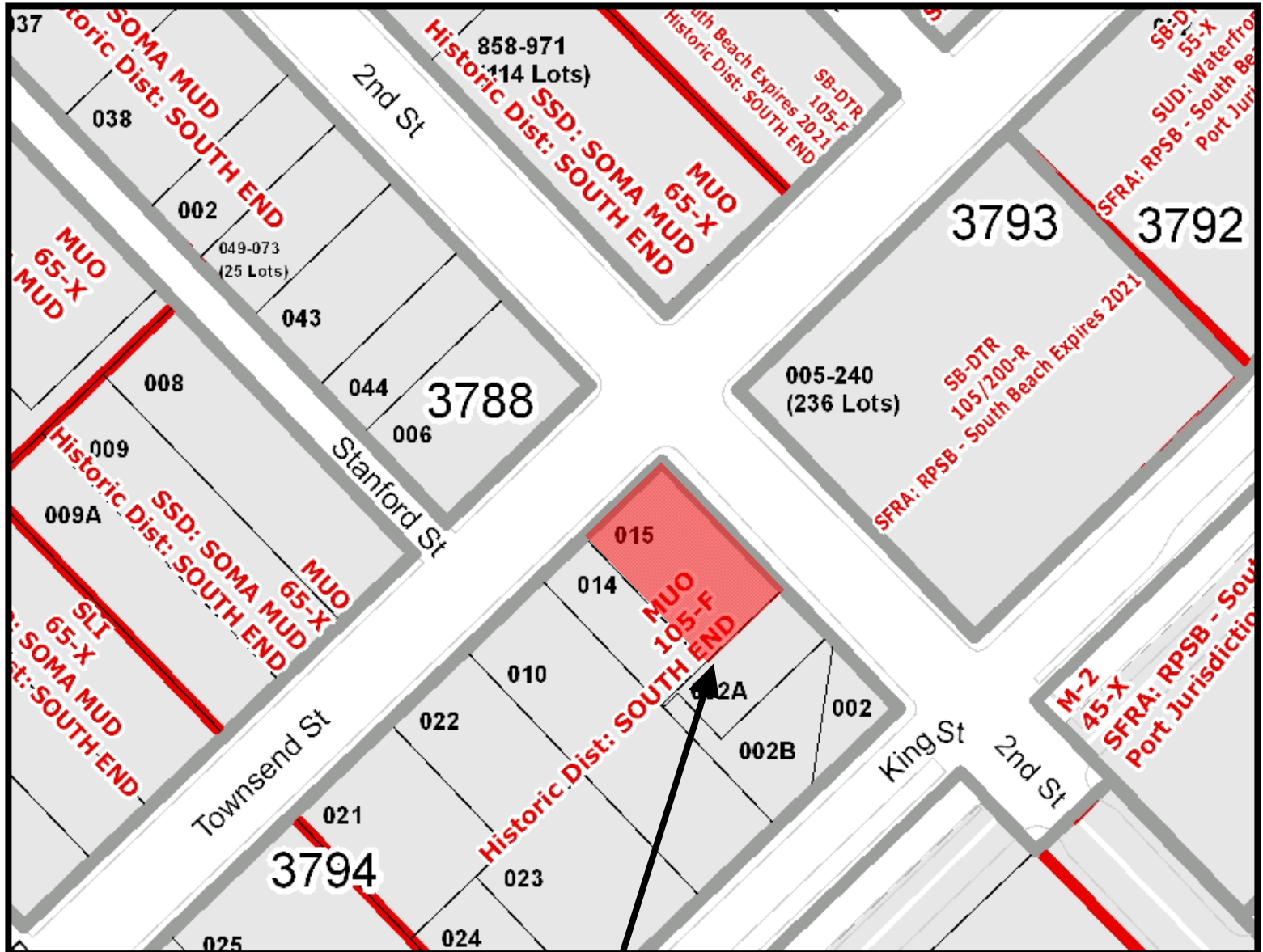
AYES:

NAYS:

ABSENT:

ADOPTED: February 17, 2016

Parcel Map



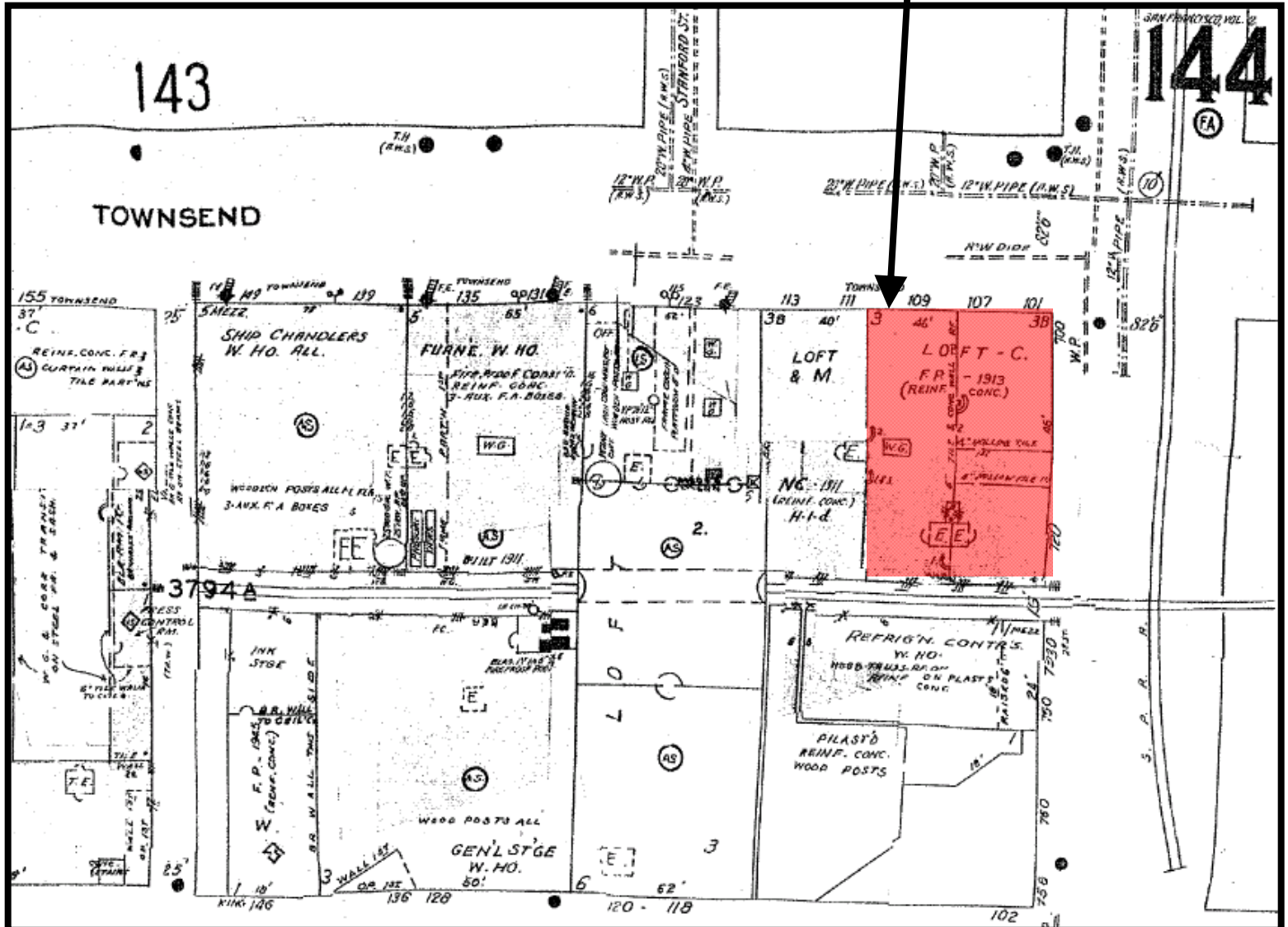
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

