



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 19, 2017

Date: January 9, 2017
Case No.: **2015-015152CUA**
Project Address: **1076 Howard Street**
Zoning: RED (Residential Enclave) Zoning District &
MUG (Mixed-Use General) Zoning District
45-X & 85-X Height and Bulk District
Block/Lot: 3726/026
Project Sponsor: Peter Birkholz, Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104
Staff Contact: Richard Sucré – (415) 575-9108
richard.sucresf@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes a change in use of 14,643 square feet from PDR to office. The proposed project also includes expansion of the mezzanine into a second floor and exterior alterations, including installation of a new aluminum-sash storefront, preservation of the wood-sash windows on Howard Street, installation of new steel-sash windows along Natoma Street, and construction of a new roof deck and rooftop stair and elevator penthouses. The project would also implement a Historic Building Maintenance Plan (HBMP) to ensure an on-going program of maintenance and rehabilitation.

SITE DESCRIPTION AND PRESENT USE

The project is located on a midblock rectangular through lot measuring 50-ft by 165-ft (approximately 8,285 square feet in size) on the north side of Howard Street between 7th and Russ Streets (Assessor's Block 3726, Lot 026). The project site has 50-ft of frontage along Howard Street and 50-ft of frontage along Natoma Street. Constructed in 1926, 1126 Howard Street is a two-story former warehouse designed in an Spanish Colonial Revival architectural style. Currently, the existing building is vacant and was last legally used for PDR (Production, Distribution & Repair) uses.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including a few apartment buildings, some ground floor office use, and some smaller-scale industrial space. Along Howard Street, buildings in the immediate vicinity typically range from two to three stories in height, and contain residential, commercial or light industrial uses. On either side of the subject property is a

three-story mixed-use building with residential units on the upper floors. Along Natoma Street, buildings in the immediate vicinity are predominantly two-to-three-stories tall, and largely residential in character. Other zoning districts within the vicinity of the project site include: WMUG (Western SoMa Mixed-Use General), P (Public), and SOMA NCT (South of Market Neighborhood Commercial Transit).

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 30, 2016	December 30, 2016	20 days
Posted Notice	20 days	December 30, 2016	December 30, 2016	20 days
Mailed Notice	20 days	December 30, 2016	December 30, 2016	20 days

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

PUBLIC COMMENT

As of January 9, 2017, the Department has not received any correspondence regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Office Use in Qualified Historic Properties: In the RED Zoning District, office use is generally not permitted except within qualified historic properties with Conditional Use Authorization from the Planning Commission, as noted in Planning Code Sections 813.48 and 813.53.

Per Planning Code Section 803.9(b), office use may be permitted in the RED Zoning District if the subject property is one of the following: 1) a designated landmark building per Article 10 of the Planning Code, 2) buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or 3) a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation. As adopted by the Historic Preservation Commission in February 2011, 1076 Howard Street was assigned a California Historic Resource Status Code (CHRSC) of "3B," which designates it as "appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation." Therefore, 1076 Howard Street qualifies for use of Planning Code Section 803.9(b).

In the MUG Zoning District, office use is restricted by vertical office controls, though office use is principally permitted on the ground floor only when primarily open to the general public on a client-oriented basis, as defined in Planning Code Section 840.65A. As is similar to the RED Zoning District, qualified historic properties in the MUG Zoning District may utilize the zoning incentive offered by Planning Code Section 803.9(b).

- Office Development Authorization: Since the proposal is less than 25,000 square feet, the proposed project does not require an Office Development Authorization per Planning Code Sections 320 and 321.
- Historic Preservation Commission (HPC): On January 18, 2017, the HPC will review the proposed change in use and the associated Historic Building Maintenance Plan (HBMP) for compliance with Secretary of the Interior's Standards for Rehabilitation. Department staff shall provide an update on the HPC's determination at the public hearing on January 19, 2017.
- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (11,757 sq ft – Tier 1; Change in Use from PDR to Non-Residential)	423 (@ \$4.01)	\$47,146
Eastern Neighborhoods Impact Fee (2,886 sq ft – Tier 3; New Non-Residential)	423 (@ \$18.73)	\$54,055
Transportation Sustainability Fee (TSF) (11,757 gsf – Change in Use from PDR to Non-Residential)	411A (@ \$10.95)	\$128,739
Transportation Sustainability Fee (TSF) (2,886 gsf – New Residential, 800-99,999 gsf)	411A (@ \$18.94)	\$54,661
	TOTAL	\$284,601

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

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization, pursuant Planning Code Sections 303, 803.9(b), 813.48, and 840.65, to allow office use in a qualified historic property and allow a change in use of 14,643 square feet from PDR to office in the RED (Residential Enclave) and MUG (Mixed-Use General) Zoning District and a 45-X & 85-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project promotes adaptive reuse within a qualified historic property, which is encouraged by the East SoMa Area Plan.
- The project would maintain the subject building's historic character, would rehabilitate a historic resource, and would assist in maintaining the area's diverse economic base.
- The Zoning Administrator has determined that the office use would enhance the feasibility of preserving the subject property.

- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photos

Site Photos

Project Sponsor Submittal, including Architectural Drawings

Environmental Determination

Attachment Checklist

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

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

RS

Planner's Initials

RS: G:\Documents\Conditional Use Authorization\2015-015152CUA 1076 Howard St\ExecutiveSummary_1076 Howard St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fee, Sec. 423 & TSF, Sec. 411A) |

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Planning Commission Draft Motion

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Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 803.9(B), 813.48 AND 840.65 OF THE PLANNING CODE TO PERMIT OFFICE USE WITHIN A QUALIFIED HISTORIC BUILDING AND ALLOW A CHANGE IN USE OF 14,643 SQUARE FEET FROM PDR TO OFFICE USE AT 1076 HOWARD STREET, LOT 026 IN ASSESSOR'S BLOCK 3726 WITHIN THE RED (RESIDENTIAL ENCLAVE) AND MUG (MIXED-USE GENERAL) ZONING DISTRICTS AND A 45-X & 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 19, 2015, Peter Birkholz of Page & Turnbull (hereinafter "Project Sponsor") on behalf of Andy Fox of Vantage Property Investors (Owner's Representative) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 803.9(b), 813.48 and 840.65 of the Planning Code to permit office use within a qualified historic property to allow a change in use of 14,643 square feet from PDR to office use at 1076 Howard Street within the RED and MUG Zoning Districts and a 45-X & 85-X Height and Bulk District.

On January 18, 2017, the San Francisco Historic Preservation Commission reviewed the proposed project, and provided a recommendation on the project's feasibility to preserve the subject building, as noted in HPC Resolution No. XXX. Subsequently, the Zoning Administrator has determined that the proposed office use would enhance the feasibility to preserve the subject building.

On January 19, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-015152CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 15301 Categorical Exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-015152CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-015152CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on a midblock rectangular through lot measuring 50-ft by 165-ft (approximately 8,285 square feet in size) on the north side of Howard Street between 7th and Russ Streets (Assessor's Block 3726, Lot 026). The project site has 50-ft of frontage along Howard Street and 50-ft of frontage along Natoma Street. Constructed in 1926, 1126 Howard Street is a two-story former warehouse designed in an Spanish Colonial Revival architectural style. Currently, the existing building is vacant and was last legally used for PDR (Production, Distribution & Repair) uses.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including a few apartment buildings, some ground floor office use, and some smaller-scale industrial space. Along Howard Street, buildings in the immediate vicinity typically range from two to three stories in height, and contain residential, commercial or light industrial uses. On either side of the subject property is a three-story mixed-use building with residential units on the upper floors. Along Natoma Street, buildings in the immediate vicinity are predominantly two-to-three-stories tall, and largely residential in character. Other zoning districts within the vicinity of the project site include: WMUG (Western SoMa Mixed-Use General), P (Public), and SOMA NCT (South of Market Neighborhood Commercial Transit).

4. **Project Description.** The proposed project includes a change in use of 14,643 square feet from PDR to office. The proposed project also includes expansion of the mezzanine into a second floor and exterior alterations, including installation of a new aluminum-sash storefront, preservation of the wood-sash windows on Howard Street, installation of new steel-sash windows along Natoma Street, and construction of a new roof deck and rooftop stair and elevator penthouses. The project would also implement a Historic Building Maintenance Plan (HBMP) to ensure an on-going program of maintenance and rehabilitation.
5. **Public Comment.** The Department has not received any public correspondence regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Office Use in Historic Buildings in the RED & MUG Zoning District.** In qualified historic properties, Planning Code Section 803.9(b) states that office use is principally permitted if the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that the proposed use will enhance the feasibility of preserving the building. Further, the Project requires Conditional Use Authorization from the Planning Commission, and must not contain any nighttime entertainment use.

1076 Howard Street is a qualified historic property, since it was determined to be individually-eligible for listing in the National Register of Historic Places within the South of Market Historic Resource Survey, which was adopted by the Historic Preservation Commission in February 2011. In addition, the proposal was reviewed by the Historic Preservation Commission on January 18, 2017, and was determined to enhance the feasibility of preserving the subject building, as documented in HPC Resolution No. XXXX. The proposed project does not contain any nighttime entertainment uses. The Zoning Administrator has reviewed the Project, and has determined that the proposed use would enhance the feasibility of preserving the existing building. Therefore, the Project qualifies for use of Planning Code Section 803.9(b).

- B. **Open Space.** Planning Code Section 135.3 requires one square foot of useable open space for every fifty (50) square feet of occupied floor area of new office use within the RED Zoning District.

For the proposed 14,643 sq ft of office space, the Project is required to provide approximately 293 square feet of useable open space. The Project includes a new rooftop deck measuring xx square feet. Therefore, the Project meets the open space requirement

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

The Project does not provide any off-street parking.

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

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

- E. **Shower Facility and Clothes Locker Requirement.** Planning Section 155.4 of the Planning Code requires at least one shower and six clothes lockers when gross square footage exceeds 10,000 square feet but is not greater than 20,000 square feet of the office use floor area.

The Project will provide one shower and six clothes lockers. Therefore, the Project meets this Planning Code requirement.

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

- (1) The proposed 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 includes a change in use from PDR to office within a qualified historic property. The size and intensity of the new office use is necessary and desirable for this neighborhood and the surrounding community because the new use will allow for the rehabilitation of a historic building and will improve the character of the surrounding neighborhood through the implementation of a Historic Building Maintenance Plan (HBMP). The immediate area is extremely varied in character and features a variety of uses, including light industrial, commercial, and residential. The subject building is a well-preserved historic resource and contributes to the street wall, texture and character of the surrounding neighborhood. The new office use will complement the mix of goods and services currently available in the surrounding district and will contribute to the economic vitality of the neighborhood by preserving, rehabilitating and restoring a historic resource, which is a positive contribution to the neighborhood.

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

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

The height and bulk of the existing building will remain the same. The Project will preserve and rehabilitate the exterior of the subject building, and will remove inappropriate alterations that have occurred over the project's lifetime. The Project will incorporate new compatible alterations, including new glazed storefronts and stair/elevator penthouses. The proposed use would be complimentary to the surrounding neighborhood, which already has a wide mix of uses from residential to commercial to industrial. Overall, this work will be beneficial to the surrounding neighborhood and the historic resource.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The Planning Code does not require off-street parking for the Project. The Project does not include off-street parking, which is consistent with the City's transit first policies. The Project would not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The subject property is easily accessible by public transit.

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. As a change in use from PDR to office, the Project is not expected to result in noxious or offensive emissions.

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

The Project will add new exterior lighting, rehabilitate the existing windows and add a new compatible storefront in-lieu of a corrugated roll-up door. This new work will be beneficial to the surrounding neighborhood because it will improve the larger neighborhood character and would reactivate a vacant storefront. The proposal will not include loading or service areas, unusual lighting or signage.

- (3) 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.

- (4) 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 consistent with the stated purpose of the RED (Residential Enclave) and MUG (Mixed-Use General) Zoning Districts. As described in the Planning Code:

Residential Enclave Districts (RED) encompass many of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the South of Market area. Within these predominantly residential enclaves lie a number of vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing. The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves and are intended to encourage and facilitate the development of attractive, compatible and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood.

The Mixed Use-General (MUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The MUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code. Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

Although both zoning districts limit the amount of new office, the zoning districts include provisions and incentives for the preservation of historic buildings and landmarks. The Project utilizes a preservation incentive and will appropriately rehabilitate a historic building according to established preservation standards. Overall, the Project will bring new street activity and vitality to the neighborhood and immediate area.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

OBJECTIVE 3:

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

Policy 3.4:

Assist newly emerging economic activities.

The Project will introduce a new office use within the neighborhood, which will enhance the diverse economic base of the City.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

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

Policy 2.5:

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

The Project will preserve, reuse, and rehabilitate a historic resource according to the Secretary of the Interior's Standards for Rehabilitation. The Project will provide for a compatible new use, which will result in removing incompatible alterations to the subject property.

EAST SOMA AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.2:

Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.

OBJECTIVE 1.4:

SUPPORT A ROLE FOR “KNOWLEDGE SECTOR” BUSINESSES IN EAST SOMA.

Policy 1.4.1:

Permit limited office space throughout East SoMa to support a flexible space for all types of office users.

HISTORIC RESOURCES

Objectives and Policies

OBJECTIVE 8.2:

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN.

Policy 8.2.3:

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

Generally, the East SoMa Area Plan encourages the preservation and reuse of historic buildings and the development of smaller-scale office space. The Project is consistent with the majority of the policies and objectives of the East SoMa Area Plan. The Project will contribute to the economic diversity and mixed-use character of the neighborhood and will reuse and restore a historic resource.

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

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

The Project will not significantly affect the availability neighborhood serving retail uses, as numerous retail uses will still be present in the area. The existing building did not contain any neighborhood-serving retail uses. The proposal will introduce a new office use, which will bring new patrons to the area that will frequent the surrounding retail uses.

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

The existing building does not contain any existing housing. The Project will not impact the existing housing or neighborhood character, which already includes residential, commercial, and light industrial uses.

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

The Project will not impact any of the existing housing, since no housing exists on the project site.

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

The Project will not alter the existing commuter traffic patterns. The existing building is within walking distance to public transportation options. The location of the site will enable employees and visitors to the building to walk, bike, or use public transit. Parking is not required for the new office use per Planning Code Section 151.1.

- 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.

Currently, the existing building is vacant, and was most recently contained a PDR use. Although the Project does display an industrial use for commercial office development, the Project provides value to the City and surrounding neighborhood by rehabilitating a historic building and diversify the neighborhood's economic base, which is currently mixed in character.

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

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

- G. That landmarks and historic buildings be preserved.

1076 Howard Street is a historic resource. As recognized by the Historic Preservation Commission (HPC) in HPC Resolution No. XXXX, the proposed project will enhance the feasibility to preserve the existing building by converting the building into office use.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-015152CUA** under Planning Code Sections 303, 803.9(b), 813.48 and 840.65 to establish office use within a qualified historic property and a change the use of 14,643 square feet from PDR to office at 1076 Howard Street within the RED (Residential Enclave) and MUG (Mixed-Use General) Zoning Districts and a 45-X/85-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 3, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 19, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 19, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish office use within a qualified historic property and a change in use of 14,643 square feet from PDR to office located at 1076 Howard Street, Block 3727 and Lot 014 pursuant to Planning Code Section 303, 803.9(b), 813.48 and 840.65 within the RED & MUG Zoning Districts and a 45-X/85-X Height and Bulk District; in general conformance with information stamped "EXHIBIT B" included in the docket for Case No. 2015-015152CUA and subject to conditions of approval reviewed and approved by the Commission on January 19, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 19, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

DESIGN

6. **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
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
8. **Historic Building Maintenance Plan (HBMP).** Per Planning Code Section 803.9(b), the Project Sponsor has agreed to implement a Historic Building Maintenance Plan for the subject building at 1076 Howard Street. The scope of work and details of the HBMP have been reviewed by the Historic Preservation Commission.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

9. **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
10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

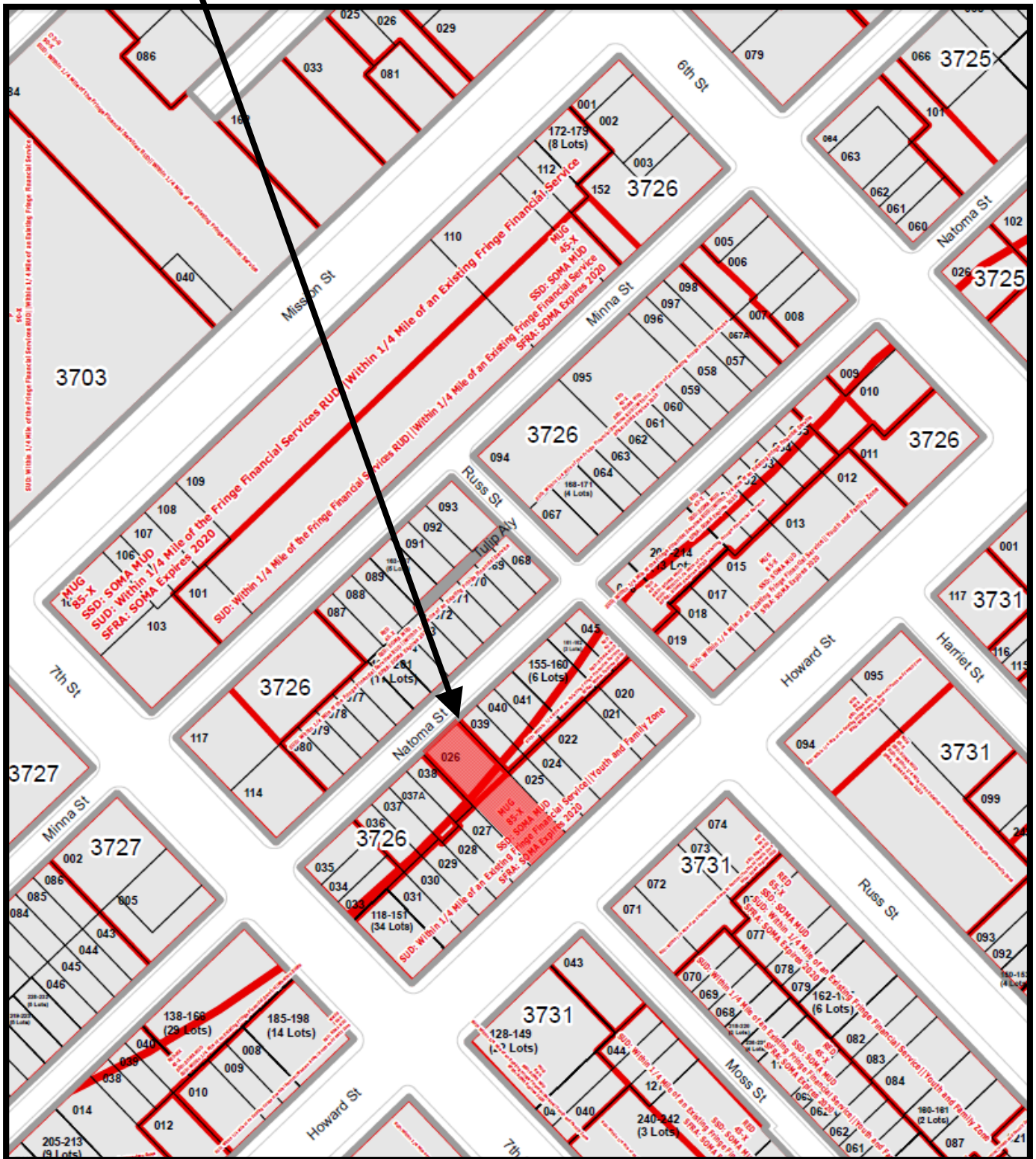
PARKING AND TRAFFIC

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than 4 bicycle parking spaces (2 Class 1 spaces and 2 Class 2 spaces).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

