



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 5, 2015
CONSENT

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

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Planning
Information:
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Date: February 23, 2015
Case No.: **2011.0929CUA-02**
Project Address: **1401 Howard Street**
Zoning: RCD (Regional Commercial) Zoning District
Western SOMA Special Use District
55/65-X Height and Bulk District
Block/Lot: 3517/035
Project Sponsor: Chris Foley, 1401 Development Partners LP
P.O. Box 77081
San Francisco, CA 94107
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucresf@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposed project includes approval of the previously-approved project to convert an existing church into office, retail, and assembly space, along with interior and exterior alterations. The proposed project would construct an interior mezzanine, thus resulting in 18,260 square feet (sf) of office space; 1,300 sf of retail space; and 2,500 sf of assembly space. Key components of the proposed project include: repair and rehabilitation of the exterior, a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. The project would utilize the California Historic Building Code (CHBC), and would also pursue Federal Rehabilitation Tax Incentives and New Markets Tax Credits.

In February 2012, the Planning Commission previously authorized the change in use from church to office, retail and assembly, as noted in Planning Commission Motion No. 18551. However, the Project Sponsor was unable to vest this entitlement prior to the change in zoning caused by the adoption of the Western SoMa Area Plan.

SITE DESCRIPTION AND PRESENT USE

The project is located on an irregularly-shaped lot at the southwest corner of 10th and Howard Streets (Block 3517, Lot 035). The project site has 140-ft of frontage along Howard Street and 162-ft of frontage along 10th Street. Constructed in 1913, the subject property is commonly known as St. Joseph's Church and is developed with a grand three-story church that has been largely vacant since the early 1990s. The subject property is Landmark No. 120, which is listed in Article 10 of the San Francisco Planning Code. Currently, the existing building is 17,060 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including several apartment buildings, an appliance store, a storage facility, a residential enclave (off of nearby Kissling Street), a paper store, and several automotive repair facilities. Also located within the immediate vicinity are a church, preschool, and an elementary school, which directly abut the subject property. Along Howard Street, buildings in the immediate vicinity typically range from two to four stories in height, and contain residential, commercial or light industrial uses, including automotive repair, storage and retail. Along 10th Street, buildings in the immediate vicinity are predominantly two-stories tall, and largely light industrial in character. Other zoning districts within the vicinity of the project site include: WMUG (Western SoMa Mixed-Use General), WMUO (Western SoMa Mixed-Use Office), RED (Residential Enclave), and RED-MX (Residential Enclave, Mixed).

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 13, 2015	February 13, 2015	20 days
Posted Notice	20 days	February 13, 2015	February 13, 2015	20 days
Mailed Notice	20 days	February 13, 2015	February 13, 2015	29 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization notice.

PUBLIC COMMENT

As of February 23, 2015, the Department has not received any correspondence regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Previously-Approved Project: In February 2012, the Planning Commission approved the change in use from church to office, retail and assembly use, as noted in Planning Commission Motion No. 18551 (See Attached). In March 2013, the adoption of the Western SoMa Area Plan changed the zoning of the subject property from SLR (Service, Light Industrial, Residential) to RCD (Regional Commercial). Since the Project Sponsor was not able to vest the previously-approved project prior to the change in zoning, the project requires a new Conditional Use Authorization under the current zoning.
- Office Use: Within the RCD Zoning District, office use is limited in its definition to the uses identified in Planning Code Section 790.69, which states that office use is a service defined in Planning Code Sections 790.106 through 790.116. Among the relevant categorizations, office use

may be defined as: Administrative Service (Planning Code Section 790.106), Philanthropic Administrative Service (Planning Code Section 790.107), Business or Professional Service (Planning Code Section 790.108), Financial Service (Planning Code Section 790.110), Fringe Financial Service (Planning Code Section 790.111), Limited Financial Service (Planning Code Section 790.111), Medical Service (Planning Code Section 790.114), and Personal Service (Planning Code Section 790.116).

- Historic Preservation Commission (HPC): On February 1, 2012, the HPC approved the proposed exterior work through a Certificate of Appropriateness (Historic Preservation Commission Motion No. 0148), and found the project to be compliant with the Secretary of the Interior's Standards for Rehabilitation. The HPC also determined that the proposed project would enhance the feasibility of preserving the existing building, as noted in HPC Resolution No. 0671.
- Office Use in City Landmarks: Per Planning Code Section 744.86b, office use is principally permitted in Article 10 City Landmarks, pursuant to Planning Code Section 703.9. Under Planning Code Section 703.9, the Zoning Administrator, with the advice of the Historic Preservation Commission, has determined that allowing office use will enhance the feasibility of preserving the subject building.
- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Impact Development Fee (18,260 sq ft – New Office)	411 (@ \$13.87)	\$253,266
Transit Impact Development Fee (1,300 sq ft – New Retail)	411 (@ \$14.59)	\$18,967
Transit Impact Development Fee (2,500 sq ft – New Assembly)	411 (@ \$13.87)	\$34,675
Eastern Neighborhoods Impact Fee (5,000 sq ft – Tier 2; New Non-Residential)	423 (@ \$12.14)	\$60,700
	TOTAL	\$367,608

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow assembly use and a non-residential use larger than 10,000 sq. ft in the RCD (Regional Commercial) Zoning District, per Planning Code Sections 121.2, 303, 744.21, 744.81 and 790.50(a).

BASIS FOR RECOMMENDATION

- The project promotes adaptive reuse within a landmark property, which is encouraged by the Western SoMa Area Plan.

- The project would maintain the subject building's historic character, would rehabilitate a City Landmark, and would assist in maintaining the area's diverse economic base.
- The Zoning Administrator has determined that the office use would enhance the feasibility of preserving the subject property.
- The proposed use is supported by the Historic Preservation Commission, as documented in HPC Resolution No. 0671.
- The project will pay the appropriate development impact fees.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Aerial Photos
Site Photos
Architectural Drawings
Project Sponsor Memo
Historic Preservation Commission Motion No. 148
Historic Preservation Commission Resolution No. 671
Planning Commission Motion No. 18551
Environmental Determination

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

RS: G:\Documents\Conditional Use Authorization\2011.0929CUA-02 1401 Howard St\ExecutiveSummary_1401 Howard St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fee, Sec. 423) |

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Planning Commission Draft Motion

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 303, 744.21, 744.81 AND 790.50(A) OF THE PLANNING CODE TO ESTABLISH AN ASSEMBLY USE (APPROXIMATELY 2,500 GSF) AND ESTABLISH A NON-RESIDENTIAL (OFFICE) USE LARGER THAN 10,000 SQUARE FEET FOR THE PROJECT AT 1401 HOWARD STREET, LOT 035 IN ASSESSOR'S BLOCK 3517 WITHIN THE RCD (REGIONAL COMMERCIAL) DISTRICT, WESTERN SOMA SPECIAL USE DISTRICT, AND A 55/65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 2, 2015, Chris Foley of 1401 Development Partners LP (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.2, 303, 744.21, 744.81 and 790.50(a) of the Planning Code to establish an assembly use and a non-residential (office) use larger than 10,000 square feet within the RCD (Regional Commercial) Zoning District, Western SOMA Special Use District and a 55/65-X Height and Bulk District.

On February 2, 2012, the San Francisco Historic Preservation Commission reviewed the previously-approved project, in order to provide a recommendation on the project's feasibility to preserve the

subject building. Subsequently, the Zoning Administrator has determined that the proposed office use would enhance the feasibility to preserve the subject building.

On March 5, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0929CUA-02.

On January 25, 2012, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2011.0929CUA-02 at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0929CUA-02, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on an irregularly-shaped lot at the southwest corner of 10th and Howard Streets (Block 3517, Lot 035). The project site has 140-ft of frontage along Howard Street and 162-ft of frontage along 10th Street. Constructed in 1913, the subject property is commonly known as St. Joseph's Church and is developed with a grand three-story church that has been largely vacant since the early 1990s. The subject property is Landmark No. 120, which is listed in Article 10 of the San Francisco Planning Code. Currently, the existing building is 17,060 square feet.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including several apartment buildings, an appliance store, a storage facility, a residential enclave (off of nearby Kissling Street), a paper store, and several automotive repair facilities. Also located within the immediate vicinity are a church, preschool, and an elementary school, which directly abut the subject property. Along Howard Street, buildings in the immediate vicinity typically range from two to four stories in height, and contain residential, commercial or light industrial uses, including automotive repair, storage and retail. Along 10th Street, buildings in the immediate vicinity are predominantly two-

stories tall, and largely light industrial in character. Other zoning districts within the vicinity of the project site include: WMUG (Western SoMa Mixed-Use General), WMUO (Western SoMa Mixed-Use Office), RED (Residential Enclave), and RED-MX (Residential Enclave, Mixed).

4. **Project Description.** The proposed project includes approval of the previously-approved project to convert an existing church into office, retail, and assembly space, along with interior and exterior alterations. The proposed project would construct an interior mezzanine, thus resulting in 18,260 sq. ft. of office space; 1,300 sq. ft. of retail space; and 2,500 sq. ft. of assembly space. Key components of the proposed project include: repair and rehabilitation of the exterior, a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. The project would utilize the California Historic Building Code (CHBC), and would also pursue Federal Rehabilitation Tax Incentives and New Markets Tax Credits.

In February 2012, the Planning Commission previously authorized the change in use from church to office, retail and assembly, as noted in Planning Commission Motion No. 18551. However, the Project Sponsor was unable to vest this entitlement prior to the change in zoning caused by the adoption of the Western SoMa Area Plan.

5. **Public Comment.** The Department has not received any public correspondence regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 744 outlines the uses principally and conditionally permitted within the RCD (Regional Commercial) Zoning District. Per Planning Code Section 744.40, retail use is principally permitted. Per Planning Code Section 744.86b, office use in historic buildings is principally permitted, subject to the regulations outlined in Planning Code Section 703.9 and 790.69. Per Planning Code Section 744.81 and 790.50(a), assembly use is permitted with Conditional Use Authorization from the Planning Commission in the RCD Zoning District.

The Project includes a change in use from church to office (18,260 sq. ft), retail (1,300 sq. ft) and assembly (2,500 sq. ft.). The retail use is principally permitted according to Planning Code Section 744.40. The office use is principally permitted with approval from the Zoning Administrator and Historic Preservation Commission (See Below). Finally, the proposed project is seeking Conditional Use Authorization for the proposed assembly use. As noted by the Project Sponsor, the assembly use is intended for use by the tenants and for future events and/or meetings. The assembly space may also be made available to the surrounding neighborhood and for community events.

- B. **Office Use in City Landmarks in the RCD Zoning District.** In Article 10 City Landmarks, Planning Code Section 703.9 states that office use is principally permitted if the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that the proposed use will enhance the feasibility of preserving the building.

1401 Howard Street is designated as Landmark No. 120 and is listed in Article 10 of the San Francisco Planning Code. The original proposal was reviewed by the Historic Preservation Commission on February 1, 2012, and was determined to enhance the feasibility of preserving the subject building, as documented in HPC Resolution No. 0671. The Zoning Administrator has reviewed the Project, and has determined that the proposed use would enhance the feasibility of preserving the existing building.

- C. **Office Use in RCD Zoning District.** Within the RCD Zoning District, office use is defined in Planning Code Section 790.69, which states that office use is Planning Code Sections 790.106 through 790.116. Among the relevant categorizations, office use may be defined as: Administrative Service (Planning Code Section 790.106), Philanthropic Administrative Service (Planning Code Section 790.107), Business or Professional Service (Planning Code Section 790.108), Financial Service (Planning Code Section 790.110), Fringe Financial Service (Planning Code Section 790.111), Limited Financial Service (Planning Code Section 790.111), Medical Service (Planning Code Section 790.114), and Personal Service (Planning Code Section 790.116).

The Project will comply with the definition of office use, as outlined in Planning Code Section 790.69.

- D. **Off-Street Parking.** In the RCD Zoning District, Planning Code Section 151.1 outlines parking maximums rather than parking minimums. Currently, the project is not required to provide off-street parking for the proposed uses.

As a landmark listed in Article 10 of the San Francisco Planning Code, there is no minimum off-street parking requirement for the subject building, per Planning Code Section 161(k).

- E. **Street Trees.** Planning Code Section 138.1 states that one street tree for each 20 ft of frontage of the property along each street is required for projects involving the addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building.

The Project will construct an interior mezzanine level, which will add gross floor area in excess of 20 percent of the existing gross floor area. Therefore, the project is required to provide seven street trees along Howard Street and eight street trees along 10th Street. Currently, the proposed project meets this requirement.

- F. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for every 5,000 sq. ft. of office use, and a minimum of two Class 2 bicycle parking space for any office use greater than 5,000 gsf, but less than 50,000 sq. ft. In addition, Planning Code Section 155.2 requires at least two Class 2 bicycle parking spaces for any retail uses, which is less than 2,500 square feet. Therefore, the Project is required to provide 3 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces.

The Project will provide 3 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces. Therefore, the proposed project complies with Planning Code Section 155.2.

- G. **Transit Impact Development Fees.** Planning Code Section 411 is applicable to new office and retail development over 800 sq ft.

The Project includes a change in use from church (17,060 sq. ft.) to office (18,260 sq. ft.), retail (1,300 sq. ft) and assembly (2,500 sq. ft.). These uses will be subject to the Transit Impact Development Fee.

- H. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the RCD (Regional Commercial) Zoning District that results in the addition of gross square feet of non-residential space.

The Project would construct a new interior mezzanine measuring approximately 5,000 square feet. This new square footage is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Planning Code Section 121.2** establishes criteria for the Planning Commission to consider when reviewing applications for projects within the RCD Zoning District, which proposed non-residential uses larger than 10,000 square feet in size, through the Conditional Use authorization process. On balance, the project complies with said criteria in that:

- (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project would not likely foreclose the location of another needed neighborhood-serving. Currently, the existing site is a vacant church. The Project would assist in revitalizing and rehabilitating the existing church, thus increasing the potential for additional new neighborhood-serving development by improving a blighted landmark.

- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project includes office, retail and assembly uses. Currently, the surrounding neighborhood does not have many neighborhood-serving options within a one block radius. The surrounding neighborhood (particularly to the north) is experiencing an influx of newer development, which is assisting in improving the livability of the neighborhood by adding new streetscape amenities and new uses. The Project will contribute to the evolving character of the surrounding neighborhood. Given the size and scale of the existing church, the size and scale of the proposed office use is necessary, in order to compete with the increased demand for neighborhood-serving office uses within the immediate vicinity. Further, the larger scale use is driven by the existing church, which currently has a larger floor plate (measuring approximately 17,060 sq. ft.). Allowing the larger use allows for a clear reading of the church's interior. In addition, the retail and assembly uses will assist in serving the surrounding neighborhood by providing for publically-accessible destinations and community gathering spots.