Sanborn Map*

SUBJECT PROPERTY

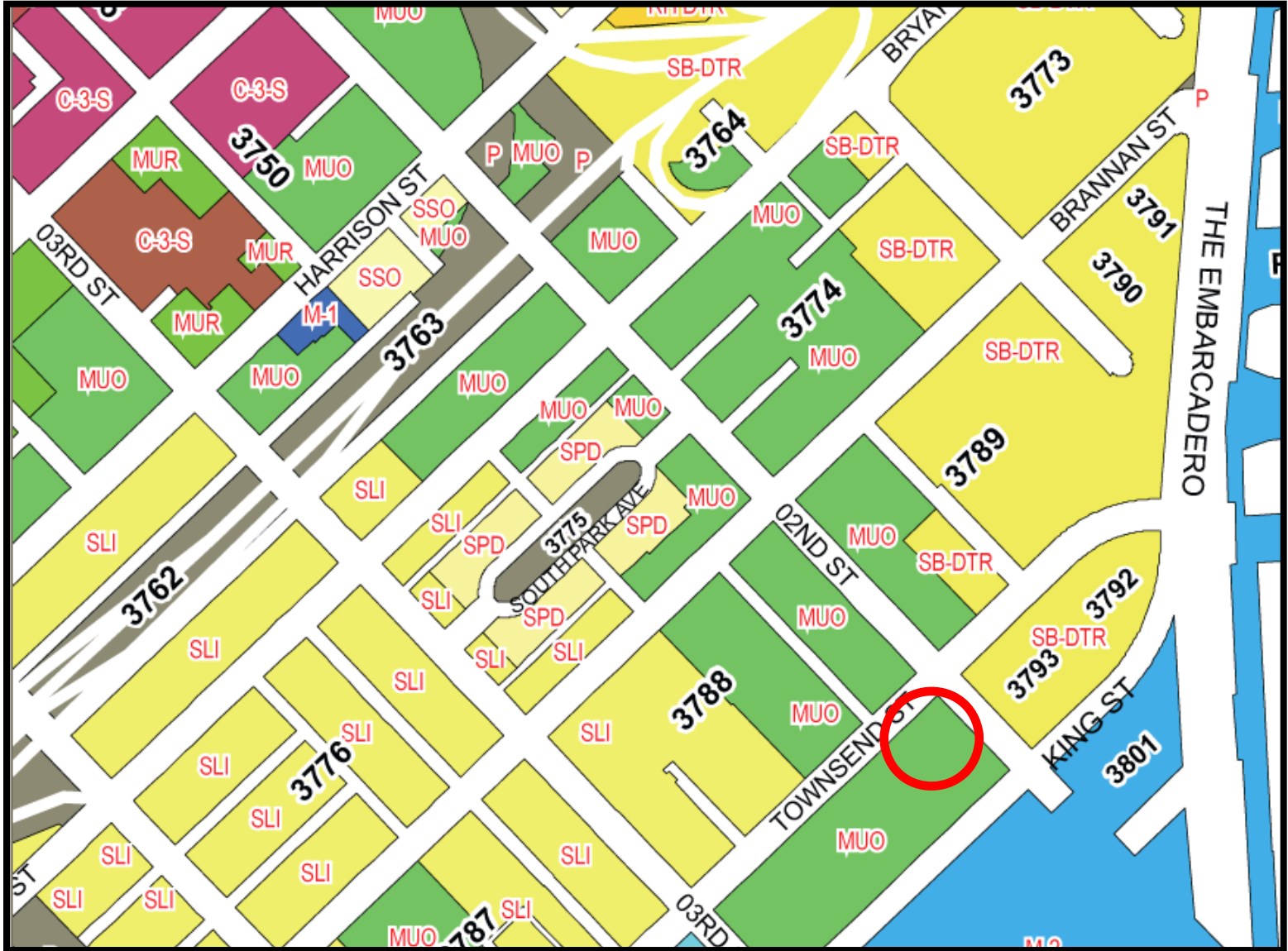


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

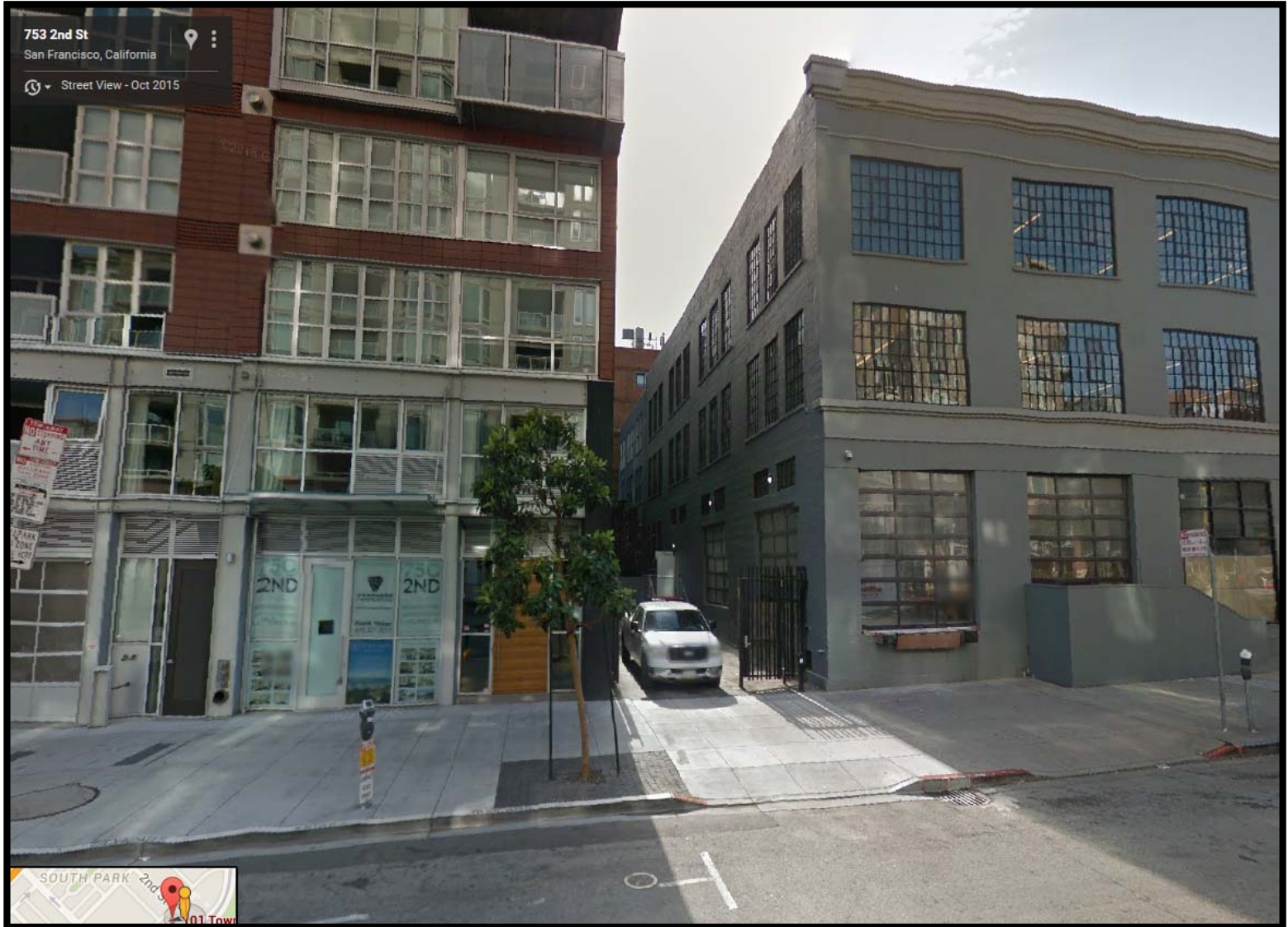
Site Photo



101 Townsend Street (Source: Google)

Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

Site Photo



101 Townsend Street, Project Site (Source: Google)

Certificate of Appropriateness Hearing
Case Number 2015-006085COA
101 Townsend Street

Sucre, Richard (CPC)

From: Frye, Tim (CPC)
Sent: Tuesday, February 09, 2016 1:02 PM
To: Sucre, Richard (CPC); CTYPLN - HPC Commission Secretary
Subject: FW: Please support: Case 2015-006085COA/101 Townsend St side-yard deck/patio

- Tim

Timothy Frye
Preservation Coordinator

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Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Alice Rogers [<mailto:arcomnsf@pacbell.net>]
Sent: Monday, February 08, 2016 1:50 PM
To: Frye, Tim (CPC)
Cc: Doug Dahlin; Michelle Zatlyn; Matthew Prince; Kim, Jane (BOS); Ang, April (BOS); jamie@carducciassociates.com
Subject: Please support: Case 2015-006085COA/101 Townsend St side-yard deck/patio

8 February 2016

San Francisco Historic Preservation Commission

via e-mail c/o Tim Frye

RE: Case 2015-006085COA/101 Townsend St side yard deck/patio

Dear President Wolfram and Commissioners Hyland, Hasz, Johnck, Johns, Matsuda, and Pearlman,