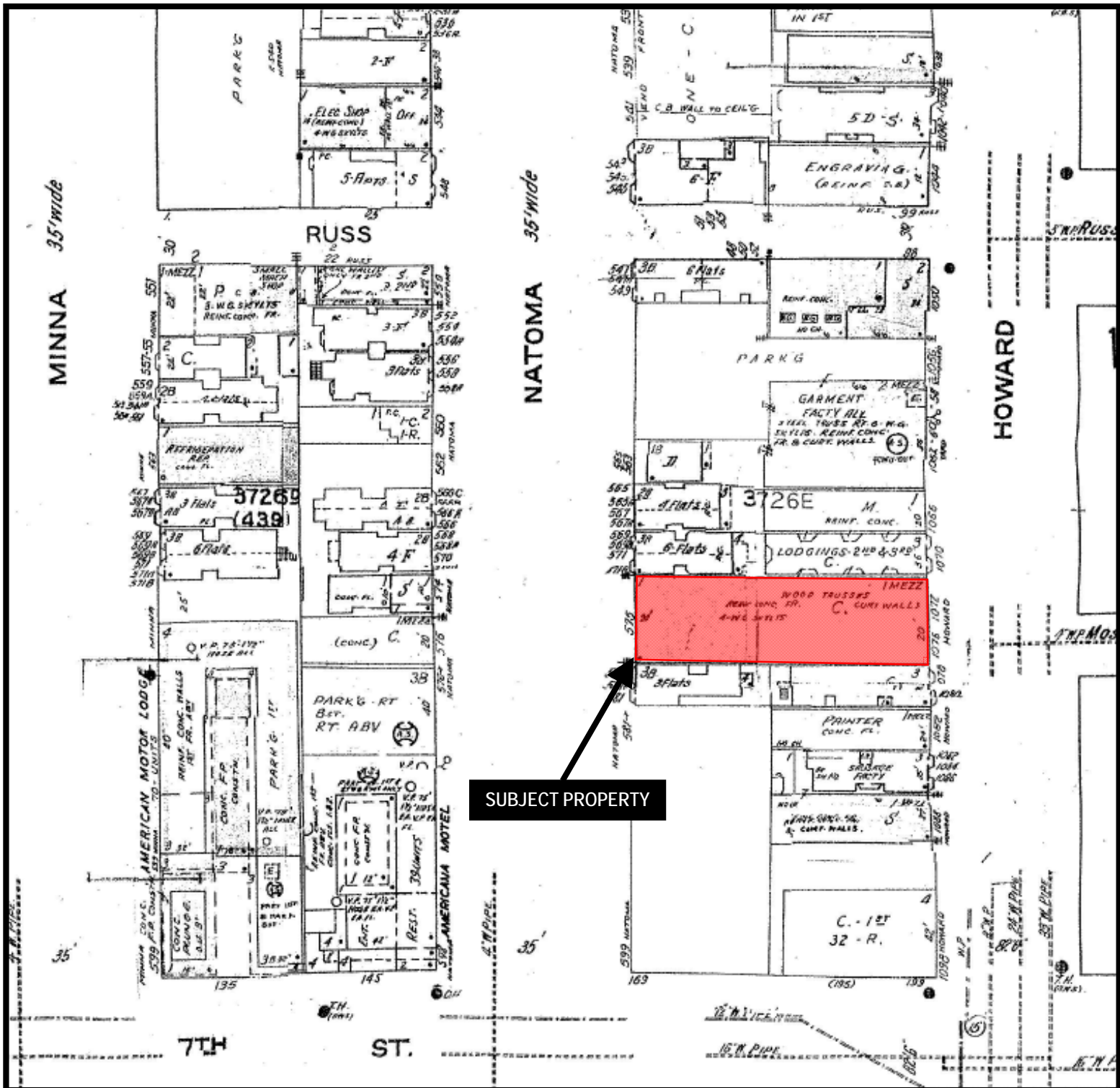
12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-015152CUA
 1076 Howard Street

Sanborn Map*

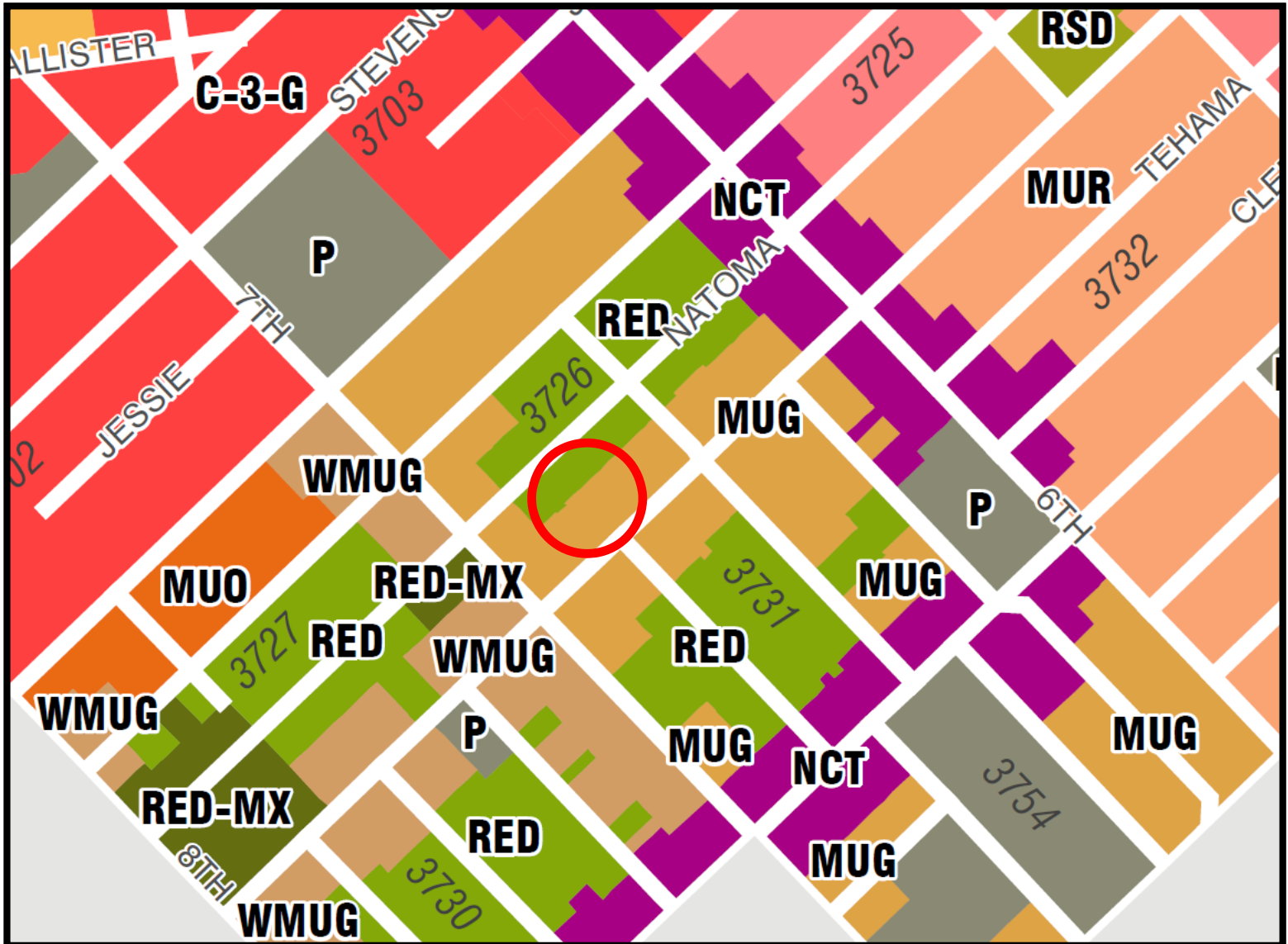


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



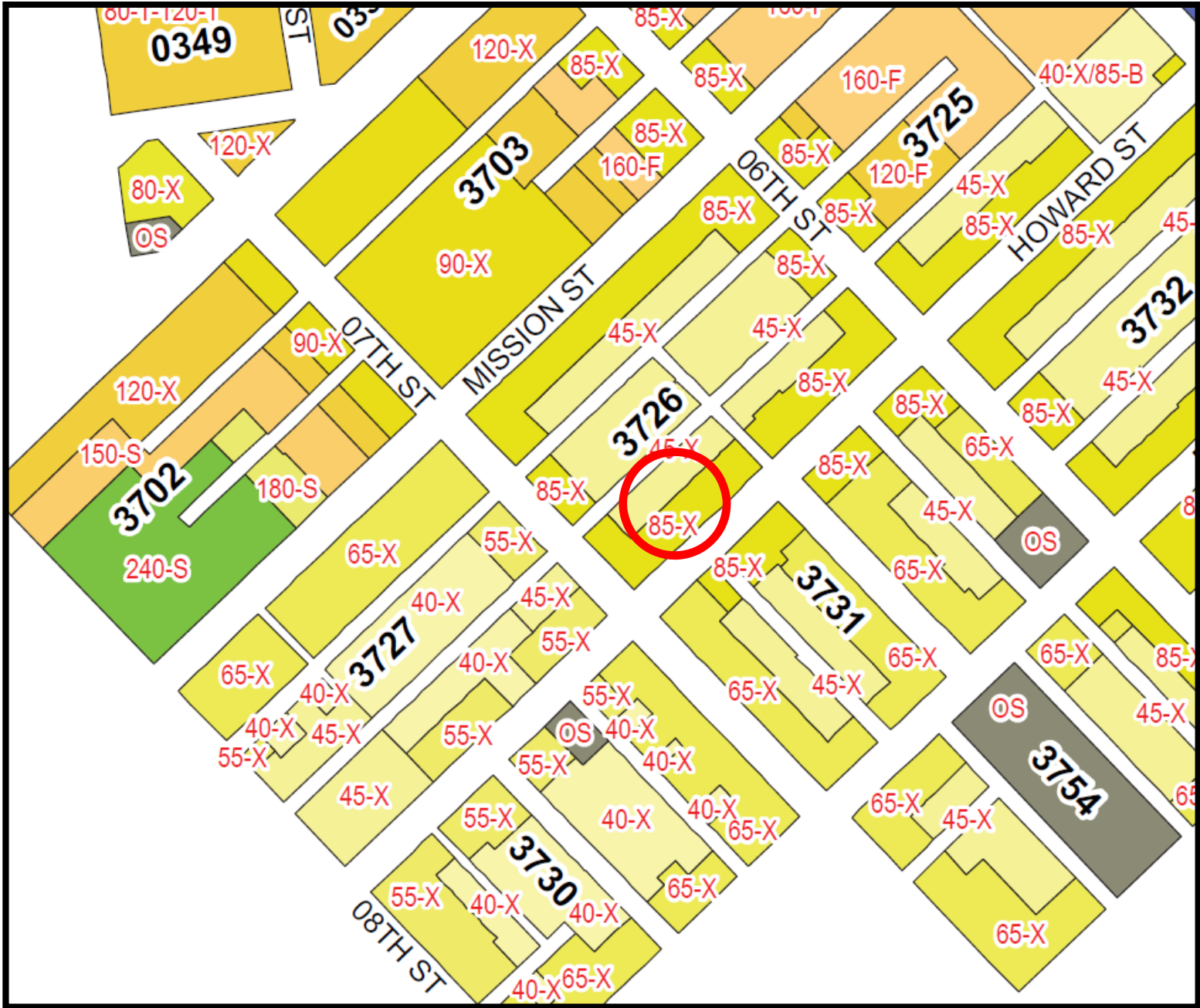
Conditional Use Authorization
Case Number 2015-015152CUA
1076 Howard Street

Zoning Map



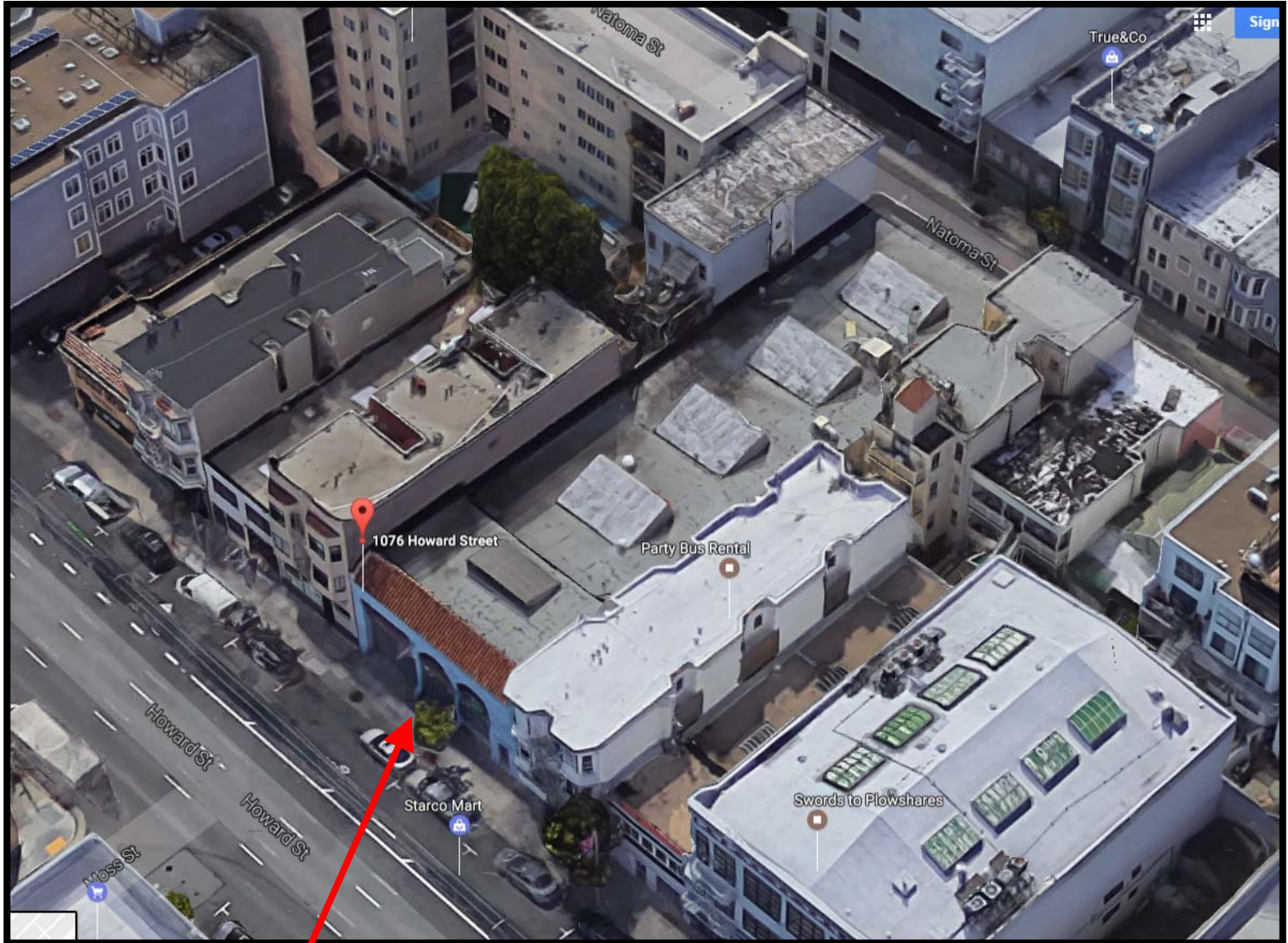
Conditional Use Authorization
Case Number 2015-015152CUA
1076 Howard Street

Height and Bulk Map



Conditional Use Authorization
Case Number 2015-015152CUA
 1076 Howard Street

Aerial Photo



1076 HOWARD ST



Site Photo



1067 Howard Street, View along Howard Street, May 2016 (Source: Google Maps)

Conditional Use Authorization
Case Number 2015-015152CUA
1076 Howard Street

Site Photo



1067 Howard Street, View along Natoma Street, May 2016 (Source: Google Maps)

Conditional Use Authorization
Case Number 2015-015152CUA
1076 Howard Street

1076 HOWARD / 575 NATOMA

SAN FRANCISCO, CALIFORNIA
[PAGE&TURNBULL | 5007A]



