



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization & Office Development Authorization

HEARING DATE: JANUARY 30, 2020

Record No.: 2013.0689CUA; 2013.1593B
Project Address: 2 Henry Adams Street
Zoning: Production, Distribution & Repair-1-Design (PDR-1-D) Zoning District
45-X Height and Bulk District
Landmark No. 283 - Dunham, Carrigan, & Hayden Building
Block/Lot: 3910/001 and 005
Project Sponsor: John Kevlin, Reuben, Junius & Rose, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: RREEF America REIT II Corp. YYYY
Scottsdale, AZ 85261
Staff Contact: Monica Giacomucci – (415) 575-8714
monica.giacomucci@sfgov.org
Recommendation: **Approval with Conditions**

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 Project includes a change of use of 49,999 gross square feet of existing laboratory use to office use on the fourth and fifth floors of the subject building at 2 Henry Adams Street, which is designated as Landmark #283 – Dunham, Carrigan, & Hayden Building under Article 10 of the Planning Code. The proposal also includes restoration of historic storefronts on all five facades and the creation of a publicly accessible plaza at the northwest corner of the Project site. The office use will provide 40 existing Class 1 bicycle parking spaces, 18 existing Class 2 bicycle parking spaces, 4 existing showers, and 28 existing clothes lockers.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3B and 303, to allow an office use within a landmark building in the PDR-1-D Zoning District.

Since the proposal would establish more than 25,000 gross square feet of office use, the Commission must also grant an Office Development Authorization, pursuant to Planning Code Sections 321 and 322, to establish 49,999 gross square feet (gsf) of new office use.

ISSUES AND OTHER CONSIDERATIONS

- **Certificate of Appropriateness:** Since the subject property is locally designated as a Landmark under Article 10 of the Planning Code, the proposed project requires a Certificate of Appropriateness from the Historic Preservation Commission (HPC). The HPC reviewed and approved the Certificate of Appropriateness on November 20, 2019 (see Case No. 2013.0689COA and HPC Motion No. 0400).
- **Office Development Authorization:** The proposed project would construct approximately 49,999 gsf of new office space. Within the PDR-1-D Zoning District, office uses are permitted only in Landmark buildings with Conditional Use Authorization pursuant to Planning Code Section 210.3B. As of December 20, 2019, approximately 902,621 gross square feet of “Small Cap” Office Development is available under the Section 321 Office Allocation Program.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Showplace Square/Potrero Hill Area Plan and the Objectives and Policies of the General Plan. The change of use to office will finance ongoing maintenance and preservation of a significant Landmark building as documented in a Historic Structure Report prepared by a qualified consultant. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Draft Motion – Office Development Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief
- Exhibit G – First Source Hiring Affidavit
- Exhibit H – Historic Preservation Commission Draft Motion No. 0400



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 30, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2013.0689CUA
Project Address: 2 Henry Adams Street
Zoning: Production, Distribution & Repair-1-Design (PDR-1-D) Zoning District
45-X Height and Bulk District
Landmark No. 283 - Dunham, Carrigan, & Hayden Building
Block/Lot: 3910/001 and 005
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: RREEF America REIT II Corp. YYYY
Scottsdale, AZ 85261
Staff Contact: Monica Giacomucci – (415) 575-8714
monica.giacomucci@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION TO ALLOW OFFICE USE IN LANDMARK NO. 283 PURSUANT TO PLANNING CODE SECTION 210.3B AND 303 FOR A PROPOSED PROJECT TO ESTABLISH 49,999 GROSS SQUARE FEET OF OFFICE USE ON THE FOURTH AND FIFTH FLOORS LOCATED AT 2 HENRY ADAMS STREET, LOTS 001 AND 005 IN ASSESSOR'S BLOCK 3910, WITHIN THE PDR-1-D (PRODUCTION, DISTRIBUTION, REPAIR-1-DESIGN) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 16, 2014, John Kevlin of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application Nos. 2013.0689CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization and Office Development Authorization to convert approximately 49,999 gross square feet (gsf) of laboratory use to office use on the fourth and fifth floors of a Landmark building (hereinafter "Project") at 2 Henry Adams Street, Block 3910 Lots 001 and 005 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

On November 20, 2019, the San Francisco Historic Preservation Commission approved a Certificate of Appropriateness for the Project through Historic Preservation Commission Motion No. 0400 (See Application No. 2013.0689COA).

On January 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2013.0689CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2013.0689CUA is located at 1650 Mission Street, Suite 400, 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 Authorization, as requested in Application No. 2013.0689CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes a change of use of 49,999 gsf of existing laboratory use to office use on the fourth and fifth floors of the subject building at 2 Henry Adams Street, which is designated as Landmark #283 – Dunham, Carrigan, & Hayden Building under Article 10 of the Planning Code. On the fourth floor, 30,443 square feet will be converted from laboratory to office, and on the fifth floor, 19,556 square feet will be converted in the same manner. The proposal also includes restoration of historic storefronts on all five facades and the creation of a public plaza at the northwest corner of the Project site. The office use will be served by 40 existing Class 1 bicycle parking spaces, 18 existing Class 2 bicycle parking spaces, 4 existing showers, and 28 existing clothes lockers.
3. **Site Description and Present Use.** The Project is located on two lots which together encompass the entire block bounded by Division Street, Henry Adams Street, Alameda Street, and Vermont Street in the Showplace Square neighborhood. The subject building is pentagonal in shape, with a clipped northwestern corner due to a former rail line which cut across that portion of the block. The building fully encompasses Lot 001, while Lot 005 is undeveloped. Currently, the existing building is occupied by the San Francisco Design Center and contains 38 furniture showrooms on the first through third floors. In September 2019, a portion of the fourth and fifth floors were converted into development laboratory use with some light manufacturing and wholesale use for Samsara.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-D Zoning District in the Showplace Square/Potrero Hill Area Plan. This area of San Francisco is

characterized by large, heavy-timber and steel-frame industrial buildings, many of which were historically used as headquarters for furniture retailers or distribution centers for wholesalers. The immediate context is mixed in character, with residential, industrial, and commercial uses surrounding the subject building. As the subject building occupies the entire block, there are no buildings immediately adjacent. Just west of the building, on the opposite side of Vermont Street, is the Dwight D. Eisenhower Highway (Interstate 80). To the north of the subject property is the Sobel Building, another interior design showroom. A traffic circle is located to the northeast of the subject block. Zynga, a social game developer, is headquartered in an office building on the opposite side of the traffic circle at the intersection of 8th and Townsend Streets, as is Roche Bobois, a furniture retailer. The One Henry Adams Apartments, a mixed-use development, occupies the entire block east of the subject property. In the surrounding blocks, there is a high concentration of design-oriented PDR and retail uses. Other zoning districts in the vicinity of the Project site include: P (Public), PDR-1-G (Production, Distribution & Repair-1-General), and UMU (Urban Mixed Use) Zoning District.

5. **Public Outreach and Comments.** The Department has not received any public correspondence regarding the proposed Project to date.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Permitted Uses in the PDR-1-D Zoning Districts.** Pursuant to Planning Code Section 210.3, office uses are permitted within designated Landmark buildings in a PDR-1-D Zoning District with a Conditional Use Authorization. Per Section 210.3B, in order for a proposed project to receive such a Conditional Use Authorization for provision of office space in a landmark building, the applicant must submit a Historic Structures Report (HSR) prepared by a licensed historic architect meeting the Secretary of the Interior's Professional Qualification Standards to the Planning Department. The Historic Preservation Commission shall review the HSR for the proposed project's ability to enhance the feasibility of preserving the building.

The Project proposes to convert approximately 30,443 gsf at the fourth floor and approximately 19,556 gsf at the fifth floor (49,999 gsf in aggregate) of laboratory use to office use at the subject property. 2 Henry Adams is designated as Landmark #283 – Dunham, Carrigan, and Hayden Building under Article 10 of the Planning Code. The subject property is eligible to seek a Conditional Use Authorization to establish office use at this location due to its designated landmark status pursuant to Planning Code Section 210.3B.

The Applicant submitted an Historic Structure Report (HSR) prepared by Wiss, Janney, Elstner Associates, Inc. (WJE) which was scoped and reviewed by Department Preservation staff. WJE staff meet the Secretary of the Interior's Standards for Professional Qualifications. The Historic Preservation Commission reviewed the proposed Project and HSR on November 20, 2019. Upon review of the HSR, the Historic Preservation Commission found the Project in compliance with the Secretary of the Interior's Standards for Rehabilitation and that the Project would enhance the feasibility of preserving the Landmark in HPC Motion No. 0400.

- B. **Bicycle Parking.** The bicycle parking requirements under Planning Code Section 155.2 apply when a change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent is proposed. At least one Class 1 bicycle parking space for every 5,000 occupied square feet of office space and a minimum of two Class 2 bicycle parking spaces for any office uses greater than 5,000 gsf plus one Class 2 bicycle parking space for each additional 50,000 occupied square feet are required.

The Project includes 49,999 gsf of occupied floor area of office use, thus requiring 10 total Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces. Existing conditions at the subject property include 40 total Class 1 bicycle parking spaces located at the fourth and fifth floors and 18 total Class 2 bicycle parking spaces, thereby meeting the requirements triggered by the intensification of use under Planning Code Section 155.2.

- C. **Provision of Shower Facilities and Clothes Lockers.** Section 155.3 of the Planning Code requires at least two showers and twelve clothes lockers when the occupied floor area of office use exceeds 20,000 square feet but is no greater than 50,000 square feet.

The Project includes 49,999 gsf of occupied floor area office use. Therefore, at least two showers and twelve clothes lockers are required. Existing conditions at the subject property include four showers and 28 clothes lockers at the fourth and fifth floors. The proposed change of use would comply with Planning Code Section 155.3.

- D. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

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

- *Parking Supply: 11 points.*

- E. **Office Development Authorization.** Planning Code Section 321 establishes the requirements for an Office Development Authorization from the Planning Commission for new office space between 25,000 and 49,999 square feet.

The Project proposes to establish new office use at the fourth and fifth floors of the subject property, and therefore requires an Office Development Allocation. The proposed Project has requested an Office Development Authorization for up to 49,999 gsf of new office space from the Planning Commission as part of the related Case No. 2013.1593B.

- F. **Transportation Sustainability Fee.** Planning Code Section 411A applies the Transportation Sustainability Fee (TSF) for projects including change or replacement of use, such that the rate charged for the new use is higher than the rate charged for the existing use.

The Project includes conversion of 49,999 gsf of existing laboratory use to office use. The Development Application was submitted after February 1, 2013 but before July 21, 2015. The Non-Residential or PDR portion of any Project with a Development Application submitted during this period shall be subject to the TSF but pay the applicable TIDF rate pursuant to Planning Code Sections 411.3(e) and 409, as well as any other applicable fees. Therefore, the Project is subject to the Transit Impact Development Fee rates per the Transportation Sustainability Fee rules.

- G. **Jobs-Housing Linkage Program Fee.** Planning Code Section 413 applies the Jobs-Housing Linkage Fee to any project that increases by at least 25,000 gsf the total amount of any combination of entertainment use, hotel use, Integrated PDR use, office, research and development use, retail use, and/or Small Enterprise Workspace use.

The proposed Project includes establishment of 49,999 gsf of office use and is therefore subject to the Jobs-Housing Linkage Program, as outlined in Planning Code Section 413. The Project Sponsor may elect to utilize the Housing Requirement option, the Payment to Housing Developer option, the In-Lieu Fee Payment option or compliance by combination payment to Housing Developer and payment of In-Lieu Fee at the time of building permit issuance.

- H. **Child Care Requirements for Office Development Projects.** Planning Code Section 414 applies the Child Care Requirements for Office Development Projects Requirement to any project that increases by at least 25,000 gsf the total amount of office space.

The proposed Project includes establishment of 49,999 gsf of office use and is subject to the Child Care Requirements for Office Development Projects. Prior to issuance of the first construction document, the Project Sponsor will elect to achieve compliance by providing an on-site child-care facility, compliance in conjunction with the sponsors of other development projects to provide an on-site child care facility at another project, compliance in conjunction with the sponsors of other development projects to provide a child-care facility within one mile of the development projects, compliance by payment of an in-lieu fee, compliance by combining payment of an in-lieu fee with construction of a child care facility or compliance by entering into an arrangement with a non-profit organization.

- I. **Eastern Neighborhood Impact Fees and Public Benefit Fund.** Planning Code Section 423 is applicable to any development project within the Showplace Square Area Plan that includes additional non-residential space in excess of 800 gsf inside an existing structure.

The proposed Project includes a change of use of approximately 49,999 gsf of laboratory use to office. The establishment of any non-residential use within an existing building is subject to Eastern Neighborhood Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies with said criteria in that:

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

The Project is necessary and desirable for, and compatible with, the neighborhood and the community. 2 Henry Adams is located in an area characterized by a mix of retail, residential, PDR, public, and office uses across several adjacent Zoning Districts. The Project Sponsor will maintain the existing PDR showroom use on the first through third floors and has instituted laboratory, wholesale sales, and light manufacturing uses at the fourth and fifth floors.

The subject property would continue to house uses principally permitted in a PDR-1-D Zoning District, with a small portion of two upper floors converted to office use. This conversion would have a minimal impact on the surrounding area, drawing a modest number of employees to the neighborhood on a daily basis. These employees are likely to visit area neighborhood-serving shops and restaurants with some frequency and to utilize public transportation to reach the project site, given that the proposal does not include any off-street parking. The Project also benefits the surrounding neighborhood through the creation of a publicly accessible plaza, which will replace an existing undeveloped gravel lot on the northwest corner of the site. The proposed change of use to office would enhance the mix of uses within the Showplace Square area without changing the overall composition or character of the neighborhood, as the subject property is currently the only Landmark within the immediate zoning district, and therefore is the only building eligible for the office use incentive under Planning Code Section 210.3B.