- (3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

Since 1913, St. Joseph's Church has been a neighborhood icon. The Project preserves and rehabilitates a neighborhood landmark, which is currently vacant and has been underutilized for the past twenty years. The Project does not propose any exterior expansion, and would construct an interior mezzanine (measuring approximately 5,000 sq. ft.). The new uses appropriately fit within the existing church volume, and the Project has received the appropriate approvals from the Historic Preservation Commission, as noted in Historic Preservation Commission Motion No. 0148.

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project will convert a church into office, retail and assembly space. Currently, St. Joseph's Church is already classified as an assembly use, and the proposed project will reduce the amount of assembly use within the existing building. The size and intensity of the new office and retail uses are necessary and desirable for this neighborhood and the surrounding community because they will allow for the rehabilitation of a historic landmark and add new site amenities that will contribute to the character of the surrounding neighborhood. The immediate area is extremely varied in character and features a variety of uses, including light industrial, commercial, and residential. The subject building is an icon within the surrounding neighborhood due to its historic character, height, and location. The new office and retail uses will complement the mix of goods and services currently available in the surrounding district and will contribute to the economic vitality of the neighborhood by preserving, rehabilitating and restoring a historic landmark, which is a positive contribution to the neighborhood.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing church will remain the same. The Project will preserve and rehabilitate the exterior and interior of the subject building, including the exterior façade and landscape elements, and will add new floor area within the interior. The proposed uses would be complimentary to the surrounding neighborhood, particularly the new retail and assembly uses. Overall, this work will be beneficial to the surrounding neighborhood and the historic landmark.

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

The Planning Code does not require parking for the proposed project because the subject property is a historic landmark. The Project would not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of approval are included to address potential issues.

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

The Project will add new historically-appropriate lighting on the exterior and will also rehabilitate the existing landscaping and perimeter by repairing the existing fences and adding new street trees. This work will be beneficial to the surrounding neighborhood because it will provide new street improvements, lighting, and vegetation. As determined by the Historic Preservation Commission, the landscape and site treatment is historically appropriately, as documented in Certificate of Appropriateness Motion No. 0148. The proposal will not include loading or service areas, unusual lighting or signage.

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

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

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

The Project is located within the Regional Commercial (RCD) Zoning District, which is a Neighborhood Commercial District created as part of the Western SoMa Area Plan. The Regional Commercial District (RCD) is located along the 9th Street and 10th Street corridors, generally running from Mission Street to Harrison Street, and provides for a wide variety of commercial uses and services to a population greater than the immediate neighborhood. While providing convenience goods and services to the surrounding neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the City that serve shoppers from other neighborhoods and cities.

Large-scale lots and buildings and wide streets distinguish the RCD from smaller-scaled neighborhood commercial streets, although the district also includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. The RCD Zoning District encourages a diverse commercial environment, including limited amounts of

office and retail uses. Therefore, the Project is consistent with the purposes and character of the RCD Zoning District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGE.

Policy 3.4:

Assist newly emerging economic activities.

The Project will introduce a new office and retail use within the neighborhood and will enhance the diverse economic base of the City. Further, this new office use will be targeted towards “incubator” office tenants and the high tech industry.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

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

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.

The Project will preserve, reuse, and rehabilitate San Francisco City Landmark No. 120 according to the Secretary of the Interior's Standards for Rehabilitation.

WESTERN SOMA AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.2:

ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS AND MINIMIZE CONFLICT WITH RESIDENTIAL USES.

Policy 1.2.6:

Include development impact fees from the Western SoMa SUD in the Eastern Neighborhoods Community Benefit Fund.

NEIGHBORHOOD ECONOMY

Objectives and Policies

OBJECTIVE 2.1:

RETAIN AND ENCOURAGE GROWTH OPPORTUNITIES.

Policy 2.1.7:

Encourage innovation, creativity and start-up business opportunities through adaptive re-use programs that encourage building rehabilitation over demolition and new construction proposals.

URBAN DESIGN AND BUILT FORM

Objectives and Policies

OBJECTIVE 2.1:

Reinforce the diversity of the existing built form and the warehouse, industrial and alley character.

Policy 5.1.3:

Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.

Policy 5.1.4:

Continue to develop and codify a clear and coherent historic resource adaptive re-use program for the Western SoMa SUD that reinforces and builds on the Secretary of the Interior adaptive re-use standards.

Policy 5.1.6:

Encourage a mix of uses rather than mixed use developments.

PRESERVATION/SOCIAL HERITAGE AND CULTURAL PRESERVATION

Objectives and Policies

OBJECTIVE 6.2:

Protect historic and cultural resources.

Policy 6.2.2:

Protect individually designated resources and resources that are valuable as a group.

OBJECTIVE 6.3:

Demonstrate leadership through preservation, rehabilitation and adaptive re-use.

Policy 6.3.2:

Preserve, restore, and rehabilitate social heritage assets with an appropriate re-use that responds to the “adaptive re-use analysis” and “adaptive re-use programs” proposed in the Western SoMa SUD.

Generally, the Western SoMa Area Plan encourages the preservation and reuse of historic buildings. The proposed project is consistent with the policies and objectives of the Western SoMa Area Plan. The proposed project will contribute to the economic diversity and mixed-use character of the neighborhood and will reuse and restore a City Landmark.

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

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

The Project will not significantly affect any neighborhood serving retail uses, as numerous retail uses will still be present in the area. The proposal will introduce a new retail use to the area, which will likely be a café or coffee shop. Currently, the immediate area does not possess many of these types of 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 will not impact the existing housing or neighborhood character, which already includes residential, commercial, and light industrial uses.

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

The Project will not impact any of the existing housing.

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

The Project will not alter the existing commuter traffic patterns. The existing building is within walking distance to public transportation options. The location of the site will enable employees and visitors to the building to walk, bike, or use public transit. Parking is not required per Planning Code Section 161(k).

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will assist in maintaining a diverse economic base by introducing a new commercial use. No industrial or service sector jobs will be impacted by the proposed project.

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

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

- G. That landmarks and historic buildings be preserved.

The subject property is Landmark No. 120. As recognized by the Historic Preservation Commission in Certificate of Appropriateness Motion No. 0148 and Resolution No. 0671, the proposed project will enhance the feasibility to preserve the existing building by converting the building into office, retail and assembly use.

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

The Project will have no negative impact on existing parks and open spaces. The Project has no impact on open spaces.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0929CUA-02** under Planning Code Sections 121.2, 303, 744.21, 744.81 and 790.50(a) to establish an assembly use (approximately 2,500 square feet) and a non-residential (office) use larger than 10,000 square feet at 1401 Howard Street within the RCD (Regional Commercial) Zoning District, Western SOMA Special Use District, and a 55/65-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 26, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 March 5, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 5, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish an assembly use (approximately 2,500 sf) and a non-residential (office) use larger than 10,000 square feet located at 1401 Howard Street, Block 3517 and Lot 035 pursuant to Planning Code Section 121.2, 303, 744.21, 744.81, and 790.50(a) within the RCD Zoning District, Western SOMA Special Use District, and a 55/65-X Height and Bulk District; in general conformance with information stamped "EXHIBIT B" included in the docket for Case No. 2011.0929CUA-02 and subject to conditions of approval reviewed and approved by the Commission on March 5, 2015 under Motion No. XXXXX. 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 March 5, 2015 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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.sfpplanning.org

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.sfpplanning.org

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.sfpplanning.org

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.sfpplanning.org

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.sfpplanning.org

DESIGN

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

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 architectural addenda. 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.

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

MONITORING

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

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

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than 7 bicycle parking spaces (3 Class 1 spaces and 4 Class 2 spaces).

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

OPERATION

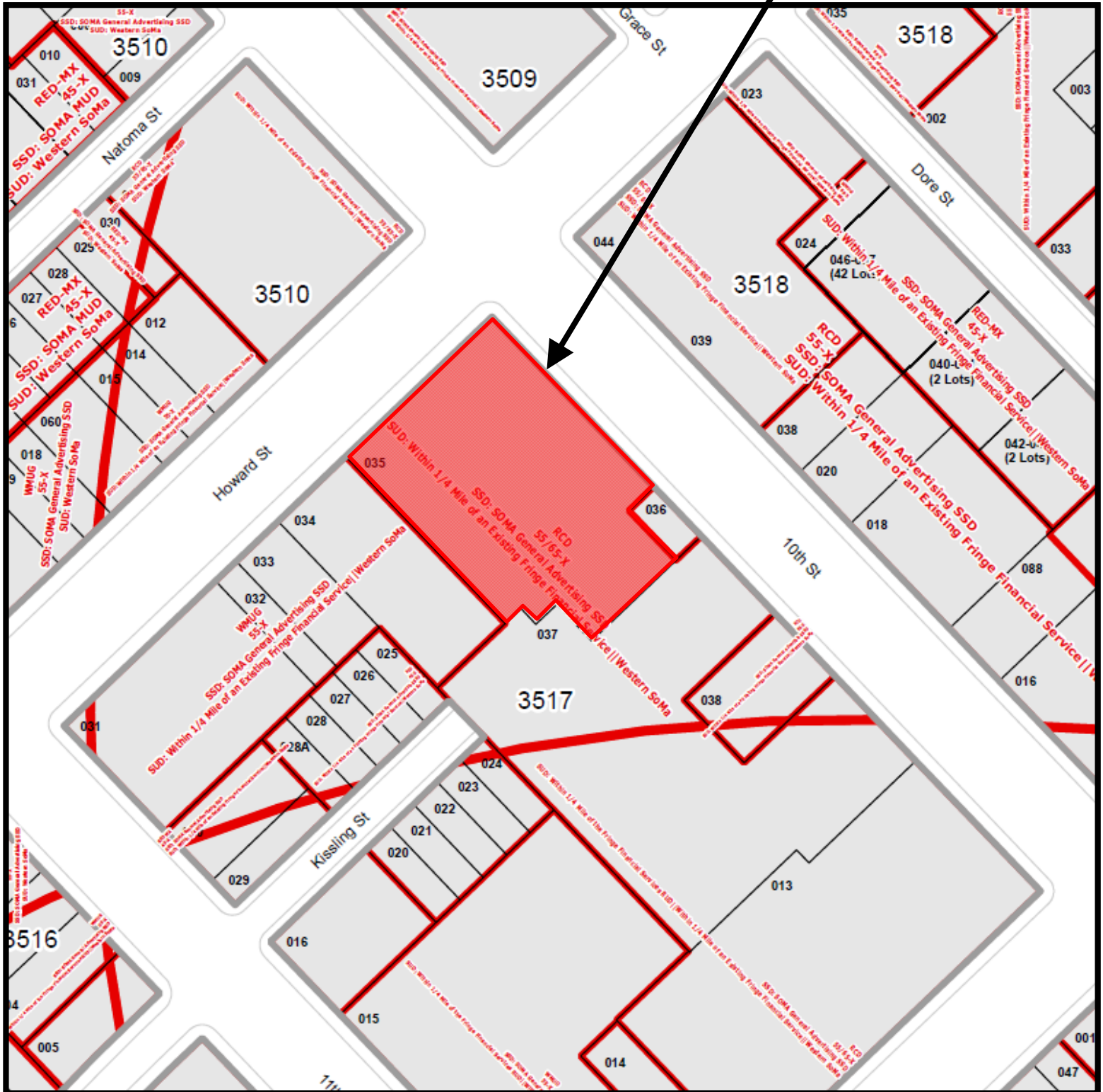
Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning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