CONDITIONAL USE APPLICATION

REVISION I | RESPONSE TO THE SFPD COMMENTS

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

JANUARY 3, 2017

TABLE OF CONTENTS

I. PLANNING AND ZONING INFORMATION 4

II. URBAN CONTEXT 5

III. HISTORIC & CURRENT STREET PHOTOGRAPHS 6

IV. HISTORIC EVALUATION 8

 CHARACTER-DEFINING FEATURES..... 9

V. HISTORIC SIGNIFICANCE DIAGRAMS 10

VI. EXISTING AND PROPOSED DRAWINGS - SITE PLAN..... 12

VII. EXISTING AND PROPOSED DRAWINGS - FIRST FLOOR PLAN..... 14

VII. EXISTING AND PROPOSED DRAWINGS - SECOND FLOOR PLAN 16

VII. EXISTING AND PROPOSED DRAWINGS - ROOF PLAN 18

VII. EXISTING AND PROPOSED DRAWINGS - ELEVATION - HOWARD..... 20

VII. EXISTING AND PROPOSED DRAWINGS - ELEVATION - NATOMA..... 22

VII. EXISTING AND PROPOSED DRAWINGS - LONGITUDINAL SECTION 24

VIII. STREET PRESENCE AND VISIBILITY DIAGRAM..... 26

VIII. VIEW OF PROPOSED DESIGN 27

 LINE DRAWING OF HOWARD STREET FACADE 27

 RENDERING OF HOWARD STREET FACADE..... 28

 RENDERING OF NATOMA STREET FACADE..... 29

IX. COLOR AND MATERIAL PALETTE 30

X. CONCEPT IMAGES 32

XI. APPENDIX 35

 PRE-APPLICATION MEETING OVERVIEW & DOCUMENTATION 36

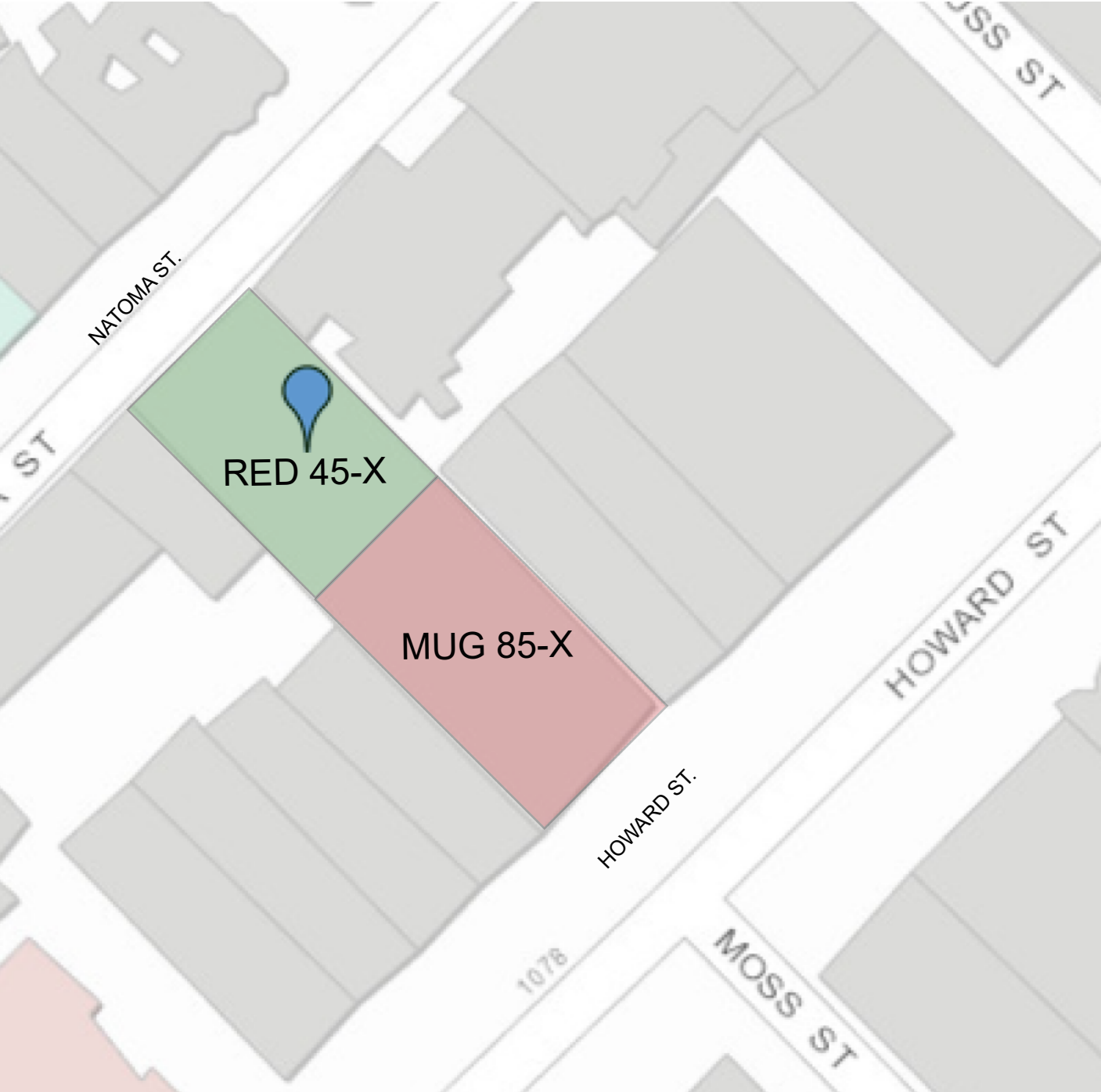
 PROJECT AREAS..... 40

 HISTORIC BUILDING MAINTENANCE PLAN 42

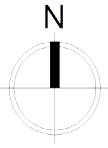
 ORIGINAL DRAWINGS..... 46

I. PLANNING AND ZONING INFORMATION

Parcel (Block and Lot):	3726/026		
Addresses:	1076 Howard Street, San Francisco, 94103 575 Natoma Street, San Francisco, 94103		
Year Built:	1923		
Existing Square Footage:	Floor 1:	8,223 s.f	Total existing: 11,757 s.f
	Mezzanine:	3,534 s.f	
Proposed Square Footage:	Floor 1:	8,223 s.f	Total proposed: 14,643 s.f
	Floor 2:	6,420 s.f	
	Occupied Roof:	845 s.f. (453 s.f. access walkways)	
Neighborhood:	South of Market		
Planning Team:	SE Team		
Zoning District:	RED - Residential Enclave MUD - Mixed Use - General		
Current Use:	PDR - Production, Distribution and Repair		
Proposed Use:	Business - Office Space		
Special Use Districts:	Youth and Family Zone Within 1/4 mile of the Fringe Financial Services RUD Within 1/4 mile of the Existing Fringe Financial Services		
Height: Bulk District:	85-x (Howard) 45-x (Natoma)		
Special Sign Districts:	South of Market Mixed Use District Code Section 607.2 Prohibits GA signs (effective January 1, 2001)		
Legislative Setbacks:	None		
Limited and Non-conforming Uses:	None		
Neighborhood-Specific Impact Fee Area:	Eastern Neighborhood Infrastructure Impact Fee-Tier 3		
Added 3/20/13: Planning Code Sec. 261.(b) 1:	Height Limits for Narrow Streets and Alleys in RTO and NCT Districts		
Added 7/15/2013: Planning Code Sec. 155.1-155.5:	Bicycle parking requirements for an addition of > 20% One Class 1 space/5,000 occupied s.f. and two Class 2 for office > 5,000 s.f + One Class 2 for each additional 50,000 occupied s.f. + one shower and 6 lockers.		
Planning Code 138 and Public Works Code Article 16:	Required to add one tree (3 existing trees on the property sidewalk)		
Historic Survey:	See page 7		



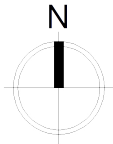
SITE/ZONING MAP
Scale: NTS



II. URBAN CONTEXT



SITE MAP WITH 300' RADIUS



View from Howard St.



View from Natoma St.

EXISTING EXTERIOR VIEWS

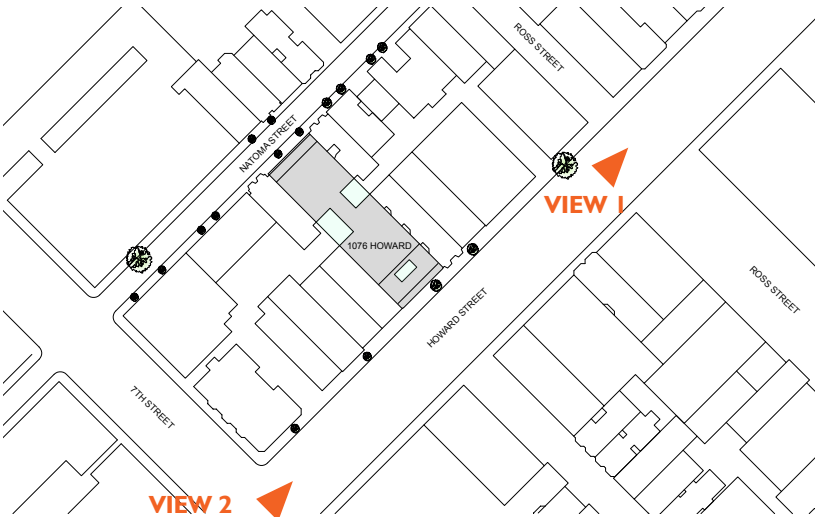
III. HISTORIC & CURRENT STREET



VIEW I: Howard Street at Ross Street, looking Northeast, 1926



VIEW I: Howard Street at Ross Street, looking Northeast, 2015

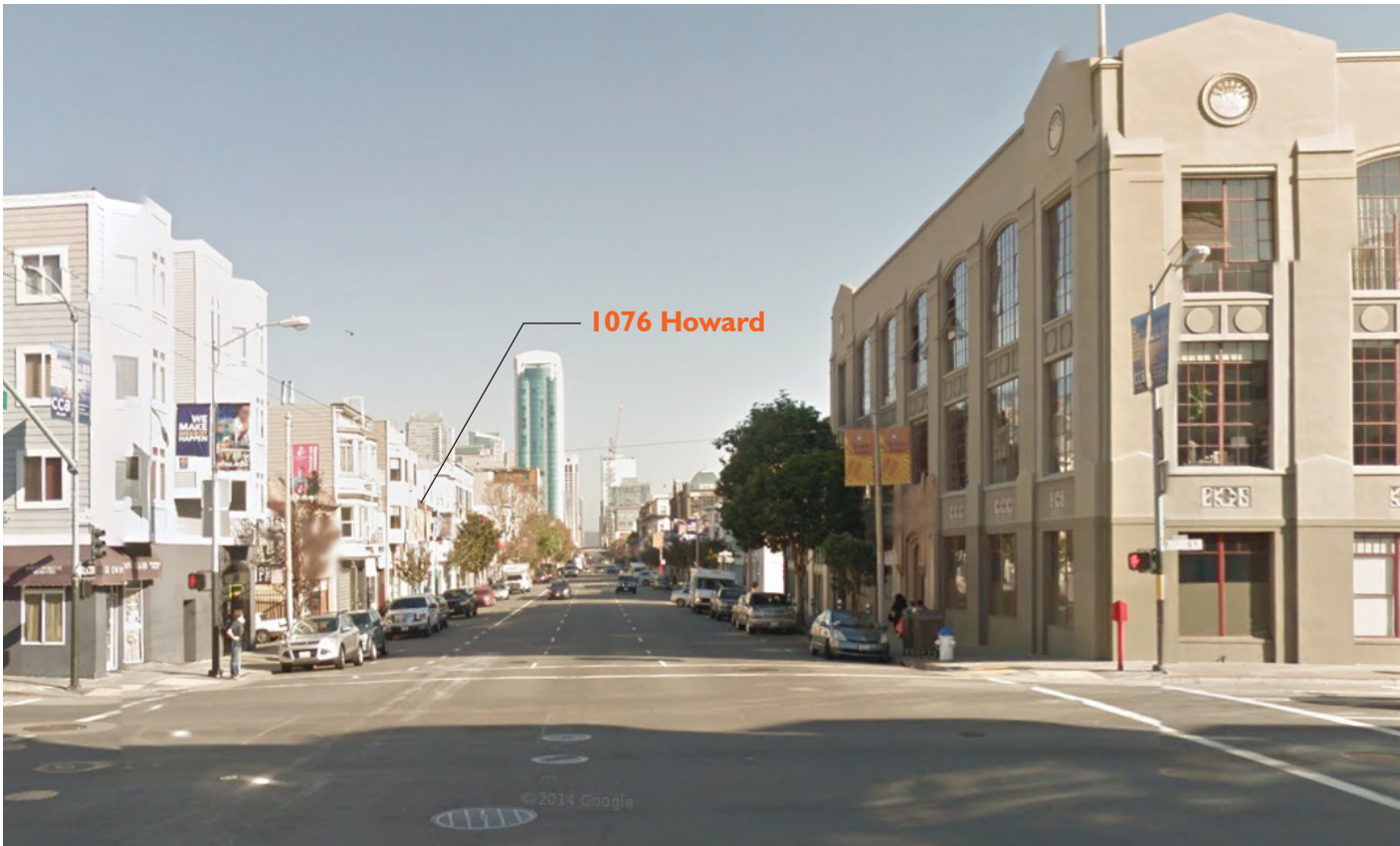


KEY MAP

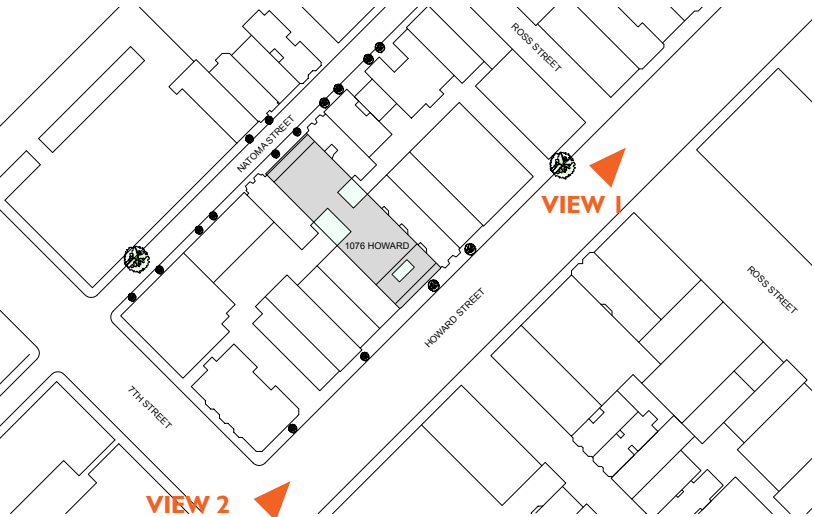
San Francisco Public Library Historic Photograph Collection, AAB-3988



VIEW 2: Howard Street at 7th Street, looking Northeast, 1926



VIEW 2: Howard Street at 7th Street, looking Northeast, 2015



KEY MAP

IV. HISTORIC EVALUATION

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
CHR Status Code:

Other Listings
Review Code

Reviewer
Date

Page 1 of 2Resource Name or #: (Assigned by recorder) 575 NATOMA ST

P1. Other Identifier: 1072 - 1074 Howard Street

*P2. Location: Not for PublicationUnrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CADate: 1995

c. Address: 575 NATOMA STCity: San FranciscoZIP 94103

d. UTM Zone:Easting:Northing:

e. Other Locational Data: Assessor's Parcel Number 3726 026

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1072 - 1074 Howard Street (also 575 Natoma Street) is located on a 8,285 square foot rectangular through lot on the north side of Natoma Street, between Russ and 7th streets. Built in 1923, 1072 - 1074 Howard Street is a 2-story, reinforced concrete industrial building designed in an eclectic style with Classical Revival and Spanish Colonial Revival influences. The rectangular-plan building, clad in textured stucco on the primary facade, is capped by a combination flat and sawtooth roof. The foundation is concrete. The primary façade faces south and includes 4 structural bays. Entrances include a recessed, partially-glazed wood door with a molded door surround, flush metal garage doors, and a roll-up metal garage door with a flush metal pedestrian door set within it. Typical fenestration consists of fixed divided-light wood-sash windows with arched surrounds, colonnettes, and dentils. Architectural details include Ionic columns, and a cornice topped by a pent roof parapet clad in clay tiles. (continued)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

*P4. Resources Present: BuildingStructureObjectSiteDistrictElement of DistrictOther



P5b. Description of Photo:

View of south façade on Howard Street. 2/20/2008

*P6. Date Constructed/Age:

HistoricPrehistoricBoth

1923 SF Assessor's Office

*P7. Owner and Address

CHAN HENRY
P.O. BOX 26189

SAN FRANCISCO CA 94126

*P8. Recorded By:

Page & Turnbull, Inc. (ER/CD)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 2/20/2008

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods SOMA Survey

*Attachments: NONELocation MapSketch MapContinuation SheetBuilding, Structure, and Object Record

Archaeological RecordDistrict RecordLinear Feature RecordMilling Station RecordRock Art Record

Artifact RecordPhotograph RecordOther (list):

DPR 523 A (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 2Resource Name or #: (Assigned by recorder) 575 NATOMA ST

*Recorded By: Page & Turnbull, Inc. (ER/CD)

*Date Recorded: February 2008ContinuationUpdate

*P3a: Description (continued):

The secondary façade is clad in concrete and features a metal flush door, a metal roll-up garage door, and fixed divided-light aluminum-sash industrial windows.

The building appears to be in good condition.



View of north façade on Natoma Street.
Source: Page and Turnbull

DPR 523 L (1/95)

*Required Information

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of 1076 Howard Street/575 Natoma Street include:

Overall:

- Rectangular, two-story/double-height one-story massing;
- Sawtooth roof with six-lite steel wire sash windows (four windows per sawtooth).

Howard Street Façade:

- Textured stucco over concrete;
- Clay tile shed roof at front;
- Two arched windows with fixed and casement wood sash (west arch replaced by rectangular opening after the period of significance);
- Turned wood ornament around windows, wood dentils below, and wood spandrel panels (currently boarded over);
- Engaged columns and pilasters with composite capitals;
- Glazed wood door in molded door frame with centered cartouche;
- Low stucco bulkhead at east arch.

Natoma Street Façade:

- Board-formed concrete construction;
- Two door openings, at center and at left (doors are not historic);
- Four multi-lite steel fixed and pivot sash windows with textured wired glass (most glass lites have been replaced with textured safety glass).

Building Permits:

Only three building permits are on file at the Department of Building Inspection (DBI). Two were to “install Chinese ranges, hoop, duct, and exhaust system” in the mid-1980s and one was to re-roof the building in 1989. Copies of the original drawings were recently found in the Records Department at SFDBI. These are included in the Appendix.

Historic Surveys:

Parcel: 3726026

Survey Name: South of Market Area Historic Resource Survey

CEQA Category: A - Historic Resource Present

Evaluation Date: 1/1/2011

Survey Rating: 3B

Rating Description: Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.

South of Market Historic Resource Survey:

Resource Attribute: Commercial

Year Built: 1923

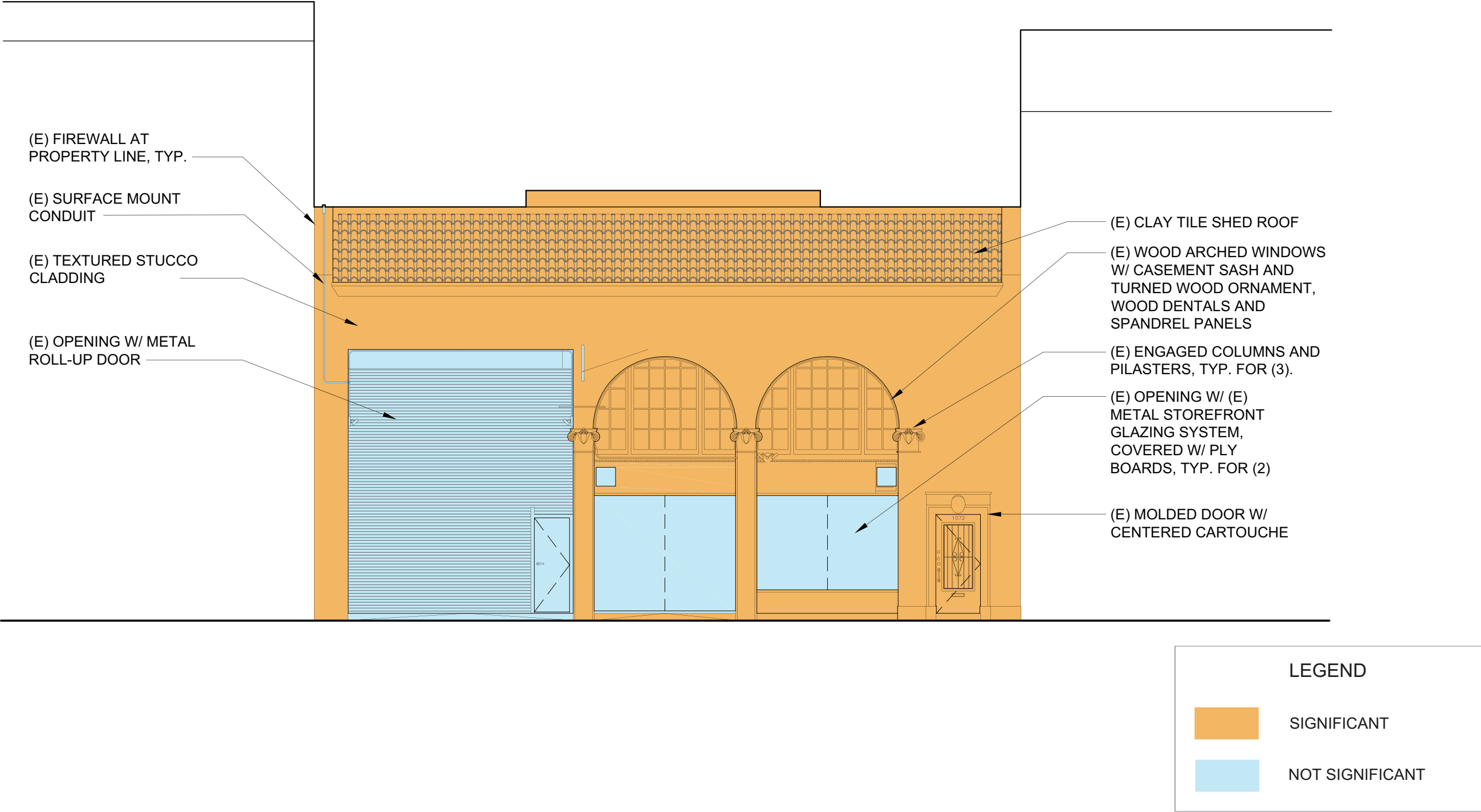
Plan Area: Eastern SOMA

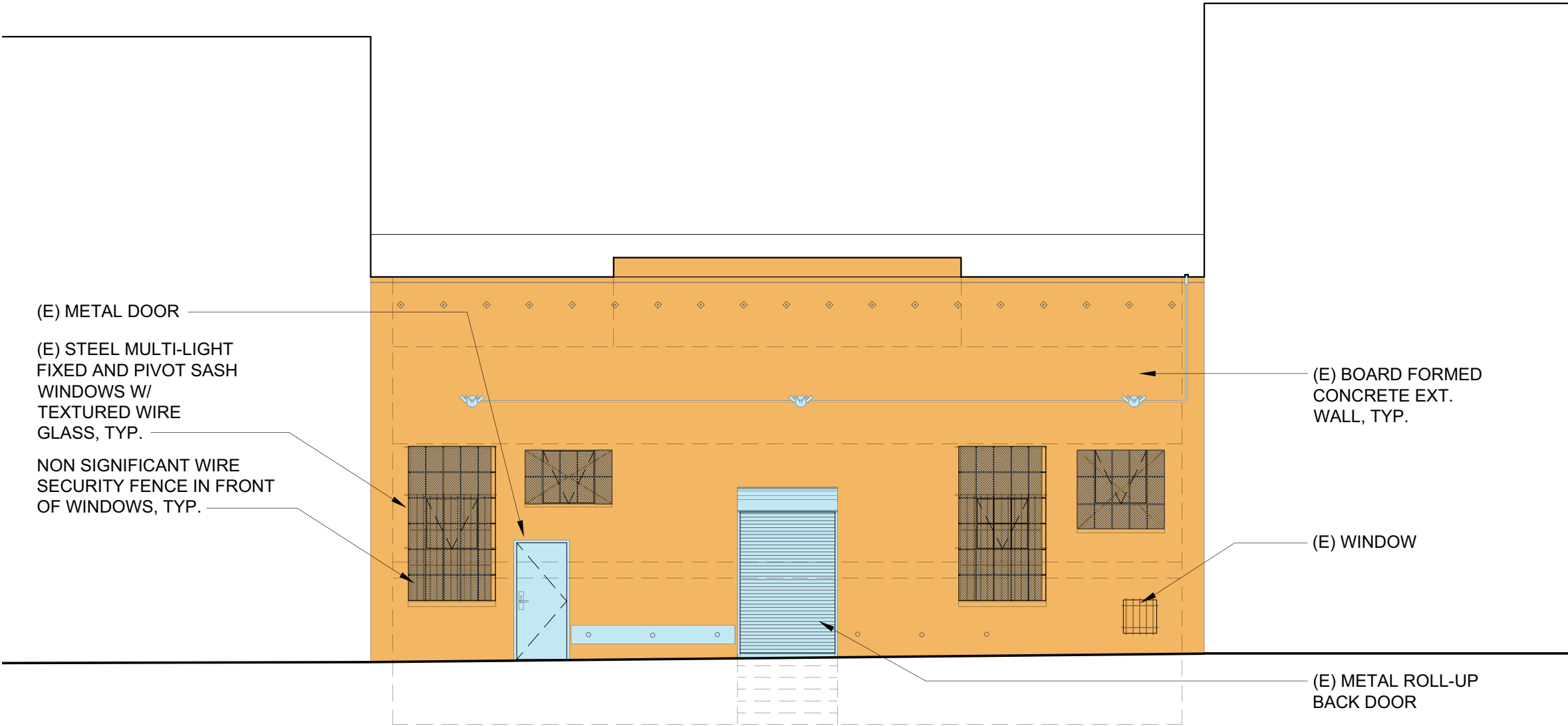
Retention of Historic Architecture: Medium