As a 20-year neighborhood resident and active member of several community organizations focussed on making the public realm safe and engaging, I am writing to encourage your support for this side-yard patio/deck. It will bring much-needed activity and interest to an underutilized pocket that is currently experienced from the sidewalk as a dark and slightly foreboding space, and an area given to attracting litter. Since its function as a loading area is no longer needed, it will be a plus to the neighborhood to have the side-yard in frequent use by building occupants.

The building tenant, CloudFlare, is an unusually 'outward-facing' technology company. Their un-frosted windows and lively ground floor meet-up space have been welcome additions to our local streetscape, and the company has been generous in allowing local community organizations use of their meet-up space at no charge for events. When used for evening meetings, or for employees working late, the activated meet-up space adds light and interest to our too-dark, too-quiet (in non-baseball season) neighborhood retail corridor. The outdoor patio will extend the effect.

Thank you in advance for your favorable consideration,

Alice Rogers

.....

Alice Rogers

10 South Park St

Studio 2

San Francisco, CA 94107

C/O Tim Frye, Preservation Coordinator

CC: Doug Dahlin

Jamie Beckman

Jane Kim

April Ang

Rich Sucre

Michelle Zatlyn

Matthew Prince



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
101 Townsend Street		3794/015	
Case No.	Permit No.	Plans Dated	
2015-006085COA		01/06/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. New outdoor deck/patio per plans dated 01/06/16			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class ³¹ Historic Resource Restoration/Rehabilitation

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.


STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

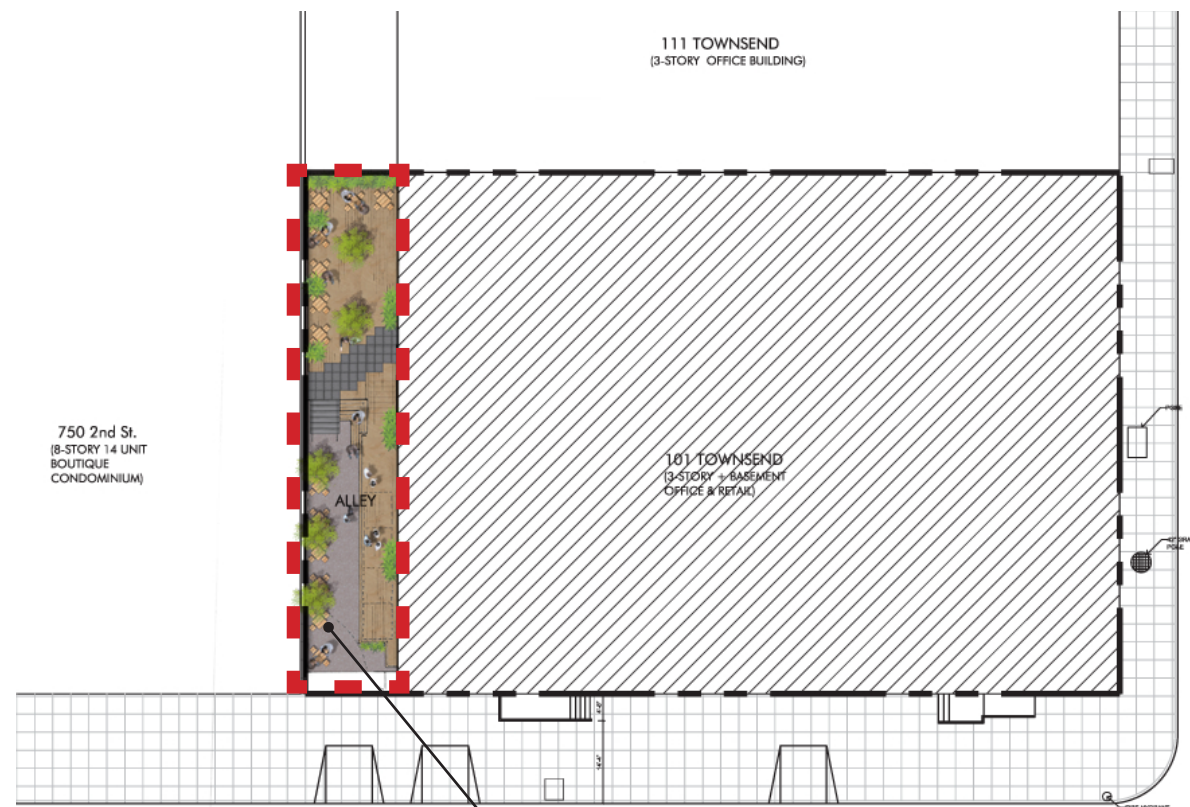
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Richard Sucre <small>Digitally signed by Richard Sucre DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, email=Richard.Sucre@sfgov.org Date: 2016.02.09 14:39:28 -0800</small>	

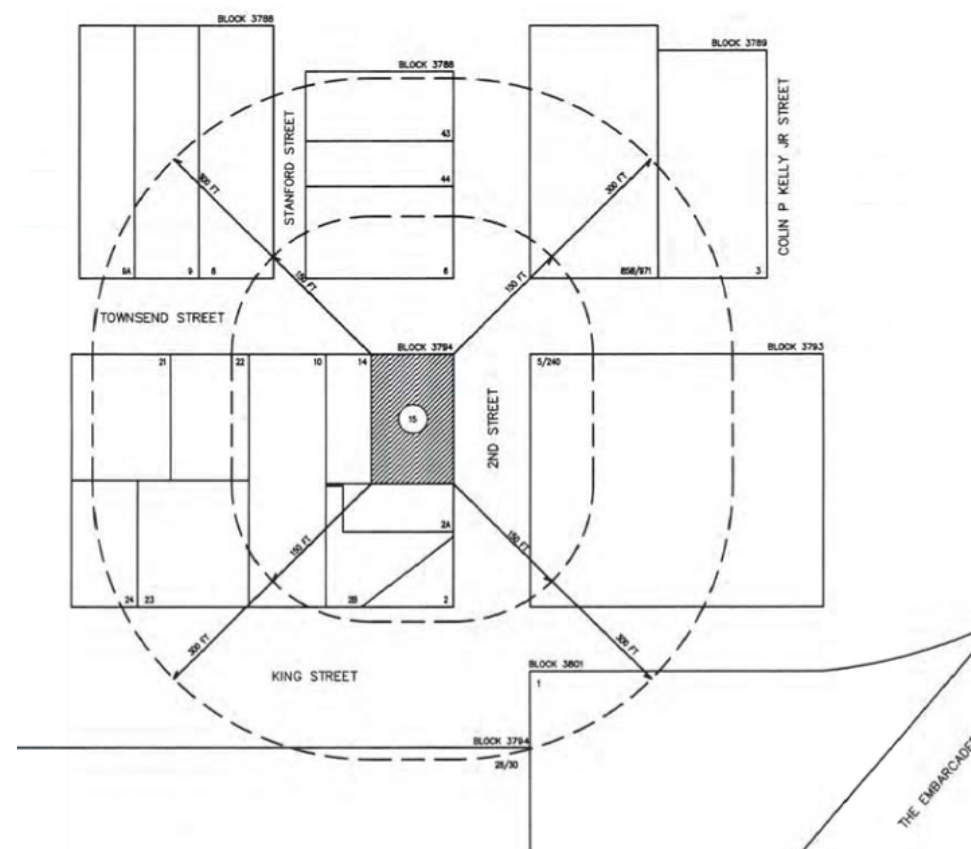
STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre	Signature:  Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2016.02.09 14:39:28 -0800
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SITE PLAN