Although the PDR-1-D Zoning District generally prohibits office uses, the Project would establish a small amount of office use within a designated Landmark and a recognized historic resource. Known historically as the Dunham, Carrigan, and Hayden Building, the subject property has anchored this part of Showplace Square since 1915. The Project is able to take advantage of a zoning incentive which provides for the ongoing maintenance and stewardship of historic resources that have been identified as significant physical examples of the history and culture of San Francisco under Article 10 of the Planning Code. The Project Sponsor is able to channel revenues from the proposed office use directly to the maintenance and repair of this historic building, including essential short-term upgrades related to life safety and advanced building deterioration identified in a Historic Structure Report prepared by Wiss, Janney, and Elstner Associates, Inc. Approval of the proposed change of use will prolong the life of the Dunham, Carrigan, and Hayden Building and ensure that it continues to stand as a valued piece of San Francisco history.

- B. 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project would convert existing engineering laboratory use to office use without potential adverse effects to the health, safety, convenience, or general welfare of persons in the vicinity attributable to large-scale new construction projects. The subject building encompasses almost its entire block, aside from a clipped northwest corner resulting from a former rail line. The proposal includes restoration of deteriorated or non-historic storefronts and bulkheads on all five building facades, as well as conversion of the existing undeveloped lot on the northwest corner into a public plaza. Existing box awnings will be removed and replaced with flat metal awnings. These alterations meet the Secretary of the Interior's Standards for Rehabilitation and were reviewed and approved by the Historic Preservation Commission on November 20, 2019 under HPC Motion No. 0400.

On the interior, the first, second, and third floors will continue in their current PDR use as showrooms. Laboratory, wholesale sales, and light manufacturing uses were recently approved on the fourth and fifth floors. The Project proposes to convert a small portion of the fourth and fifth floors, totaling 49,999 square feet in aggregate, to office use. The space requested for conversion amounts to approximately 15% of the available floor area in this 322,755 square-foot building.

Throughout the City, the conversion of historic masonry buildings with open floor plans to office use is common, especially in the South of Market and Showplace Square neighborhoods. Office uses are in high demand in San Francisco, and historic buildings converted to office use are typically minimally impacted. As such, conversion of a portion of the upper floors of the subject building to office is desirable in terms of adaptive reuse of the subject building. The Historic Preservation Commission also determined that the change of 49,999 gsf of laboratory use on the fourth and fifth floors to office use would enhance the feasibility of preserving the historic Landmark pursuant to Section 210.3B of the Planning Code.

No further impacts to the size, shape, or arrangement of the building are proposed.

- (2) 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The Project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood because the Project site is well-served by public transit. The Planning Code does not require off-street automobile parking or loading spaces for the proposed office use. The Project does not propose to add any such parking or loading spaces.

The Property is located within a block of several MUNI bus lines which run along the Rhode Island, Vermont, and Brannan Street corridors (10-Townsend, 19-Polk, 83X-Mid-Market Express, 22-Fillmore, 55-16th Street). The subject property is located less than a mile from the Caltrain Station at 4th and Townsend streets, serving the Bay Area. The provision of bicycle storage areas with close

proximity to mass transit is anticipated to encourage employees and visitors to use alternate modes of transportation.

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

The Project will not produce or include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor, nor does it involve any new construction or additions. The Project proposes to change the use of existing laboratory space to office space. Although the PDR-1-D Zoning District prohibits heavy manufacturing uses, principally permitted light manufacturing uses can innately produce noise. The proposed office use is more compatible with the building's existing showroom and laboratory spaces than a potentially disruptive PDR tenant.

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

In addition to the change of use, the Project proposes to activate an undeveloped lot at the northwest corner of the property by converting it to a landscaped plaza for use by tenants, customers, and the public. The Project also proposes to remove existing non-complying signage, which will be replaced with code-compliant signage in a future submittal.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is located in a PDR-1-D Zoning District. The intent of the PDR-1-D District is to retain and encourage non-intensive, design-focused businesses and discourage heavy industrial uses that could compromise the quality of life of nearby residents. The proposed office use will have minimal impact on existing design-oriented businesses within the building as well as the surrounding neighborhood, as office uses typically do not generate excessive noise, odors, or vibrations. Likewise, the PDR-1-D Zoning District specifically provides an opportunity to institute a complementary office use within an individual Landmark building designated under Article 10 of the Planning Code. The subject property is currently the only Landmark located within a PDR-1-D Zoning District and is therefore the only building eligible to institute office uses, explicitly meeting the intent of the Use District.

8. **Office Uses in Landmark Buildings in the PDR-1-D Zoning Districts.** Pursuant to Planning Code Section 210.3B, when the Historic Preservation Commission has reviewed the proposed project and

submitted HSR, the Planning Commission shall consider the following Conditional Use criteria, in addition to the criteria set forth in Section 303(c) and (d):

- a. The Historic Preservation Commission's assessment of the proposed project's ability to enhance the feasibility of preserving the building;

At a duly noticed hearing of the Historic Preservation Commission held on November 20, 2019, the Historic Preservation Commission found that the proposed Project would facilitate ongoing preservation of the Landmark building.

- b. The Historic Preservation Commission's assessment of the proposed project's compliance with the Secretary of the Interior's Standards;

At a duly noticed hearing of the Historic Preservation Commission held on November 20, 2019, the Historic Preservation Commission found the proposal, including the proposed change of use, compliant with the Secretary of the Interior's Standards for Rehabilitation.

- c. The economic need for the improvements relative to preservation of the building;

As documented in the submitted HSR, the building is in stable condition, but there are several areas of work required to prevent deterioration. These scopes include repair of brickwork at areas of loss and water intrusion, repair of exterior corrosion at window lintels, repair of parapet bracing, repointing of mortar joints, and cleaning of masonry. The property has not undergone a significant rehabilitation since a seismic upgrade in 2000, in part due to financial restrictions. The proposed change of use of 49,999 gsf from laboratory to office use will provide a source to fund the proposed exterior restoration work, as well as interior rehabilitation, essential life-safety upgrades, and any future preservation-related needs.

- d. The ability for the office tenants to be physically compatible with the PDR tenants;

The existing PDR tenants on the first through third are showrooms associated with furniture retailers or interior designers. While many PDR uses generate noise, odor, heat, or vibration, the showroom uses at the subject property operate as points of sale, where retailers can view products on display and make wholesale purchases of goods or secure the services of a design professional. The proposed office use is compatible with this existing minimally disruptive PDR use, because prospective office tenants will neither disturb nor be disturbed by the existing showrooms.

- e. The relocation strategy for any displaced PDR tenants; and

The area proposed for change of use is currently permitted as laboratory. While laboratory is a Non-Retail Sales and Service use principally permitted in the PDR Zoning districts, it is not included in the Production, Distribution, and Repair use category per Sections 102 and 210.3 of the Planning Code. No existing PDR tenants will be displaced as a result of the proposed Project. Recently, an engineering laboratory came to occupy the fourth and fifth floors.

- f. The impact of the proposed change on the surrounding community.

The subject property is located at the intersection of several zoning districts, including the less restrictive UMU (Urban Mixed-Use) Zoning District. Several buildings in the immediate area already contain office uses, including 650 Townsend located directly northeast of the subject property. The surrounding community has supported larger and more intensive office uses over the past ten years, and the proposed change of use of 49,999 gsf to office within the subject property will not have a negative impact on the neighborhood. Because office uses are permitted only in Landmark buildings in PDR-1-D Zoning Districts, and the subject property is currently the only designated Landmark within its Zoning District, the Project will not substantially affect the neighborhood's existing mix of uses. Likewise, the proposed change of use from PDR to office at the subject property will add to the number of employees making daily trips to this location, thereby supporting individual neighborhood retailers and the local economic base.

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

COMMERCE AND INDUSTRY ELEMENT
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.

TRANSPORTATION ELEMENT
Objectives and Policies

OBJECTIVE 2
USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1
Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

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

Policy 1.1.2

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

OBJECTIVE 1.5

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.

Policy 1.5.2

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in Showplace Square/Potrero Hill.

HISTORIC PRESERVATION

Objectives and Policies

OBJECTIVE 8.2

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE SHOWPLACE SQUARE AREA PLAN.

Policy 8.2.3

Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the Showplace Square plan area.

The Project proposes to convert 49,999 gsf of existing laboratory use to office use. The Project site is currently occupied by furniture and interior design showrooms on the first through third floors, with wholesale sales, light manufacturing, and engineering laboratory uses on the fourth and fifth floors. The proposed office use will be minimally impacted by existing Wholesale Sales and Light Manufacturing uses elsewhere in the building. Likewise, the proposed office use would be sensitive to existing PDR uses at the Project site, which primarily consist of low-impact furniture showrooms.

The Project will provide office space within a mixed-use development ideal for businesses whose employees value transportation options and the commercial amenities available in San Francisco's Showplace Square area. The Project is located at the intersection of Townsend and Division Streets, within ¾ of a mile of the Caltrain station at 4th and Townsend streets and approximately one mile from the 16th and Mission BART station. These region-serving modes of transit are connected to the Project site by the numerous bus lines

that run throughout Showplace Square, most of which have stops within one block of the Project site. Employees at and visitors of the Project will be able to easily walk, take public transit, or ride bicycles to and from the Project Site, which will keep the Project's transit and traffic impacts to a minimum.

The subject property is a designated historic Landmark, and the Project utilizes a preservation incentive outlined under Section 210.3B of the Planning Code which permits office uses in designated Landmark buildings in a PDR-1-D Zoning District with review and approval by the Historic Preservation Commission. The HPC reviewed the project on November 20, 2019 and adopted support of the project per HPC Motion No. 0400. Instituting an office use at the subject property will allow for higher rents, and in turn, the property owner will channel those increased resources into important short- and long-term preservation and maintenance efforts identified in an HSR, as prepared by a qualified historic consultant. Provision of office through Section 210.3B ensures that restorative work vetted by Planning Department Preservation Staff is enacted in a sustainable, ongoing manner.

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

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

The Project site does not possess any neighborhood-serving retail uses. The Project provides 49,999 gsf of new office use, which will enhance the nearby retail uses by providing new employees, who may patronize these businesses.

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

The Project site does not possess any existing housing, nor is any new housing proposed. The Project would add a limited amount of office use to a predominantly PDR building, and facilitate the preservation of a designated landmark, thus contributing to the economic and cultural diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing, nor is any new affordable housing proposed.

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

The Project Site is served by nearby public transportation options. The Property is located within a block of several MUNI bus lines (10-Townsend, 19-Polk, 83X-Mid-Market Express, 22-Fillmore, 55-16th Street). The Caltrain Station at 4th and Townsend streets is less than a mile from the Project site. No

off-street parking exists at the subject property, nor is any new parking proposed. Close proximity to mass transit will encourage employees and visitors to use public transportation.

- 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 would convert existing laboratory space on the fourth and fifth floors to better accommodate a new tenant (DBA Samsara). Light Manufacturing and Wholesale Sales uses are currently existing on the fourth and fifth floors, and they would not be displaced as a result of the proposed Project. The Project would provide for new employment opportunities as compared with a principally permitted PDR use, thus preserving existing PDR uses while providing additional economic benefit for the City as a whole.

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

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

- G. That landmarks and historic buildings be preserved.

The subject property is designated as Landmark #283 – Dunham, Carrigan, and Hayden Building under Article 10 of the Planning Code. The proposed Project will activate 49,999 gsf within the Landmark, and the resulting rental revenue will fund maintenance, repair, and restoration efforts identified in a consultant-prepared HSR. The proposed change of use will not otherwise impact the exterior of the building. On November 20, 2019, the Historic Preservation Commission determined that the Project will enhance feasibility of preserving the Landmark through the implementation of the Historic Structure Report, per HPC Motion No. 0400.

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

The Project does not propose to expand the existing building in such a manner that sunlight and vistas enjoyed by parks and open spaces would be impacted by the proposal.

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 Authorization Application No. 2013.0689CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 10, 2019, 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. 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 January 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an office use in a Landmark located at 2 Henry Adams Street, Blocks 001 and 005, Lot 3910 pursuant to Planning Code Sections 210.3B and 303 within the PDR-1-D Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated April 10, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2013.0689CUA and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 30, 2020** under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Certificate of Appropriateness from the Historic Preservation Commission per Planning Code Section 1006, and an Office Development Authorization from the Planning Commission per Planning Code Sections 321 and 322, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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

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

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

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

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

10. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

PARKING AND TRAFFIC

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

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

- 12. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **14** Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 13. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than **2** showers and **12** clothes lockers.

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

- 14. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

15. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
16. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
17. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
18. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
19. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

20. **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
21. **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

22. **Historic Structure Report.** Per Planning Code Section 210.3B, the Project Sponsor is required to implement the Historic Structure Report, as endorsed and approved by the Historic Preservation Commission. The Project Sponsor shall provide an annual summary of work to date on the subject building to Planning Department staff.

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

OPERATION

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 30, 2020

Record No.: 2013.1593B
Project Address: 2 Henry Adams Street
Zoning: Production, Distribution & Repair-1-Design (PDR-1-D) Zoning District
45-X Height and Bulk District
Landmark No. 283 - Dunham, Carrigan, & Hayden Building
Block/Lot: 3910/001 and 005
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: RREEF America REIT II Corp. YYYY
Scottsdale, AZ 85261
Staff Contact: Monica Giacomucci – (415) 575-8714
monica.giacomucci@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2018-2019 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 TO ALLOW CONVERSION TO OFFICE USE OF APPROXIMATELY 49,999 GROSS SQUARE FEET AT THE FOURTH AND FIFTH FLOORS OF AN EXISTING BUILDING LOCATED AT 2 HENRY ADAMS STREET, LOTS 001 AND 005 IN ASSESSOR'S BLOCK 3910, WITHIN THE PDR-1-D (PRODUCTION, DISTRIBUTION, REPAIR-1-DESIGN) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT AND LOCALLY DESIGNATED AS LANDMARK #283 – DUNHAM, CARRIGAN, AND HAYDEN BUILDING UNDER ARTICLE 10 OF THE PLANING CODE, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 16, 2014, John Kevlin of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2013.1593B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to convert approximately 49,999 gross square feet (gsf) of laboratory use to office use on the fourth and fifth floors of a Landmark building (hereinafter "Project") at 2 Henry Adams Street, Block 3910 Lots 001 and 005 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

On November 20, 2019, the San Francisco Historic Preservation Commission approved a Certificate of Appropriateness for the Project through Historic Preservation Commission Motion No. 0400 (See Application No. 2013.0689COA).