CHRSC: 3B

Historic District: West SOMA Light Industrial and Residential

V. HISTORIC SIGNIFICANCE DIAGRAMS





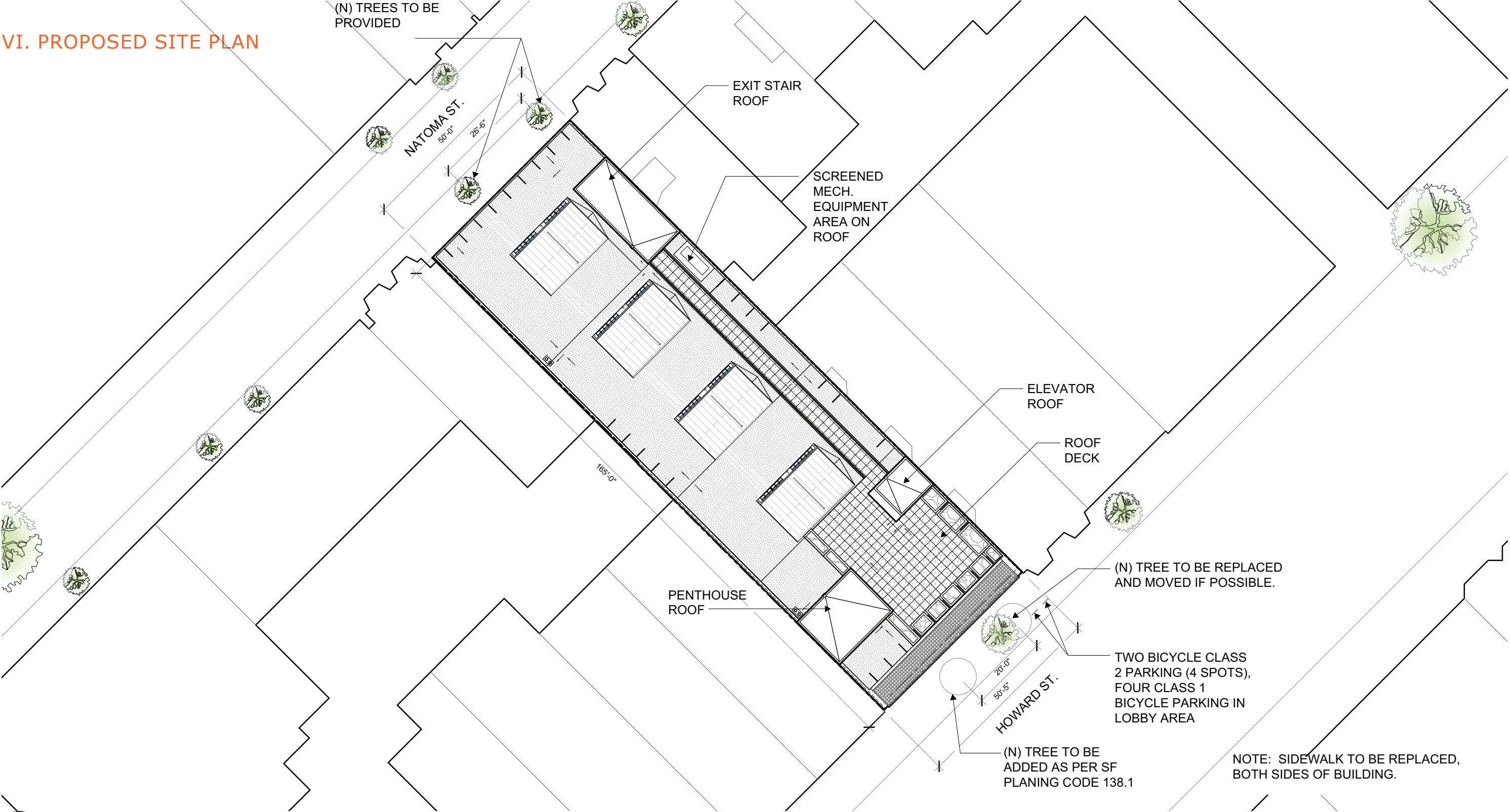
NATOMA STREET

VI. EXISTING SITE PLAN

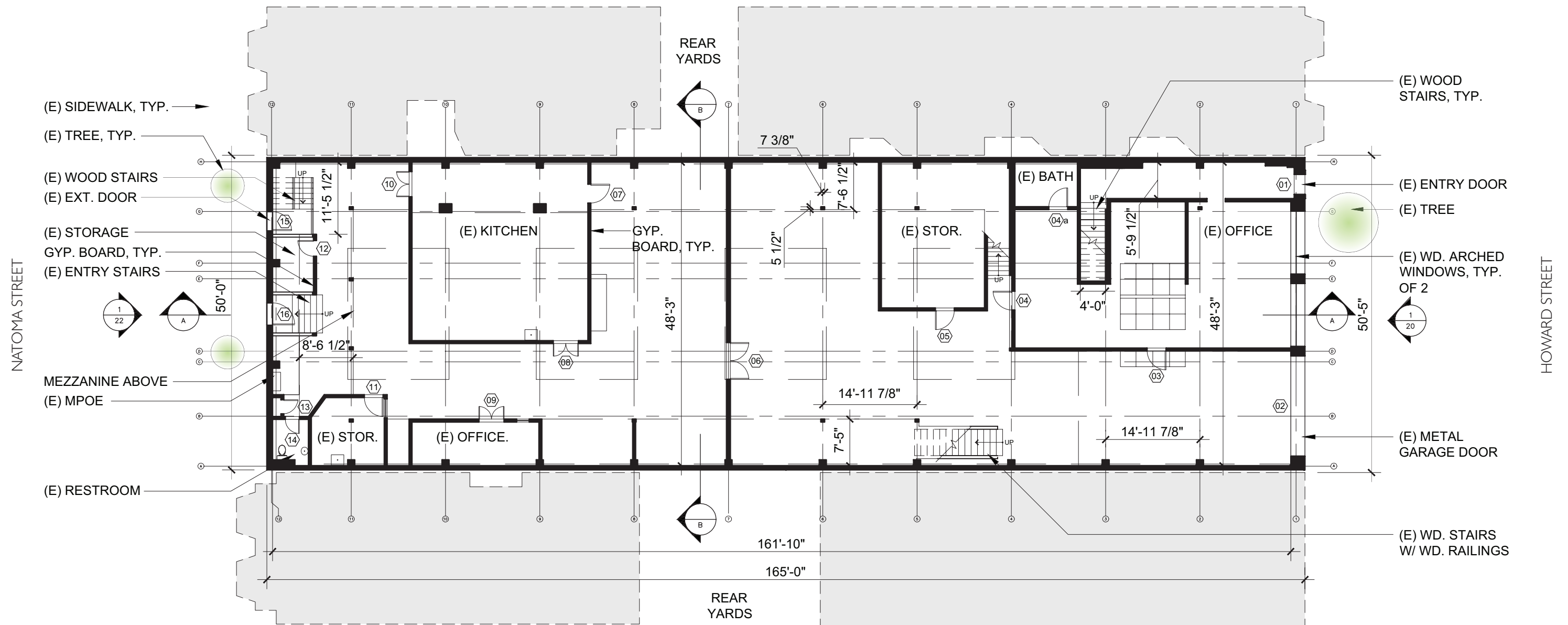


1 EXISTING - SITE PLAN
Scale 1:300

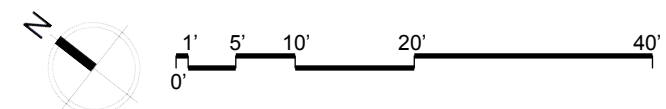
VI. PROPOSED SITE PLAN

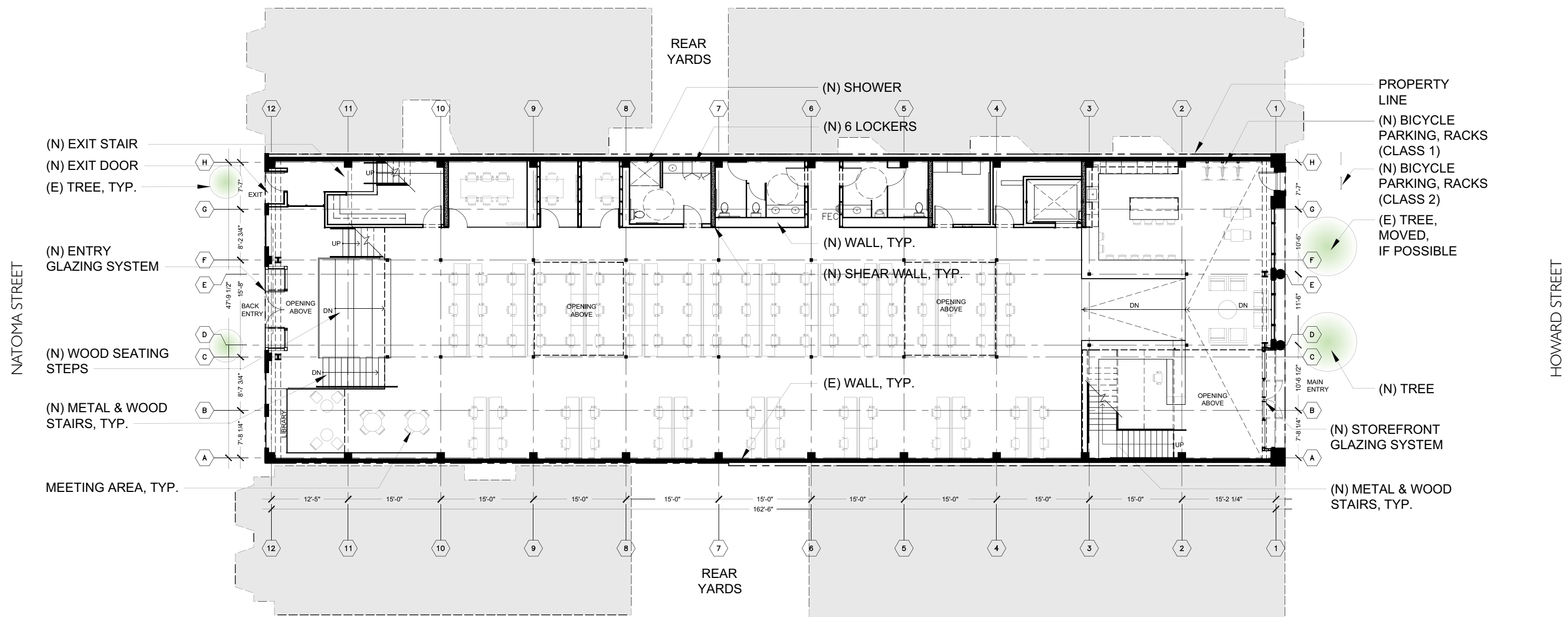


VII. EXISTING AND PROPOSED DRAWINGS

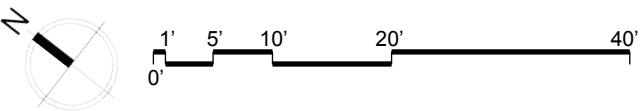


1 AS BUILT - FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

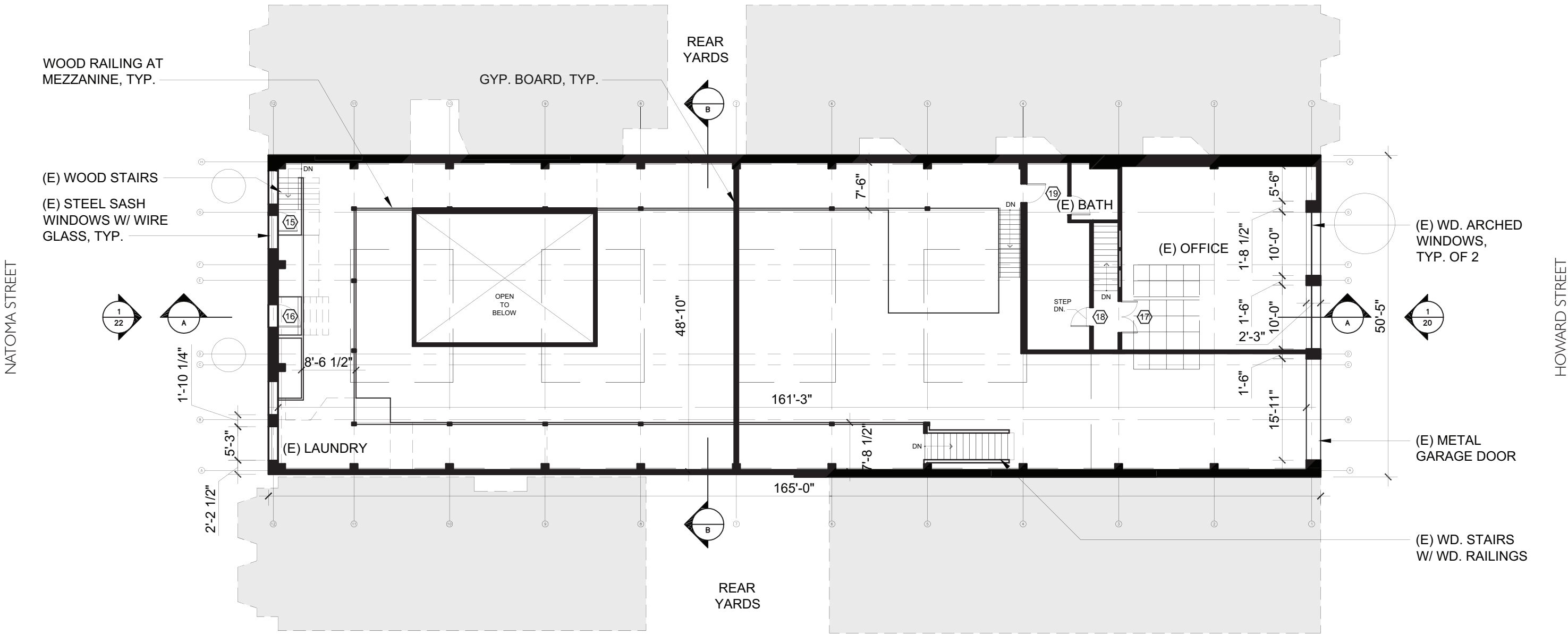




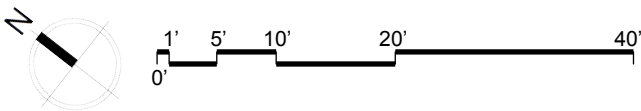
1 PROPOSED - FIRST FLOOR PLAN
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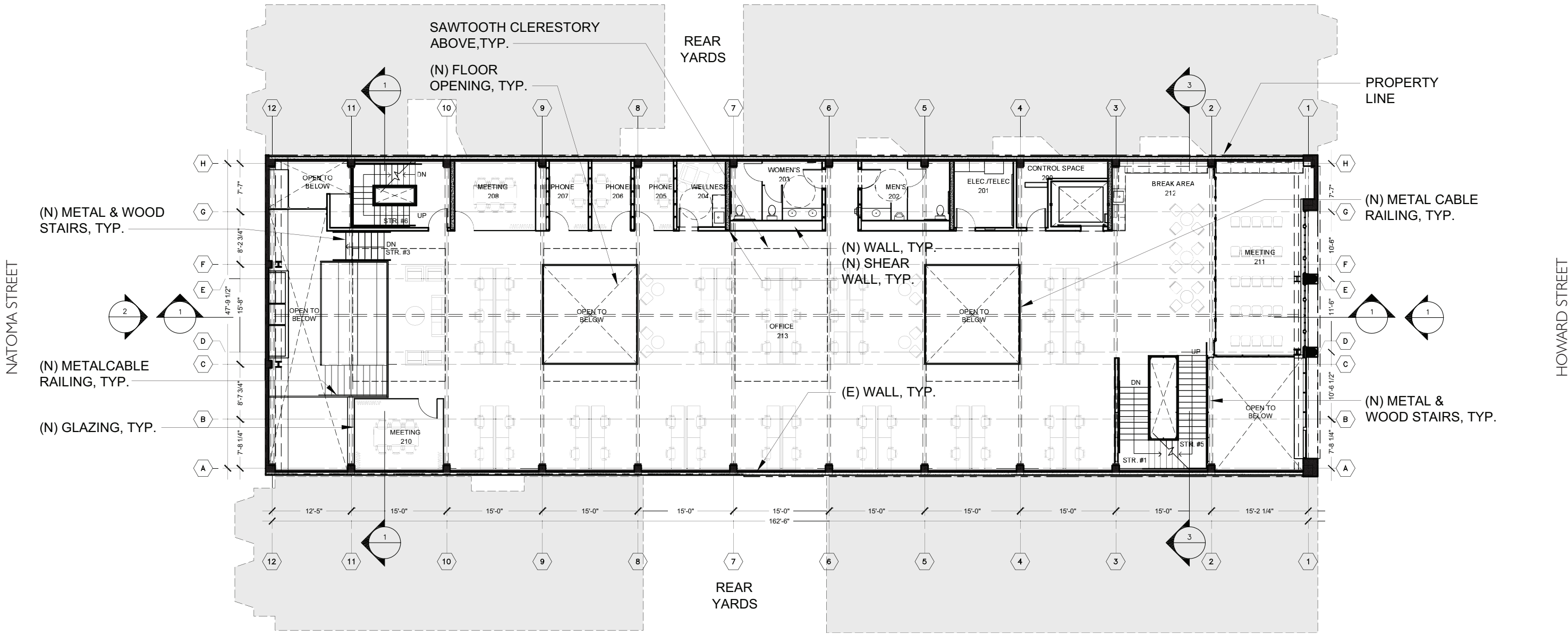