300 FT RADIUS MAP

PROJECT INFORMATION

ADDRESS: 101 TOWNSEND STREET
SAN FRANCISCO, CA 94107

BLOCK: 3794

LOT: 15

OWNER: KARL DANIELSON, DAHLIN GROUP
925-251-7200

APPLICANT: JAMIE BECKMAN, CARDUCCI & ASSOC.
415-447-5212

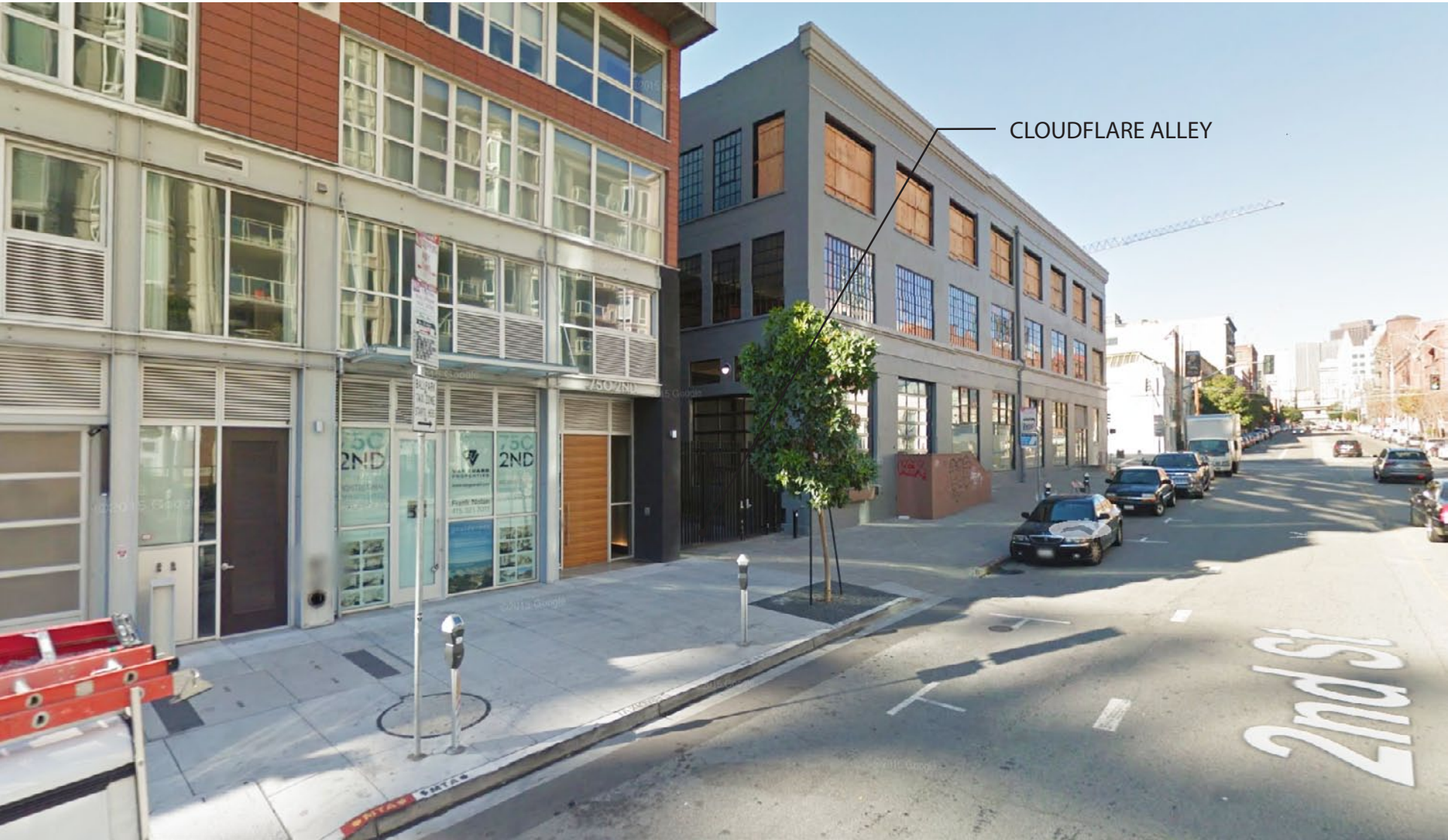
DRAWING INDEX

- L1 TITLE SHEET
- L2 PHOTOS OF EXISTING CONDITIONS
- L3 BUILDING CONTEXT PLAN
- L4 LANDSCAPE PLAN
- L5 BUILDING CONTEXT ELEVATION
- L6 ELEVATIONS & PERSPECTIVE
- L7 DECKING MATERIAL
- L8 RAILING MATERIAL & PLANTERS
- L9 PLANTING