On January 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Development Authorization Application No. 2013.1593B.

On January 30, 2020, the Commission adopted Motion No. XXXXX, approving a Conditional Use Authorization for the Proposed Project (Record No. 2013.0689CUA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2013.1593B is located at 1650 Mission Street, Suite 400, 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 Authorization and Office Development Authorization as requested in Application No. 2013.1593B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes a change of use of 49,999 gsf of existing laboratory use to office use on the fourth and fifth floors of the subject building at 2 Henry Adams Street, which is designated as Landmark #283 – Dunham, Carrigan, & Hayden Building under Article 10 of the Planning Code. On the fourth floor, 30,443 square feet will be converted from laboratory to office, and on the fifth floor, 19,556 square feet will be converted in the same manner. The proposal also includes restoration of historic storefronts on all five facades and the creation of a public plaza at the northwest corner of the Project site. The office use will be served by 40 existing Class 1 bicycle parking spaces, 18 existing Class 2 bicycle parking spaces, 4 existing showers, and 28 existing clothes lockers.
3. **Site Description and Present Use.** The Project is located on two lots which together encompass the entire block bounded by Division Street, Henry Adams Street, Alameda Street, and Vermont Street in the Showplace Square neighborhood. The subject building is pentagonal in shape, with a clipped northwestern corner due to a former rail line which cut across that portion of the block. The building fully encompasses Lot 001, while Lot 005 is undeveloped. Currently, the existing building is occupied by the San Francisco Design Center and contains 38 furniture showrooms on the first through third floors. In September 2019, a portion of the fourth and fifth floors were

converted into development laboratory use with some light manufacturing and wholesale use for Samsara.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-D Zoning District in the Showplace Square/Potrero Hill Area Plan. This area of San Francisco is characterized by large, heavy-timber and steel-frame industrial buildings, many of which were historically used as headquarters for furniture retailers or distribution centers for wholesalers. The immediate context is mixed in character, with residential, industrial, and commercial uses surrounding the subject building. As the subject building occupies the entire block, there are no buildings immediately adjacent. Just west of the building, on the opposite side of Vermont Street, is the Dwight D. Eisenhower Highway (Interstate 80). To the north of the subject property is the Sobel Building, another interior design showroom. A traffic circle is located to the northeast of the subject block. Zynga, a social game developer, is headquartered in an office building on the opposite side of the traffic circle at the intersection of 8th and Townsend Streets, as is Roche Bobois, a furniture retailer. The One Henry Adams Apartments, a mixed-use development, occupies the entire block east of the subject property. In the surrounding blocks, there is a high concentration of design-oriented PDR and retail uses. Other zoning districts in the vicinity of the Project site include: P (Public), PDR-1-G (Production, Distribution & Repair-1-General), and UMU (Urban Mixed Use) Zoning District.
5. **Public Outreach and Comments.** The Department has not received any public correspondence regarding the proposed Project to date.
6. **Planning Code Compliance.** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Record No. 2013.0689CUA (Conditional Use Authorization, pursuant to Planning Code Section 210.3B and 303) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Office Development Authorization Findings.** In determining which office developments best promote the public welfare, convenience, and necessity, the Board of Supervisors, Board of Appeals and Planning Commission shall consider:
 - a. Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other;

As of December 20, 2019, 902,621 gsf of "Small Cap" office space in San Francisco was available. The Project will add approximately 49,999 square feet of office space at the subject property. If the Project is approved, approximately 853,257 square feet of office space would remain within the Small Cap pool. In October 2020, an additional 75,000 square feet of office space will be added to the Small Cap pool.

The Project does not provide off-street parking, therefore future office employees at the subject property will be encouraged to walk, ride a bicycle, or utilize public transportation. The Property is located within a block of several MUNI bus lines, which run along the Rhode Island, Vermont, and

Brannan Street corridors (10-Townsend, 19-Polk, 83X-Mid-Market Express, 22-Fillmore, 55-16th Street). Many of these connect the site to either the Caltrain Station at 4th and Townsend Streets or the BART Station at 16th and Mission Street. The Project is also subject to the Jobs-Housing Linkage Fee, which supports the development and production of affordable housing in the city.

- b. The contribution of the office development to, and its effects on, the objectives and policies of the General Plan;

The Project is consistent with the General Plan, as outlined in Section 10 below. Overall, the Project would advance the objectives and policies of the Showplace Square/Potrero Area Plan, as well as the Commerce and Industry Element and the Transportation Element of the General Plan.

- c. The quality of the design of the proposed office development;

On November 20, 2019, the Historic Preservation Commission reviewed and approved a Certificate of Appropriateness for restoration of historic storefronts on all five elevations and construction of a publicly accessible plaza with a one-story utility enclosure. The HPC also found that the establishment of office use on the fourth and fifth floors of the subject property will enhance the feasibility of preserving the Landmark, as adopted under HPC Motion No. 0400. On balance, the new office use will not have a negative impact on the exterior of the property; rather, establishing this use will assist the property owner in maintaining the exterior features of this Landmark building in the long-term.

- d. The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;

- i. Use. *Office uses are typically not permitted within a PDR-1-D Zoning District. Per Section 210.3B of the Planning Code, office uses may be established within Landmark buildings located in a PDR-1-D Zoning District with review by the Historic Preservation Commission and with a Conditional Use Authorization from the Planning Commission. On November 20, 2019, the Historic Preservation Commission reviewed an HSR prepared by WJE and submitted by the applicant. The Commission found that the proposed change of use would enhance the feasibility of preserving the building and that all proposed work meets the Secretary of the Interior's Standards for Rehabilitation. See HPC Motion No. 0400 and below for additional findings under Section 210.3B of the Planning Code.*
- ii. Transit Accessibility. *The South of Market neighborhood is transit-rich, serving San Francisco and the greater Bay Area. Showplace Square is served by a high concentration of MUNI bus lines which connect to regional transit, including Caltrain and BART. The Property is located within a quarter-mile of several MUNI bus lines, including the 9, 10, 14X, 19, 22, 27, 47, 53, and 90, which connect to the 4th and Townsend Caltrain Station and the 16th and Mission BART Station.*

- iii. Open Space Accessibility. *The proposed Project would convert an existing parking lot at the northwest corner of the subject property along Division Street into a public plaza for use by tenants of the subject property and by the public. The property is within approximately one-third of a mile of Franklin Square and Jackson Playground. Each of these is open to the public.*
 - iv. Urban Design. *The proposed change of use will be completely contained within the existing Landmark building at the subject property. The Project includes restoration of the building's exterior, as well as a new outdoor plaza. The proposed office use does not require exterior alterations to the subject building.*
 - v. Seismic Safety. *The Project will conform to the structural and seismic requirements of the San Francisco Building Code, meeting this policy.*
- e. The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;
- i. Anticipated Employment Opportunities. *The Project will create employment opportunities for future tenants through the conversion of approximately 49,999 gsf of existing laboratory space to office use. Available office space is scarce in San Francisco, particularly in existing buildings with large floorplates. Office space of this quality and with close proximity to region-serving transit is widely sought by emerging businesses. The proposed limited change of use at the subject property will allow an existing business in San Francisco (DBA Samsara) to expand its employment bases within an existing Landmark building with physical and cultural features highly desirable to office tenants.*
 - ii. Needs of Existing Businesses. *San Francisco continues to experience high demand for office space with large floorplates in transit-rich areas. Since mid-2013, San Francisco has had among the lowest office vacancy rates in the country with the current estimate at 4.9% (Colliers International, San Francisco Office Report – Q3 2019). The addition of office space within the existing building at the subject property will provide much-desired large floorplate office space within San Francisco's South of Market neighborhood, creating employment opportunities in a burgeoning, transit-oriented location.*
 - iii. Availability of Space Suitable for Anticipated Uses. *Demand for new office space has increased rapidly over the last several years, with a focus on buildings with large floorplates conducive to open workspaces. The proposed change of use will help meet that demand, with 49,999 gsf of flexible office space suitable for a variety of office uses across many sectors. The proposal is further suitable in that the new office use will be established within an existing building, causing minimal disturbance to existing tenants in the building and neighborhood, and promoting adaptive reuse of a locally-designated Landmark. Given the limitations of Planning Code Section 210.3B, the subject building is the only property currently eligible to establish office use in this PDR-1-D Zoning District. Only those*

properties designated as Article 10 Landmarks in the future will have the opportunity to establish office use within this Zoning District.

- f. The extent to which the proposed development will be owned or occupied by a single entity;

The current owner will maintain ownership of the property following the conversion of 49,999 square feet of laboratory space to office use. The designated area of conversion on the fourth and fifth floors of the subject property will accommodate a single office tenant but could accommodate several smaller office tenants in the future.

- g. The use, if any, of TDR by the project sponsor.

The Project does not include the Transfer of Development Rights.

- 8. **General Plan Compliance.** The General Plan Consistency Findings set forth in Motion No. XXXXX, Record No. 2013.0689CUA (Conditional Use Authorization, pursuant to Planning Code Section 210.3B and 303) apply to this Motion, and are incorporated herein as though fully set forth.

- 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 complies with said policies in that:

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

The Project site does not possess any neighborhood-serving retail uses. The Project provides 49,999 gsf of new office use, which will enhance the nearby retail uses by providing new employees, who may patronize these businesses.

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

The Project site does not possess any existing housing, nor is any new housing proposed. The Project would add a limited amount of office use to a predominantly PDR building, and facilitate the preservation of a designated landmark, thus contributing to the economic and cultural diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing, nor is any new affordable housing proposed.

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

The Project Site is served by nearby public transportation options. The Property is located within a block of several MUNI bus lines (10-Townsend, 19-Polk, 83X-Mid-Market Express, 22-Fillmore, 55-16th Street). The Caltrain Station at 4th and Townsend streets is less than a mile from the Project site. No off-street parking exists at the subject property, nor is any new parking proposed. Close proximity to mass transit will encourage employees and visitors to use public transportation.

- 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 would convert existing laboratory space on the fourth and fifth floors to better accommodate a new tenant (DBA Samsara). Light Manufacturing and Wholesale Sales uses are currently existing on the fourth and fifth floors, and they would not be displaced as a result of the proposed Project. The Project would provide for new employment opportunities as compared with a principally permitted PDR use, thus preserving existing PDR uses while providing additional economic benefit for the City as a whole.

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

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

- G. That landmarks and historic buildings be preserved.

The subject property is designated as Landmark #283 – Dunham, Carrigan, and Hayden Building under Article 10 of the Planning Code. The proposed Project will activate 49,999 gsf within the Landmark, and the resulting rental revenue will fund maintenance, repair, and restoration efforts identified in a consultant-prepared HSR. The proposed change of use will not otherwise impact the exterior of the building. On November 20, 2019, the Historic Preservation Commission determined that the Project will enhance feasibility of preserving the Landmark through the implementation of the Historic Structure Report, per HPC Motion No. 0400.

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

The Project does not propose to expand the existing building in such a manner that sunlight and vistas enjoyed by parks and open spaces would be impacted by the proposal.

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 Office Development 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 Office Development Authorization No. 2013.1593B** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 10, 2019, 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 Office Development Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 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 January 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a office development authorization to establish approximately 49,999 gross square feet of office use within a Landmark located at 2 Henry Adams Street, Blocks 001 and 005, Lot 3910 pursuant to Planning Code Sections 321 and 322 within the PDR-1-D Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated April 10, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2013.1593B and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 30, 2020** under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain a Certificate of Appropriateness from the Historic Preservation Commission per Planning Code Section 1006, and an Conditional Use Authorization from the Planning Commission per Planning Code Sections 210.3B and 303, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

7. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of the office development project shall commence within 18 months of the effective date of this Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.