VII. EXISTING AND PROPOSED DRAWINGS



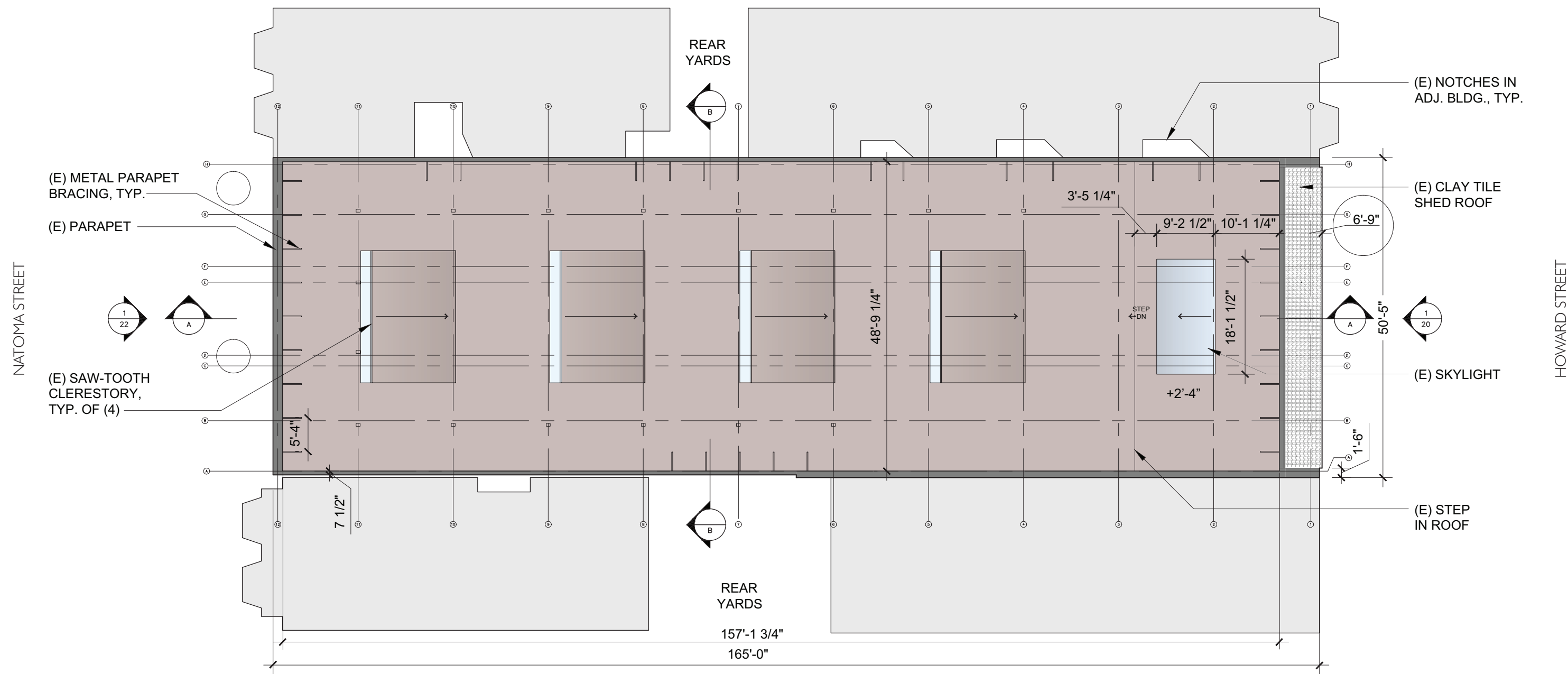
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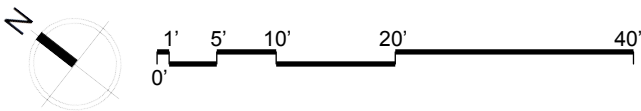


1 PROPOSED - SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

VII. EXISTING AND PROPOSED DRAWINGS

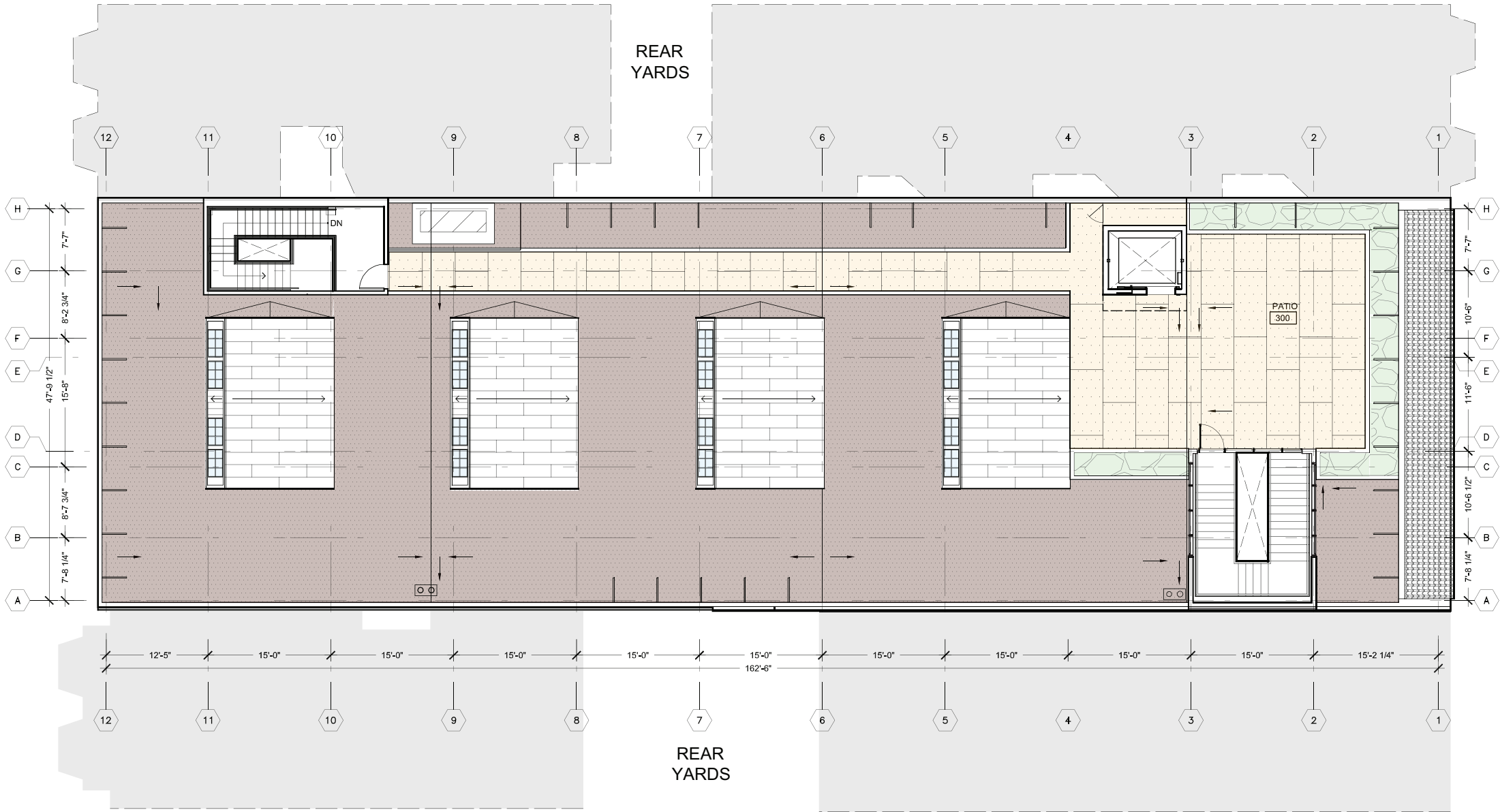


1 AS BUILT - ROOF PLAN
Scale: 1/16" = 1'-0"

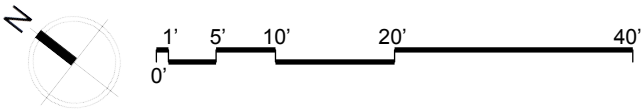


NATOMA STREET

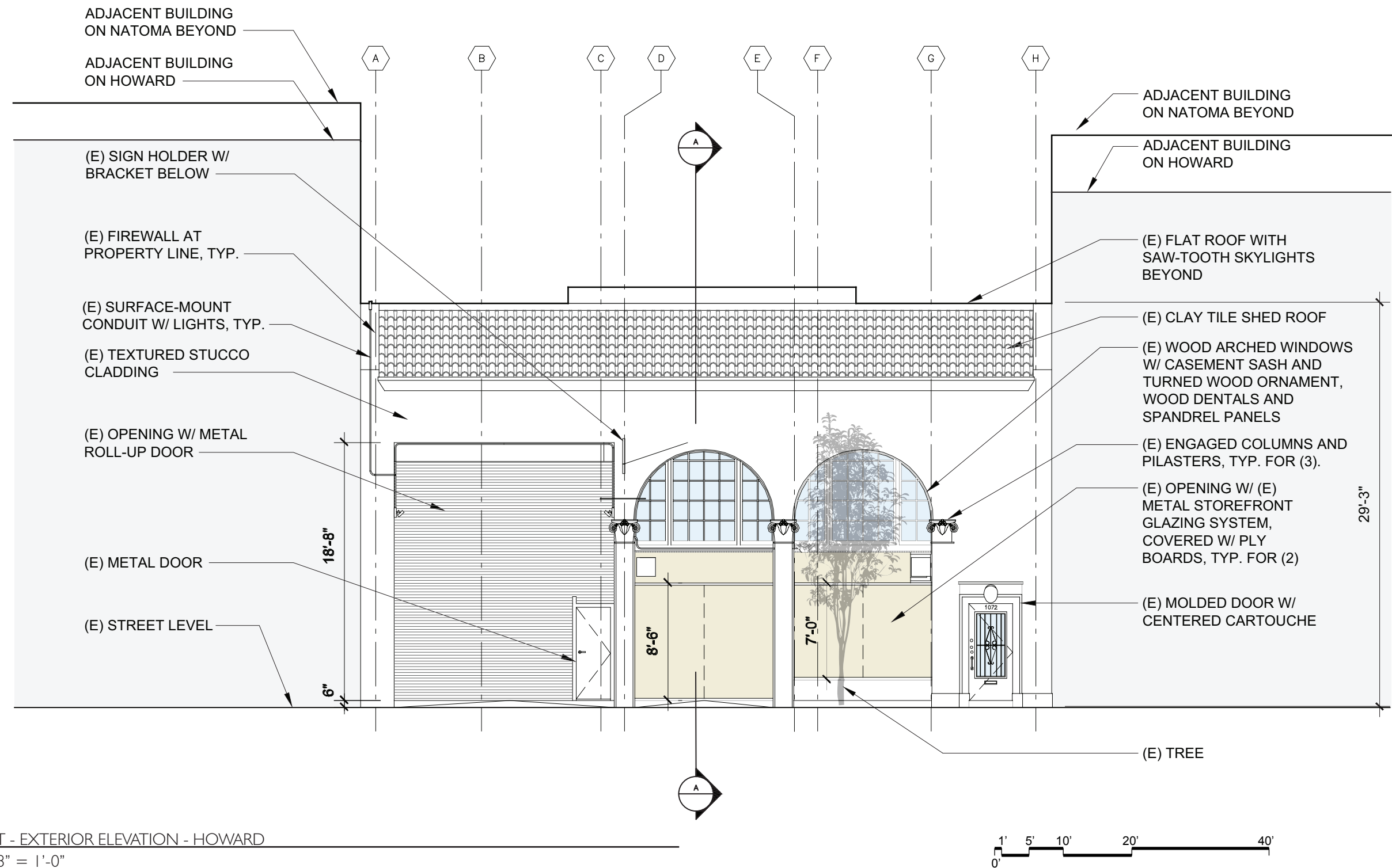
HOWARD STREET

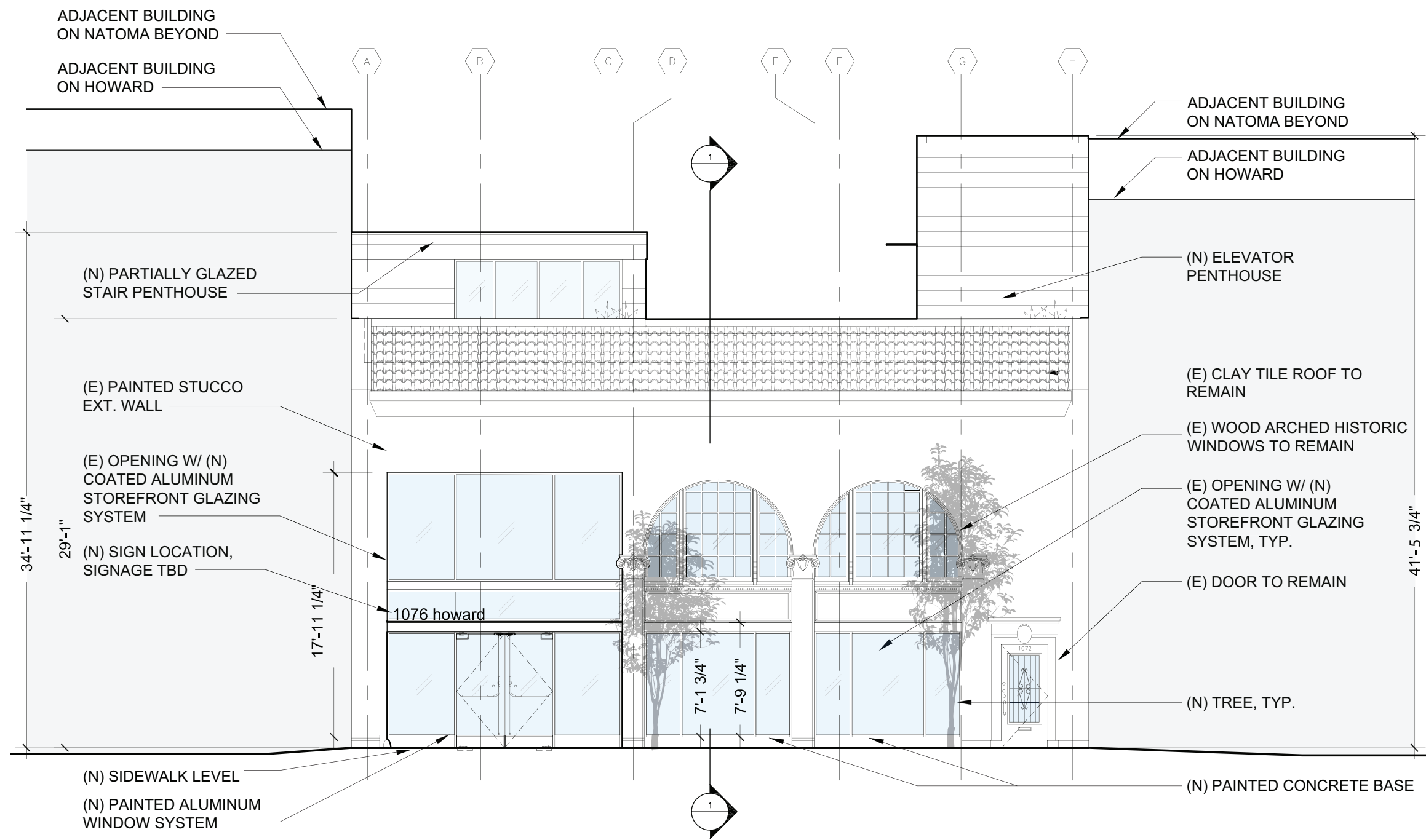


1 PROPOSED - ROOF PLAN
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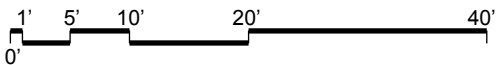


VII. EXISTING AND PROPOSED DRAWINGS

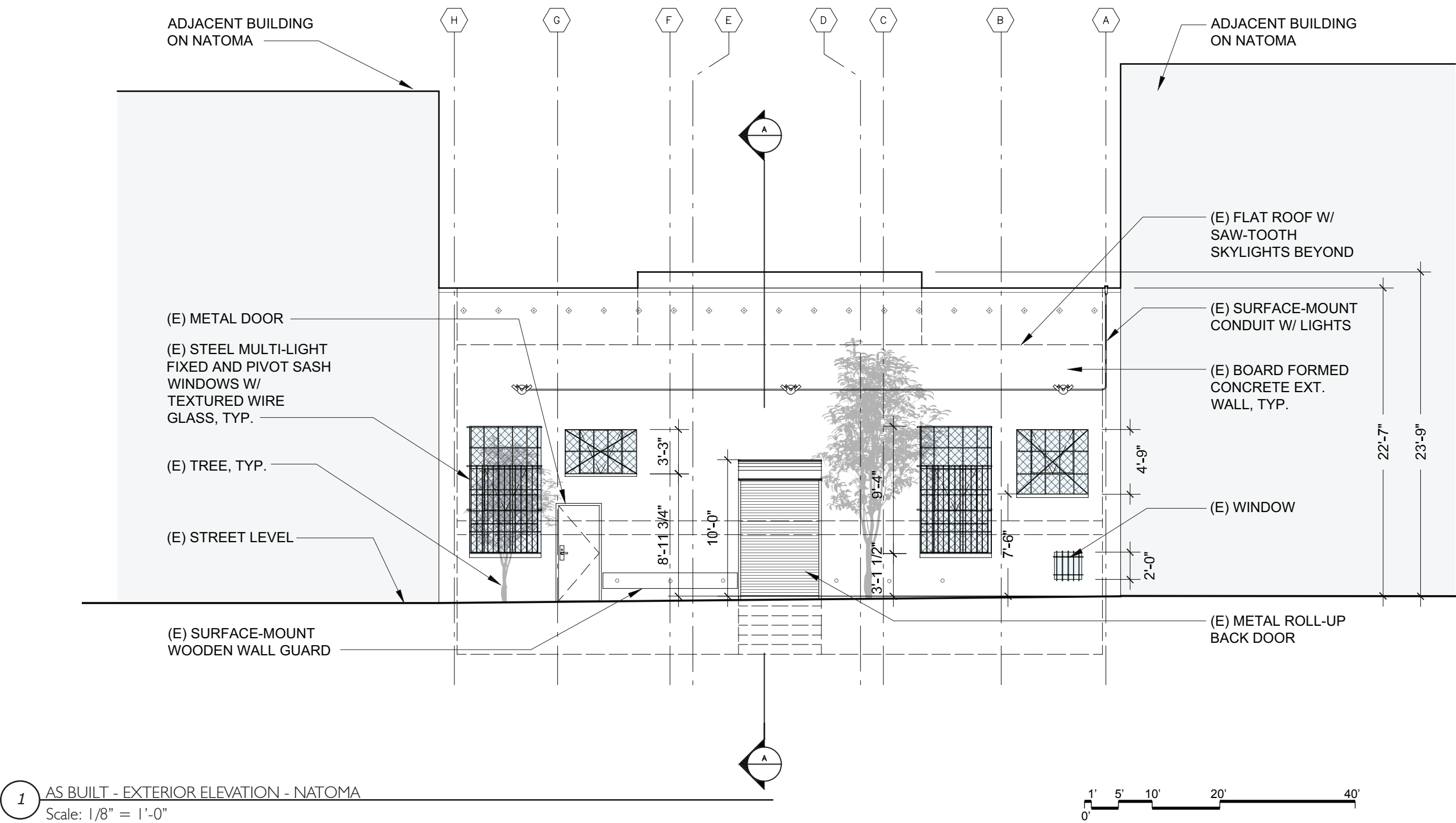


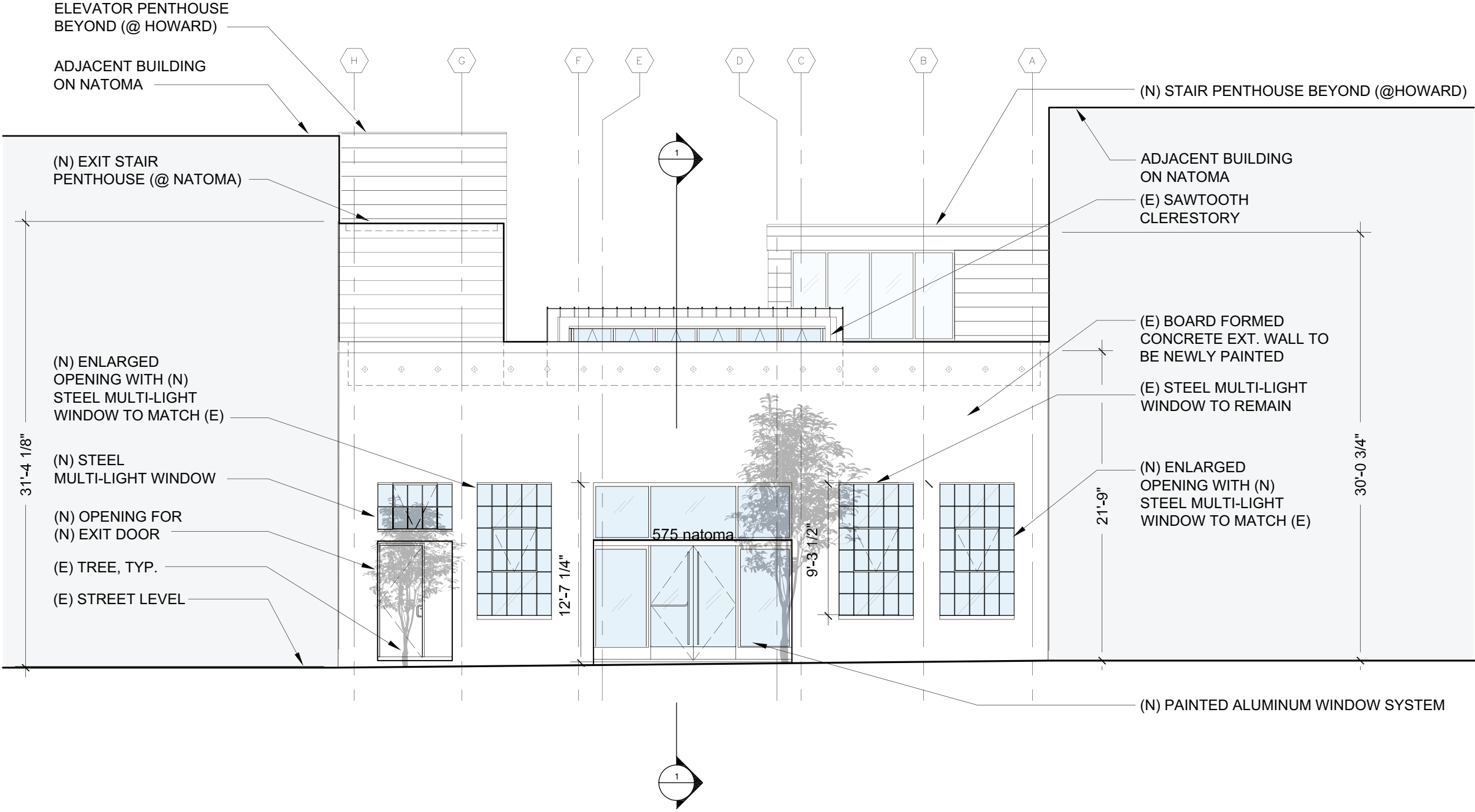


1 PROPOSED - EXTERIOR ELEVATION - HOWARD
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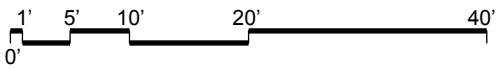