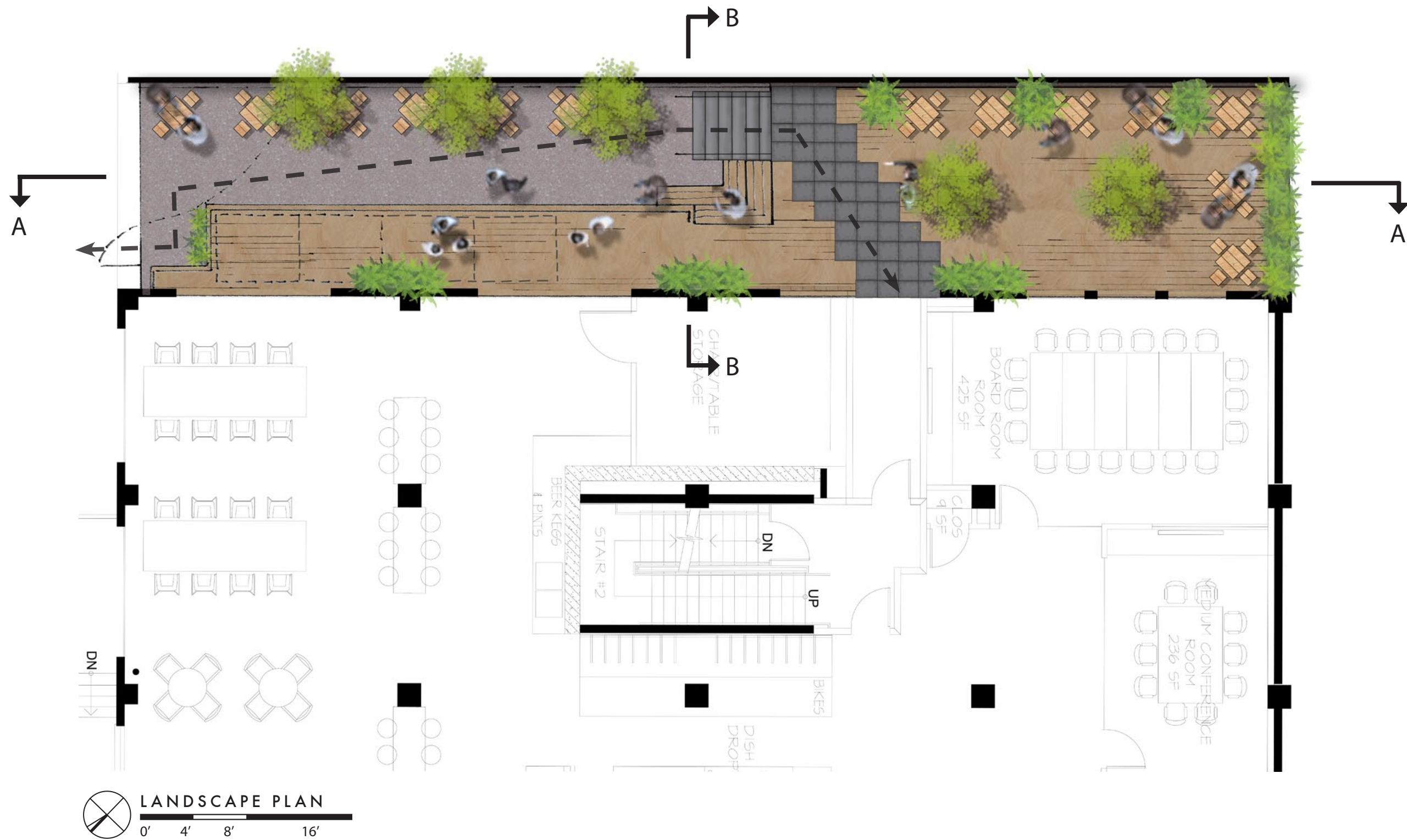
CERTIFICATE OF APPROPRIATENESS
REVISED IN RESPONSE TO PLANNING COMMENTS V2

CLOUDFLARE ALLEY

L 1



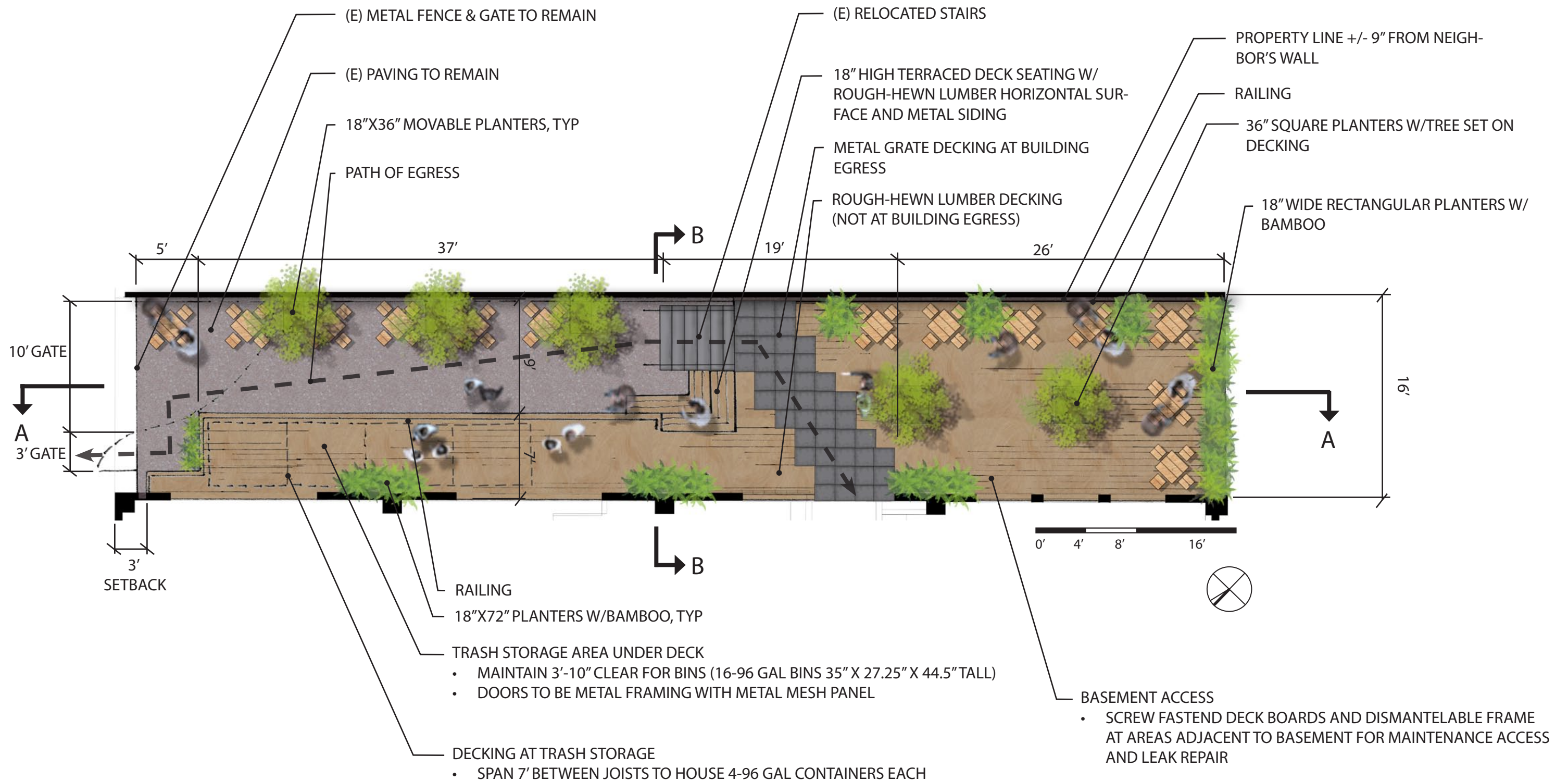
PHOTOS OF EXISTING CONDITIONS



CERTIFICATE OF APPROPRIATENESS
 REVISED IN RESPONSE TO PLANNING COMMENTS V2

CLOUDFLARE ALLEY

L 3



LANDSCAPE PLAN

CERTIFICATE OF APPROPRIATENESS
 REVISED IN RESPONSE TO PLANNING COMMENTS V2

CLOUDFLARE ALLEY

L 4

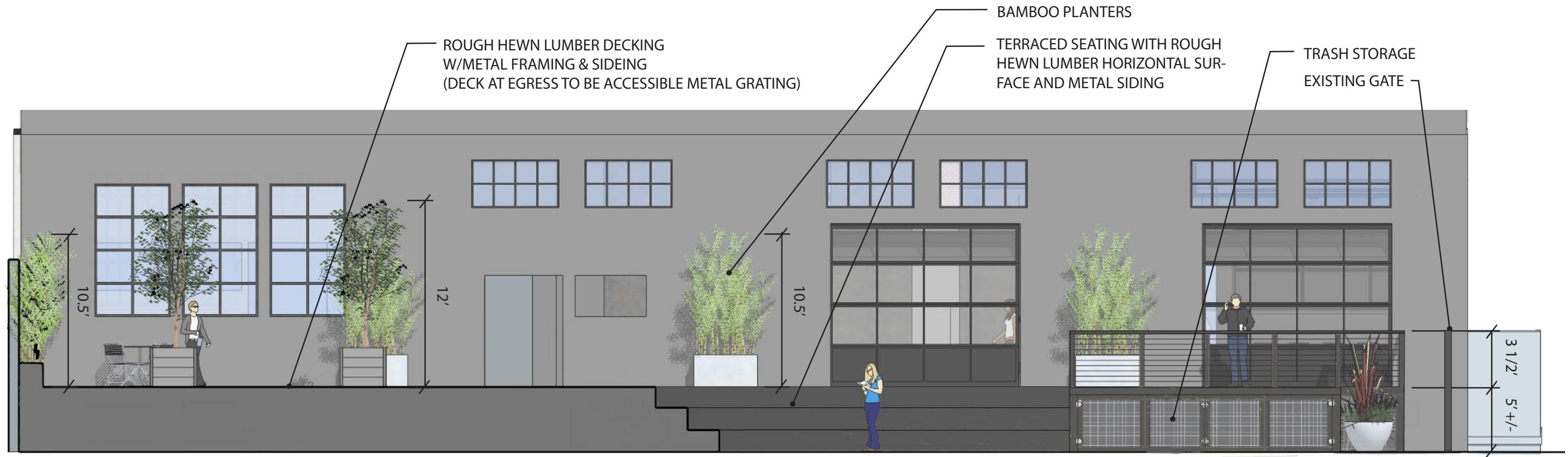


ELEVATION A
 CERTIFICATE OF APPROPRIATENESS
 REVISED IN RESPONSE TO PLANNING COMMENTS V2

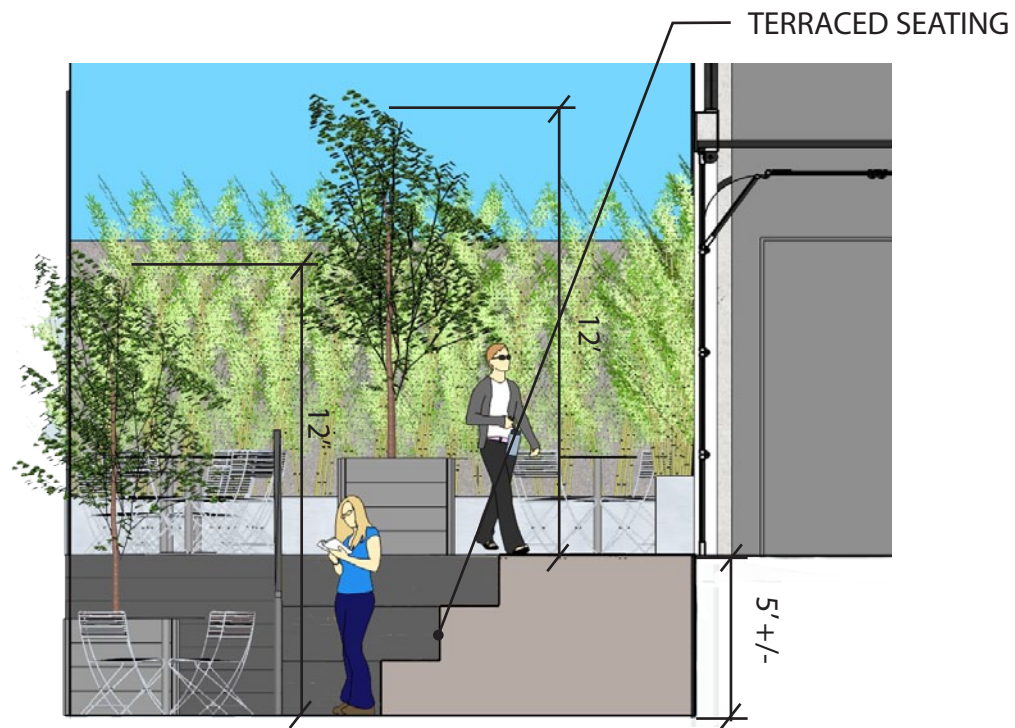
CLOUDFLARE ALLEY

L 5

101 TOWNSEND STREET, SAN FRANCISCO, CALIFORNIA
 01/06/2016
 CARDUCCI & ASSOCIATES INC.



ELEVATION A



ELEVATION B



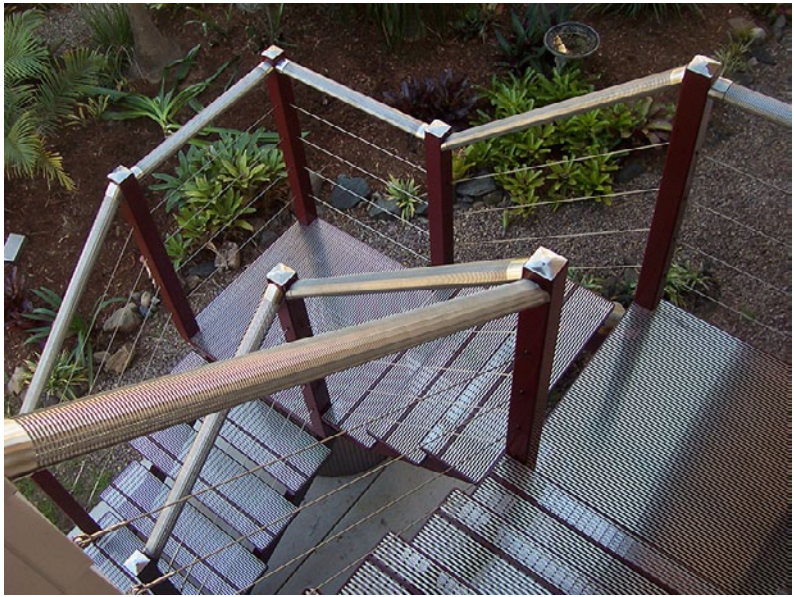