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

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>

SUBJECT PROPERTY

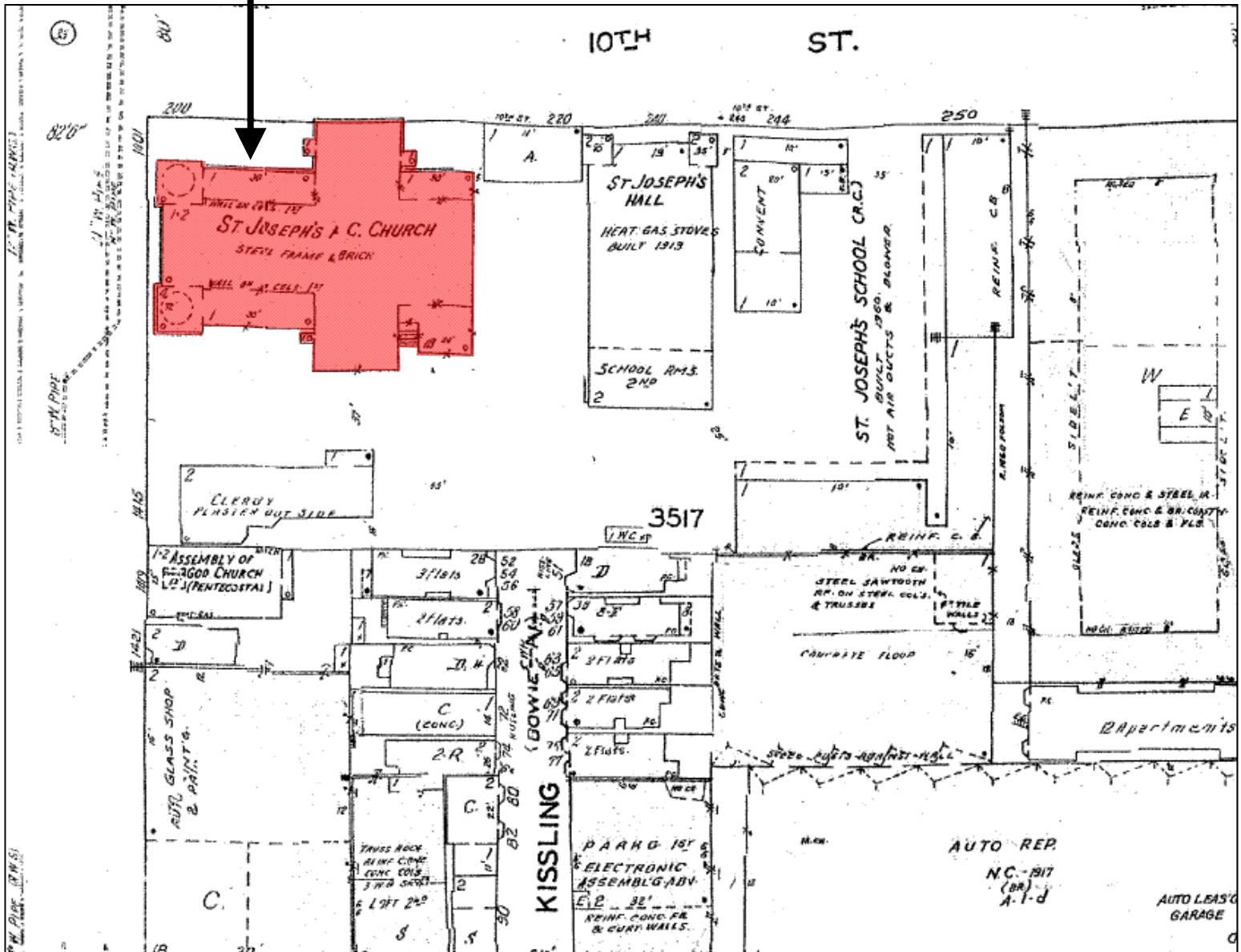


Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
 1401 Howard Street



Sanborn Map*

SUBJECT PROPERTY

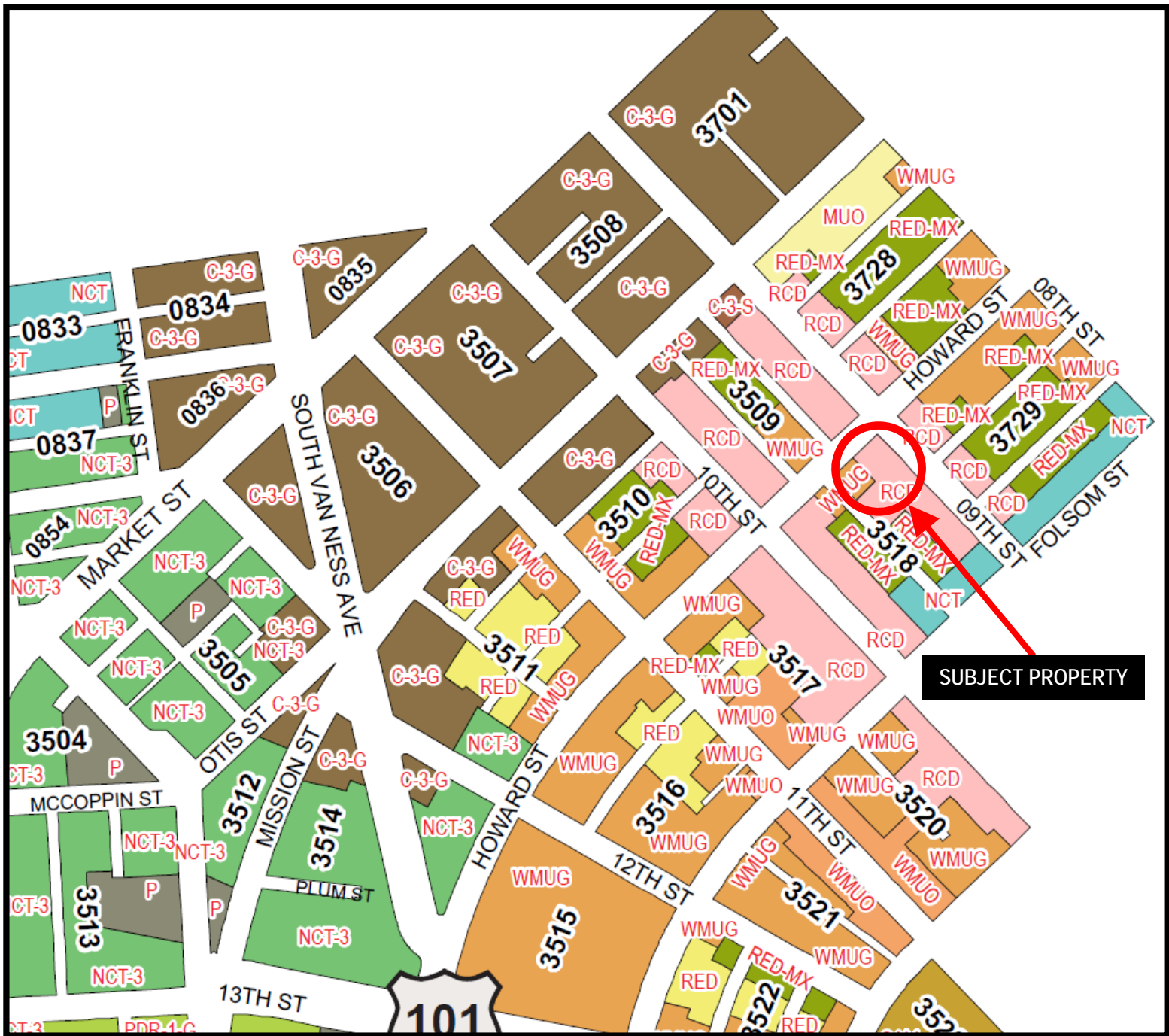


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

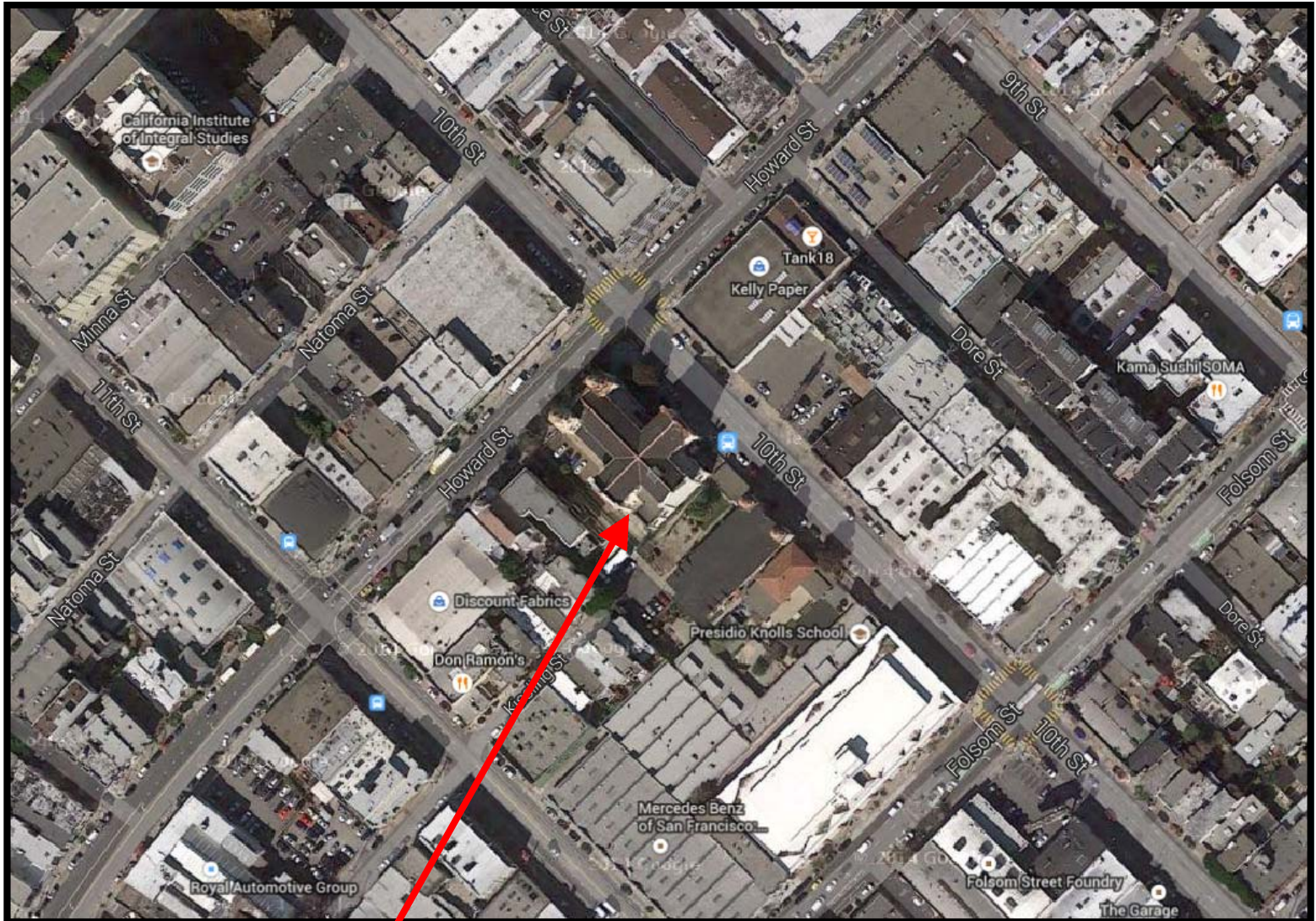


Zoning Map



Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

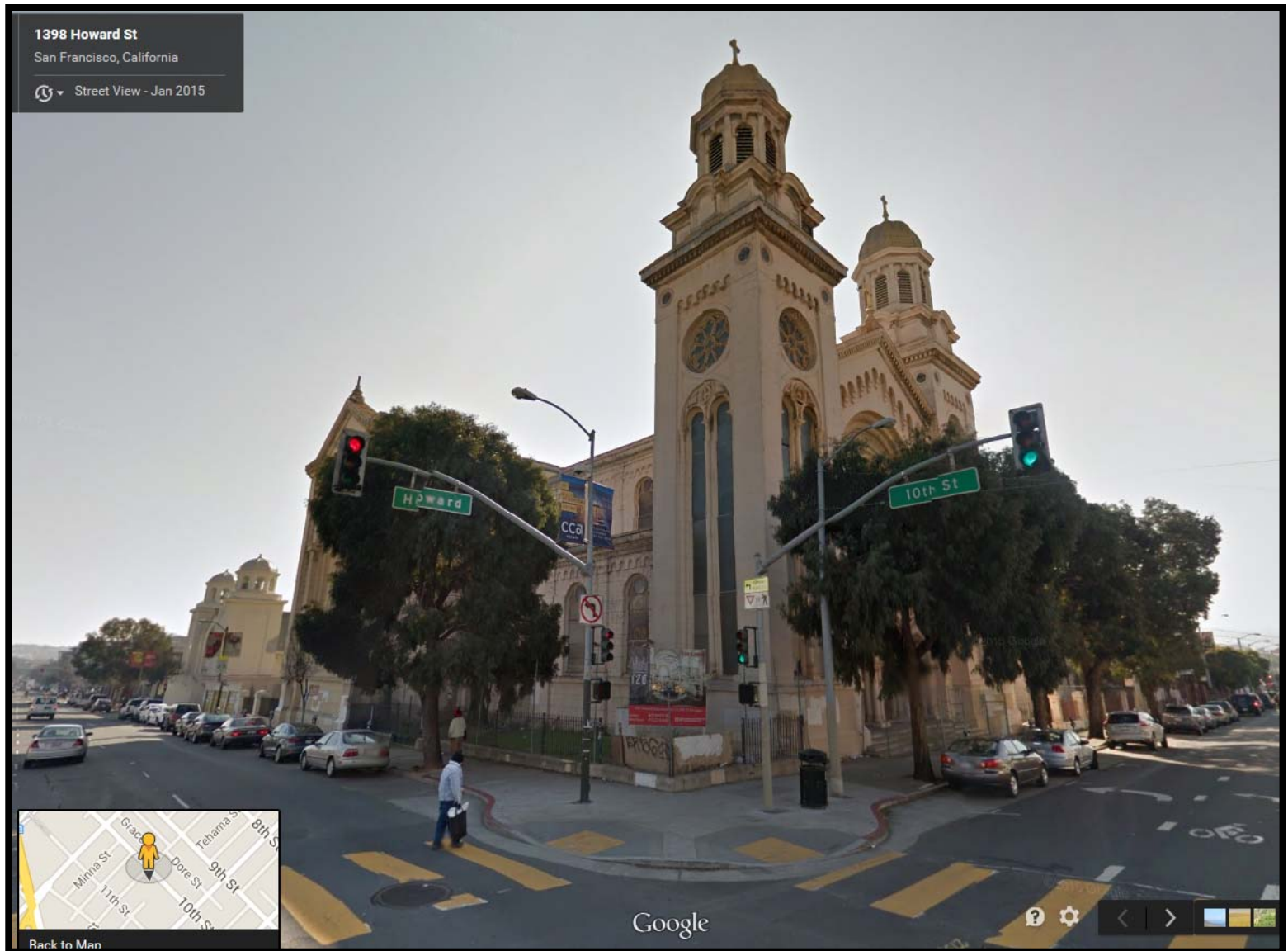
Aerial Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

Site Photo



St. Joseph's Church, 1401 Howard Street (January 2015)

Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

Site Photo



St. Joseph's Church, 1401 Howard Street, View along Howard St (January 2015)

Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

Site Photo



St. Joseph's Church, 1401 Howard Street, View along 10th St (January 2015)

Conditional Use Authorization Hearing
Case Number 2011.0929CUA-02
1401 Howard Street