VII. EXISTING AND PROPOSED DRAWINGS

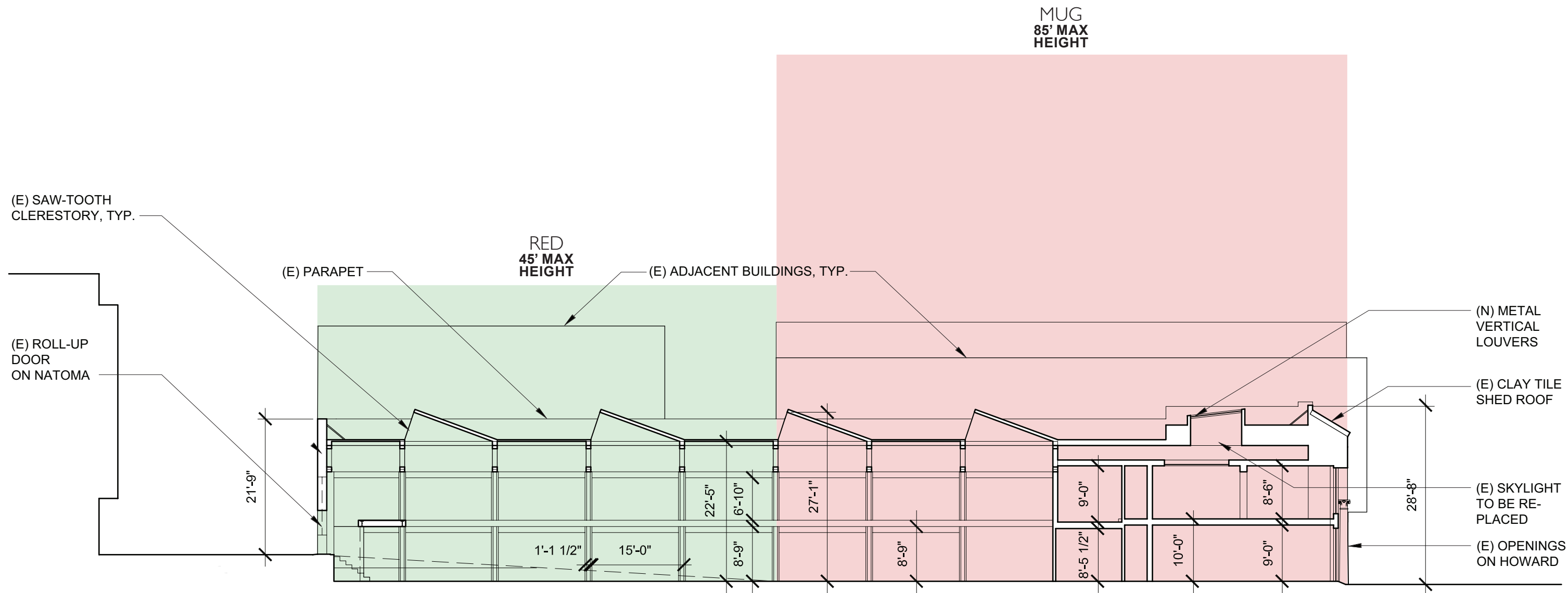




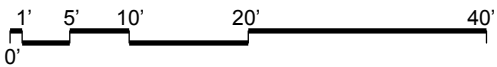
1 PROPOSED - EXTERIOR ELEVATION - NATOMA
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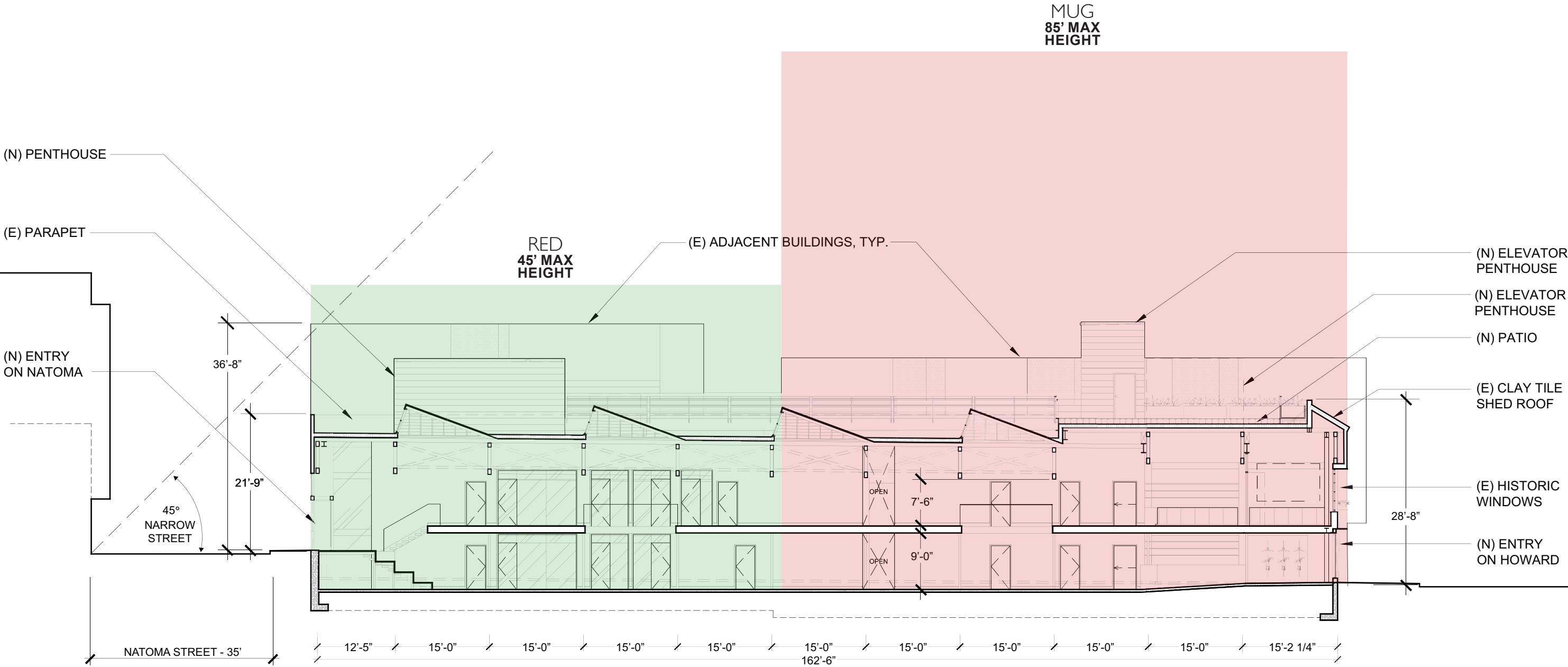


VII. EXISTING AND PROPOSED DRAWINGS

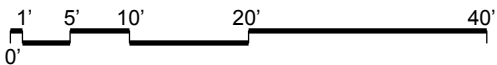


A AS-BUILT LONGITUDINAL BUILDING SECTION A - LOOKING NORTH-EAST
Scale: 1/16" = 1'-0"

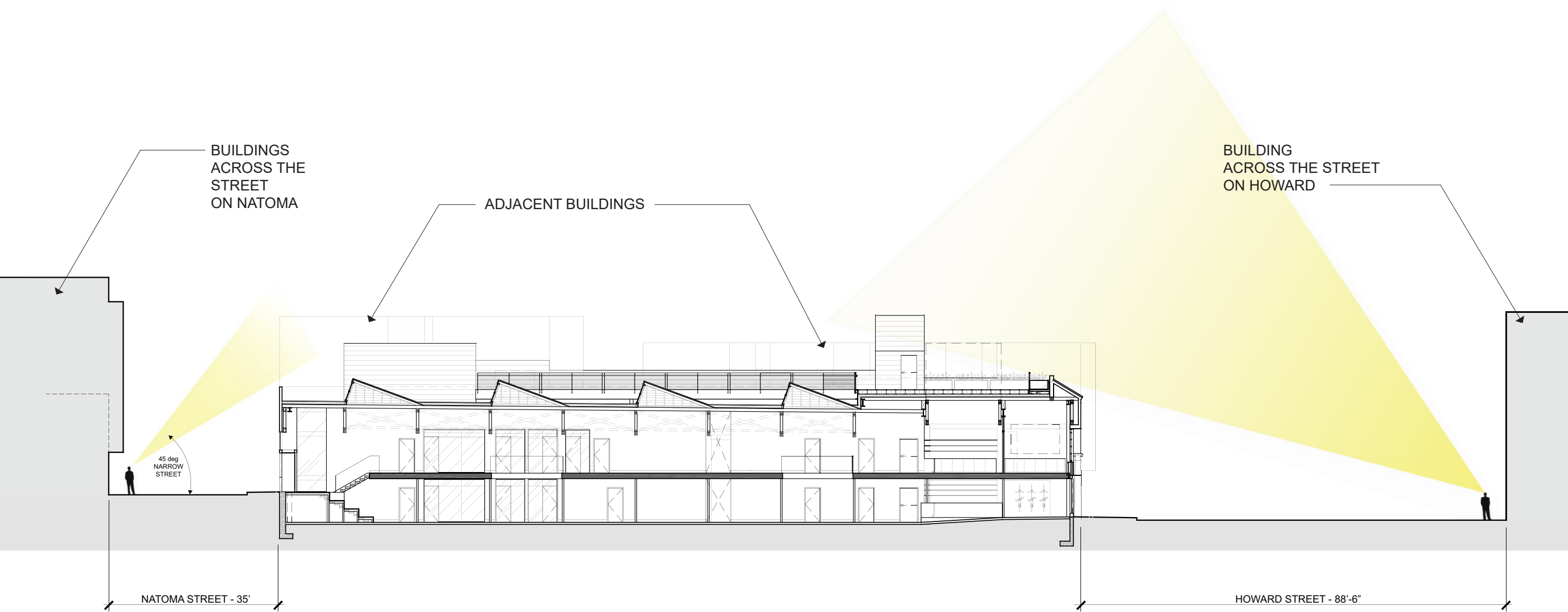




A PROPOSED LONGITUDINAL BUILDING SECTION A - LOOKING NORTH-EAST
Scale: 1/16" = 1'-0"



VII. EXISTING AND PROPOSED DRAWINGS



1 STREET PRESENCE AND VISIBILITY DIAGRAM
Scale: NTS



A VIEW OF PROPOSED HOWARD FACADE LOOKING FROM ACROSS HOWARD ST.
Scale: NTS

VIII. EXTERIOR RENDERINGS



EXTERIOR RENDERING AT HOWARD ST.



EXTERIOR RENDERING AT NATOMA ST.

IX. COLOR AND MATERIAL PALETTE

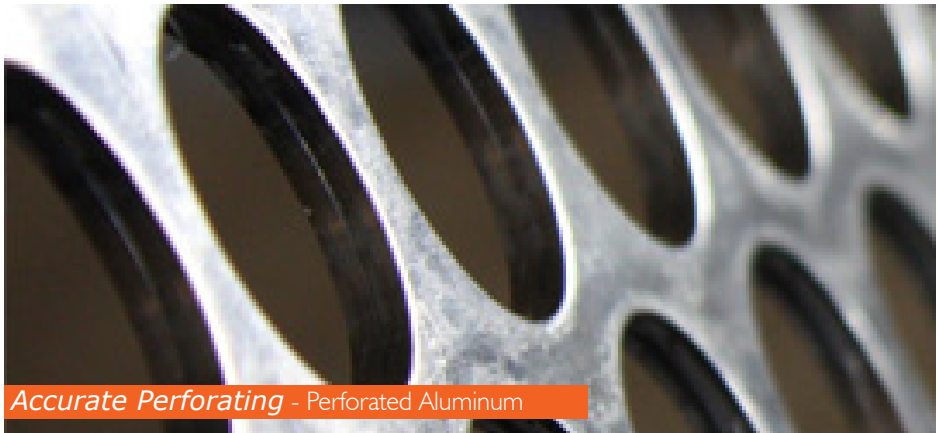


1. Standing Seam/ Flat Seam Metal Roofing 2. Metal Railings/Metal Windows/Door Frames Color
3. White-Gray Painted Stucco/Concrete 4. Accent Metal Sign at Main Entry 5. Bleached Oak Interior Flooring & Ceiling

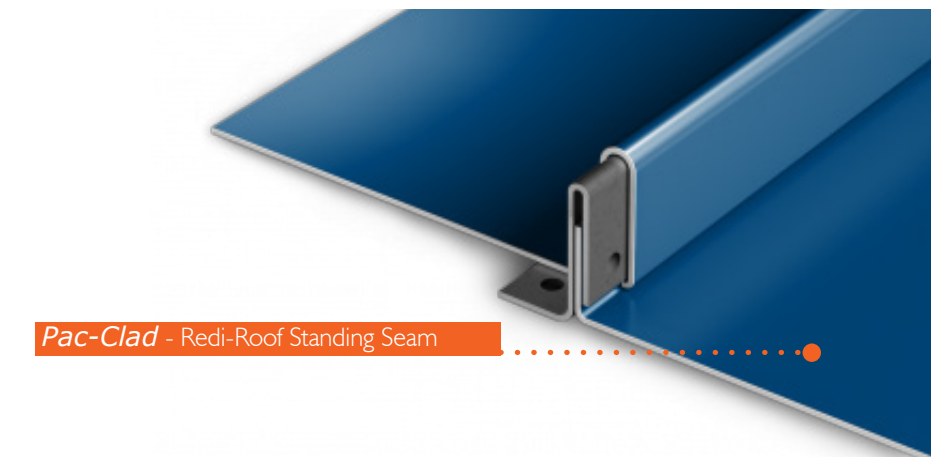


Kawneer - Aluminum Storefront System

Light Metal w/ Wood Handrails



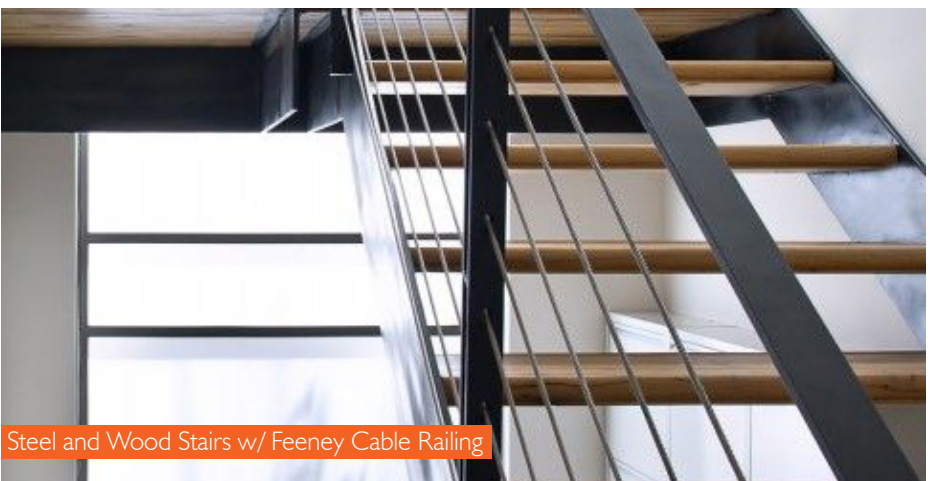
Accurate Perforating - Perforated Aluminum