PERSPECTIVE FROM ENTRANCE

CERTIFICATE OF APPROPRIATENESS
REVISED IN RESPONSE TO PLANNING COMMENTS V2

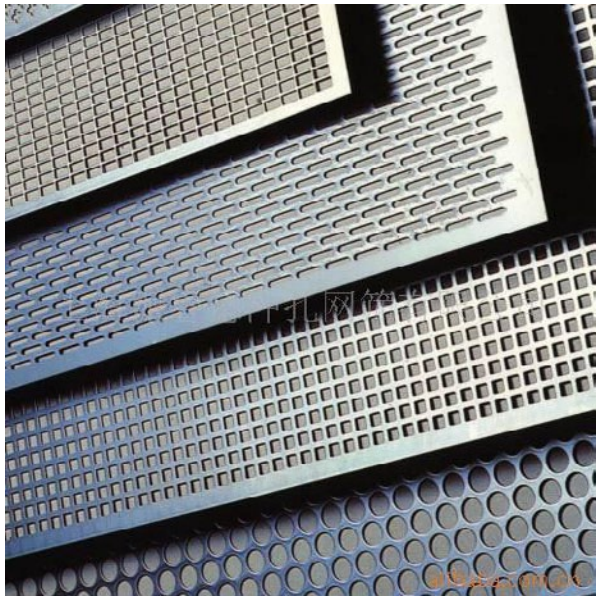
CLOUDFLARE ALLEY



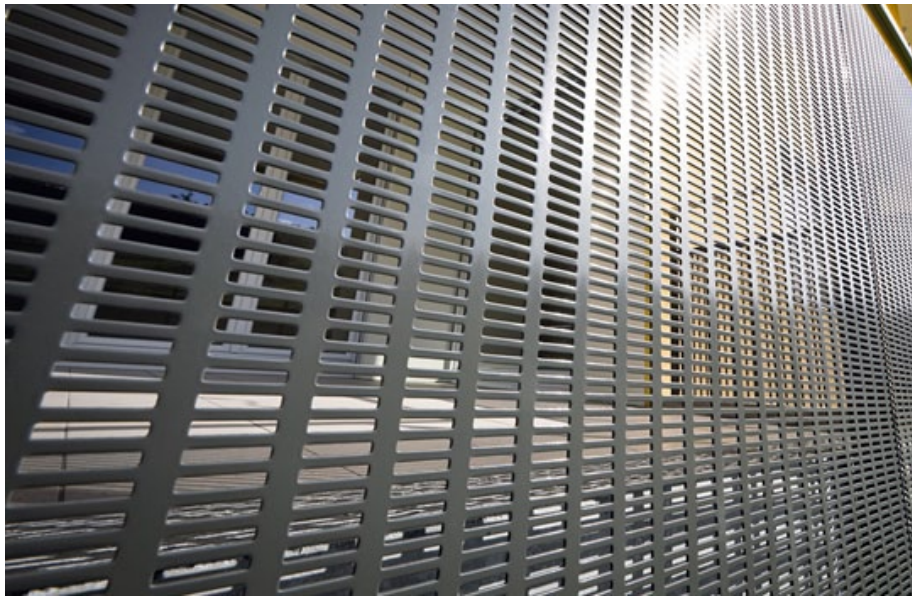
DECKING: SALVAGED ROUGH HEWN LUMBER



DECKING AT EMERGENCY EGRESS:
METAL GRATING
FINISH: DARK PEWTER GREY



DECK SIDING: PERFORATED METAL SCREEN WITH METAL POSTS
FINISH: DARK PEWTER GREY



DECK RAILING: METAL RAIL & POSTS WITH PERFORATED
METAL SCREEN, WIRE MESH, OR METAL RODS
FINISH: DARK PEWTER GREY



PLANTERS UNLIMITED
MODERN FIBERGLASS COMMERCIAL
PLANTER

PART: F1-MOD-S3636
SIZE: 36" L X 36" W X 36" H
FINISH: REAL METAL MATTE DARK
GREY



PLANTERS UNLIMITED
MODERN FIBERGLASS COMMERCIAL
PLANTER

PART: F1-MOD-REC601818
SIZE: 60" L X 18" W X 18" H
FINISH: REAL METAL MATTE DARK