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

MONITORING - AFTER ENTITLEMENT

8. **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

9. **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

Appendix B:

Plans and Renderings

SAN FRANCISCO DESIGN CENTER PROPOSED EXTERIOR IMPROVEMENTS





1848 NEW HOME FOR DUNHAM CARRIGAN & HAYDEN CO 1915



HISTORIC RENDERING

2 HENRY ADAMS STREET | SAN FRANCISCO | CA

PLANNING COMMISSION HEARING | 11.21.19



ALAMEDA STREET



HENRY ADAMS STREET



VERMONT STREET



DIVISION STREET



VIEW NORTHEAST



VIEW NORTHWEST



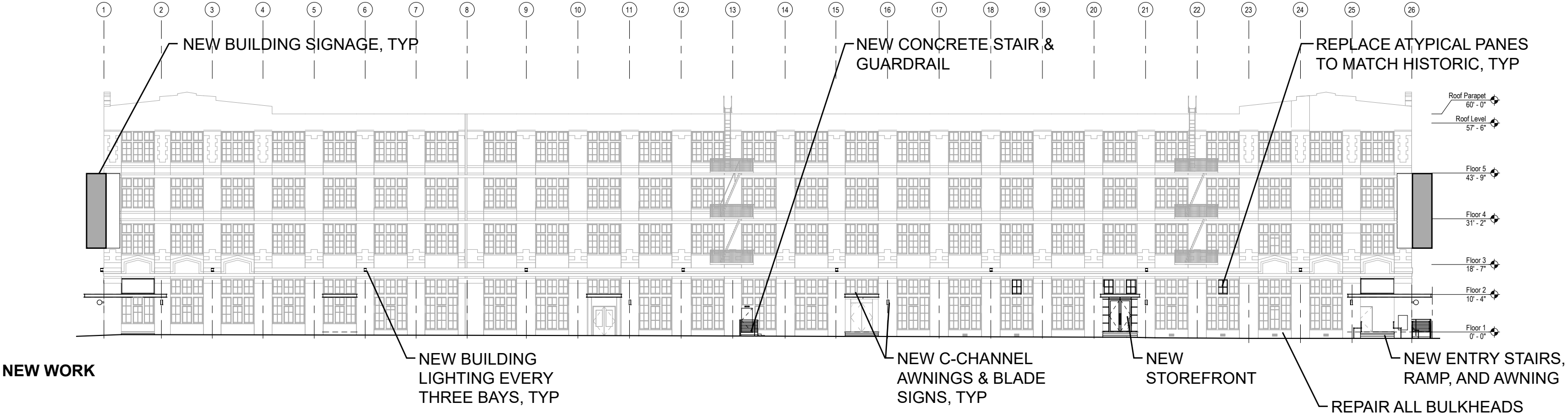
VIEW WEST



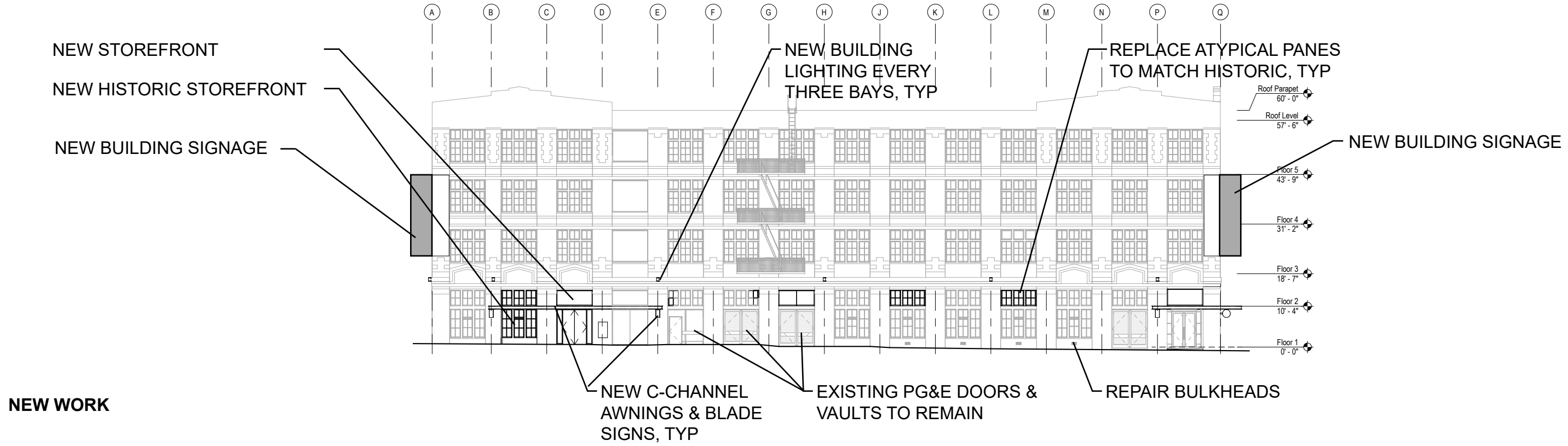
VIEW NORTHEAST FROM VERMONT STREET



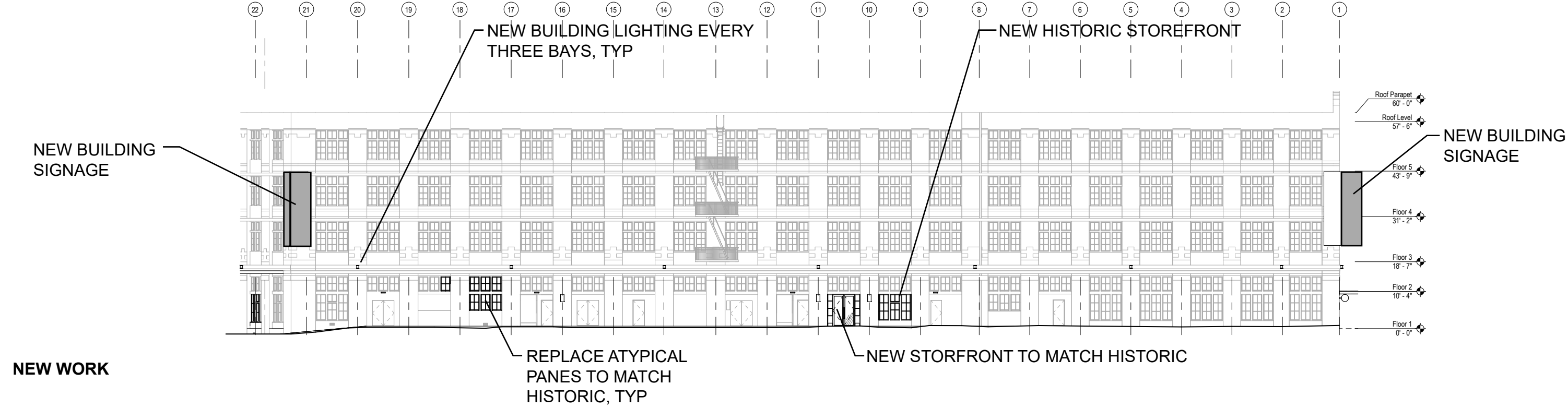
EAST ELEVATION (HENRY ADAMS STREET)



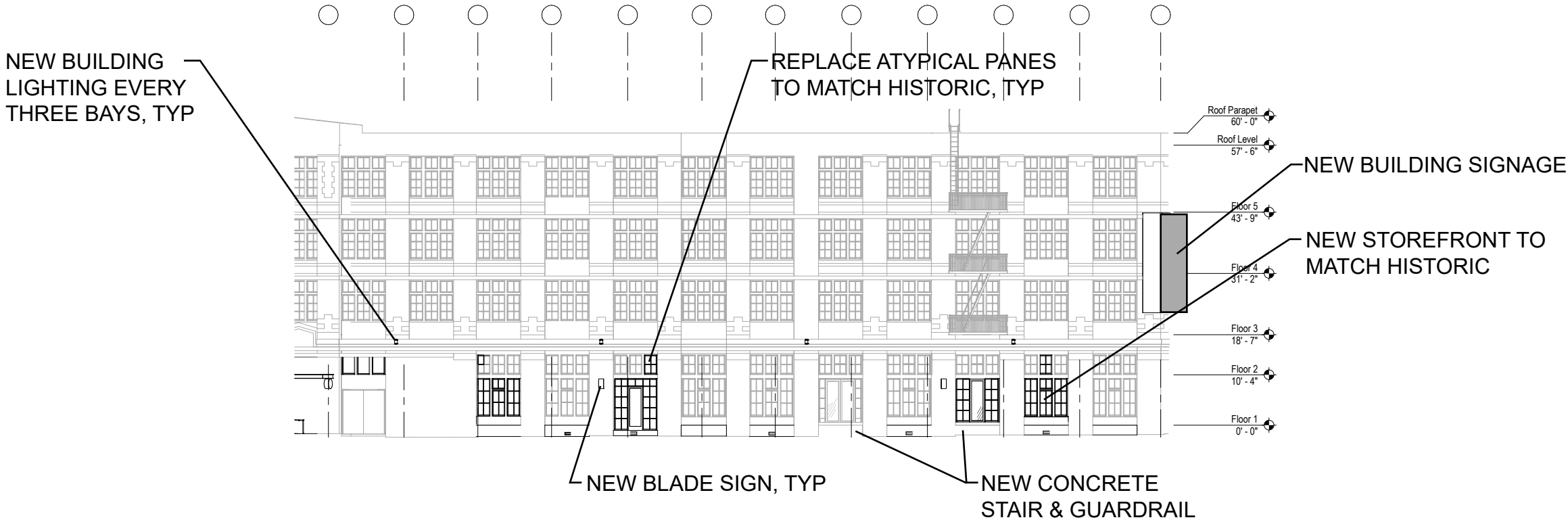
SOUTH ELEVATION (ALAMEDA STREET)



WEST ELEVATION (VERMONT STREET)



NORTHWEST ELEVATION (DIVISION STREET)



NEW WORK



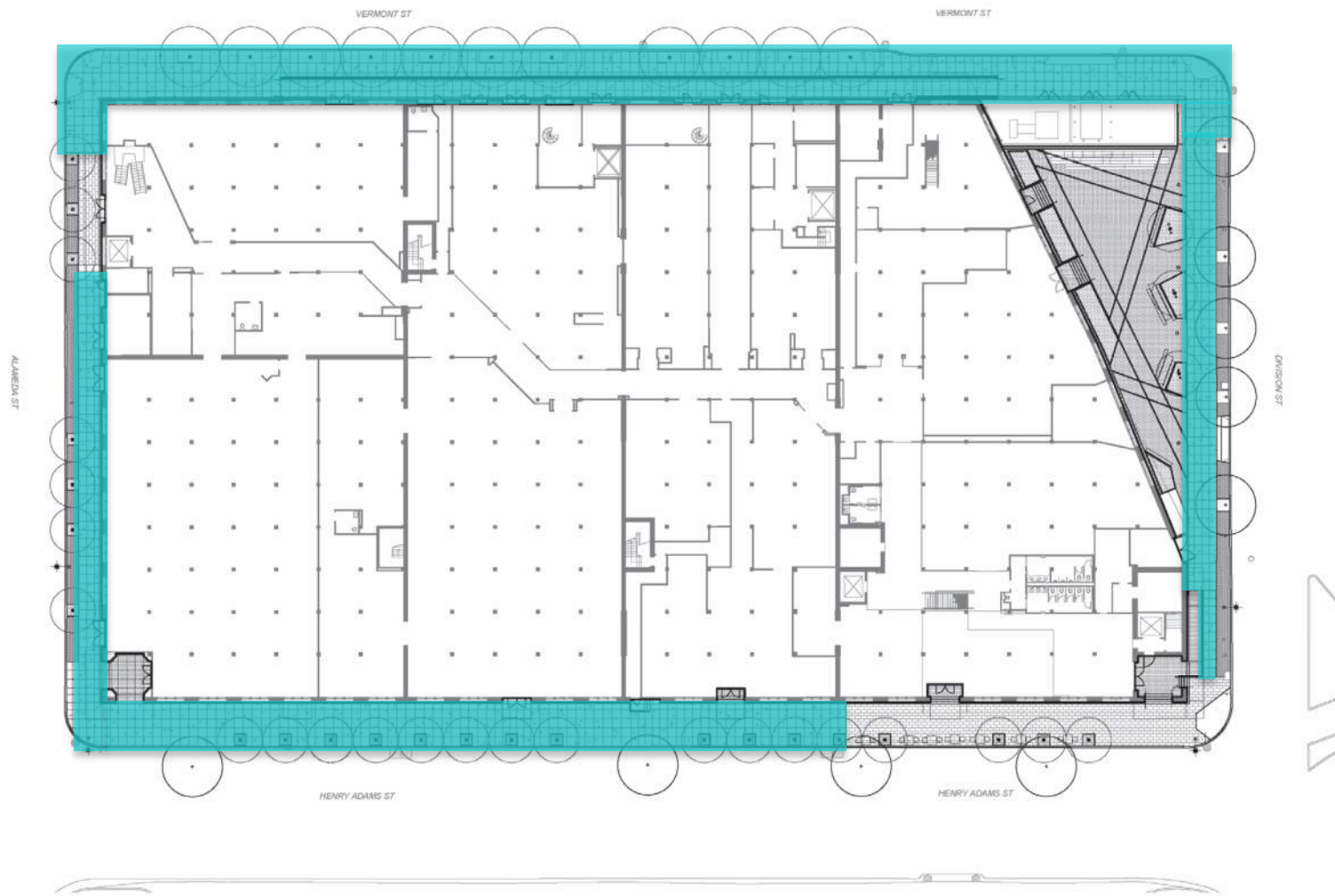


RENDERING - DIVISION STREET PLAZA

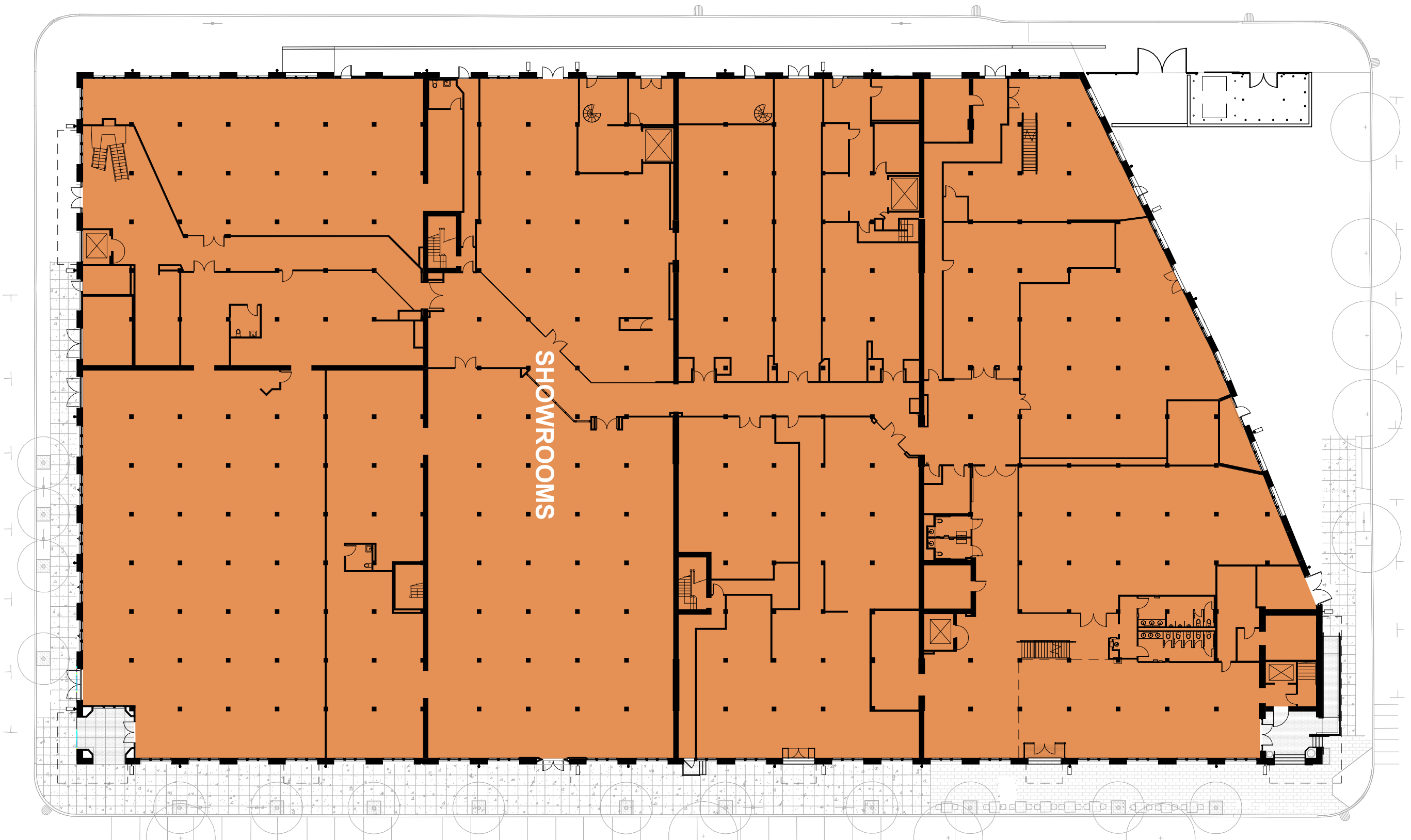
2 HENRY ADAMS STREET | SAN FRANCISCO | CA