Pac-Clad - Redi-Roof Standing Seam



NanaWall - Folding Glass Wall



Steel and Wood Stairs w/ Feeney Cable Railing



(E) Terra Cotta Roof



(E) Historic Windows

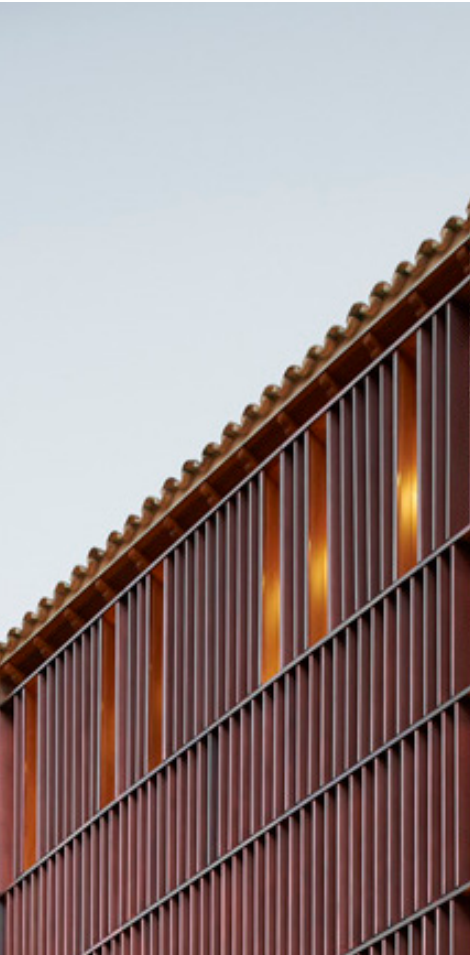


(E) Concrete Walls

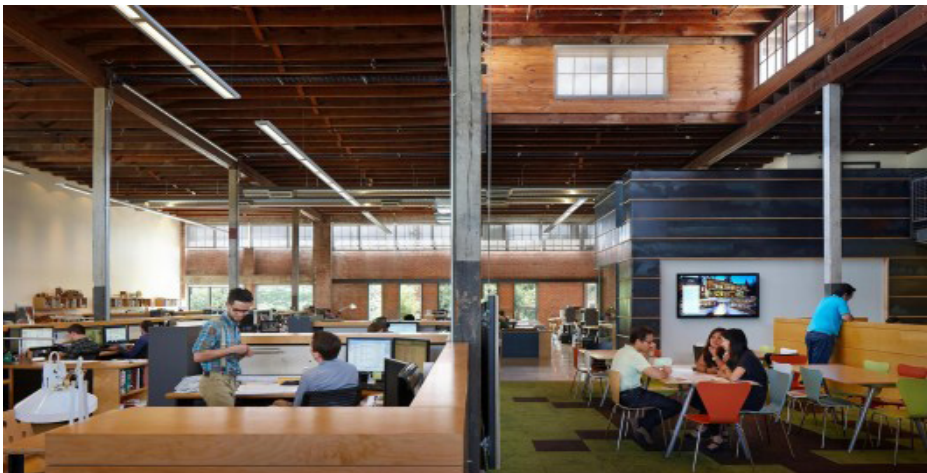


(E) Stucco Walls

X. CONCEPT IMAGES



EXTERIOR CONCEPT



INTERIOR CONCEPT

XI. APPENDIX

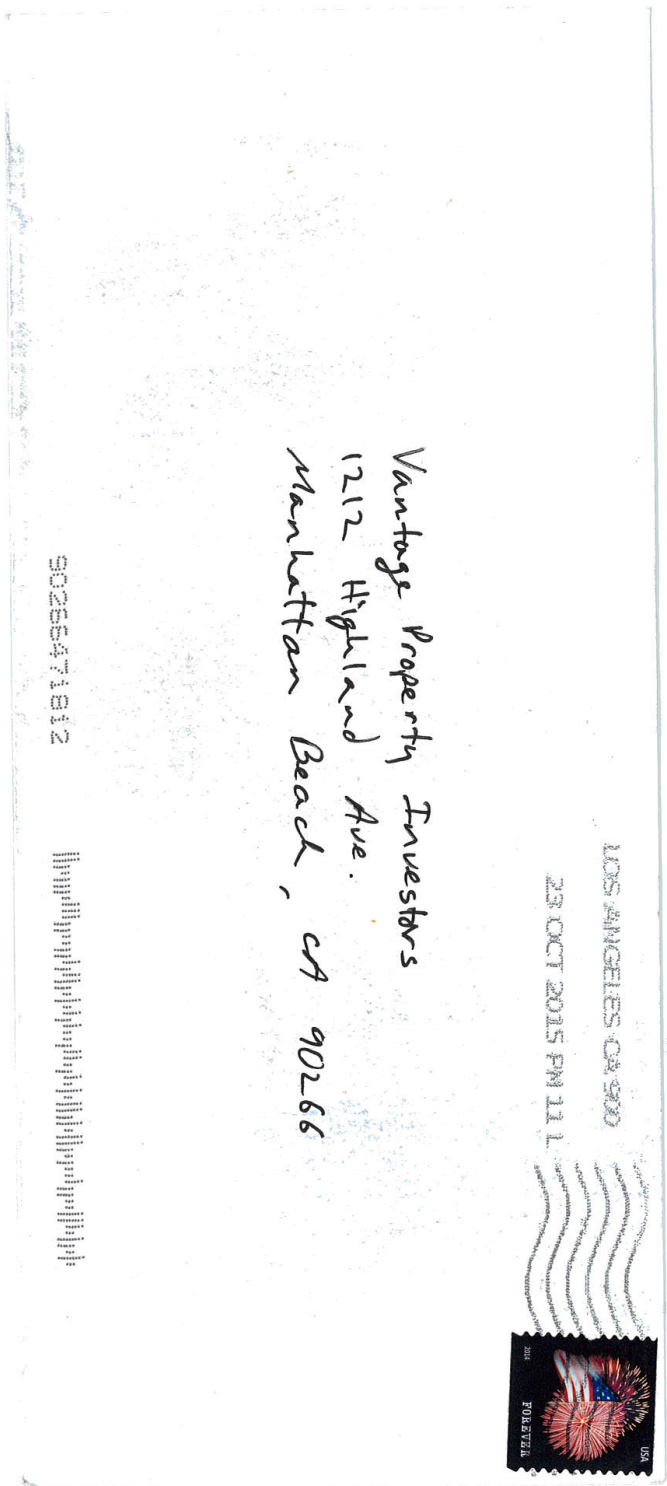
PRE-APPLICATION MEETING OVERVIEW & DOCUMENTATION 36

PROJECT AREAS..... 40

HISTORIC BUILDING MAINTENANCE PLAN 42

ORIGINAL DRAWINGS..... 46

APPENDIX - PRE-APPLICATION MEETING OVERVIEW & DOCUMENTATION



Notice of Pre-Application Meeting

10/23/2015
Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1076 Howard cross street(s) 7th Street and Howard Street (Block/Lot#: 3726 / 026); Zoning: MUG / RED, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☒ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: Renovate and change the use of an existing 11,871 square foot 1923-era historic light industrial building into office space, adding 7,200 square feet and one additional story. Building will be brought up to modern code standards for ADA accessibility, and earthquake / fire safety, while preserving the historic facade.

Existing # of dwelling units:	n/a	Proposed:	n/a	Permitted:	n/a
Existing bldg square footage:	11,871	Proposed:	20,000	Permitted:	45,000 +/-
Existing # of stories:	2	Proposed:	3	Permitted:	8+
Existing bldg height:	28'-4"	Proposed:	45'	Permitted:	85' MUG / 45' RED
Existing bldg depth:	165'	Proposed:	165'	Permitted:	165'

MEETING INFORMATION:

Property Owner(s) name(s): 1076 Howard Street LLC

Project Sponsor(s): Vantage Property Investors

Contact information (email/phone): 650-521-7819

Meeting Address*: 1076 Howard St.

Date of meeting: November 10th, 2015

Time of meeting**: 6:00 pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: November 10th, 2015
Meeting Time: 6:00 pm
Meeting Address: 1076 Howard St.
Project Address: 1076 Howard St.
Property Owner Name: 1076 Howard Street LLC
Project Sponsor/Representative: Russell Gould, Vantage Property Investors

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Norman L Phillipi	1076 Howard St	415 552 0631		<input type="checkbox"/>
2.				<input type="checkbox"/>
3.				<input type="checkbox"/>
4.				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: November 10th, 2015
Meeting Time: 6:00 pm
Meeting Address: 1076 Howard St.
Project Address: 1076 Howard St.
Property Owner Name: 1076 Howard Street LLC
Project Sponsor/Representative: Russell Gould, Vantage Property Investors

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):
Norman Phillipi: Is the building going to be demolished?

Project Sponsor Response:
The existing facades will remain and the interior will be rebuilt.

Question/Concern #2:
Norman Phillipi: Are you going to keep the existing exterior walls on the sides of the building?
He noted concern about the structural impact on adjacent buildings?

Project Sponsor Response:
All perimeter walls of the existing building will remain and there will be significant structural strengthening of the building due to a new third floor addition.

Question/Concern #3:
Norman Phillipi: Will the new addition be set back from the street?

Project Sponsor Response:
Yes. Renderings were presented that indicated a set back of approximately 30' on Howard and 12' on Natoma.

Question/Concern #4:
Norman Phillipi: He noted that he really likes the project, specifically the stepping back of the new additions and that the 'Natoma Street facade was a big improvement from the "eyesore" that it is now'.

Project Sponsor Response:

SOUTH OF MARKET

Angelica Cabande
South of Market Community Action
Network (SOMCAN)
1110 Howard Street
San Francisco, CA 94103

Antonio Diaz
People Organizing to Demand
Environmental and Economic Rights
(PODER)
474 Valencia Street #125
San Francisco, CA 94103

Carolyn Diamond
Market Street Association
870 Market Street, Suite 456
San Francisco, CA 94102

Corinne Woods
Mission Creek Harbor Association
300 Channel Street, Box 10
San Francisco, CA 94158

Alexandra Goldman
Tenderloin Neighborhood Development
Corporation
215 Taylor St Street
San Francisco, CA 94102

Eric Lopez
SoMaBend Nieghborhood
P.O.Box 410805
San Francisco, CA 94141

Ethan Hough
One Ecker Owners Association
16 Jessie Street Unit 301
San Francisco, CA 94105

Gerald Wolf
Hallam Street Homeowners Association
1 Brush Place
San Francisco, CA 94103

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Jane Kim
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Janet Carpinelli
Dogpatch Neighborhood Association
934 Minnesota Street
San Francisco, CA 94107

Jason Henderson
Market/Octavia Community Advisory
Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Jaime Whitaker
SOMA Leadership Council
201 Harrison Street Apt. 229
San Francisco, CA 94105

Katy Liddell
South Beach/Rincon/ Mission Bay
Neighborhood Association
403 Main Street #813
San Francisco, CA 94105

Kaye Griffin
LMNOP Neighbors
1047 Minna Street
San Francisco, CA 94103

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

Laura Magnani
American Friends Service Committee
65 Ninth Street
San Francisco, CA 94103

Marvis Phillips
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-6526

Patsy Tito
Samoan Development Centre
2055 Sunnysdale Avenue #100
San Francisco, CA 94134-2611

Reed Bement
Rincon Hill Residents Assocation
75 Folsom Street #1800
San Francisco, CA 94105

Rodney Minott
Potrero Hill Neighbors/Save the Hill
1206 Mariposa Street
San Francisco, CA 94107

Sonja Kos
TODCO Impact Group
230 Fourth Street
San Francisco, CA 94103

Ted Olsson
Market/Octavia Community Advisory
Comm.
30 Sharon Street
San Francisco, CA 94114-1709

Tiffany Bohee
Office of Community Investment and
Infrastructure, City and County of San
Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

J.R. Eppler
Potrero Boosters Neighborhood Association
1459 - 18th Street, Suite 133
San Francisco, CA 94107

York Loo
York Realty
243A Shipley Street
San Francisco, CA 94107-1010

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 3726026T	1076 HOWARD ST	1076HOWARD	15	1002
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	1076 HOWARD ST LLC	1212 HIGHLAND ST	MANHATTAN BEACH	CA	90266
0001	005	.....	.....	.....	.....	.....
3726	025	T & L HENDRY	131 CHESTER AV	SAN FRANCISCO	CA	94132-3018
3726	025	OCCUPANT	1068 HOWARD ST #1	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #2	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #3	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #4	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #5	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #6	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #7	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #8	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #9	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #10	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #11	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #12	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #14	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #15	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #16	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1068 HOWARD ST #17	SAN FRANCISCO	CA	94103-2859
3726	025	OCCUPANT	1070 HOWARD ST	SAN FRANCISCO	CA	94103-2859
3726	026	CHAN TRS	PO BOX 26189	SAN FRANCISCO	CA	94126-6189
3726	026	OCCUPANT	575 NATOMA ST	SAN FRANCISCO	CA	94103-2826
3726	026	OCCUPANT	1072 HOWARD ST	SAN FRANCISCO	CA	94103-2826
3726	026	OCCUPANT	1074 HOWARD ST	SAN FRANCISCO	CA	94103-2826
3726	026	OCCUPANT	1076 HOWARD ST	SAN FRANCISCO	CA	94103-2826
3726	027	E & A DEBBANE TRS	1352 FILBERT ST	SAN FRANCISCO	CA	94109-1724
3726	027	OCCUPANT	1078 HOWARD ST # 101	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 102	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 201	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 202	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 203	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 301	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 302	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1078 HOWARD ST # 303	SAN FRANCISCO	CA	94103-2882
3726	027	OCCUPANT	1080 HOWARD ST	SAN FRANCISCO	CA	94103-2882
3726	038	R & M CHEUNG TRS	1531 22ND AV	SAN FRANCISCO	CA	94122-3337
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3726	038	OCCUPANT	581 NATOMA ST	SAN FRANCISCO	CA	94103-2826
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3726	039	THE LOUIE TRS	1591 32ND AV	SAN FRANCISCO	CA	94122-3138
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3726	039	OCCUPANT	571 NATOMA ST	SAN FRANCISCO	CA	94103-2804
3726	074	ELIZABETH MARR TRS	2000 RALSTON AV	HILLSBOROUGH	CA	94010-6458
3726	074	OCCUPANT	566A NATOMA ST	SAN FRANCISCO	CA	94103
3726	074	OCCUPANT	566B NATOMA ST	SAN FRANCISCO	CA	94103
3726	074	OCCUPANT	566C NATOMA ST	SAN FRANCISCO	CA	94103
3726	074	OCCUPANT	566D NATOMA ST	SAN FRANCISCO	CA	94103
3726	076	KESMER PRPTY LLC	19 BOND ST	LARKSPUR	CA	94939-1302
3726	076	OCCUPANT	574 NATOMA ST #101	SAN FRANCISCO	CA	94103-2825
3726	076	OCCUPANT	574 NATOMA ST #102	SAN FRANCISCO	CA	94103-2825
3726	076	OCCUPANT	574 NATOMA ST #201	SAN FRANCISCO	CA	94103-2825
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3726	076	OCCUPANT	574 NATOMA ST #402	SAN FRANCISCO	CA	94103-2825

3726	076	OCCUPANT	574 NATOMA ST #403	SAN FRANCISCO	CA	94103-2825
3726	077	APIC HOTEL AMERICANIA LLC	222 SW SOLUMBIA ST #22	PORTLAND	OR	97201
3726	077	OCCUPANT	121 7TH ST	SAN FRANCISCO	CA	94103
3726	191	HIROSHI MATSUI	235 BERRY ST #607	SAN FRANCISCO	CA	94158-1650
3726	191	OCCUPANT	574 NATOMA ST #101	SAN FRANCISCO	CA	94103-5868
3726	192	GREGORY VENIER	574 NATOMA ST #102	SAN FRANCISCO	CA	94103-5867
3726	193	MARIE BORGES	13271 SKI SLOPE WAY	TRUCKEE	CA	96161-7082
3726	193	OCCUPANT	574 NATOMA ST #201	SAN FRANCISCO	CA	94103-5868
3726	194	PETER MAZURYK	574 NATOMA ST #202	SAN FRANCISCO	CA	94103-5868
3726	195	CARMINE SICANGCO	574 NATOMA ST #203	SAN FRANCISCO	CA	94103-5868
3726	196	NICHOLAS ROMERO	574 NATOMA ST #301	SAN FRANCISCO	CA	94103-5868
3726	197	MARLEY ESTATE HOLDINGS TRS	810 MORSE ST	OCEANSIDE	CA	92054-5937
3726	197	OCCUPANT	574 NATOMA ST #302	SAN FRANCISCO	CA	94103-5868
3726	198	EMILIO GIRAUDBIT	24 EASTWOOD DR	SAN MATEO	CA	94403-4348
3726	198	OCCUPANT	574 NATOMA ST #303	SAN FRANCISCO	CA	94103-5868
3726	199	FINNEY & BAX	10 MOUNT HOOD CT	SAN RAFAEL	CA	94903-1018
3726	199	OCCUPANT	574 NATOMA ST #401	SAN FRANCISCO	CA	94103-5868
3726	200	XU & JEFFERSON	1366 TURK ST #1D	SAN FRANCISCO	CA	94115-5700
3726	200	OCCUPANT	574 NATOMA ST #402	SAN FRANCISCO	CA	94103-5868
3726	201	R & S LOEWINGER	3937 21ST ST	SAN FRANCISCO	CA	94114-2804
3726	201	OCCUPANT	574 NATOMA ST #403	SAN FRANCISCO	CA	94103-5868
3731	043	I & B WILLAT TRS	6 SKY RD	MILL VALLEY	CA	94941-1614
3731	043	OCCUPANT	1077 HOWARD ST	SAN FRANCISCO	CA	94103-2821
3731	071	MARK SACKETT	1069 HOWARD ST	SAN FRANCISCO	CA	94103-2822
3731	071	OCCUPANT	1071 HOWARD ST	SAN FRANCISCO	CA	94103-2822
3731	071	OCCUPANT	1073 HOWARD ST	SAN FRANCISCO	CA	94103-2822
3731	072	ALL CITY PRPTY LLC	140 ALDENGLEN DR	S SAN FRANCISCO	CA	94080-3283
3731	072	OCCUPANT	1061 HOWARD ST	SAN FRANCISCO	CA	94103-2822
9999	999	*****	*****	*****	-	-

Affidavit of Conducting a Pre-Application Meeting,
Sign-in Sheet and Issues/Responses submittal

I, Andy Fox, do hereby declare as follows:

1.

I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2.

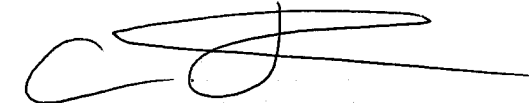
The meeting was conducted at 1076 Howard Street (location/address) on 11/10/15 (date) from 6:00 p.m - 7:00 p.m. (time).
3.

I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/ response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4.

I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, November 10, 2015 IN SAN FRANCISCO.



Signature

Andy Fox

Name (type or print)

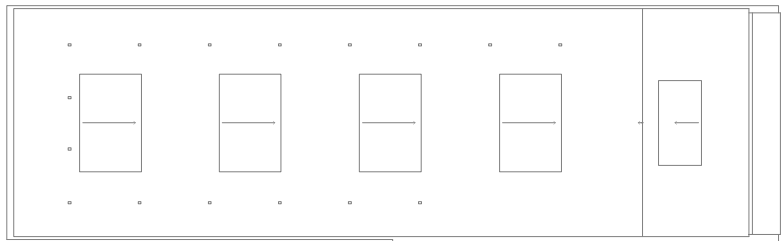
Owner

Relationship to Project (e.g. Owner, Agent)
(If Agent, give business name & profession)

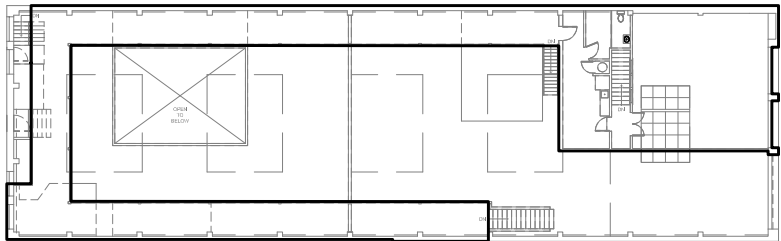
1076 Howard Street

Project Address

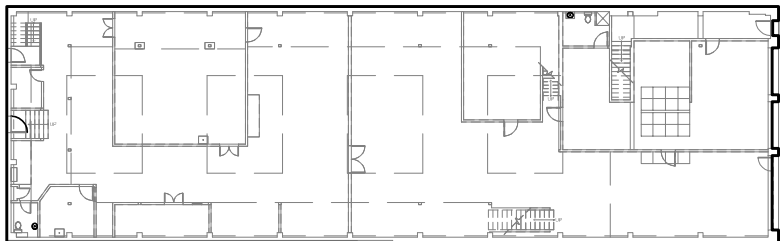
APPENDIX - PROJECT AREAS



ROOF GROSS AREA:
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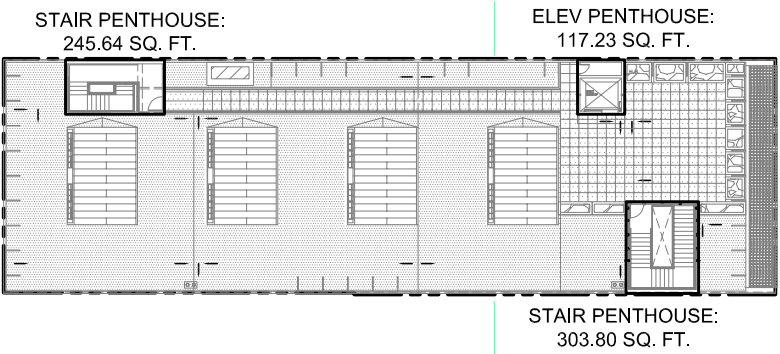


SECOND FLOOR
GROSS AREA:
3,545 SQ. FT.