	<div>HISTORICAL BUILDING DATA</div> <div>ST. JOSEPH'S CHURCH HISTORICAL BUILDING DATA</div> <div>BUILDING HISTORY ST. JOSEPH'S CHURCH IS A THREE-STORY ROMANESQUE REVIVAL-STYLE STEEL-FRAME MASONRY CHURCH LOCATED AT 1401 HOWARD STREET (APN 3517/035) IN SAN FRANCISCO'S SOUTH OF MARKET NEIGHBORHOOD. THE BUILDING WAS DESIGNED AND CONSTRUCTED IN 1913 BY ARCHITECT JOHN J. FOLEY AS A CATHOLIC CHURCH. THE CHURCH WAS CLOSED AND DECONSECRATED AFTER SUSTAINING DAMAGE IN THE 1989 LOMA PRIETA EARTHQUAKE, AND HAS BEEN VACANT EVER SINCE.</div> <div>ST. JOSEPH'S CHURCH IS A DESIGNATED SAN FRANCISCO CITY LANDMARK (#120), IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES (#1982002250), AND IS CONSIDERED A QUALIFIED HISTORICAL RESOURCE FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE CHURCH IS SIGNIFICANT FOR ITS ASSOCIATION WITH THE RECONSTRUCTION OF THE SOUTH OF MARKET AREA AND RELIGIOUS INSTITUTIONS FOLLOWING THE 1906 EARTHQUAKE AND FIRE. THE CHURCH ALSO PLAYED AN IMPORTANT ROLE IN THE ETHNIC HISTORY OF SAN FRANCISCO, HAVING WITNESSED THE CHANGE FROM A PREDOMINANTLY IRISH CATHOLIC PARISH TO A FILIPINO PARISH, AND MADE A SIGNIFICANT CONTRIBUTION TO EDUCATION IN SAN FRANCISCO, NAMELY THE ESTABLISHMENT OF ONE OF THE CITY'S FIRST PAROCHIAL SCHOOLS. ST. JOSEPH'S CHURCH IS ALSO ARCHITECTURALLY SIGNIFICANT AS AN EXCELLENT LOCAL EXAMPLE OF ROMANESQUE REVIVAL ARCHITECTURE, AND AS A TYPICAL EXAMPLE OF ECCLESIASTICAL ARCHITECTURE OF THIS PERIOD.</div> <div>HISTORIC PRESERVATION APPROACH THE PROPOSED PROJECT AT 1401 HOWARD STREET INCLUDES SEISMIC STRENGTHENING, ACCESSIBILITY UPGRADES IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND VARIOUS RENOVATIONS THAT WILL BRING THE PROPERTY INTO COMPLIANCE WITH CURRENT HEALTH AND SAFETY CODES. THE PROPOSED PROJECT WILL CONVERT THE BUILDING'S USE FROM A 17,000 SF CHURCH TO A OFFICE-RETAIL BUILDING, AND WILL UTILIZE THE CALIFORNIA STATE HISTORICAL BUILDING CODE (CHBC) TO FACILITATE THIS CHANGE. SEISMIC WORK WILL BE SENSITIVELY DESIGNED TO MINIMALLY AFFECT HISTORIC MATERIALS. THESE IMPROVEMENTS WILL INCREASE THE BUILDING'S FUNCTIONALITY FOR THE NEW USE AND PROVIDE UNIVERSAL ACCESS TO THE BUILDING.</div> <div>ADDITIONALLY, THE PROPOSED PROJECT WILL REPAIR, REHABILITATE, AND MAINTAIN THE EXTERIOR AND INTERIOR ARCHITECTURAL FEATURES THAT CONVEY THE BUILDING'S HISTORIC SIGNIFICANCE IN A MANNER CONSISTENT WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION. THE STANDARDS PROVIDE GUIDANCE FOR REVIEWING PROPOSED WORK ON HISTORIC PROPERTIES, AND ARE REGULARLY REFERENCED BY FEDERAL AGENCIES AND THE SAN FRANCISCO HISTORIC PRESERVATION COMMISSION.</div> <div>COMPLIANCE WITH THE STANDARDS FOR REHABILITATION IS AN ESSENTIAL FACET OF THIS PROJECT. BECAUSE THE CHURCH IS A SAN FRANCISCO CITY LANDMARK, PROPOSED ALTERATIONS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE SAN FRANCISCO HISTORIC PRESERVATION COMMISSION. FURTHERMORE, THE PROJECT IS PARTICIPATING IN THE FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM IN ACCORDANCE WITH 36 CFR PART 67 - HISTORIC PRESERVATION CERTIFICATIONS PURSUANT TO SEC. 48(G) AND SEC. 170(H) OF THE INTERNAL REVENUE CODE OF 1986. IN ORDER TO TAKE ADVANTAGE OF THE TAX CREDIT PROGRAM, THE PROJECT MUST ALSO BE REVIEWED BY THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION (OHP) AND THE NATIONAL PARK SERVICE (NPS). BECAUSE OF THE SENSITIVE HISTORICAL NATURE OF THE EXISTING BUILDING, THE CONTRACTOR AND PROJECT TEAM SHOULD BE AWARE THAT ANY CHANGES TO THE PROJECT MADE DURING CONSTRUCTION WILL NEED TO BE APPROVED BY LOCAL, STATE, AND FEDERAL AGENCIES.</div>	<div>PREVIOUS PLANNING DEPT. APPROVALS</div> <div>CERTIFICATE OF APPROPRIATENESS: HISTORIC PRESERVATION COMMISSION MOTION NO. 0148 (CASE NO. 20T1.0929A) FEBRUARY 1, 2012.</div> <div>CERTIFICATE OF DETERMINATION: EXEMPTION FROM ENVIRONMENTAL REVIEW (CASE NO. 20T1.0929E)</div> <div>CONDITIONAL USE: PLANNING COMMISSION MOTION NO. 18551 (CASE NO. 20T1.0929C) FEBRUARY 23, 2012. CHANGE OF USE FROM PRINCIPAL USE AS A CHURCH TO OFFICE USE.</div> <div>APPLICABLE CONSTRUCTION CODES</div> <div>2010 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA PLUMBING CODE & SAN FRNACISCO AMENDMENTS 2010 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA ENERGY CODE 2010 CALIFORNIA FIRE CODE & S.F. AMENDMENTS</div>	<div>PROJECT TEAM</div> <div>OWNER / DEVELOPER:</div> <div>1401 SJC PROJECT LLC. P.O. BOX 77081 SAN FRANCISCO, CA 94107</div> <div>ARCHITECT:</div> <div>FORUM DESIGN LTD. 1014 HOWARD STREET SAN FRANCISCO, CA 94103 TEL (415) 252-7063 FAX (415) 252-9020 CONTACT: WARNER H. SCHMALZ, A.I.A.</div> <div>HISTORIC PRESERVATION ARCHITECT:</div> <div>PAGE & TURNBULL ARCHITECTURE 1000 SANSOME STREET, SUITE 200 SAN FRANCISCO, CA 94111 TEL (415) 362-5154 FAX (415) 362-5560 CONTACT: RUTH TODD</div> <div>STRUCTURAL ENGINEER:</div> <div>SATTARY STRUCT'L & EARTHQUAKE ENG. 5517 GEARY BLVD., SUITE 201 SAN FRANCISCO, CA 94121 TEL (415) 422-0456 FAX (415) 422-0457 CONTACT: VAHID SATTARY, SE, PhD</div>
		<div>PROJECT DESCRIPTION</div> <div>CHANGE OF USE PROPOSED FOR FUTURE PHASED WORK TO BE PERFORMED IS TO REPAIR , REHABILITATE AND MAINTAIN EXISTING BUILDING EXTERIOR AND INTERIOR ARCHITECTURAL FEATURES RATED SIGNIFICANT TO MEET SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.</div> <div>RENOVATE BASE BUILDING FOR SEISMIC / STRUCTURAL, ADA ACCESS, MECHANICAL, ELECTRICAL, PLUMBING AND TOILET FACILITIES TO MEET CURRENT CODE IN PREPARATION FOR CHANGE OF USE TO PROPOSED MIXED-USE TENANT IMPROVEMENTS FOR OFFICE / MEETING HALL (ASSEMBLY) AND RETAIL (CAFE) OCCUPANCIES.</div>	
		<div>DRAWING INDEX</div> <div>ARCHITECTURAL</div> <div>A-0 BUILDING DATA; PROJECT DESCRIPTION A-1 PROPOSED FLOOR PLANS A-2 PROPOSED SITE PLAN</div>	
<div>BUILDING DATA</div>		<div>VICINITY MAP</div> <div><p>The vicinity map shows the project location at the intersection of Howard Street and Mission Street in San Francisco. Key landmarks include the Asian Art Museum, Civic Center Plaza, and various smaller museums and theaters. The map also shows major highways like I-805 and I-808.</p></div>	

PROJECT ADDRESS: 1401 HOWARD STREET (CORNER 10TH STREET)				<u>EXISTING GROSS FLOOR AREA</u>		<u>PROPOSED GROSS FLOOR AREA</u>			
BLOCK & LOT NO.: BLOCK 3517 / LOT 035				BASEMENT 1,155 G.S.F.		BASEMENT 1,155 G.S.F.			
ZONE: RCD - REGIONAL COMMERCIAL DISTRICT				GROUND FLOOR 13,550 G.S.F.		GROUND FLOOR 13,550 G.S.F.			
LOT AREA: 26,811 S.F.				2ND FLOOR BALCONY, NE & NW TOWERS 1,517 G.S.F.		2ND FLOOR BALCONY, NE & NW TOWERS 1,564 G.S.F.			
HEIGHT LIMIT: 55/65-X				SACRISTY (EAST OF MAIN ALTAR) 379 G.S.F.		SACRISTY (EAST OF MAIN ALTAR) 379 G.S.F.			
				2ND FLOOR TOTAL 1,896 G.S.F.		SUBTOTAL 1,943 G.S.F.			
YEAR BUILT: 1902 (1913)				3RD FLOOR NE TOWER 376 G.S.F.		2ND FLOOR (TENANT IMPROVEMENT) 5,111 G.S.F.			
				NW TOWER 376 G.S.F.					
CURRENT USE: RELIGIOUS FACILITY (SEC. 890.50 (d) - PERMITTED (FORMERLY ST. JOSEPH'S CATHOLIC CHURCH)				3RD FLOOR TOTAL 752 G.S.F.					
PROPOSED USE:** OFFICE - SEC. 803.9 (a) - PERMITTED ACCESSORY MEETING HALL - SEC. 221(e) - CONDITIONAL ACCESSORY RETAIL (CAFE) - SEC. 890.104 - PERMITTED				TOTAL GROSS AREA 17,353 G.S.F.		2ND FLOOR TOTAL 7,054 G.S.F.			
						3RD FLOOR NE TOWER 409 G.S.F.			
						NW TOWER 409 G.S.F.			
						3RD FLOOR TOTAL 818 G.S.F.			
						TOTAL PROPOSED GROSS AREA 22,577 G.S.F.			
HISTORIC STATUS: SAN FRANCISCO CITY LANDMARK #120 NATIONAL REGISTER OF HISTORIC PLACES #1982002250 NATIONAL REGISTER STATUS CODE - IS HERITAGE RATING - A CALIFORNIA REGISTER - Y PLANNING DEPT. HISTORIC RESOURCE STATUS - A						OCCUPANCY TYPE:			
						EXISTING USE TYPE AREA			
						ASSEMBLY A-3 17,353 S.F.			
						PROPOSED OFFICE (WITH ACCESSORY USES) B 22,577 S.F.			
						MEETING HALL A-3 (2,500 S.F.)*			
						CAFE A-2 (1,300 S.F.)*			
CONSTR. TYPE: EXISTING TYPE III-B (NON-SPRINKLERED) PROPOSED TYPE III-B (NON-SPRINKLERED)									


1401
HOWARD STREET
SAN FRANCISCO, CA 94103



1014 Howard Street San Francisco, CA 94103
F 415 . 252.9020 T 415 . 252.7063

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	01/26/2015	CONDITIONAL USE SUBMITTAL
	02/05/2015	2ND FLOOR TI AREA CALCULATION
	02/09/2015	BICYCLE PARKING



CONDITIONAL USE

JOB NUMBER: DRAWN BY:
CG

DATE: JAN. 26, 2015

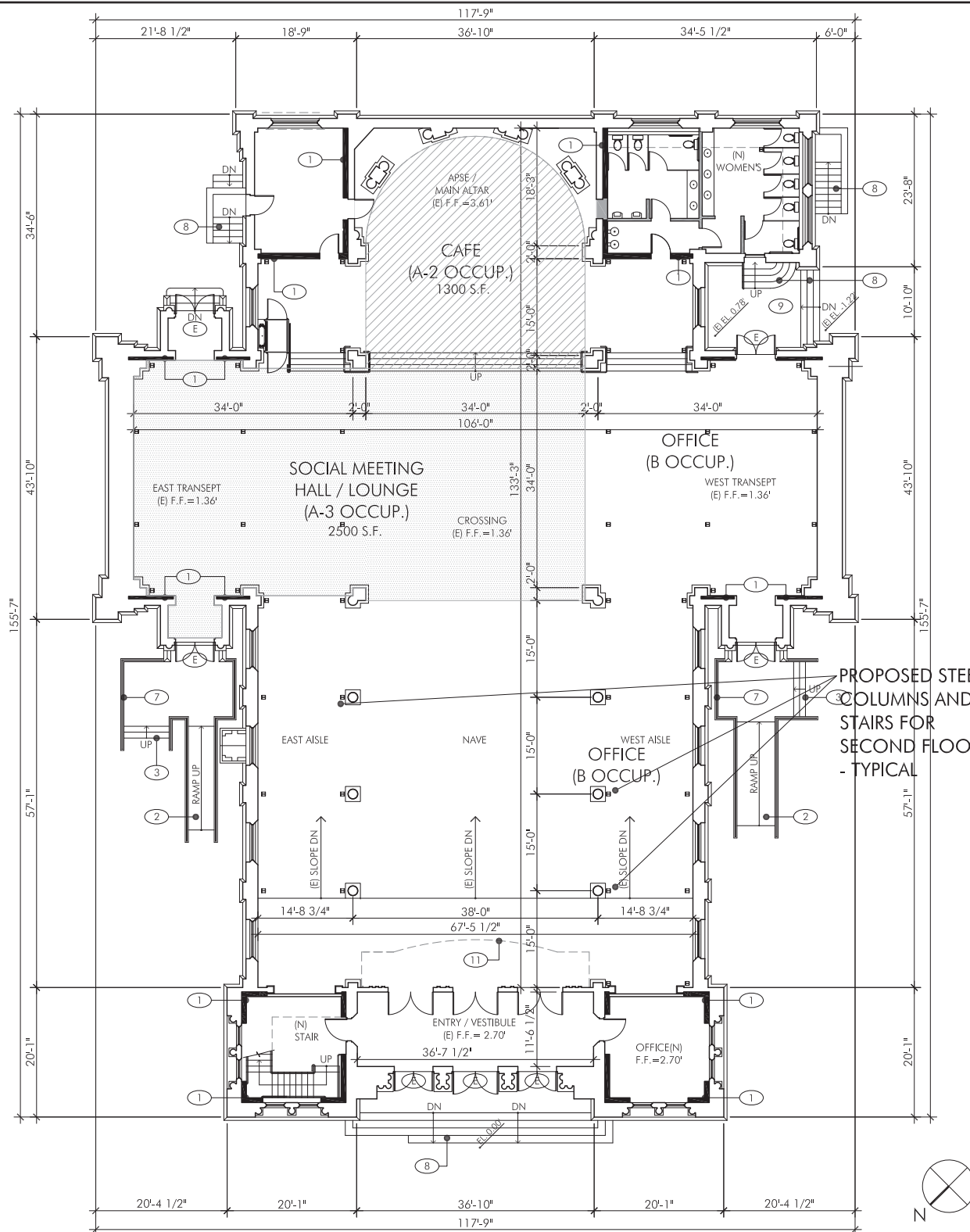
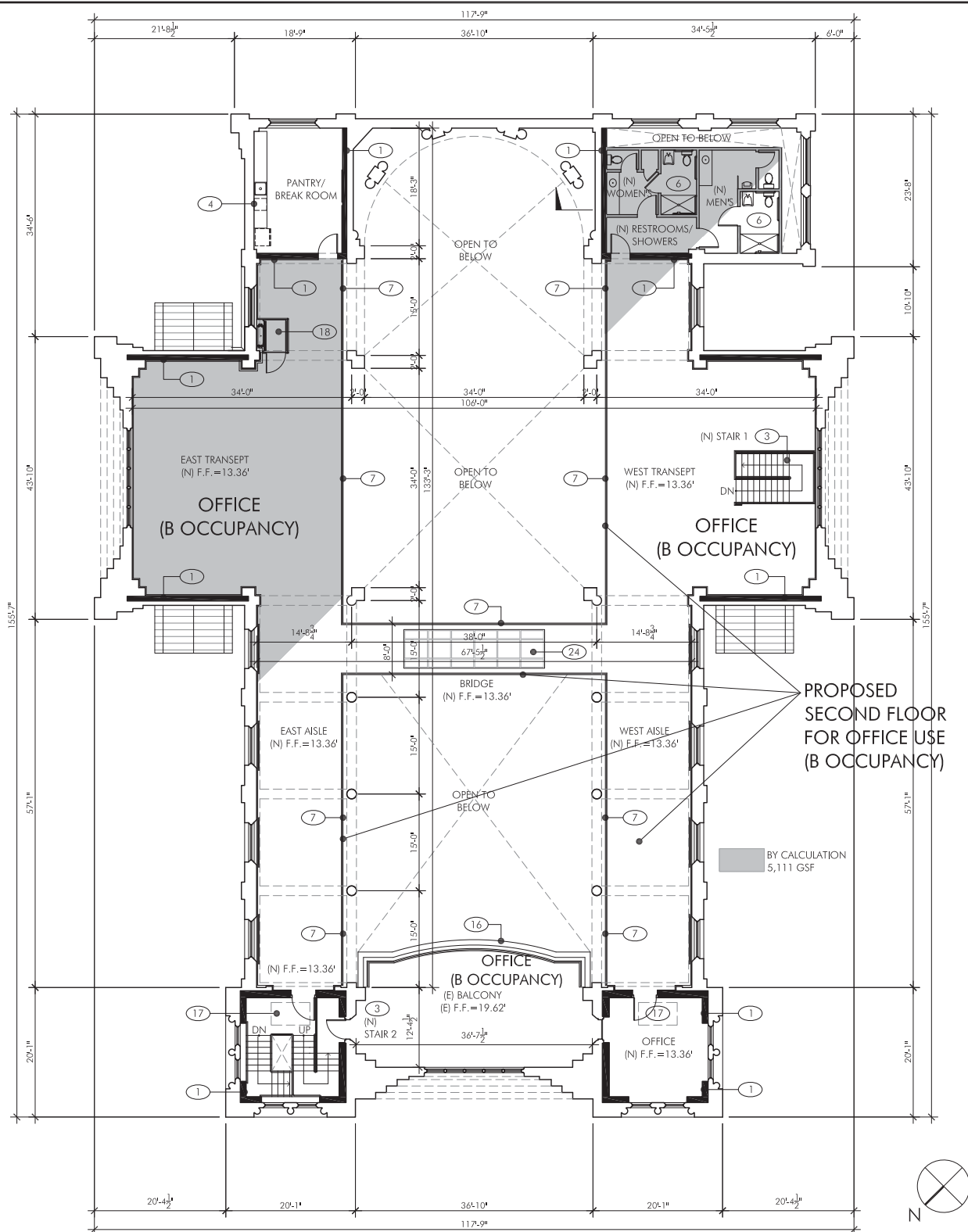
SCALE:

SHEET TITLE:

COVER SHEET;
BUILDING DATA

SHEET NUMBER:

A-0



1401

HOWARD STREET
SAN FRANCISCO, CA 94103

FORUMDESIGN
The architecture office of Warner H. Schmalz, A.I.A.

1014 Howard Street San Francisco, CA 94103
F 415 . 252.9020 T 415 . 252.7063

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01/26/2015	CONDITIONAL USE SUBMITTAL
02/05/2015	2ND FLOOR TI AREA CALCULATION
02/09/2015	BICYCLE PARKING



CONDITIONAL USE

JOB NUMBER: DRAWN BY: CG

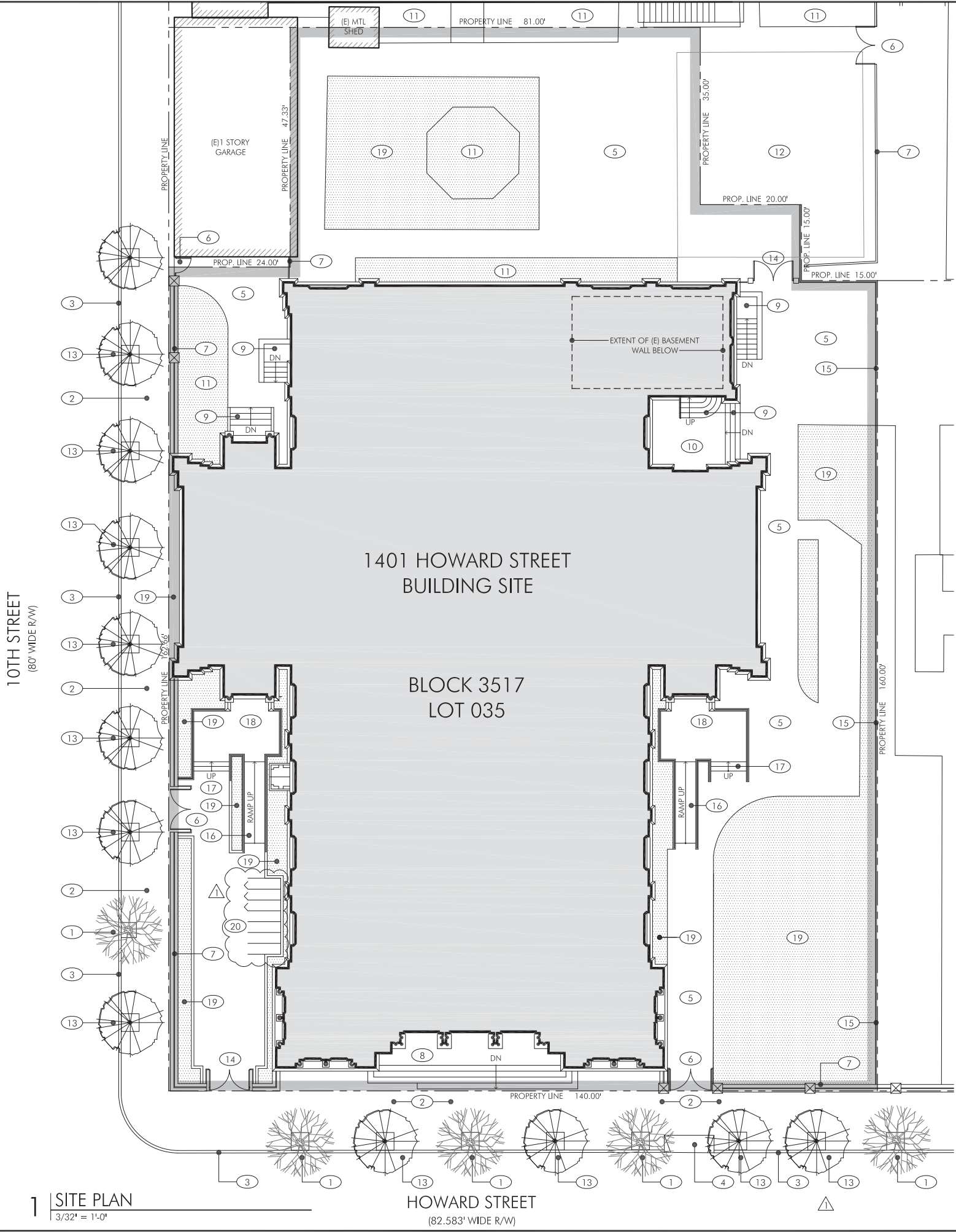
DATE: JAN. 26, 2015 CHECKED BY: WS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

SHEET TITLE:
PROPOSED GROUND & SECOND FLOOR PLANS

SHEET NUMBER:

A-1



KEY NOTES:

- (1) (E) STREET TREE
- (2) (E) SIDEWALK; REPAIR AND REPLACE AS REQUIRED PER CITY APPROVED STANDARDS
- (3) (E) CURB & GUTTER
- (4) (E) DRIVEWAY CURB CUT
- (5) (E) CONC. WALKWAY
- (6) (E) MTL. GATE; REPAIR AND PAINT AS REQUIRED
- (7) (E) MTL. FENCE; REPAIR AND REPLACE TO MATCH (E)
- (8) (E) MAIN ENTRANCE EXTERIOR STAIRS
- (9) (E) EXTERIOR STAIRS
- (10) (E) EXTERIOR LANDING
- (11) (E) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS
- (12) (E) PLAY AREA (PLAY STRUCTURE NOT SHOWN)
- (13) (N) 24\"/>
- (14) (N) MTL. GATE TO MATCH EXISTING
- (15) (N) MTL. FENCE TO MATCH (E) HISTORIC FENCE
- (16) (N) ADA RAMP
- (17) (N) STAIRS W/ MTL. GRABRAILS
- (18) (N) EXTERIOR LANDING W/ MTL. GUARDRAIL
- (19) (N) PLANTER / LANDSCAPING; SEE LANDSCAPE PLANS
- (20) (N) 3 CLASS I BIKE PARKING IN WEATHER PROOF LOCKERS AND 4 CLASS II BIKE SPACES.

DRAWING LEGEND:

- PROJECT SITE LOT OUTLINE
- (E) BUILDING FOOTPRINT & OUTLINE
- (N) PLANTER / LANDSCAPING

1401
HOWARD STREET
SAN FRANCISCO, CA 94103



1014 Howard Street San Francisco, CA 94103
F 415 . 252.9020 T 415 . 252.7063

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	01/26/2015	CONDITIONAL USE SUBMITTAL
	02/05/2015	2ND FLOOR TI AREA CALCULATION
1	02/09/2015	BICYCLE PARKING



CONDITIONAL
USE

JOB NUMBER: DRAWN BY: CG
DATE: JAN. 26, 2015 CHECKED BY: WS
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'
SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:



February 20, 2015

Ms. Cindy Wu, President
San Francisco Planning Commission
1650 Mission Street, STE 400
San Francisco, CA 94103

Re: 1401 Howard Street (Case No. 2011.0929CUA) – March 5, 2015 Hearing on
Conditional Use Authorization

Dear President Wu and Commissioners,

I am writing on behalf of my client, 1401 Howard Street LLC, the project sponsor for the adaptive reuse of St. Joseph's Church at 1401 Howard Street. St. Joseph's Church is a landmark (Landmark No. 120) and in 2012, my client obtained a Certificate of Appropriateness from the Historic Preservation Commission ("HPC") to rehabilitate and adaptively reuse the church for office, retail and assembly uses (Case No. 2011.0929A) ("Project"). Since that time, my client has worked with Planning Department preservation staff to obtain the necessary Secretary of Interior and other approvals that allow the required building and seismic upgrades to occur while preserving the landmark status of the church. After obtaining the necessary approvals for construction, in January 2015, a site permit for work under the Certificate of Appropriateness was granted, thereby vesting my client's ability to construct the necessary interior and exterior improvements to rehabilitate the church.

In 2013, after the Certificate of Appropriateness was granted, the Board of Supervisors adopted the Western South of Market ("SoMa") zoning controls, which rezoned St. Joseph's Church to a Regional Commercial District ("RCD"). In the RCD, office and assembly uses are conditionally permitted. As a result, a conditional use authorization is now required to allow office and assembly uses in the church, as has been planned and worked on by my client since 2012.

It has been over five (5) years since my client first started working on this Project. In that time, they have received consistent support and praise for their efforts to preserve and adaptively reuse a landmark that had fallen into disrepair. Most likely, without their efforts and, given the changing neighborhood, St. Joseph's Church would be at risk for redevelopment. The support for the Project has been overwhelming. Attached are just a few of the many letter of support that the Project has received. They include letters from the Mayor, Senator Dianne Feinstein, the SOMA Leadership Council, and the Planning Department.

On March 5, 2015, the Planning Commission will consider a Conditional Use authorization for an office and assembly use in St. Joseph's Church, as is currently required by the Planning Code. The Conditional Use authorization requested is consistent with the Certificate of Appropriateness granted by the HPC on February 1, 2014, and is necessary for the church's preservation as it

authorizes an economically viable adaptive reuse of this landmark structure. It is the last piece in the puzzle for the Project and authorizes the post-rehabilitation use of the church consistent with the intent of the all prior approvals. We believe that the adaptive reuse of St. Joseph's Church will be a catalyst for positive change in the surrounding neighborhood, is a superb example of adaptive reuse and we respectfully request your support and approval of the Conditional Use authorization.

Very truly yours,



Alexis M. Pelosi

Office of the Mayor
City & County of San Francisco



Edwin M. Lee

November 16, 2012

John A. Burns
Chief Appeals Officer – Cultural Resources
National Park Service
1849 C St., N.W.
Washington, D.C. 20240

Re: Supporting certification of rehabilitation for St. Joseph's Church
1401 Howard Street, San Francisco, California
Project Number: 27025

Dear Chief Officer Burns:

I am writing to you in reference to an application for historic tax credits for a proposed rehabilitation project for St. Joseph's Church in San Francisco's South of Market district. This landmark structure, designed by architect John Foley, was built in 1913 and remained in service until it was damaged by the Loma Prieta earthquake in 1989. For more than 23 years this prominent building has been abandoned and suffers from deterioration that can only be reversed with a substantial reinvestment in its restoration for new occupants.

This rehabilitation project would allow the church to be re-used as offices as well as an assembly space and café serving the community. I understand that throughout the process, the applicant, 1401 SJC Project, conducted outreach to the community to ensure that the project will be a good neighbor and a contributor to positive changes in the South of Market neighborhood. I commend their meticulous and thoughtful approach to engaging the community and stakeholders and developing a proposal that enjoys broad support both from our City's historic preservation community and the nearby residents.

The St. Joseph's proposed rehabilitation project has been carefully reviewed by every relevant municipal and State agency, receiving unanimous support from our City's Historic Preservation and Planning Commissions. The California State Historic Preservation Officer also endorsed the project's compliance with the Secretary of Interior Standards and moved the project forward to the National Park Service for concurrence.

However, I have been informed that the Part 2 Tax Credit application process for St. Joseph's Church has resulted in the imposition of conditions on the project that are different from what was unanimously approved by the city's preservation planners and Historic Preservation Commission earlier this year. On appeal I urge you to support the applicant's position that the project as designed substantially conforms to the Secretary's Standards and is eligible to receive the 20% investment tax credit for historic preservation. San Francisco is deeply committed to preserving our City's rich cultural and architectural heritage, and the project before you is a model for adaptive reuse and rehabilitation of this magnificent structure.