PLANNING COMMISSION HEARING | 11.21.19





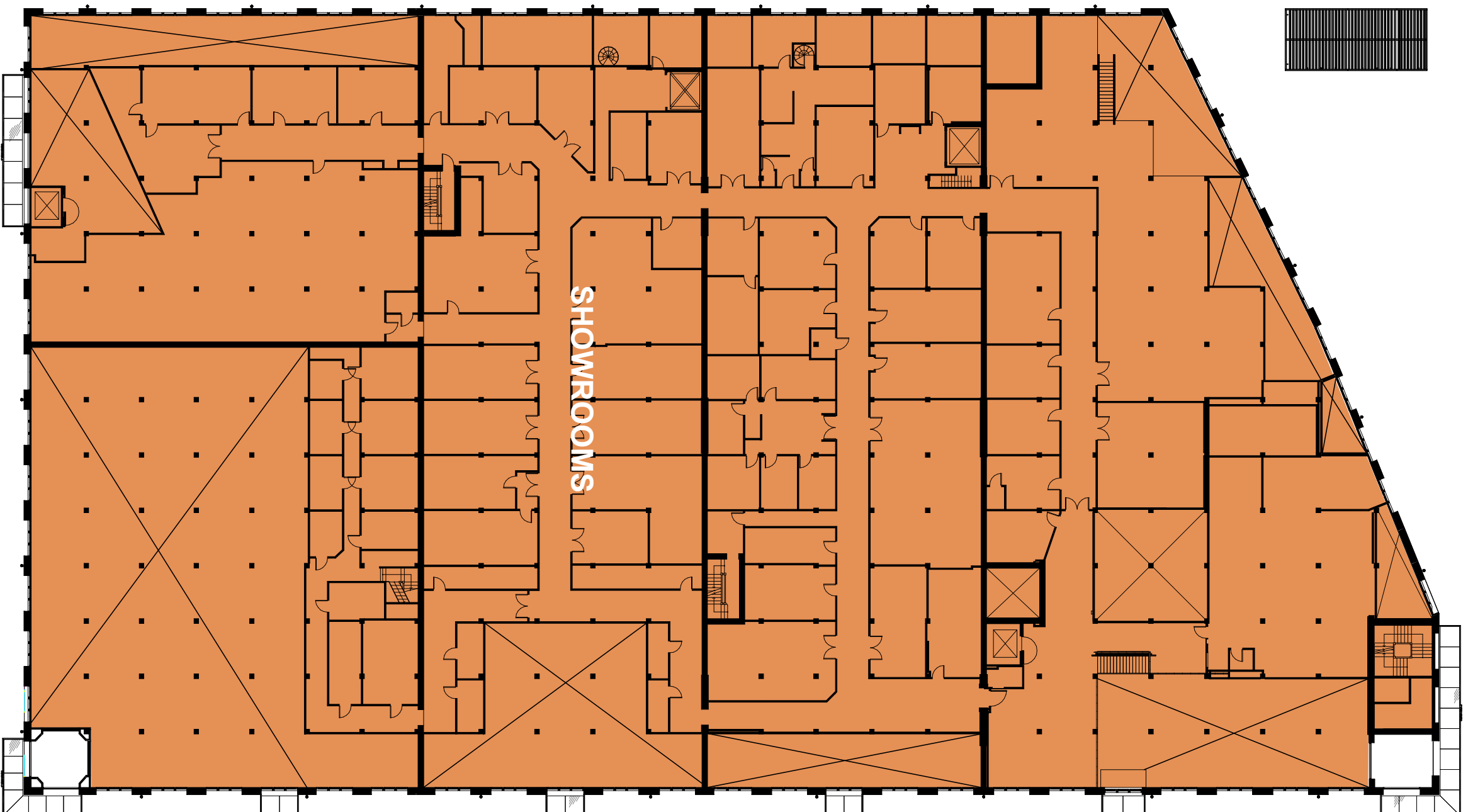
**CITY STANDARD CONCRETE
 COLOR: GREY STONE
 MANUFACTURER: DAVIS**



OFFICE ALLOCATION
LEVEL 1 | 01.08.20
2 HENRY ADAMS STREET | SAN FRANCISCO | CA

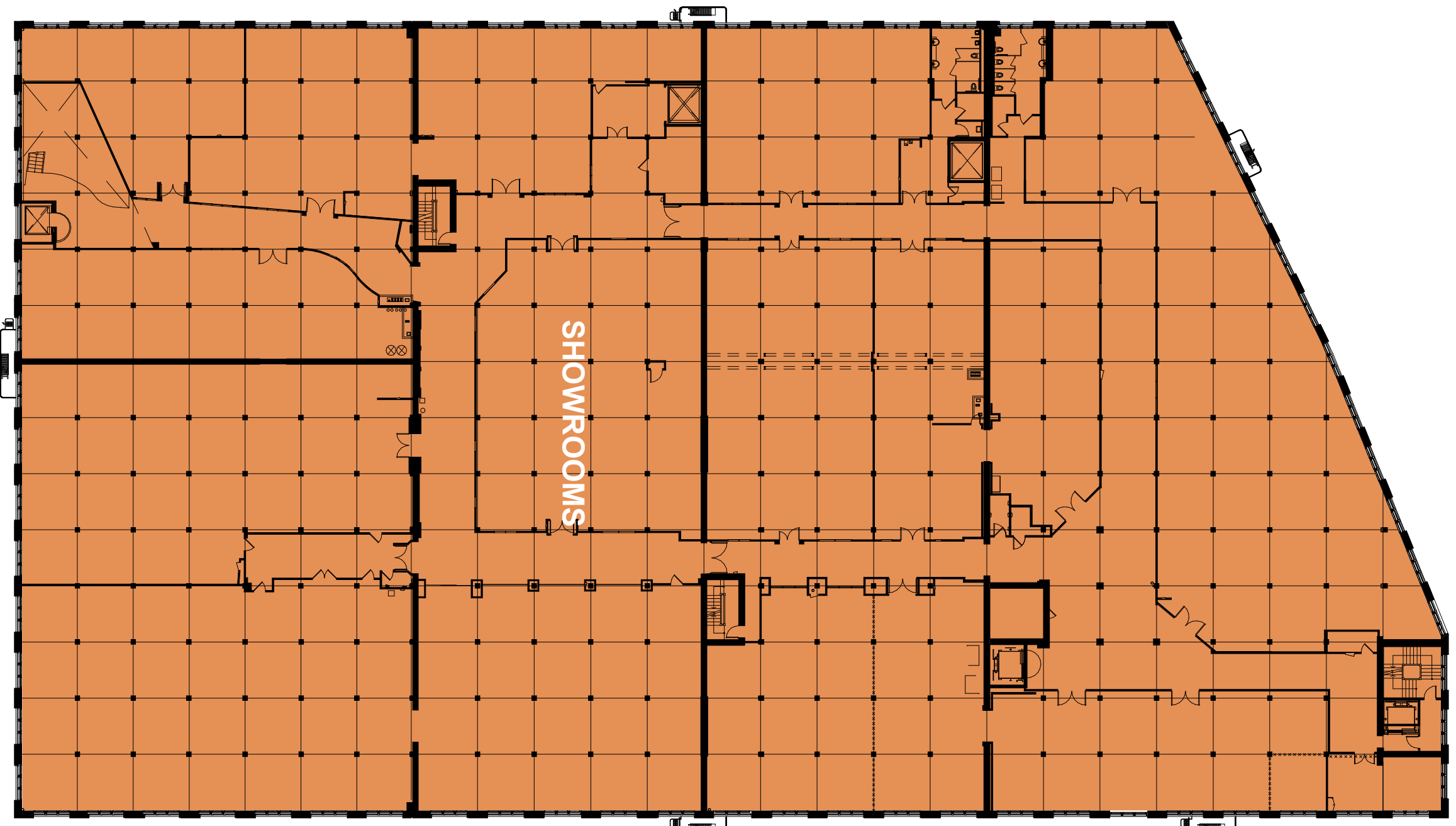


N.T.S.



OFFICE ALLOCATION
LEVEL 2M | 01.08.20
2 HENRY ADAMS STREET | SAN FRANCISCO | CA





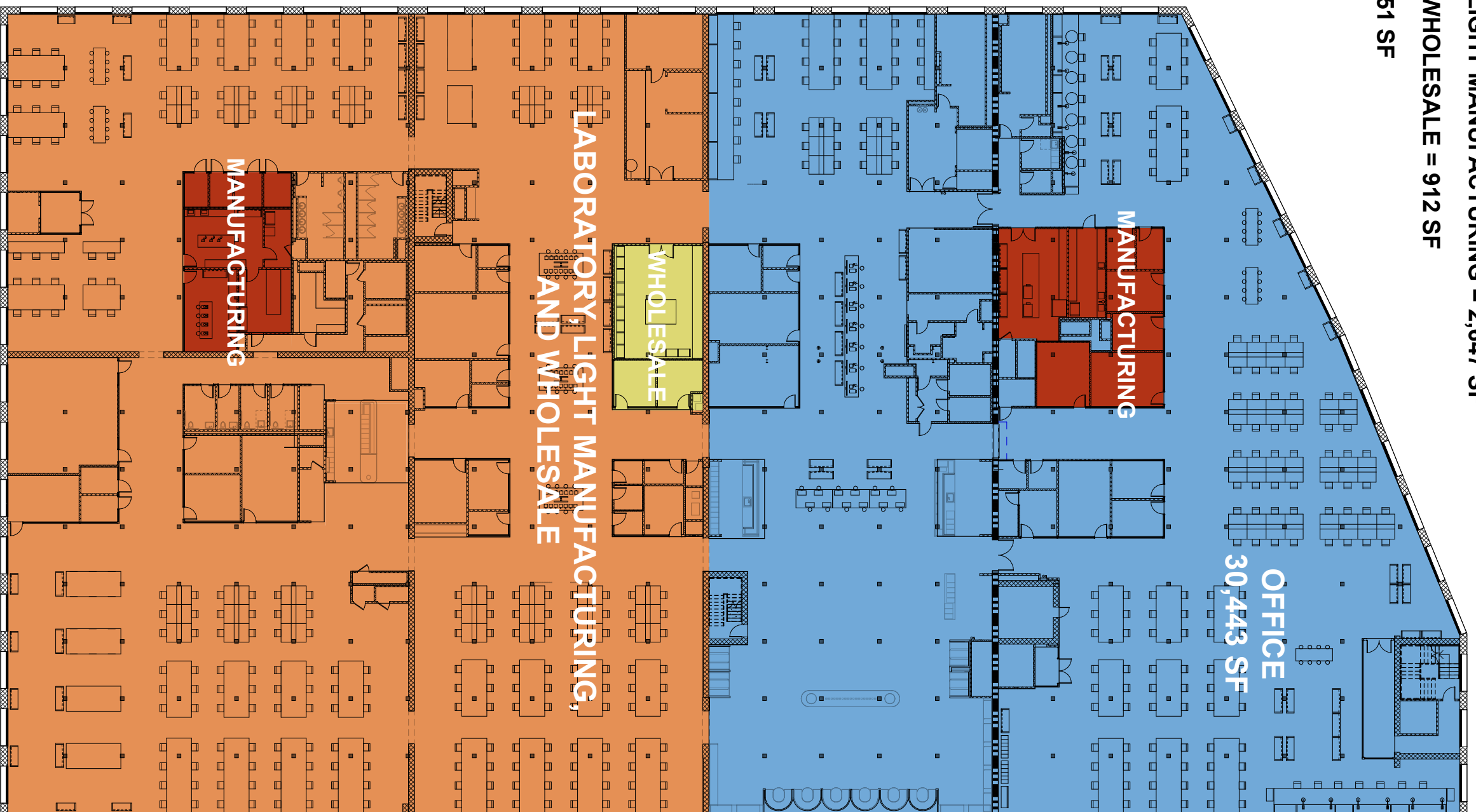
OFFICE ALLOCATION
LEVEL 3 | 01.08.20
2 HENRY ADAMS STREET | SAN FRANCISCO | CA



N.T.S.