GREY



PLANTERS



CERTIFICATE OF APPROPRIATENESS
REVISED IN RESPONSE TO PLANNING COMMENTS V2

CLOUDFLARE ALLEY



FARGESIA 'JIUZHAIGOU'
RED DRAGON BAMBOO
HABIT: UPRIGHT CLUMPING BAMBOO
HEIGHT: 9' - 12'
CARE: COLD-TOLERANT, SHADE-TOLERANT



MAGNOLIA VIRGINIANA
SWEET BAY MAGNOLIA
HABIT: UPRIGHT EVERGREEN TREE
HEIGHT: 15'-25' (LIMITED BY CONTAINER)
CARE: COLD-TOLERANT, SHADE-TOLERANT



SOLANUM JASMINOIDES
POTATOE VINE
HABITAT: EVERGREEN VINE



VINCA MINOR
DWARF PERIWINKLE
HABIT: EVERGREEN VINE



ASPARAGUS DENSIFLORUS
ASPARAGUS FERN
HABIT: EVERGREEN
PERENNIAL
HEIGHT: 2'TALL



LIRIOPE MUSCARI
LILY TURF
HABIT: EVERGREEN
PERENNIAL
HEIGHT: 1'-1.5'TALL

PLANTING MATERIAL

CERTIFICATE OF APPROPRIATENESS
REVISED IN RESPONSE TO PLANNING COMMENTS V2

CLOUDFLARE ALLEY