Thank you very much for your attention to this important matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edwin M. Lee".

Edwin M. Lee
Mayor



United States Senate
WASHINGTON, DC 20510-0504
<http://feinstein.senate.gov>

November 15, 2012

Mr. John A. Burns
Chief Appeals Officer, Cultural Resources
National Park Service
1849 C St., N.W.
Washington, D.C. 20240

Dear Chief Officer Burns:

I am writing to express my support for the rehabilitation of St. Joseph's Church and request that you reverse the denial of certification of rehabilitation.

St. Joseph's Church and parish have a rich history in San Francisco's South of Market community. St. Joseph's Church was founded in 1861 by Reverend Hugh Gallagher, under the direction of California's first Archbishop, Joseph Alemany. Following the 1906 earthquake and fire, the congregation rebuilt this important structure and the community thrived for 83 years. Unfortunately, the 1989 Loma Prieta earthquake forced the church to close its doors and residents and City officials have been unable to preserve the building through appropriate reuse ever since.

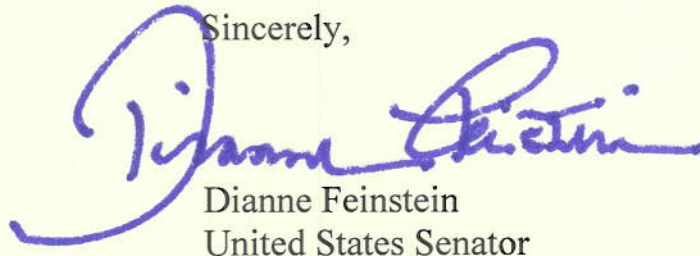
The proposed rehabilitation has been carefully reviewed by every relevant municipal and state agency. The project received unanimous support from San Francisco's Historic Preservation and Planning Commissions. The California State Historic Preservation Office also endorsed the project and moved the project forward to the National Park Service. Despite local and state support, the National Park Service denied the Part 2 Tax Credit application for failure to meet conditions that differ from what was unanimously approved by local and state offices.

This project stands out due to its creative and sensitive design and also because it has attracted the united support of preservation advocates and officials throughout the local and state approval processes. It is my understanding that the primary issues of concern to the National Park Service may involve mistaken

interpretations of the development proposal. I request that you consider all the information provided by St. Joseph's Church during the appeal process and I strongly urge you to reverse the denial of certification of rehabilitation.

Thank you in advance for your consideration of this request and I look forward to being updated on its progress. If you have any questions regarding this issue, please contact Jim Molinari in my San Francisco office at (415) 393-0707.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dianne Feinstein", is written over the printed name and title.

Dianne Feinstein
United States Senator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

July 12, 2012

Mr. Antonio Aguilar
National Park Service
1849 C Street, N.W.
Washington, DC 20240

Re: St. Joseph's Church, 1401 Howard Street

Dear Mr. Aguilar,

In 2012, the City and County of San Francisco Planning Department reviewed the proposed project at St. Joseph's Church, which is locally designated as City Landmark No. 120. As part of the project approvals, the proposal was required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for exterior alterations, and a Conditional Use Authorization from the Planning Commission for the change in use. In addition, the project was required to undergo environmental review per the California Environmental Quality Act (CEQA), which analyzed both exterior and interior alterations to the Landmark church. In all regards, the proposed project received overwhelming support from the Planning Department, the Historic Preservation Commission, Planning Commission, and surrounding community.

Planning Department preservation staff reviewed the interior alterations, particularly the new mezzanine level, and determined the project to be compliant with the Secretary of the Interior's Standards for Rehabilitation, thus granting a categorically exemption. In particular, staff noted in the Historic Resource Evaluation Response (dated January 17, 2012):

The overall design of the mezzanine is distinctly contemporary in character as evidenced by the glass and steel material palette. The glass and steel handrails, which are the prominent feature of the mezzanine design, are light in character, promote transparency through the interior, and are sufficiently differentiated from the decorative plaster and wood interior. Further, the glass and steel handrails achieve compatibility with the building's historic character, since they are visually distinct, simple in design, visually light in feel, and allow for a clear reading of the historic, three-story, interior volume. The mezzanine level is designed around the existing historic columns and pulled back from the exterior walls, so that it would be a free-standing element. Consequently, the design of the mezzanine is compatible, but differentiated in material and design from the historic church.

Since the 1989 Loma Prieta Earthquake and the subsequent departure of the church congregation, St. Joseph's Church has been largely vacant and has suffered from theft, vandalism, and severe deferred maintenance issues. Given the costly expense associated with the seismic upgrade and the preservation

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Memo

efforts of the proposed project, the Commissions recognized the need for additional space within the interior. The Department and the Historic Preservation Commission found that on balance the proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed mezzanine and bridge were found to be a sensitive and creative approach in the adaptive reuse of a challenging property type, while still respecting the open volume of the sanctuary and its character-defining features. We hope that you will concur with this determination. The proposed project at St. Joseph's Church has the potential to be a catalyst for positive change in the surrounding neighborhood, as well as a superb example of historic church rehabilitation.

If you have any questions, please contact me directly at (415) 575-6822, or by email at tim.frye@sfgov.org.

Sincerely,



Timothy Frye
Preservation Coordinator
San Francisco Planning Department

cc. Ruth Todd, Page & Turnbull
Brian Spiers, 1401 St. Joseph's Church Project, LLC
Timothy Brandt, California Office of Historic Preservation
Mark Huck, California Office of Historic Preservation

SOMA LEADERSHIP COUNCIL

August 22, 2012

Anthony Ababob
San Francisco Community Investment Fund
1 Dr Carlton B Goodlett Place Room 448
San Francisco Ca 94102

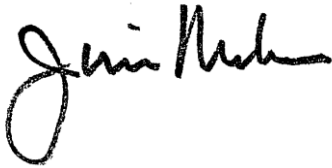
On Wednesday, August 17, 2011, the Polaris Group made a presentation before the SoMa Leadership Council to describe their proposed renovation of St. Joseph's church at 1401 Howard Street. The SoMa Leadership Council is committed to good planning and good government.

They were questioned quite critically about their plans for this valuable community resource. In the end, they completely won over the audience.

I am pleased to report that the SoMa Leadership Council is extremely supportive of the plans for the church. We wish Brian Spiers and the Polaris Group well.

The SoMa Leadership Council is composed of a diverse variety of South of Market residents. It has been committed since 2001 to ensuring that SoMa remains a compassionate, diverse, vibrant and complete neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Meko". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Jim Meko, chair
SoMa Leadership Council
366 Tenth Street
San Francisco CA 94103

(415) 552-2401 office
(415) 624-4309 cell
(415) 552-2424 fax
www.somaleadership.org
www.somaleadership.org



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0148

HEARING DATE: FEBRUARY 1, 2012

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Filing Date: August 25, 2011
Case No.: **2011.0929A**
Project Address: **1401 HOWARD STREET**
Historic Landmark: No. 120
Zoning: SLR Zoning District
50-X Height and Bulk District
Block/Lot: 3517/035
Applicant: Rebecca Fogel, Page & Turnbull
1000 Sansome Street, Ste. 200
San Francisco, CA 94111
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

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 035 IN ASSESSOR'S BLOCK 3517, WITHIN THE SLR ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 25, 2011, Rebecca Fogel of Page & Turnbull on behalf of 1401 Development Partners LP (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations to the subject property located on Lot 035 in Assessor's Block 3517.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on February 1, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0929A (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 with conditions a Certificate of Appropriateness, in conformance with the project information dated December 12, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0929A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the design of the proposed fences and handrails shall be reviewed and approved by Planning Department Preservation Staff. The new fences and handrails shall be of a detail and design that is appropriate and compatible with the historic character of the existing church. The Project Sponsor shall provide detailed elevations of the ramp and planters showing the new construction against the historic church.
2. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.
3. As part of the Building Permit, the Project Sponsor shall review the design of the handicap accessible ramp on the east façade. The Project Sponsor shall explore an option that removes the staircase and widens the ramp. This option shall be reviewed and approved by Planning Department Preservation Staff, and shall be incorporated into the project if deemed to be historically appropriate.
4. As part of the Building Permit, the Project Sponsor shall consult with Planning Department Preservation Staff on changes/updates to the proposed project caused by budget or on-site exploratory demolition work. The Planning Department shall review and approve all changes to the proposed project, which must be found consistent with the Secretary of the Interior's Standards for Rehabilitation. All changes must be provided on a set of architectural drawings and substantiated with additional details and/or specifications, as determined by 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 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 120 as described in Article 10 of the Planning Code.

- That the exterior alterations would clean, repair and restore the exterior character-defining elements, and would rehabilitate deteriorated features.
- That new exterior features, including the new handicap accessible ramps and planters, do not destroy or damage historic materials, and would be compatible with the church's character-defining features.
- 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 Landmark No. 120.
- 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 Landmark No. 120 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 project will not have any impact on any existing 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 Landmark No. 120 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 impact to 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 will not have any impact on industrial and service sector jobs.

- 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 project as proposed is 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 impact 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 035 in Assessor's Block 3517 for proposed work in conformance with the project information dated December 12, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0929A.

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 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 Historical Preservation Commission ADOPTED the foregoing Motion on February 1, 2012.

Linda D. Avery
Commission Secretary

AYES: Damkroger, Hasz, Johns, Matsuda and Wolfram

NAYS:

ABSENT: Chase and Martinez

ADOPTED: February 1, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0671

HEARING DATE: February 1, 2012

Date: February 1, 2012
Case No.: **2011.0929C**
Project Address: **1401 Howard Street**
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
Block/Lot: 3517/035
Project Sponsor: Chris Foley, 1401 Development Partners LP
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@sfgov.org

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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 1401 HOWARD STREET (ASSESSOR'S BLOCK 3517, LOT 035), LOCATED WITHIN SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on August 25, 2011, the Project Sponsor (Chris Foley of 1401 Development Partners, LP) filed a Conditional Use Application with the San Francisco Planning Department for 1401 Howard Street (Block 3517, Lots 035).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow office, retail and assembly uses in the existing building at 1401 Howard Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
 - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
 - (a) a landmark building located outside a designated historic district,
 - (b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or

(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303](#)(c)(6) and [316](#) through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
 - (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on February 1, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 1401 Howard Street, on Lots 035 in Assessor's Block 3517, and this Commission has provided the following comments:

- The Commission found the proposed project to be consistent with the Secretary of the Interior's Standards for Rehabilitation. Further, the project would preserve the historic resource on the project site.
- The Commission expressed their strong support of the proposed project and applauded the owner for their efforts into the reuse scheme. The Commission expressed that this is a model project for reuse and rehabilitation.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2011.0929C to the Planning Commission.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 1, 2012.

Linda D. Avery
Commission Secretary

PRESENT: Damkroger, Hasz, Johns, Matsuda and Wolfram

ABSENT:

ADOPTED: February 1, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. 18551

HEARING DATE: FEBRUARY 23, 2012

Date: February 16, 2012
Case No.: **2011.0929C**
Project Address: **1401 HOWARD STREET**
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
Western SOMA Special Use District
50-X Height and Bulk District
Block/Lot: 3517/035
Project Sponsor: Chris Foley
1401 Development Partners LP
P.O. Box 77081
San Francisco, CA 94107
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 316, 803.9(a), AND 816.48 OF THE PLANNING CODE TO CONVERT A CHURCH TO OFFICE, RETAIL AND ASSEMBLY USE WITHIN THE SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) DISTRICT, WESTERN SOMA SPECIAL USE DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 25, 2011, Chris Foley of 1401 Development Partners LP (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 316, 803.9(a), and 816.48 of the Planning Code to convert a church into office, retail and assembly space within the SLR (Service/Light Industrial/Residential) Zoning District, Western SOMA Special Use District and a 50-X Height and Bulk District.

On February 2, 2012, the San Francisco Historic Preservation Commission conducted a duly notice public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0929C, in order to provide a recommendation to the San Francisco Planning Commission on the project's feasibility to preserve the subject building.

On February 23, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0929C.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0929C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of 10th and Howard Streets, Block 3517, Lot 035. The subject property is located within the SLR (Service/Light Industrial/Residential) Zoning District, Western SOMA Special Use District, and a 50-X Height and Bulk District. The subject property is developed with a three-story church that has been largely vacant since the early 1990s. The subject property is Landmark No. 120, which is listed in Article 10 of the San Francisco Planning Code.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including several apartment buildings, an appliance store, a storage facility, a residential enclave (off of nearby Kissling Street), a paper store, and several automotive repair facilities, . Also located within the immediate vicinity are a church, preschool, and an elementary school, which directly abut the subject property. Along Howard Street, buildings in the immediate vicinity typically range from two to four stories in height, and contain residential, commercial or light industrial uses, including automotive repair, storage and retail. Along 10th Street, buildings in the immediate vicinity are predominantly two-

stories tall, and largely light industrial in character. All of the parcels surrounding the subject property are also located within the SLR Zoning District.

4. **Project Description.** The project proposes to convert an existing church into office, retail, and assembly space, along with interior and exterior alterations. The proposed project would result in 18,260 square feet (sf) of office space; 1,300 sf of retail space; and 2,500 sf of assembly space. Key components of the proposed project include: repair and rehabilitation of the exterior, a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. The project would utilize the California Historic Building Code (CHBC), and would also pursue Federal Rehabilitation Tax Incentives and New Markets Tax Credits.
5. **Public Comment.** The Department received numerous phone inquiries and one letter of support regarding the proposal. The inquiries primarily focused upon requests for additional information and clarification of the assembly use. The Department has conveyed that the assembly use is not authorization for nighttime entertainment activities.
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. **Commercial Uses in Mixed Use Districts.** Planning Code Section 803.9(a) states that any use which is permitted as a principal or conditional use within the SSO (Service/Secondary Office) Zoning District, excluding nighttime entertainment, may be permitted as a conditional use in "landmark building outside a designated historic district." For all such buildings the following conditions shall apply:
 - (1) the provisions of Sections 316 through 318 of this Code must be met;
 - (2) in addition to the conditional use criteria set out in Sections 303(c)(6) and 316 through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
 - (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

The subject building at 1401 Howard Street is Landmark No. 120 and is listed in Article 10 of the San Francisco Planning Code. It is located within the SLR Zoning District, which is outside of the SSO (Service/Secondary Office) Zoning District.

Further, the proposal was reviewed by the Historic Preservation Commission on February 1, 2012, and was determined to enhance the feasibility of preserving the subject building, as documented in HPC Resolution No. 0671.

The proposed project includes a seismic strengthening of the existing church, which will add new shotcrete shear walls to the interior and corner towers.