LEGEND

- GENERAL OFFICE = 30,443 SF
 - PDR LABORATORY = 30,549 SF
 - PDR LIGHT MANUFACTURING = 2,647 SF
 - PDR WHOLESALE = 912 SF
- TOTAL = 64,551 SF**

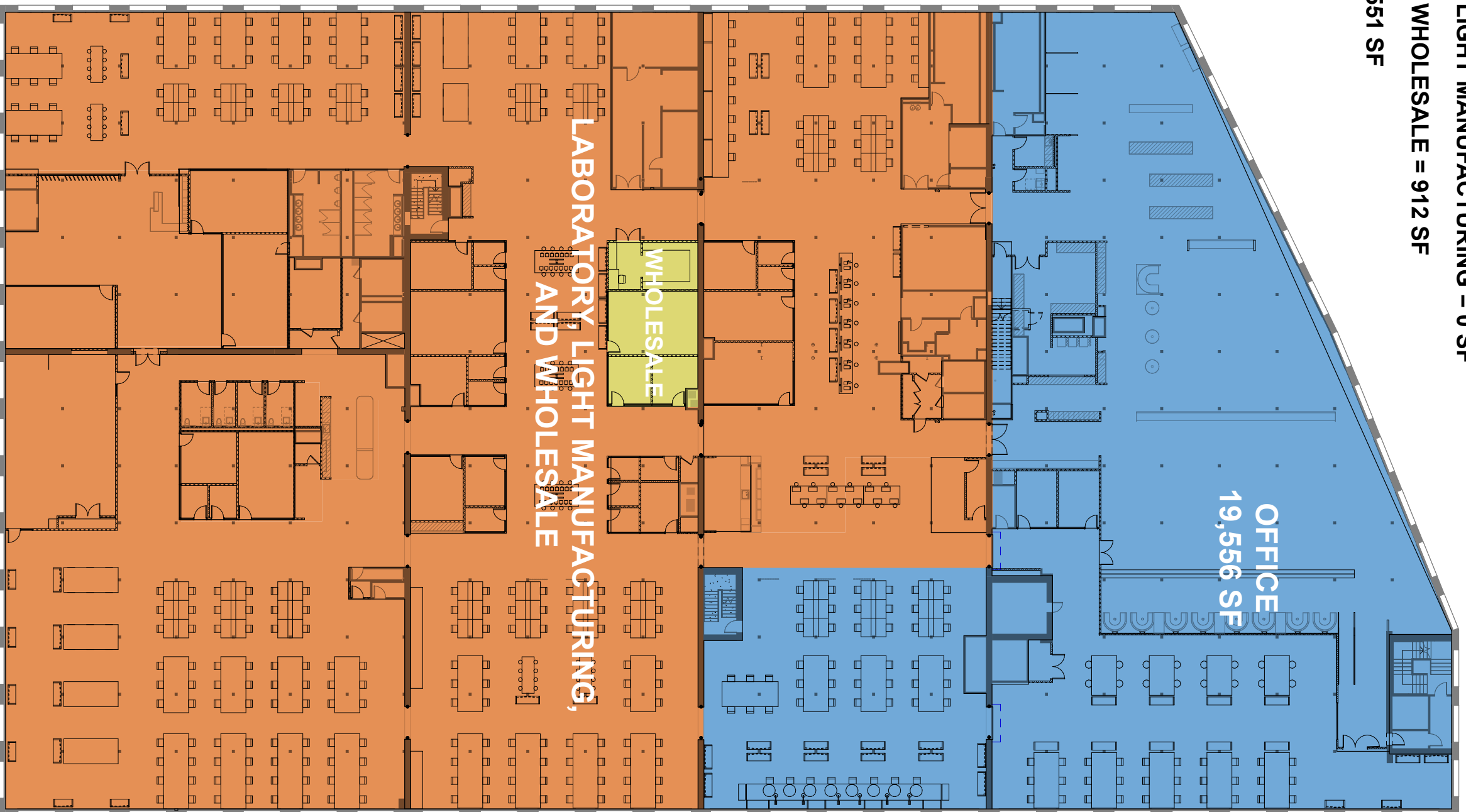


OFFICE ALLOCATION
LEVEL 4 | 01.08.20
2 HENRY ADAMS STREET | SAN FRANCISCO | CA



LEGEND

- GENERAL OFFICE = 19,556 SF
 - PDR LABORATORY = 44,083 SF
 - PDR LIGHT MANUFACTURING = 0 SF
 - PDR WHOLESALE = 912 SF
- TOTAL = 64,551 SF**



OFFICE ALLOCATION
LEVEL 5 | 01.08.20
2 HENRY ADAMS STREET | SAN FRANCISCO | CA



Appendix C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2 Henry Adams		3910001
Case No.		Permit No.
2013.1593		201904228568
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Owner-initiated Article 10 Landmark designation and an Office Allocation of 245,697 gsf. 4/22/19 - - Exterior work & minor interior work. Facade repair, restoration & aesthetic improvements. Demo of portion of (e) ground floor framing to lower floor, includes structural.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Monica Giacomucci</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Certificate of Appropriateness review required for exterior alterations, including window and door replacement, bulkhead restoration, and addition for trash enclosure. Change of use of 49,364 gsf with no exterior impact.	
Preservation Planner Signature: Monica Giacomucci	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/22/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Project meets the criteria for Class 32 exemption because the project consists of interior and exterior alterations and Change of Use over 10,000 sq. ft. Excavation of 212 cy is for landscaping only. No sensitive receptors added. None of the exceptions to categorical exemptions apply. The project would not contribute to significant cumulative effects. Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone. Natural Habitat: The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus the project site has no value as habitat for rare, threatened, or endangered species. The proposed project would be designed to incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. The project's water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC's Urban Water Management Plan, which addresses water demand and supply through 2040. As such, sufficient water supplies are available to serve the proposed project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects. Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on 2/28/2014 to adjacent occupants and owners of buildings within 300 feet of the project site and the South of Market neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2 Henry Adams		3910/001
Case No.	Previous Building Permit No.	New Building Permit No.
2013.1593	201904228568	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2 HENRY ADAMS ST		3910001, 3910005, 3910006
Case No.		Permit No.
2013.0689E		201909111376
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site (Block 3910, Lots 001, 005, 006) occupies the entire block bounded by Henry Adams Street, Division Street, Vermont Street, and Alameda Street, and is located in the Showplace Square/Potrero Hill Area Plan in the South of Market Neighborhood. The lot is occupied by a 57-foot tall (60 feet with parapet), five-story 305,700-gross-square-foot, industrial production, distribution, repair (PDR) building constructed in 1915, known as the Dunham, Carrigan & Hayden Building, a Landmark Building.</p> <p>The proposed project would convert 49,000 square feet of PDR space (parcel 3910/001) on the 5th floor to office use, and create a new outdoor plaza at the northwest corner of the property (lots 005 and 006). The 5th floor would retain 15,000 square feet of PDR space. Depth of ground disturbance in the plaza area would range from 1 to 6.5 feet over 4,940 square feet and a volume of 212 cubic yards. The project would provide 40 Class 1 and 18 Class 2 bicycle parking spaces.</p> <p>The proposed project would also include remodeling of the exterior and interior core, and of the shell of the building. No foundation work would be performed. The site is within the Production, Distribution & Repair Design ("PDR-1-D") Zoning District and 45-X Height and Bulk District. Change of Use required.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Diane Livia</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify): Alterations categorically exempt due to COA review
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Certificate of Appropriateness review required for exterior alterations, including window and door replacement, bulkhead restoration, and addition for trash enclosure.	
Preservation Planner Signature: Monica Giacomucci	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Diane Livia
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/01/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Project meets the criteria for Class 32 exemption because the project consists of interior and exterior alterations and Change of Use over 10,000 sq. ft. Excavation of 212 cy is for landscaping only. No sensitive receptors added. None of the exceptions to categorical exemptions apply. The project would not contribute to significant cumulative effects. Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone. Natural Habitat: The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus the project site has no value as habitat for rare, threatened, or endangered species. The proposed project would be designed to incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. The project's water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC's Urban Water Management Plan, which addresses water demand and supply through 2040. As such, sufficient water supplies are available to serve the proposed project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects. Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on 2/28/2014 to adjacent occupants and owners of buildings within 300 feet of the project site and the South of Market neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2 HENRY ADAMS ST		3910/001
Case No.	Previous Building Permit No.	New Building Permit No.
2013.0689	201909111376	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Appendix D: Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2 HENRY ADAMS STREET
RECORD NO.: 2013.0689CUA, 2013.1593B

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	0	0	0
Office GSF	0	49,364	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	181,069	181,069	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	5,000	0
Public Open Space	0	0	0
Other (Non-Retail Sales and Service GSF)	124,631	75,267	0
TOTAL GSF	305,700	305,700	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	5	0	5
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	40	0	40
Car Share Spaces	0	0	0
Other ()	0	0	0

Appendix E:

Maps and Context Photos

Parcel Map



DIVISION

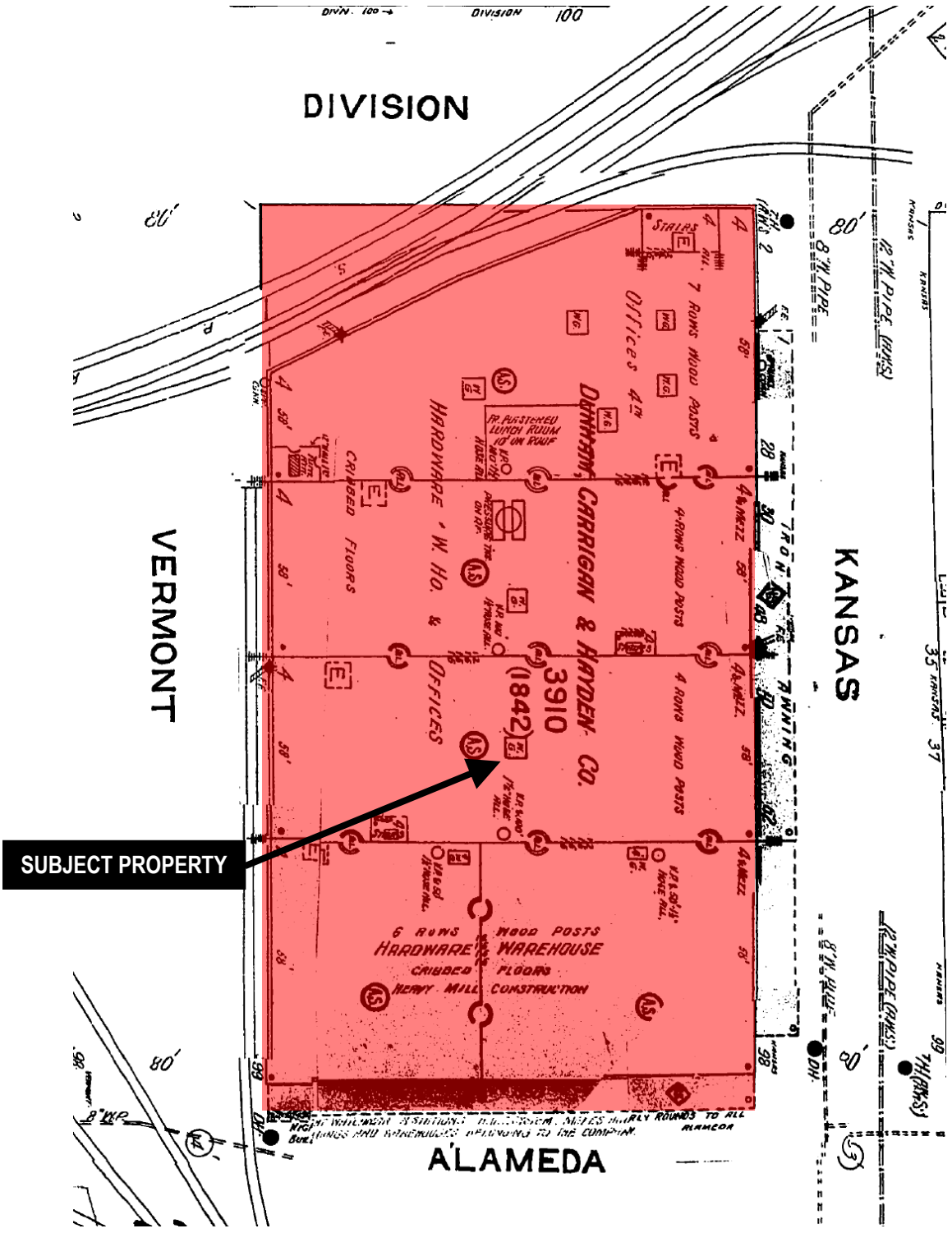


SUBJECT PROPERTY



Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Sanborn Map*

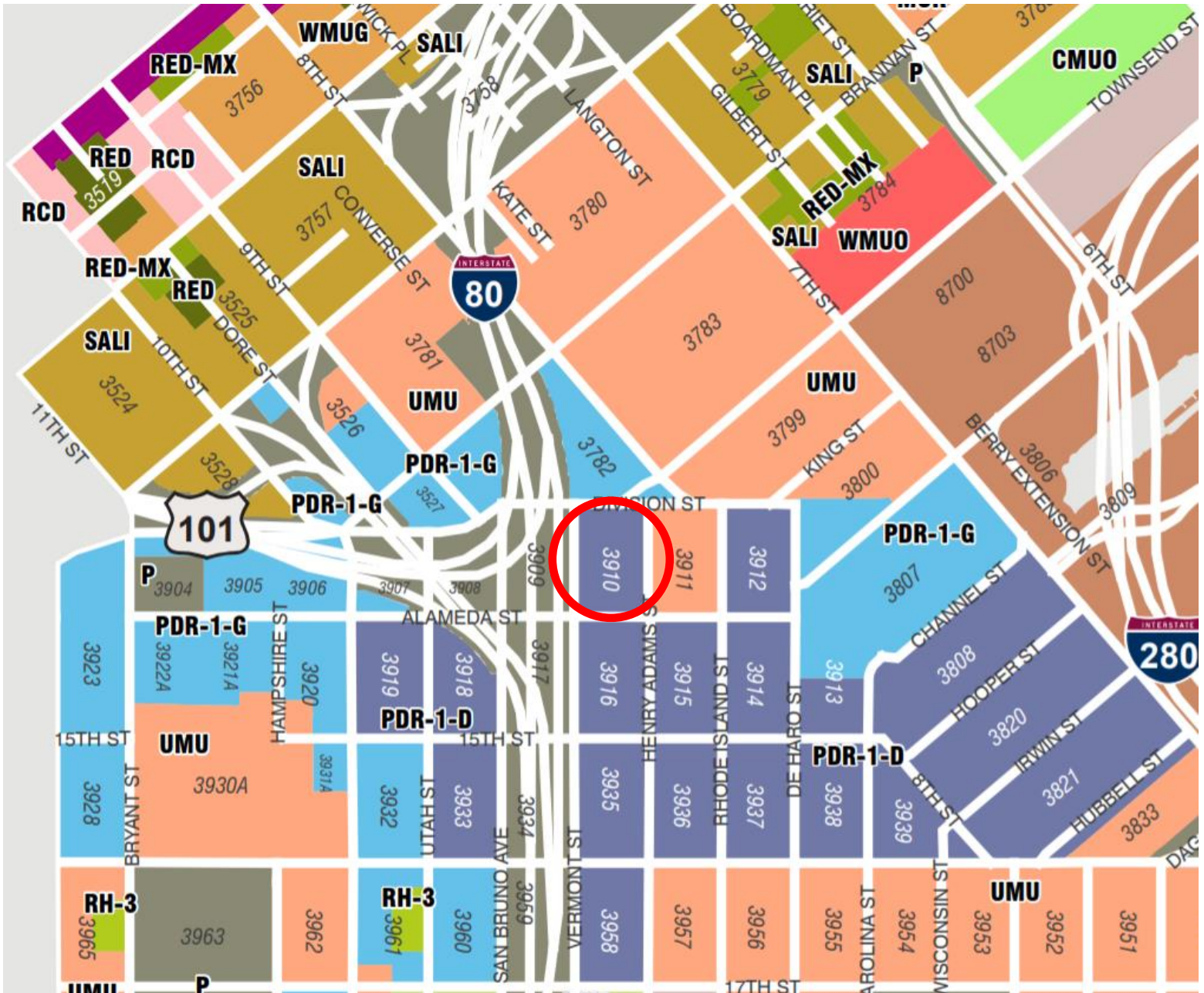


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



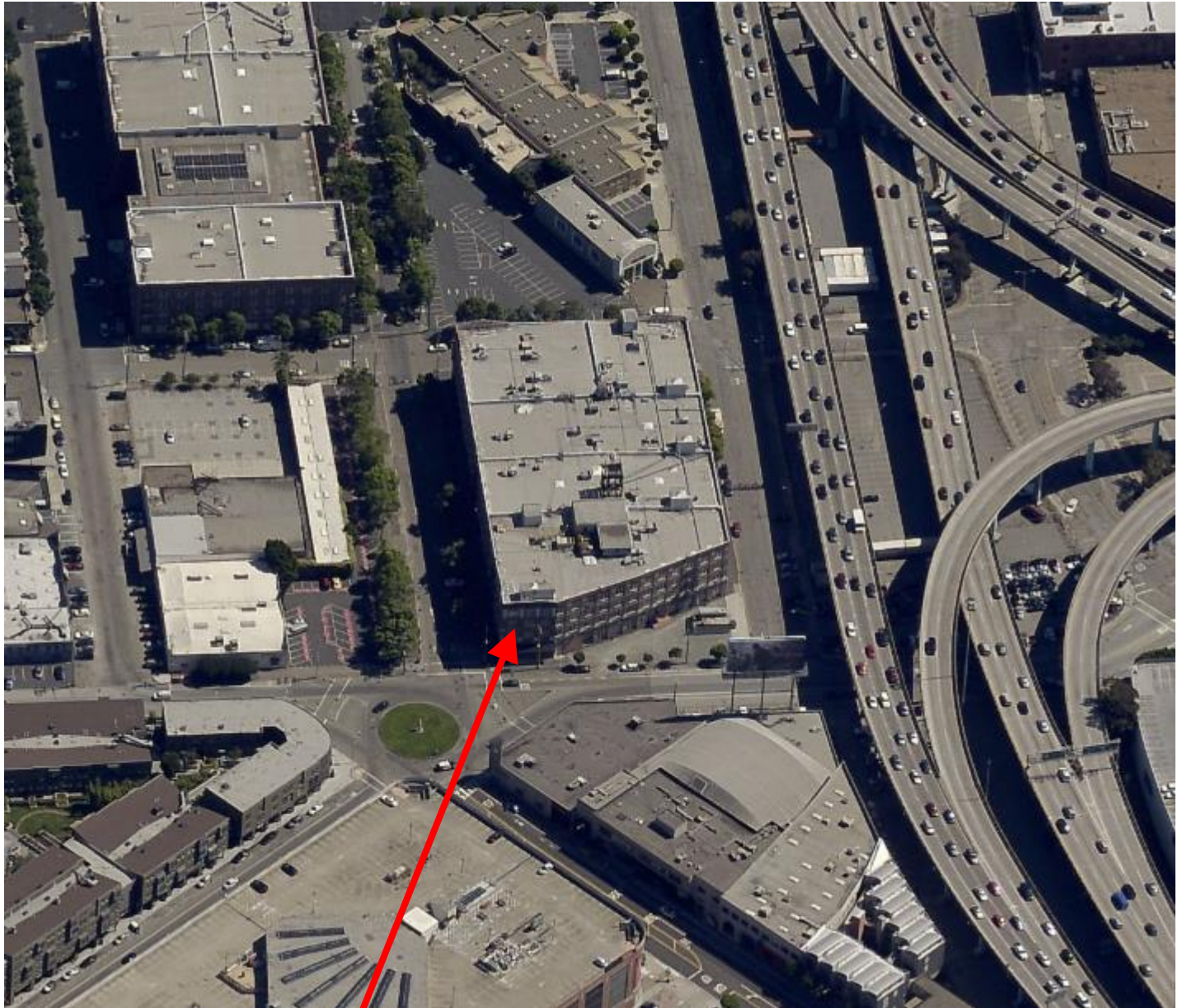
Conditional Use Authorization and
 Office Development Authorization
 Case Number 2013.0689CUA, 2013.1593B
 2 Henry Adams Street
 Block 3910 Lot 001 and 005

Zoning Map



Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Site Photo



**NORTHEAST SIDE OF
SUBJECT PROPERTY
PRIOR TO WORK**

Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Site Photo



**NORTHWEST SIDE
OF SUBJECT
PROPERTY
PRIOR TO WORK**

Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Site Photo



**SOUTHWEST SIDE
OF SUBJECT
PROPERTY
PRIOR TO WORK**

Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Site Photo



**SOUTHEAST SIDE OF
SUBJECT PROPERTY
PRIOR TO WORK**

Conditional Use Authorization and
Office Development Authorization
Case Number 2013.0689CUA, 2013.1593B
2 Henry Adams Street
Block 3910 Lot 001 and 005

Appendix F: Project Sponsor Brief

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

November 21, 2019

Delivered Via Hand Delivery & E-Mail

President Myrna Melgar
San Francisco Planning Commission
c/o Monica Giacomucci
San Francisco Planning Division
1650 Mission Street, Suite 400
San Francisco, CA 94103
Monica.Giacomucci@sfgov.org

**Re: 2 Henry Adams Street
Planning Case No.: 2013.1593PRJ
Hearing Date: December 5, 2019
Our File No.: 10909.01**

Dear President Melgar and Commissioners:

This office represents RREEF America REIT II Corp. YYYY (“**Project Sponsor**”) owner of the property at 2 Henry Adams Street (the “**Property**”). The Property is improved with a historic 5-story brick and timber building built in 1915, known as the Dunham, Carrigan & Hayden Building, Landmark Building No. 283. Project Sponsor proposes significant renovation and life-safety upgrades to the Landmark Building, creation of a new outdoor pedestrian plaza with kiosk on the north side of the Landmark Building, and conversion on the fourth and fifth floors of a cumulative total of 49,999 square feet of production, distribution, and repair (“**PDR**”) showroom to office use (the “**Project**”).¹

The Project requires a Conditional Use Authorization and Office Allocation for the change of use from PDR showroom to office use in a Landmark Building.

We look forward to presenting the Project to the Commission on December 5.

¹ The initial Office Allocation Supplemental Application sought conversion on the fifth floor of 49,364 square feet of PDR showroom to office use. Since the filing of the Office Allocation Supplemental Application, the Project Sponsor has identified a tenant for the prospective office space. That tenant has been working through their permit process this fall. As a result, the Project Sponsor has determined it would like to increase the requested conversion to 49,999 square feet of office use allocated on the fourth and fifth floors.

A. PROJECT DESCRIPTION

Currently, all five floors of the Landmark Building are designated as PDR showroom use. The Project would allow mixed-use, i.e., PDR and office uses, on the fourth and fifth floors with the first three floors remaining PDR use. The office allocation on the fourth and fifth floors, pursuant to Planning Code Section 210.3B, would allow the flexibility needed to ensure long-term preservation of the Landmark Building. [A single tenant is proposing to use both the fourth and fifth floors including the PDR space as laboratory, which is principally permitted, and the prospective office space.](#) Project Plans are attached as **Exhibit A**.

The Project proposes a renovation to the Landmark Building, making it safer and more useful to future tenants. The Project calls for life-safety upgrades and renovations to the exterior and interior core, and shell remodel. [A Historic Structures Report has been prepared by a licensed historic architect who meets the Secretary of Interior's Professional Qualification Standards. And a qualified architectural preservationist will be overseeing the implementation of the renovations.](#) On November 20, 2019, the Historic Preservation Commission determined the Project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties, including the Guidelines for Rehabilitation. The proposed renovation includes:

- **Historic Façade Renovation.** Cosmetic and weather proofing repair of the Landmark Building, including repointing of bricks, new coping, and flashings.
- **Re-Roofing.** The entire building requires a new roof.
- **Bulkhead Conservation.** Repairing and/or replacing several bulkheads on the building, needing restoration.
- **Window Replacement.** Replacement of the storefront with new windows to replicate that of the historic window materials and profiles.
- **Elevator Upgrades.** The two existing passenger elevators will be modernized to increase speed and efficiency; the freight elevator will undergo full modernization.

Though the building has been maintained, it needs upgrading. These upgrades will result in real, significant improvements to the integrity of the Landmark Building and will provide greater protection of this historic resource. The cost of implementing these upgrades is extensive, and such work would not be feasible without the additional renovations and change of use proposed.

B. COMMUNITY BENEFITS

In addition to upgrading the Property, the Project would provide a range of public benefits to the community, including:

- Public Open Space. Creating approximately 4,878 square feet of attractively landscaped, publicly-accessible open space in the form of an outdoor pedestrian plaza on the north side of the Landmark Building with a new retail kiosk.
- Neighborhood Serving Retail. The new kiosk in the outdoor plaza is intended to host a future quick-service coffee and snack vendor that will serve local residents and visitors.
- Ground Floor Restaurant. Base building accommodations for a future ground floor restaurant adjacent to north entrance lobby, includes MEP stub-outs and kitchen shell space for future restaurant use that will serve local residents.
- Substantial Streetscape Improvements. Providing numerous streetscape improvements over approximately 1,051 linear feet along the entire block bounded by Henry Adams, Division, Vermont, and Alameda Streets, and planting new street trees. Proposed streetscape improvements would create a more welcoming and safer environment for local residents.
- Improves Neighborhood Safety. New exterior site and security lighting and architectural building façade lighting included in the Project will activate the sidewalks during the nighttime hours and generally increase the safety of the neighborhood.
- Bolster Social Services. The Project will contribute funding for child care, public transit, and affordable housing through various applicable impact fees, including the Child Care Fee, Transit Impact Development Fee, and the Jobs-Housing Linkage Fee.

C. REQUIRED ENTITLEMENTS: CHANGE OF USE AND OFFICE ALLOCATION

The Project requires Commission approval of (1) a Conditional Use Authorization for office use in a Landmark Building pursuant to Planning Code Sections 210.3B and 303; and (2) Office Allocation for 49,999 square feet pursuant to Planning Code Section 321.

The Project's change of use of 49,999 square feet of PDR showroom to office use, and corresponding office allocation, is necessary to conduct the much-needed rehabilitation and life-safety upgrades outlined above. Other than a seismic upgrade in 2000, no major upgrade of the Landmark Building has been conducted in recent memory.

The renovation would be financed by the tenancies allowed under more flexible zoning controls. The proposed office use would be compatible with the PDR showroom uses on the lower floors. Office use does not generate excessive noise, heat, or other forms of pollution/disturbances like industrial uses do, which are principally permitted at the Property. No existing PDR showroom tenants will be displaced due to the Project as the space proposed to be converted is vacant and became so as a result of natural attrition and the expiration of existing leases.

D. CONCLUSION

The Project has been thoughtfully designed to ensure compatibility with the historic Landmark Building, and will provide numerous public benefits. The Project significantly improves the Landmark Building by renovating the exterior façade while modernizing its operation to ensure its use and maintenance in the future. For these reasons and those listed in the applications, we urge you to approve the requested Conditional Use and Office Allocation applications.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

Enclosures:

Exhibit A – Project Plans

cc: Vice President Joel Koppel
Commissioner Frank S. Fung
Commissioner Milicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas P. Ionin, Commission Secretary
Sean Murphy, Client (via e-mail only sean@pacificdevelopment.com)



S A N F R A N C I S C O
D E S I G N C E N T E R

January 13, 2020

MEMO TO: San Francisco Planning Commission

FROM: Martha Thompson, President, San Francisco Design Center

Re: 2 Henry Adams – Small Cap Allocation
Planning Commission Hearing Scheduled January 30, 2020

Dear Commissioners:

We represent the property owners of 2 Henry Adams, a City landmark building that is seeking an allocation of 49,999 square feet of office space.