- B. **Open Space.** Planning Code Section 135.3 states that 1 sq. ft. per 90 sq. ft. of occupied floor area of new, converted or added square footage will be required for office uses, as defined in Planning Code Section 890.70, in South of Market Mixed Use Districts.

Per this planning code requirement, the project must provide approximately 202 sq. ft. of open space. The proposed project meets this requirement and provides open space along the west facade.

- C. **Parking.** Planning Code Section 151 states that one off-street parking space is required for each 500 sq. ft. of occupied floor area where the occupied floor area exceeds 5,000 sq. ft for business office use.

As a landmark listed in Article 10 of the San Francisco Planning Code, there is no minimum off-street parking requirement for the subject building, per Planning Code Section 161(k).

- D. **Street Trees.** Planning Code Section 138.1 states that one street tree for each 20 ft of frontage of the property along each street is required for projects involving the addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building.

The proposed project will construct an interior mezzanine level, which will add gross floor area in excess of 20 percent of the existing gross floor area. Therefore, the project is required to provide seven street trees along Howard Street and eight street trees along 10th Street. Currently, the proposed project meets this requirement.

- E. **Bicycle Parking.** Planning Code Section 155.4(d) states that six bicycle parking spaces are required for commercial buildings involving major renovations where the gross square footage of the floor area exceeds 20,000 sq ft but is no greater than 50,000 sq ft.

The project will result in a total of 22,060 gsf of office, retail and assembly space, and is required to provide six bicycle parking spaces (either Class 1 or Class 2). Currently, the proposed project meets this requirement.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project will convert a church into office, retail and assembly space. Currently, the church is already classified as an assembly use, and the proposed project will reduce the amount of assembly use within the existing building. The size and intensity of the new office and retail uses are necessary and desirable for this neighborhood and the surrounding community because they will allow for the rehabilitation of a historic landmark and add new site amenities that will contribute to the character of the surrounding neighborhood. The immediate area is extremely varied in character and features a variety of uses, including light industrial, commercial, and residential. The subject building is an icon within the surrounding neighborhood due to its historic character, height, and location. The new office and retail uses will complement the mix of goods and services currently available in the surrounding district and will contribute to the economic vitality of the neighborhood by preserving, rehabilitating and restoring a historic landmark, which is a positive contribution to the neighborhood.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing church will remain the same. The proposed project will preserve and rehabilitate the exterior and interior of the subject building, including the exterior façade and landscape elements, and will add new floor area within the interior. Overall, this work will be beneficial to the surrounding neighborhood and the historic landmark.

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

The Planning Code does not require parking for the proposed project because the subject property is a historic landmark. The proposed project would not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of approval are included to address potential issues.

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

The proposed project will add new historically-appropriate lighting on the exterior and will also rehabilitate the existing landscaping and perimeter by repairing the existing fences and adding new street trees. This work will be beneficial to the surrounding neighborhood because it will provide new street improvements, lighting, and vegetation. As determined by the Historic Preservation Commission, the landscape and site treatment is historically appropriately, as documented in Certificate of Appropriateness Motion No. 0148. The proposal will not include loading or service areas, unusual lighting or signage.

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

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

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

The proposed project is not located within a Neighborhood Commercial District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGE.

Policy 3.4:

Assist newly emerging economic activities.

The Project will introduce a new office use within the neighborhood and will enhance the diverse economic base of the City. Further, this new office use will be targeted towards “incubator” office tenants and the high tech industry.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

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

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.

The Project will preserve and reuse San Francisco City Landmark No. 120.

SOMA AREA PLAN

AREA LIVABILITY

Objectives and Policies

OBJECTIVE 7:

PRESERVE EXISTING AMENITIES WHICH MAKE THE SOUTH OF MARKET A PLEASANT PLACE TO LIVE, WORK AND VISIT.

Policy 7.4:

Preserve individual architecturally and/or historically significant buildings which contribute to the area’s identity, give visual orientation, and which impart a sense of continuity with San Francisco’s past.

Policy 7.5:

Provide incentives for preservation of landmark quality buildings and contributory buildings in historic districts.

Generally, the SOMA Area Plan encourages the preservation and reuse of historic building and encourages the adaptive reuse of these buildings for office use. The proposed project is consistent with the policies and objectives of the SOMA Area Plan. The proposed project will contribute to the economic diversity and mixed-use character of the neighborhood and will reuse and restore a City Landmark.

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

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

The proposal will not significantly affect any neighborhood serving retail uses, as numerous retail uses will still be present in the area. The proposal will introduce a new retail use to the area, which will likely be a café or coffee shop. Currently, the immediate area does not possess many of these types of 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 proposal will not impact the existing housing or neighborhood character, which already includes residential, commercial, and light industrial uses.

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

The proposal will not impact any of the existing housing.

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

The proposal will not alter the existing commuter traffic patterns. The existing building is within walking distance to public transportation options. The location of the site will enable employees and visitors to the building to walk, bike, or use public transit. Parking is not required per Planning Code Section 161(k).

- 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 proposed project will assist in maintaining a diverse economic base by introducing a new commercial use. No industrial or service sector jobs will be impacted by the proposed project.

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

The proposed project will conform to the structural and seismic safety requirements of the City Building Code. The proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject property is Landmark No. 120. As recognized by the Historic Preservation Commission in Certificate of Appropriateness Motion No. 0148 and Resolution No. 0671, the proposed project will enhance the feasibility to preserve the existing building by converting the building into office, retail and assembly use.

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

The proposed project will have no negative impact on existing parks and open spaces. The proposal has no impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0929C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plan on file, dated January 23, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18551. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 23, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Sugaya, Fong, Antonini, Borden, Moore, Miguel, and Wu

NAYES: None

ABSENT: None

ADOPTED: February 23, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert a church to office, retail, and assembly uses located at 1401 Howard Street, Block 3517 and Lot 035 pursuant to Planning Code Section 803.9(a) within the SLR Zoning District, Western SOMA Special Use District, and a 50-X Height and Bulk District; in general conformance with information stamped "EXHIBIT B" included in the docket for Case No. 2011.0929C and subject to conditions of approval reviewed and approved by the Commission on February 23, 2012 under Motion No. 18551. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 23, 2012 under Motion No. 18551.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18551 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary. The Zoning Administrator may also allow the installation of planter boxes or

tubs or similar landscaping in place of trees when it is determined to be more desirable in order to make the landscaping more compatible with the character of the surrounding area.

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

MONITORING

4. **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

5. **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

PARKING AND TRAFFIC

6. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than six bicycle parking spaces (either Class 1 or 2 spaces).

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

OPERATION

7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0929E
Project Title: St. Joseph's Church, 1401 Howard Street
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
50-X Height and Bulk District
Block/Lot: 3517/035
Lot Size: 26,811 square feet
Project Sponsor: Chris Foley, 1401 Development Partners, LLP
(415) 975-9000
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucresfggov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include construction of handicap accessible ramps, a seismic strengthen of the existing church, and construction of an interior free-standing mezzanine. The exterior and interior of the church would be cleaned, repaired, and rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation.

EXEMPT STATUS:


Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and 15301(d)]

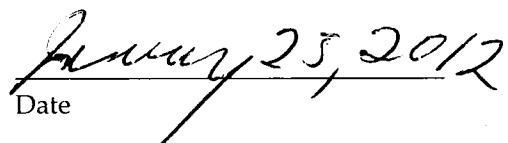
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

CC: Chris Foley, Polaris Group; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File;
Exemption/Exclusion File, Supervisor Jane Kim, District 6

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is listed in the California Register of Historical Resources and is part of a historic district eligible for listing in the National Register of Historic Places. The existing building on the project site was constructed in 1913 and was listed in the National Register of Historic Places in 1982, which makes it a "Category A – Historical Resource" pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category A properties are considered historical resources for the purposes of CEQA. As described in the Historic Resource Evaluation Response (HREER) Memorandum (see attached), 1401 Howard Street is listed in the National Register of Historic Places, California Register of Historical Resources and is designated as San Francisco Landmark No. 120. In addition, 1401 Howard Street is a contributing resource to the National Register-eligible Western SoMa Light Industrial and Residential Historic District. The church is significant within the areas of architecture, religion and ethnic history for the period from 1906 to 1914. The church is an excellent example of Romanesque Revival architecture, and is notable for the St. Joseph's parish, which has operated on the site since 1861. By the 1950s and 1960s, the church congregation was composed of Latino, Filipino and Pacific Islanders, and was recognized as one of the largest Filipino parishes in the United States.

Constructed in 1913, St. Joseph's Church at 1401 Howard Street is a three-story steel-frame church located on an irregular parcel (APN 3517 035) at the southwest corner of Howard and 10th Streets.¹ The building has a cruciform-shaped plan, concrete foundation, a slate tile gable roof, and is clad in scored cement plaster (stucco). The building features stained glass lancet windows and wood-sash windows set within arched window openings with keyhole details. The east and west transept walls feature large rose windows set with simple wood-sash windows. Typical doors include paneled white-oak wood doors with an arched stained glass transom or decorative wood-panel tympanum. The primary entrance is demarcated by a set of granite steps on Howard Street, while secondary entrances are located on the west and east facades.

The character-defining features of 1401 Howard Street include the following:

- Site: Low brick perimeter wall; brick piers; metal fences; low concrete curb at the northeast corner of subject lot; flat grade;
- Exterior: Cruciform plan; massing; scored cement plaster (stucco) exterior; sheet metal architectural elements (including cornices, towers, cupolas, gilded domes and crosses); wooden window tracery; shaped window openings; granite steps on the north façade; decorative wooden doors;
- Interior: Marble wainscot and floor in narthex (entry vestibule); decorative plaster elements, including molding, denticulated cornices, pilasters, columns, ceiling vaults, and coffered ceilings;

¹ Page & Turnbull, *St. Joseph's Church Historic Resource Evaluation* (December 16, 2011).

white oak woodwork, including doors, door frames, window frames, column bases and railings; stained glass; and interior triple-height volume.

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission and Conditional Use Authorization from the Planning Commission would be required. The project would utilize the California Historic Building Code (CHBC) and would also be pursue Federal Rehabilitation Tax Incentives.

In detail, the exterior of 1401 Howard Street would be rehabilitated as follows:

- Construction of new ADA-compliant ramps, staircases and landings on the east and west facades, including construction of new planters and encapsulating the existing granite steps;
- Installation of new street trees along 10th Street;
- Installation of new landscaping and/or planters throughout the project site;
- Cleaning and repair of the granite steps on the north façade;
- Installation of new metal fences and gates along the north and west facades to match the historic fences, as based upon photographic evidence;
- Cleaning and repair of scored cement plaster (stucco) exterior;
- Cleaning, repair and restoration of sheet metal elements, including the gilded domes, cornices, and cupolas;
- Repair and restoration of existing stained glass windows on the north façade;
- Repair of wood frames and reglazing the existing wood-sash windows;
- Restoration of the existing skylight, including installation of new glazing and sealants;
- Reconstruction of the original historic exterior light fixtures based upon photographic evidence;
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking; and
- Installation of new solar panels on the western and eastern portions of the lower roof.

In detail, the interior of 1401 Howard Street would be rehabilitated as follows:

- Construction of a free-standing interior mezzanine within the side aisles of the existing church; the new mezzanine will feature a bridge, as well as projections past the side aisles into the nave;
- Construction of partial- and full-height shear walls, as part of the seismic strengthen scheme;
- Raising of the plaster arches and trim along the north wall of the side aisles to accommodate access from the corner towers to the mezzanine level;

- Cleaning and repair of historic interior materials, including marble wainscot, quarter sawn white oak doors and woodwork, and decorative plaster;
- Removal of alters and confessional booths from the main alter and transepts;
- Installation of raised wood flooring and a new level concrete floor slab with radiant heating system;
- Installation of new men's and women's restrooms on the ground floor and mezzanine levels;
- Removal of the pipe organ from the choir loft;
- Installation of a free-standing staircase in the west transept from the ground floor to the mezzanine level;
- Installation of a wheelchair-lift in the southwest corner;
- Removal of non-historic wood wainscot on the interior face of the exterior walls of the side aisles;
- Extension of the column bases to match the level of the new floor;
- Conversion of the sacristy on the ground floor into offices;
- Addition of new restrooms on the second floor above the existing sacristy;
- Conversion of the existing chapel on the ground floor into restrooms; and
- Installation of new staircases within the corner towers.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The proposed project would convert the subject property from a church into office, assembly and retail use. The new use would require minimal change to the defining characteristics of the historic resource.
- The proposed project would retain the historic character of the church, and would not impact its listing in the California Register of Historical Resources. The exterior character-defining features of the church would be retained and preserved, including, but not limited to, the cruciform plan, stained glass windows, scored cement plaster exterior and gilded domes. The interior character-defining features of the church would also be retained and preserved, including, but not limited to, the decorative plaster, columns, entry vestibule, and choir loft.
- No conjectural features would be added as part of the proposed project.
- New construction is compatible with the existing historic buildings and the surrounding historic district, and is clearly differentiated from the existing building.
- New construction would not affect the overall historic integrity of the property, and may be removed in the future.

The proposed project would construct rehabilitate the existing church into an office, assembly and retail use. CEQA State Guidelines Sections 15301(a) and 15301(d), or Class 1, provides an exemption from environmental review for interior and exterior alterations and restoration and rehabilitation of deteriorated or damaged structures. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(a) and 15301(d), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Project Address: 1401 Howard Street
Block/Lot: 3517/035
Case No.: 2011.0929E

Date of Review: January 17, 2012 (Part II)

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1913, the subject building at 1401 Howard Street (historically known as St. Joseph's Church) is listed in the National Register of Historic Places (1982), the California Register of Historical Resources (1982), and is San Francisco Landmark No. 120 (1980). The property is also included in the Planning Department's 1976 Architectural Survey and the San Francisco Architectural Heritage Survey. Further the subject property is a contributing resource to the eligible Western SoMa Light Industrial and Residential Historic District, which is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1906 to 1936.

Based on its listing in the National and California Registers and its survey ratings, 1401 Howard Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED: December 12, 2011, by: Forum Design

PROJECT DESCRIPTION

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include a seismic strengthen of the existing

church and construction of an interior free-standing mezzanine. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission and Conditional Use Authorization from the Planning Commission would be required. The project would utilize the California Historic Building Code (CHBC) and would also be pursue Federal Rehabilitation Tax Incentives.