The property currently has active Showroom space on the 1st, 2nd and 3rd floors of the building. There have been no displacement or relocations as a result of this request for office allocation.

1) No showrooms are at risk of relocation: Prior to signing a lease with a PDR tenant for the 4th and 5th floors, there were no showrooms occupying either floor. Moreover, with the landmarking designation, we have secured occupancy for the showroom and PDR industry that guarantees the first three floors in the building never change to a different use.

2) Small cap allocation will have no meaningful impact on showroom tenancy on the 4th / 5th floors: Ownership has already signed a 10-year lease with a tenant that qualifies for both PDR and Office. Hence, the small cap allocation will have no meaningful impact on showroom tenants as the tenant occupying the 4th and 5th floors will be unchanged.

3) Small cap allocation allows ownership the financial resources to significantly improve 2 Henry Adams: The small cap allocation allows us to restore the building (ie. Historic preservation and upgrades to the building, improve hardscaping/landscaping, redo the lobby, create a park). The updates will help drive long-term traffic to the design center and secure the viability of the showroom industry in San Francisco.

Please give me a call at 415-490-5830 if you have any questions.

Attached please find the letter submitted to the Planning Department regarding 2 Henry Adams' request for office allocation.

Sincerely

Martha Thompson
President
San Francisco Design Center

Cc:
President, Myrna Melgar
Vice President, Joel Koppel
Commissioner Frank Fung
Commissioner Millicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Commissioner Sue Diamond
Commission Secretary, Jonas P. Ionin

Appendix G:

First Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
2 Henry Adams Street		3910/001 & 005	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
2019.0422.8568; 2019.0603.2246; 2019.1007.3779	2013.0689PRJ		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
RREEF America REIT II Corp. YYYY	Andrew Brown	(415) 262-2011	
ADDRESS			
101 California Street, 24th Floor			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94111		andrew-r-brown@db.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
0	305,700 sf	No Change; 57'-6", 5 stories	\$15,200,000
ANTICIPATED START DATE			
Late 2020/early 2021			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input checked="" type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input checked="" type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.


Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer		5	10	Laborer		1	2
Boilermaker				Operating Engineer			
Bricklayer				Painter		2	4
Carpenter			3	Pile Driver			
Cement Mason				Plasterer		1	3
Drywall/Latherer		3	6	Plumber and Pipefitter		3	6
Electrician		3	6	Roofer/Water proofer		5	10
Elevator Constructor		2	4	Sheet Metal Worker		5	10
Floor Coverer				Sprinkler Fitter		2	4
Glazier				Taper		3	6
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
TOTAL:				TOTAL:			

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? YES NO
3. Will hiring and retention goals for apprentices be established? YES NO
4. What is the estimated number of local residents to be hired? 20

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE ANDREW BROWN, VP	EMAIL andrew-r.brown@cdws.com	PHONE NUMBER 415-262-2011
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		11/21/2019 (DATE)

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org

Appendix H:

HPC Motion No. 0400



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0400

HEARING DATE: NOVEMBER 20, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6378

Record No.: 2013.0689COA
Project Address: 2 HENRY ADAMS STREET
Landmark: Landmark No. 283 – Dunham, Carrigan, & Hayden Company Building
Zoning: PDR-1-D (Production, Distribution & Repair–1–Design) Zoning District
45-X Height and Bulk District
Block/Lot: 3910/001
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Monica Giacomucci - 415-575-8714
Monica.Giacomucci@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 3910 IN A PDR-1-D (PRODUCTION, DISTRIBUTION & REPAIR – 1 – DESIGN) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 30, 2019, John Kevlin of Reuben, Junius & Rose, LLP, (hereinafter "Project Sponsor") filed Application No. 2013.0689COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an exterior restoration at a subject building located on Lot 001 in Assessor's Block 3910, which is locally designated as Landmark No. 283 – Dunham, Carrigan, & Hayden Company Building in Article 10 of the San Francisco Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On November 20, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2013.0689COA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2013.0689COA is located at 1650 Mission Street, Suite 400, 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 **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2013.0689COA in conformance with the architectural plans dated July 12, 2019 and labeled Exhibit B based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project includes restoration of historic storefronts on all five facades. The building's existing historic wood perforated bulkheads will be repaired, and any bulkheads which have been replaced over time will be removed and replaced with perforated bulkheads to match the historic. Non-historic and heavily deteriorated windows will be restored, and a modern storefront system on the northeast corner of the building will be replaced. Existing non-historic box awnings will be removed and replaced with flat metal awnings. At the northwest corner, a new 945 square-foot, one-story, brick-clad utilities enclosure will be constructed. The 5,309 square foot undeveloped area at the northeast corner of the property will be hardscaped and converted to a plaza. Finally, as part of the project, up to 49,999 gross square feet will be converted to office use.
3. **Property Description.** 2 Henry Adams Street is located on the west side of Henry Adams Street between Division and Alameda streets (Assessor's Block 3910; Lot 001) in the Showplace Square neighborhood. The subject building is locally designated under Article 10 of the Planning Code as Landmark No. 283 – Dunham, Carrigan, & Hayden Company Building. The four-story (with interior mezzanine), heavy timber frame, American Commercial Style building was constructed in 1915 by Leo J. Devlin. The building is irregular in plan, with a clipped northwestern corner due to a former rail line that cut across that portion of the block. The building is clad in common-bond red brick, with decorative brick piers, spandrels, and cornices.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Showplace Square area. This area of San Francisco is characterized by large, heavy-timber and steel-frame industrial buildings, many of which were historically used as headquarters for furniture retailers or distribution centers for furniture wholesalers.

Since the subject building occupies the entire block, there are no buildings immediately adjacent. Just west of the building on the opposite side of Vermont Street is the Dwight D. Eisenhower Highway (Interstate 80). To the north and south of the subject block, buildings dating from the

1960s and 1990s house design firms and retailers. The One Henry Adams Apartments, a mixed-use development, occupies the entire block east of the subject property.

5. **Public Outreach and Comments.** The Department has not received public correspondence expressing opposition to or support of the project to date.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- (1) **Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property will retain its historic use as a merchandise wholesale building on its first three floors. Part of the fourth floor is proposed for conversion to office use. The Department finds that the conversion to office use at this location will have a minimal impact to the building's distinctive features.

- (2) **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 shall be avoided.

The proposal is to restore 34 of the building's bulkheads to their original perforated appearance and to replace non-historic storefront windows and awnings throughout all five facades. Except in the case of extreme deterioration, no historic materials are proposed for removal. Where historic materials are deteriorated beyond repair, they will be replaced in-kind.

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed restoration is based on physical evidence observed at the building's existing historic storefronts. At the northeast corner of the building, a non-historic entry will be replaced with a simple glass entry which is compatible with but differentiated from the existing storefronts. The proposed utilities enclosure will be clad with bricks which are differentiated from 2 Henry Adams' original brickwork. Material samples and a final on-site mockup of these bricks will be reviewed and approved by Planning Department Preservation Staff as a Condition of Approval prior to issuance of the building permit.

- (4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Not Applicable.

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

The distinctive features and finishes of the building will be retained and preserved. Replacement bulkheads will match historic wood perforated bulkheads, and new wood true-divided lite transom windows will match the historic wood transom windows.

- (6) **Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposal includes replacement of existing vertical board or solid wood bulkheads with painted perforated wood bulkheads. These new perforated bulkheads will be designed to match in-kind the 13 extant original bulkheads. Those 13 original bulkheads will be repaired where deteriorated. Likewise, some non-historic and heavily deteriorated transom windows will be replaced with four-pane wood true-divided lite transom windows based on physical evidence at the subject property. Any new bulkheads and transoms will match the originals in terms of design, color, texture, and finish, and they will be materially compatible with the existing character-defining features of the building.

- (7) **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.

Not Applicable.

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work will not destroy historic materials or features that characterize the building. The new utilities enclosure, which will be clad with modern brick, will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish. Although the proposed enclosure will obscure one of 12 storefront openings on the Division Street façade (and one of 53 on the entire building), it will have no further impact on visual perception of the historic resource.

- (10) **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 work will not destroy historic materials or features that characterize the building. The new utilities enclosure will be offset approximately six inches from the historic resource. A cap will cover the six-inch opening between the two structures, and points of connection will be tied at mortar joints so as to avoid damaging the façade's character-defining bricks. The new utilities enclosure could be removed in the future without impairment to the architectural integrity of the historic resource.

- C. **Landmarks.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

2. Pursuant to Board of Supervisors Ordinance No. 011-19 designating the Dunham, Carrigan, & Hayden Company Building as Landmark under Article 10 of the Planning Code, the following exterior character-defining features shall be preserved or replaced in-kind as part of any building permit application:

- (1) Generally rectangular plan and form;
Not Applicable.
- (2) Four story height;
Not Applicable.
- (3) Flat roof and skylights;
Not Applicable.
- (4) Red brick exterior cladding;
Not Applicable.
- (5) Facades organized into bays separated by slightly projecting square piers;
Not Applicable.
- (6) Regular grid of punched windows dominating all façades and story levels;
Not Applicable.
- (7) Ground story window assemblies including widows, transoms, and wood bulkheads;
The project proposes to remove and replace non-historic transoms and wood bulkheads with new transom windows and perforated wood bulkheads to match original features extant on the subject building. The work is restorative in nature and meets the intent of the designating ordinance.
- (8) Six-part wood sash windows with divided lights in each part;
Not Applicable. While some transom windows are proposed for replacement, none of the building's six-lite wood sash windows will be removed or replaced.
- (9) Recessed entry vestibules at northeast and southeast corners of first story;
Not Applicable. While the northeast recessed storefront is proposed for removal and replacement, neither its depth of recess or its entry vestibule will be altered as part of the proposed project.
- (10) First story brick beltcourse with peaked details near corners of building;
Not Applicable.
- (11) Blonde brick beltcourses between upper story levels;
Not Applicable.
- (12) Cast concrete details at tops and bottoms of vertical piers between bays;
Not Applicable.
- (13) Flat roofline with stepped and peaked parapets near corners of building;
Not Applicable.

(14) Loading dock along east façade;
Not Applicable.

(15) Heavy timber framing.
Not Applicable.

7. **Office Uses in Landmark Buildings in the PDR-1-D Zoning Districts.** Section 210.3B of the Planning Code allows office uses in designated Landmark buildings in PDR-1-D and PDR-1-G zoning districts with Conditional Use Authorization from the Planning Commission. In order for a proposed project to receive a Conditional Use authorization for the provision of office space in landmark buildings in the PDR-1-D and PDR-1-G Districts:
- a. The applicant must submit a Historic Structures Report (HSR) to the Planning Department.
 - i. The scope of the HSR will be developed in consultation with Planning Department Staff.
 - ii. The HSR must be prepared by a licensed historic architect who meets the Secretary of the Interior's Professional Qualification Standards.
 - b. The Historic Preservation Commission shall review the HSR for the proposed project's ability to enhance the feasibility of preserving the building.

The Historic Preservation Commission shall review the proposal, including any proposed work related to the change in use, for its compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)).

The Project Sponsor submitted an HSR prepared by Wiss, Janney, Elstner Associates, Inc. (WJE) which was scoped with and reviewed by Department Preservation staff. WJE staff meet the Secretary of the Interior's Standards for Professional Qualifications in Engineering and Historic Architecture. Upon review of the HSR and the proposed project, Department staff finds that income generated from the change of use to office will allow the property owner to enact scopes of work outlined in the HSR. Therefore, the Commission finds the change of use will enhance the feasibility of preserving the Landmark and that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, as outlined above in Section 6B.

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

URBAN DESIGN ELEMENT

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

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 subject property for the future enjoyment and education of San Francisco residents and visitors.

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 complies with said policies in that:

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

The proposed project will not have an impact on neighborhood serving retail uses. There are no existing neighborhood serving retail uses on the project site.

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

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

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

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

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

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

The proposed project includes conversion of up to 49,999 gross square feet of PDR use to office use on the fifth floor. The building has been occupied by the San Francisco Design Center, and the first, second (mezzanine), and third floors are primarily occupied by interior design retailers and showrooms. The fourth and fifth floors are currently vacant. Office use at this location would be compatible with the existing retail tenants, would facilitate and fund ongoing stewardship of the historic resource, and would offer employment opportunities more readily than an industrial use or vacancy.

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

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

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

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

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

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

10. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

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 WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 001 in Assessor's Block 3910 for proposed work in conformance with the architectural submittal dated November 21, 2012 and labeled Exhibit B on file in the docket for Record No. 2013.0689COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. 0400. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this 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 November 20, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Black, Foley, Hyland, Johns, Pearlman, So

NAYS: None

ABSENT: Matsuda

ADOPTED: November 20, 2019

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Major Alterations located at 2 Henry Adams Street (Assessor's Block 001 in Lot 3910) pursuant to Planning Code Sections **1006.6** within the PDR-1-D District and a 45-X Height and Bulk District; in general conformance with plans, dated **July 12, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2013.0689COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **November 20, 2019** under Motion No. **0400**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. **0400** 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 Certificate of Appropriateness 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 Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. That prior to issuance of the building permit, the project sponsor shall submit product cut sheets or material samples for the brick cladding material proposed for the utility enclosure for review and approval by Planning Department Preservation Staff.
2. That prior to issuance of the building permit, an on-site full-scale mock-up of the brick cladding material proposed for the utility enclosure will require review and approval by Planning Department Preservation Staff.
3. That prior to issuance of the building permit, all storefronts shall be consistent in design and material and reviewed by Planning Department Preservation Staff.
4. That a qualified professional will oversee implementation of scopes of work outlined in the Historic Structure Report.