In detail, the exterior of 1401 Howard Street would be rehabilitated as follows:

- Construction of new ADA-compliant ramps, staircases and landings on the east and west facades, including construction of new planters and encapsulating the existing granite steps;
- Installation of new street trees along 10th Street;
- Installation of new landscaping and/or planters throughout the project site;
- Cleaning and repair of the granite steps on the north façade;
- Installation of new metal fences and gates along the north and west facades to match the historic fences, as based upon photographic evidence;
- Cleaning and repair of scored cement plaster (stucco) exterior;
- Cleaning, repair and restoration of sheet metal elements, including the gilded domes, cornices, and cupolas;
- Repair and restoration of existing stained glass windows on the north façade;
- Repair of wood frames and reglazing the existing wood-sash windows;
- Restoration of the existing skylight, including installation of new glazing and sealants;
- Reconstruction of the original historic exterior light fixtures based upon photographic evidence;
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking; and
- Installation of new solar panels on the western and eastern portions of the lower roof.

In detail, the interior of 1401 Howard Street would be rehabilitated as follows:

- Construction of a free-standing interior mezzanine within the side aisles of the existing church; the new mezzanine will feature a bridge, as well as projections past the side aisles into the nave;
- Construction of partial- and full-height shear walls, as part of the seismic strengthen scheme;
- Raising of the plaster arches and trim along the north wall of the side aisles to accommodate access from the corner towers to the mezzanine level;
- Cleaning and repair of historic interior materials, including marble wainscot, quarter sawn white oak doors and woodwork, and decorative plaster;
- Removal of alters and confessional booths from the main alter and transepts;
- Installation of raised wood flooring and a new level concrete floor slab with radiant heating system;
- Installation of new men's and women's restrooms on the ground floor and mezzanine levels;

- Removal of the pipe organ from the choir loft;
- Installation of a free-standing staircase in the west transept from the ground floor to the mezzanine level;
- Installation of a wheelchair-lift in the southwest corner;
- Removal of non-historic wood wainscot on the interior face of the exterior walls of the side aisles;
- Extension of the column bases to match the level of the new floor;
- Conversion of the sacristy on the ground floor into offices;
- Addition of new restrooms on the second floor above the existing sacristy;
- Conversion of the existing chapel on the ground floor into restrooms; and
- Installation of new staircases within the corner towers.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull, *St. Joseph's Church Historic Resource Evaluation, San Francisco, California* (December 16, 2011; Prepared for 1401 Development Partners).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 1401 Howard Street, which is listed in the National Register of Historic Places, California Register of Historical Resources, and is designated as San Francisco

Landmark No. 120. Further, the proposed project will not have a significant adverse impact on the eligible Western SoMa Light Industrial and Residential Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

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 would convert the subject building from a church into office, retail and assembly use. To accommodate this new use, the project would rehabilitate the exterior of the subject building by rehabilitating and reglazing the existing wood-sash windows, cleaning and repairing the exterior cement plaster, and cleaning and repairing sheet metal elements. All character-defining elements on the exterior would be preserved and retained in place. Within the interior, the proposed project would level the existing floor, seismically upgrade the existing structural system by installing new shear walls, and clean and repair interior plaster elements. Most notable within the interior, the proposed project would construct a mezzanine level, which would create a second floor of office space. This mezzanine level would be structurally independent of the existing church, and would not be affixed to any of the interior walls or columns. The mezzanine level allows for a clear view of the church's triple-height nave, which is a character-defining feature of the interior. Overall, the new office use would require minimal change to the defining characteristics of the subject building at 1401 Howard Street.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

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

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

Site: Low brick perimeter wall; brick piers; metal fences; low concrete curb at the northeast corner of subject lot; flat grade;

Exterior: Cruciform plan; massing; scored cement plaster (stucco) exterior; sheet metal architectural elements (including cornices, towers, cupolas, gilded domes and crosses); wooden window tracery; shaped window openings; granite steps on the north façade; decorative wooden doors;

Interior: Marble wainscot and floor in narthex (entry vestibule); decorative plaster elements, including molding, denticulated cornices, pilasters, columns, ceiling vaults, and coffered ceilings; white oak woodwork, including doors, door frames, window frames, column bases and railings; stained glass; and interior triple-height volume.

As noted previously, the proposed project would impact the interior spatial volume by constructing a mezzanine within the side aisles, which would feature a bridge that crosses the nave and projecting wings that will extend past the nave column line. The construction of the mezzanine does preserve the interior spatial volume, since the main triple-height space of the nave and column configuration is maintained. Further, the new mezzanine would not impact decorative plaster elements or any of the significant interior finishes. To accommodate access to the mezzanine level, the plaster arches and trim on the north end of the side aisles would be raised and relocated in plane with the existing arches and trim. Within the transepts, the mezzanine rests below the rose windows and is located well below the plaster cornices. The mezzanine is free-standing and would not feature any physical attachments to the exterior walls or columns. Other major features and spaces, including the apse/alter, main entry vestibule, and choir loft, would be maintained and preserved in place.

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 does not create a false sense of historical development and would be contemporary in character. On the exterior, reconstructed elements, including the exterior lighting at the main entry, would be based upon photographic evidence.

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, which have acquired significance in their own right. The subject building has not had any major alterations, which have garnered significance in their own right.

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 would preserve distinctive features, finishes and construction techniques, including the scored cement plaster exterior, sheet metal architectural features, gilded domes, decorative interior plasterwork, stained glass windows, and slate tile roof.

On the exterior, the building's cement plaster exterior would be cleaned and/or repaired, where necessary. The stained glass windows would be rehabilitated by an expert stained glass consultant, who would remove the windows, repair any damaged glass, and repair any damaged tracery. On the north, west and east facades, the stained glass windows would be reinstalled in place and a new, ribbed protective glass window would be installed in front. On the south façade, the one remaining stained glass window towards the east end would be salvaged, repaired and reinstalled in the existing opening towards the west end of the south façade. The sheet metal architectural elements would be cleaned and a new corrosion-inhibitor primer and finish coat would be applied. The gilded domes would be re-painted and then gilded with gold leaf to match the existing finish. Lastly, the slate tile roof would be removed and reinstalled in place over new decking and underlayment.

Within the interior, the building's decorative plaster finishes and ornamentation would be cleaned and repaired. To accommodate the seismic upgrade, portions of the decorative plaster ornamentation would need to be removed to install the new concrete shear walls. The decorative plaster work would be documented and molds would be cast of any removed ornamentation. All removed decorative plaster work would be re-cast and re-installed back in place after the seismic work is completed. This work would remove and restore distinctive features of the building's interior to accommodate necessary life-safety and seismic upgrades, thus would be consistent with Rehabilitation Standard No. 5.

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.

In general, the proposed project adopts an ethos of repair over replacement. Most of the ornamental features would be cleaned, preserved, repaired, and reinstalled back in place. On the exterior, the existing metal downspouts would be removed, and new downspouts would be installed to match. These metal downspouts are not character-defining features of the exterior. Certain sheet metal elements, including the parapet cap and boxed gutter, would be weather-proofed and replaced in kind. On the north façade, the historic light fixtures would be reconstructed using photographic evidence. Other features, including the site walls, granite steps, cement plaster exterior, and decorative sheet metal spandrels, would be cleaned, preserved and repaired in place. The wood-sash windows, which replaced the original stained glass windows, would be rehabilitated and restored to accept a new ribbed protective heavy glass or dual-pane glazing system. This window treatment is compatible with the building's historic character, since it retains a compatible material (wood), while maintaining a similar visual quality as the original stained glass windows. The new ribbed protective heavy glass obscured the view of the interior from the exterior in a similar manner as the original stained glass, thus achieving a similar visual quality.

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 involve chemical or physical treatments, which would be used to clean, preserve, and repair historic materials. In particular, the project includes a graffiti removal program, which would call for the light brushing, water washing, poulticing and cleaning with a commercial agent. Where necessary, a commercial paint stripper may be used, but only after testing in discrete areas. Other chemical and physical treatments include paint removal and priming, gentle brushing, and cleaning. Overall, the proposed project would undertake chemical and physical treatments using the gentlest means possible, and would institute a program for discrete mock-ups and testing for any specified chemical 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 would include foundation work and may require excavation to accommodate a new mechanical room within the basement. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

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

The proposed project includes exterior alterations consisting of: new gates and fencing at the northeast corner of the site and installation of low-profile photovoltaic panels on portions of the existing roof. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials, including the slate tile roof and ornamental fencing. The new gate and fence would replace the existing fence, which is badly deteriorated and damaged. The new gate and fence would match the historic fence in terms of design, material, configuration and size. The installation of the low-profile photovoltaic panels on the southwest portion of the existing roof would not be visible from the public rights-of-way. The photovoltaic panels would necessitate the removal of slate roof tiles in this area, which would be salvaged and reused on other portions of the existing building as part of the overall re-roofing. These alterations do not severely impact the integrity of the overall property, and would be compatible with the building's historic character.

In addition to the exterior alterations, the proposed project includes new construction consisting of: new handicap accessible ramps on the east and west facades; a seismic upgrade; and a free-standing mezzanine level within the interior. The new handicap accessible ramps on the east and west facades would encapsulate the existing historic granite steps, which would be preserved in place. These new ramps and landings would not be attached to the face of the existing building, and would feature new planter boxes. These new features would be compatible with the historic character of the existing church in terms of material, scale and size. The new ramps would be viewed as new features, and are of a size and scale that would not interfere with the overall character of the church. The seismic upgrade includes construction of four partial-height shear walls in the east and west transepts. The new shears wall would require the removal of some decorative plaster elements, which would subsequently be re-cast and re-installed over the walls to suggest the original plaster elements. The construction of the new mezzanine level would require the relocation of the plaster arches on the south wall of the two corner towers (or north end of the side aisles), in order to accommodate access from the corner tower staircases to the mezzanine level. The overall design of the mezzanine is distinctly contemporary in character as evidenced by the glass and steel material palette. The glass and steel handrails, which are the prominent feature of the mezzanine design, are light in character, promote transparency through the interior, and are sufficiently differentiated from the decorative plaster and wood interior. Further, the glass and steel handrails achieve compatibility with the building's historic character, since they are visually distinct, simple in design, visually light in feel, and allow for a clear reading of the historic, three-story, interior volume. The mezzanine level is designed around the existing historic columns and pulled back from the exterior walls, so that it would be a free-standing element. Consequently, the design of the mezzanine is compatible, but differentiated in material and design from the historic church.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will 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 would include new construction consisting of new handicap accessible ramps on the east and west facades, and the construction of a free-standing mezzanine level within the interior. The new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired. The new accessibility ramps on the west and east facades would encapsulate the existing granite steps, which would remain in place on both facades. Therefore, the accessibility ramps may be removed in the future without impacting the original entry steps on the west and east facades. Similarly, the new mezzanine would be free-standing and would not physically attach to any of the walls or decorative features within the church's interior. Therefore, the mezzanine may be removed in the future without impacting any of the decorative features within the existing church.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-17-2012

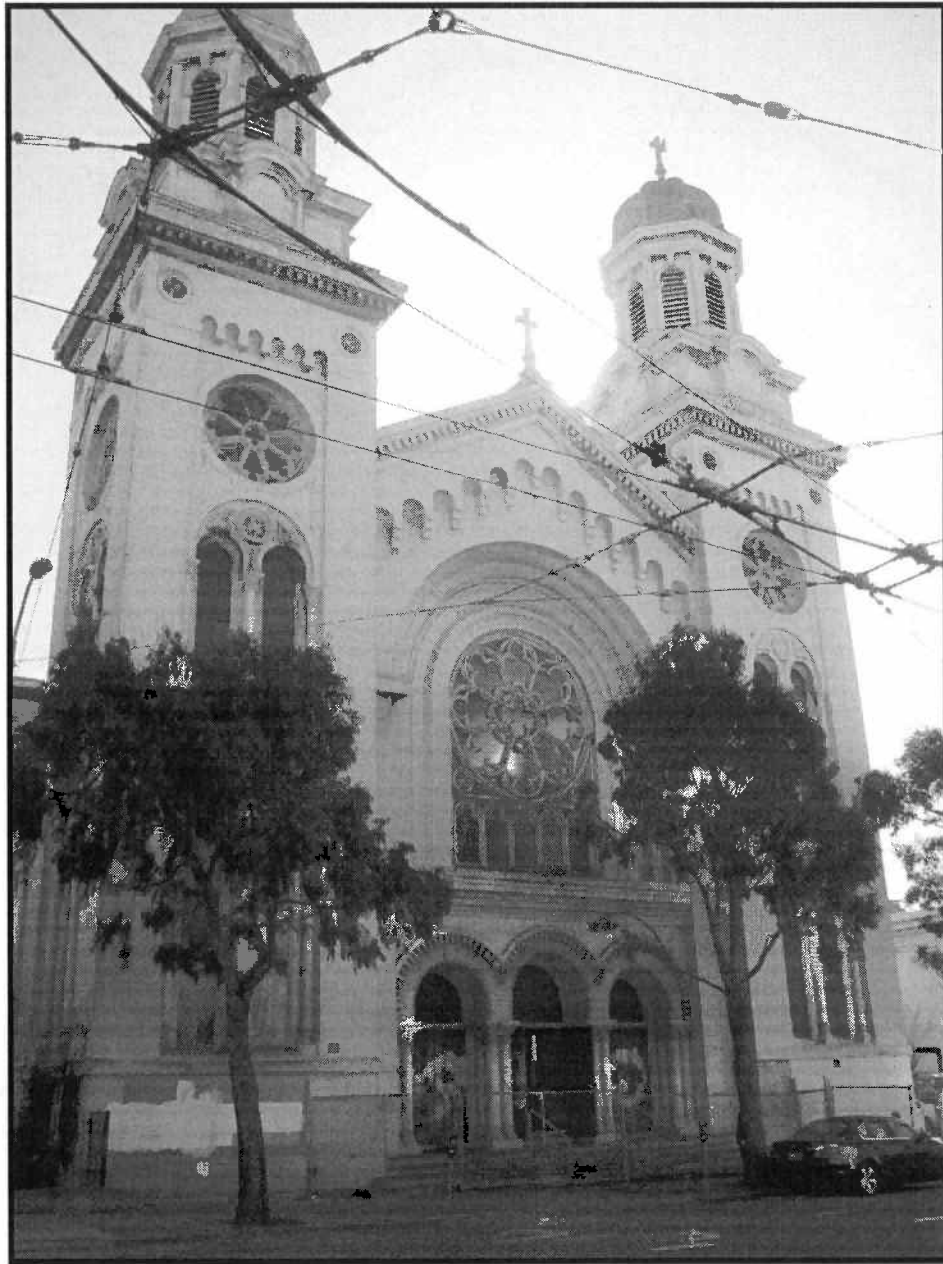
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Beth Skrondal / Historic Resource Survey Team
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IMAGES



View of St. Joseph's Church along Howard Street (looking east)



St. Joseph's Church, View of North Facade