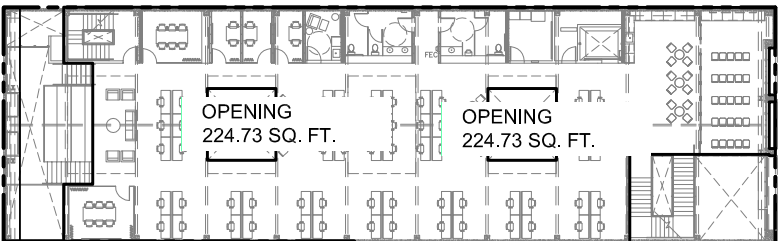


FIRST FLOOR
GROSS AREA:
8,303 SQ. FT.

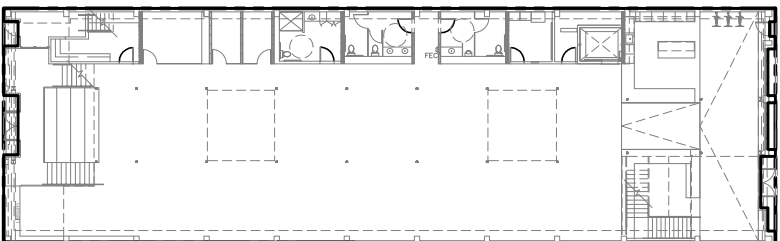
TOTAL
GROSS AREA:
11,848 SF. FT.



ROOF GROSS AREA:
0

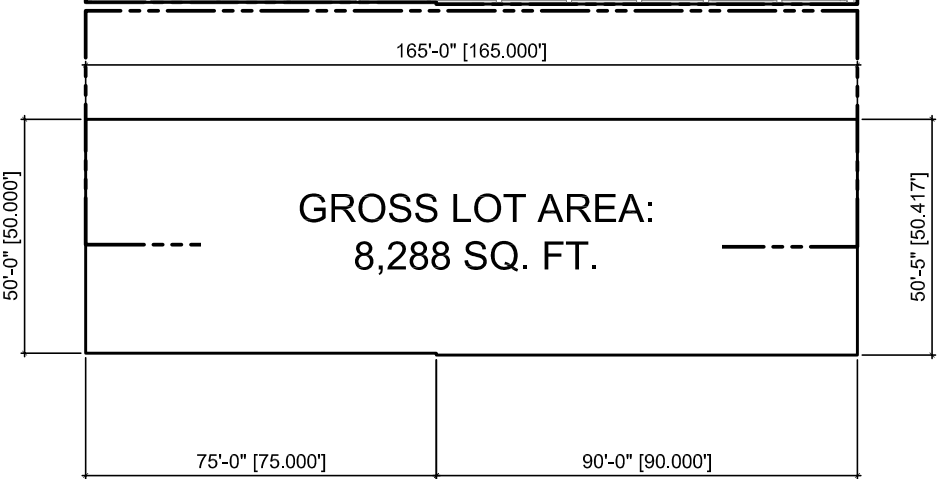


SECOND FLOOR
GROSS AREA:
6,420 SQ. FT.



FIRST FLOOR
GROSS AREA:
8,153 SQ. FT.

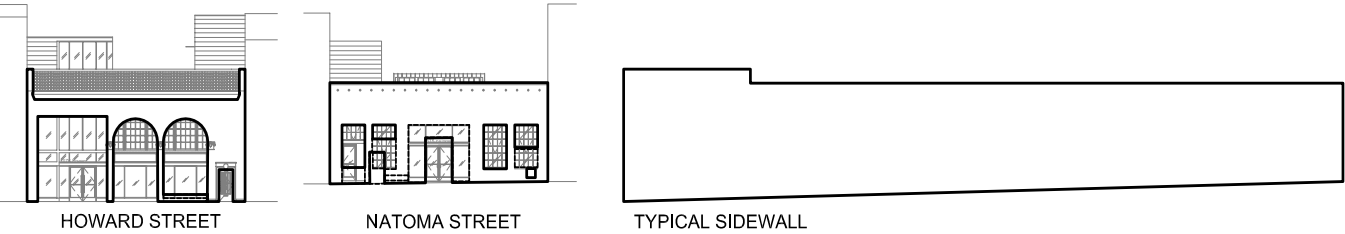
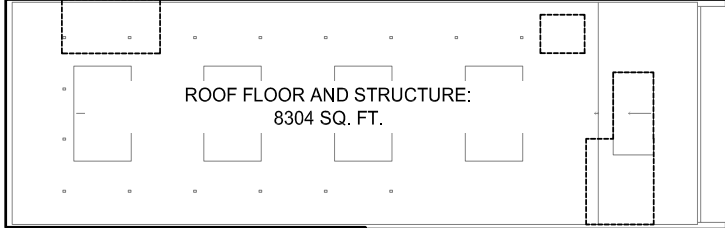
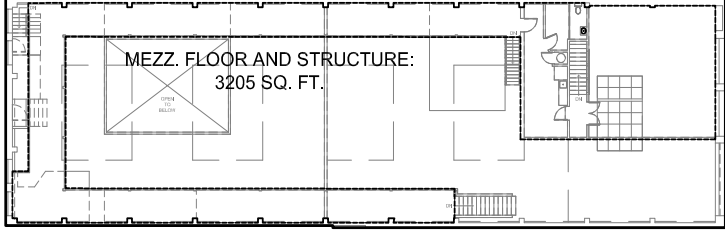
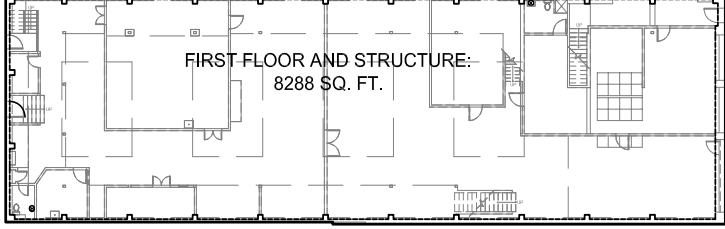
TOTAL
GROSS AREA:
14,573 SQ. FT.



2,725 SQ. FT. INCREASE
OVER THE EXISTING.

PROJECT AREAS - EXISTING

PROJECT AREAS - PROPOSED

Criteria for Permit to Demolish (Planning Code § 1005(f) – applicable to project per proposed Planning Code § 1110(c))						
ITEM NO.	CRITERION	DOES THE PROJECT SATISFY THIS CRITERION	PROJECT PERCENTAGE	ELEMENTS INCLUDED		
1	Removal of more than 25% of the surface of all external walls facing a public street; or	NO	APPROX. 16%	[INCLUDES HOWARD AND NATOMA STREET FRONTAGES] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS AND VEHICULAR GUARD		
2	Removal of more than 50% of all external walls from their function as all external walls; or	NO	APPROX. 16%	[INCLUDES HOWARD AND NATOMA STREET FRONTAGES] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS	<div><div>ITEM #1-2 TOTAL REMOVED SURFACE OF PUBLIC EXTERNAL WALL ON PUBLIC WAYS: 218 SQ. FT. TOTAL SURFACE OF PUBLIC EXTERNAL WALL: 1,358 SQ. FT. PERCENT REMOVED PUBLIC WALL SURFACE REMOVED: $\frac{218}{1,358} = 16\%$ (1: 16%<25%, 2:16%<50%)</div><div>ITEM #3 HOWARD STREET: 9 SQ. FT. WALL REMOVED NATOMA STREET: 209 SQ. FT WALL REMOVED LONGITUDINAL WALLS: 3,760 SF EACH: UNCHANGED TOTAL REMOVED WALL: 218 SQ. FT. TOTAL EXTERNAL WALL AREA: 8,878 SQ. FT. PERCENT TOTAL EXTERIOR WALLS REMOVED: $\frac{218}{8,878} = 2\%$ (3: 2%<25%)</div></div>	
3	Removal of more than 25% of external walls from function as either external or internal walls; or	NO	APPROX. 2%	[INCLUDES HOWARD AND NATOMA STREET FRONTAGES AND LONGITUDINAL SIDE WALLS] AS INDICATED IN DIAGRAM: AREAS AROUND DOORS AND WINDOWS TO ENLARGE OPENINGS NOTE:LONGITUDINAL WALLS UNCHANGED.		
4	Removal of more than 75% of the building’s existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code and the State Historical Building Code.	NO	APPROX. 46%	[INCLUDES ROOF, FLOORS, AND STRUCUTRAL PERIMETER WALLS] AS INDICATED IN DIAGRAM: FIRST FLOOR FOR GEOTECHNICAL WORK, MEZZANINES AND NEW ROOF OPENINGS	<div><div>ROOF FLOOR AND STRUCTURE: 8304 SQ. FT.</div></div> <div><div>MEZZ. FLOOR AND STRUCTURE: 3205 SQ. FT.</div></div> <div><div>FIRST FLOOR AND STRUCTURE: 8288 SQ. FT.</div></div> <div><div>ROOF REMOVED AREA: 777 SQ. FT.</div><div>SECOND FLOOR REMOVED AREA: 3,205 SQ. FT.</div><div>FIRST FLOOR REMOVED AREA: 7,785 SQ. FT.</div><div>TOTALS: REMOVED FLOOR AREAS: 11,767 SQ. FT. REMOVED WALL AREAS: 1,358 SQ. FT. TOTAL REMOVED STRUCTURAL AREAS: 13,125 SQ. FT.</div><div><div>TOTAL GROSS FLOOR STRUCTURE AREA: 19,797 SQ. FT. TOTAL STRUCTURAL WALL AREA: SQ. 8,878 FT.</div><div>GROSS FLOOR AND STRUCTURE AREA: <u>28,675 SQ. FT.</u></div><div>ITEM #4 PERCENT STRUCTURE REMOVED: $\frac{13,125}{28,675} = 46\%$ (4: 46% < 75%)</div></div></div>	

ARTICLE 10 DEMOLITION - SUMMARY

ARTICLE 10 DEMOLLITION - DIAGRAMS

APPENDIX - HISTORIC BUILDING MAINTENANCE PLAN

HISTORIC BUILDING MAINTENANCE PLAN

This document serves as the Historic Building Maintenance Plan for 1076 Howard Street. The plan addresses annual as well as long-term cycles of maintenance for the historic building at this address. Regular inspections are required to confirm the need for the outlined maintenance work, and should be undertaken regularly.

The property has been determined to contain a historic resource that is contributing to the West SOMA Light Industrial and Residential district. Further, it is considered eligible for the National Register both individually and as a contributor to a National Register-eligible district by the South of Market Area Historic Resource Survey (2011). Department of Parks and Recreation (DPR) 523A (Primary Record) forms for the property and DPR 523D (District Record) for the identified historic district were completed for the survey. In February 2011, San Francisco’s Historic Preservation Commission adopted the survey findings, and therefore 1076 Howard Street is a qualified historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

The property is being rehabilitated and converted to office use in accordance with San Francisco Planning Code Section 803.9. Per San Francisco Planning Department requirements, qualified historic buildings in the Western SOMA district that are to be converted to office use are to submit an Historic Building Maintenance Plan (HBMB) for the property for review by the San Francisco Historic Preservation Commission (SFHPC).

CHARACTER-DEFINING FEATURES

The character-defining features of 1076 Howard Street/575 Natoma Street exterior include the features listed below:

Overall:

- Rectangular, two-story/double-height one-story massing;
- Sawtooth roof with six-lite steel wire sash windows (four windows per sawtooth).

Howard Street Façade:

- Textured stucco over concrete;
- Clay tile shed roof at front;
- Two arched windows with fixed and casement wood sash (west arch replaced by rectangular opening in a subsequent period);
- Turned wood ornament around windows, wood dentils below, and wood spandrel panels (currently boarded over);
- Engaged columns and pilasters with Composite capitals;

107 Howard Street [15007B]

Page 2 of 12

- Glazed wood door in molded door frame with centered cartouche;
- Low stucco bulkhead at east arch.

Natoma Street Façade:

- Board-formed concrete construction;
- Two door openings, at center and at left (doors are not historic);
- Four multi-lite steel fixed and pivot sash windows with textured wired glass (most glass lites have been replaced with textured safety glass).

MAINTENANCE PLAN APPROACH

All future modifications are to comply with The Secretary of the Interior’s Standards for the Treatment of Historic Properties (the ‘Standards’), the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of a historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of a historic resource.

The Secretary of the Interior offers the following four sets of Standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. According to the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, the four distinct treatments are defined as follows:

Preservation: The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The *Standards for Restoration* “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The *Standards for Reconstruction* “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Typically, one set of standards is chosen for a project based on the project scope. The expected scope of work for 1076 Howard is most appropriately guided by the Standards for Rehabilitation. The repair work includes the removal of features that are not character-defining, compatible alterations, and additions to the historic resource.

The Secretary of the Interior's Standards for Rehabilitation:

- 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.
- Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.
- Standard 4:** Changes to a property that have acquired significance in their own right will be retained and preserved.
- Standard 5:** Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 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.
- Standard 7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.
- Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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 environment.
- 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*.

EXISTING CONDITION

1076 Howard Street is a mid-block, reinforced concrete building. Its south, front façade faces Howard Street.

Clay tile covers the pitched parapet of the two-story structure. The tile is in good condition with few individual areas of breakage or insensitive additions (anchorage points and added mortar).

Two arched openings remain from the original construction, the third having been enlarged to accommodate a large metal roll-up door. The date of this conversion is (as yet) unknown. Wood windows with divided lights and a wood spandrel panel show above a covered opening in the archways. The windows are in good to fair condition, with considerable UV degradation in areas where the paint has peeled away. Cement plaster columns with Composite columns separate the openings; these are in good condition, if dirty. A small single entry man door sits off near the east edge of the façade; its opening is detailed by a cement plaster surround. It is in fair condition with areas of incipient spalls and/or detachment of the stucco from the concrete substrate. There are also limited cracks and spalls to the cement plaster stucco, and multiple anchors attached to the surface.

The north façade on Natoma street is painted board-form concrete with four inset steel windows. There are few cracks and some exposed-steel spalls to the concrete, and multiple added anchors (typically for the new security lights and monitors and for the steel gates over the windows). The two larger rolled steel windows have operable awnings sashes within; all four windows have replaced textured safety glass. Few lites still carry textured wire glass, which is presumably original. Many lites are cracked; part of one of the larger windows has been covered to allow for a mechanical vent. Deteriorating wood bumpers are attached near the base of the wall by large steel fasteners.

The sawtooth skylights on the roof carry rolled steel frame windows with textured wire glass; these windows are in fair condition. Most visible lites are broken. All sashes are fixed and roofing tar has been added to all frames as a sealant. In most cases, windows are also covered by plastic corrugated fiberglass panels.

The interior finishes of the building has (as of June 2016) been largely removed. Some interior plasterwork remains at the interior side of the south façade (Howard Street) around the arched windows. The wood roof system and sheathing are painted, but visible. The concrete slab is visible throughout, and is pockmarked from removed anchors and some larger holes. Existing wood stairs remain to access a mezzanine level at the Natoma end of the building. The interior face of the

107 Howard Street [15007B]
Page 5 of 12

board-form concrete walls is unpainted and exposed throughout. It carries expected holes and anchors as a hidden wall behind other interior finishes.

Overall, the building is generally in good to fair condition. The envelope is water-tight and the character-defining features largely intact.

EXPECTED SCOPE OF WORK FOR REHABILITATION PROJECT

Guidelines for the maintenance of the structure assume as a baseline the completed rehabilitation work anticipated for the property. The scope of this work includes:

- Rehabilitation of the board-form concrete exterior, including repairing cracks and spalls in the walls (or in the stucco coat, where it covers the concrete), removing abandoned anchors and/or bumpers, and cleaning and repainting the surface with a compatible, breathable coating.
- Rehabilitation of existing, character-defining wood windows on the south façade, including sill replacement and infill or dutchman repairs to damaged components as needed.
- Rehabilitation of existing steel windows on the north façade, including paint removal using the gentlest mean possible, cleaning existing minor corrosion, evaluating the connection between the window and the opening in the concrete, and reglazing with code-required glazing.
- Rehabilitation of existing steel windows on the roof, including paint removal using the gentlest means possible, cleaning existing corrosion, evaluating the connection between the window and its opening, and reglazing with code-required glazing. Corrugated panels covering windows will be removed.
- Repair of broken or modified clay tiles at south façade.
- Installation of new compatible openings and storefronts to accommodate entries and egress for the building reuse. New elements will be differentiated from the historic in material, and should keep with the character and scale of the building and facade.
- Repairs to the existing asphalt roof and to the structural bracing system at the parapet.

MAINTENANCE GUIDELINES

ROOF

The roof should be inspected annually to remove collected debris and verify seals and flashing to prevent any water intrusion.

Security of the installed steel parapet stabilization framing should be confirmed annually during the inspection. Consult a structural engineer to evaluate bracing and to confirm the appropriateness of

107 Howard Street [15007B]
Page 6 of 12

all structural through-wall ties. Any areas of corrosion or damage should be cleaned and repainted or replaced as required. All upgrades should attempt to utilize existing holes in façade or eliminate through penetrations where possible.

SKYLIGHTS

Skylights will be repaired in the anticipated rehabilitation. After this point, skylights should be inspected annually for leakage or for any glazing cracks or damage. At this time, skylights should be cleaned or resealed as needed. Check sealant at perimeter of frame and glazing putty, and replace as required. Cracked or broken panes should be replaced as needed.

WINDOWS

With the anticipated rehabilitation of 1076 Howard, all windows will be repaired and brought up to code. Any new glazing at this time will be compatible with the surrounding or any remaining historic glazing, if the building code allows.

After this point, any cracked or broken planes should be replaced as they occur. Glazing should be replaced to match the adjacent glass types.

Window frames, sashes, and casing should be inspected every 5 years, and as new painting campaigns are expected. Check sealant at perimeter of frame and glazing putty, and replace as required (note that it's possible abatement may be required for the removal of window putty). Clean and lubricate all operable windows, doors, and their respective hardware as needed to ensure continuation of proper operation. Any repairs to windows should occur prior to any repainting.

New windows that are to be installed on both street-facing facades will similarly require inspection to ensure proper performance.

DOORS

A single, character-defining wood door will remain after the rehabilitation. New door systems are expected to be aluminum in an aesthetically-compatible style.

The glazed wood door should be inspected every 5-7 years or prior to any repainting. The hardware, leaf, casing, and frame are to be inspected. Glazing breakage should be repaired immediately as needed. Other damage or vandalism should be cleaned or repaired promptly as required. Historic hardware should remain on the door if operability is changed or alternate hardware is additionally used.

CONCRETE EXTERIOR

Full exterior cleaning should be undertaken every 7-10 years to remove build-up of soiling and deposits and to prepare for paint if the concrete will be painted using the gentlest means possible. The type of dirt or paint on the surface should be identified and the expectations for cleaning results should be established before beginning cleaning work. Clean concrete using gentlest means possible to remove build-up of soiling, biological growth, flaking paint and graffiti.

The exterior should be repainted approximately every 5-20 years, depending upon the selected paint system during the rehabilitation. The proper timeline should coordinate with the system's expected warranty and performance standards.

The concrete exterior should be surveyed prior to any repainting campaigns, and after cleanings, approximately every 5 years, to identify any new areas of cracks or spalls. Consult a structural engineer to evaluate cracking. Repairs should follow industry standards, patch the surrounding concrete finish, and be completed before any repainting. For additional information, refer to the National Park Service's Preservation Brief 15: Preservation of Historic Concrete.

Graffiti or other vandalism should be cleaned on an as needed basis. All graffiti should be removed within two weeks of application on the building using the gentlest means possible. (Especially non-paint graffiti such as posters, etc.) Any 'ghosting' or remaining surface damage should be treated by reapplying surface finish at this location. Surface finish should be applied in a way that minimizes visual disturbance. Restoration of original finish should be considered; use breathable, non-sealing coatings only if painting. Retain preservation architect to review cleaning, finishes and mockups.

INTERIOR – STRUCTURAL ROOF FRAMING

As a feature, the wood roof and rafter system are part of the original design and construction. As the space is used going forward, these wood trusses should be maintained. Ideally the trusses would remain exposed, however, if tenants require enclosing the ceilings, every care should be taken to secure any new ceiling elements without causing irreversible damage to the existing framing or wood plank sheathing.

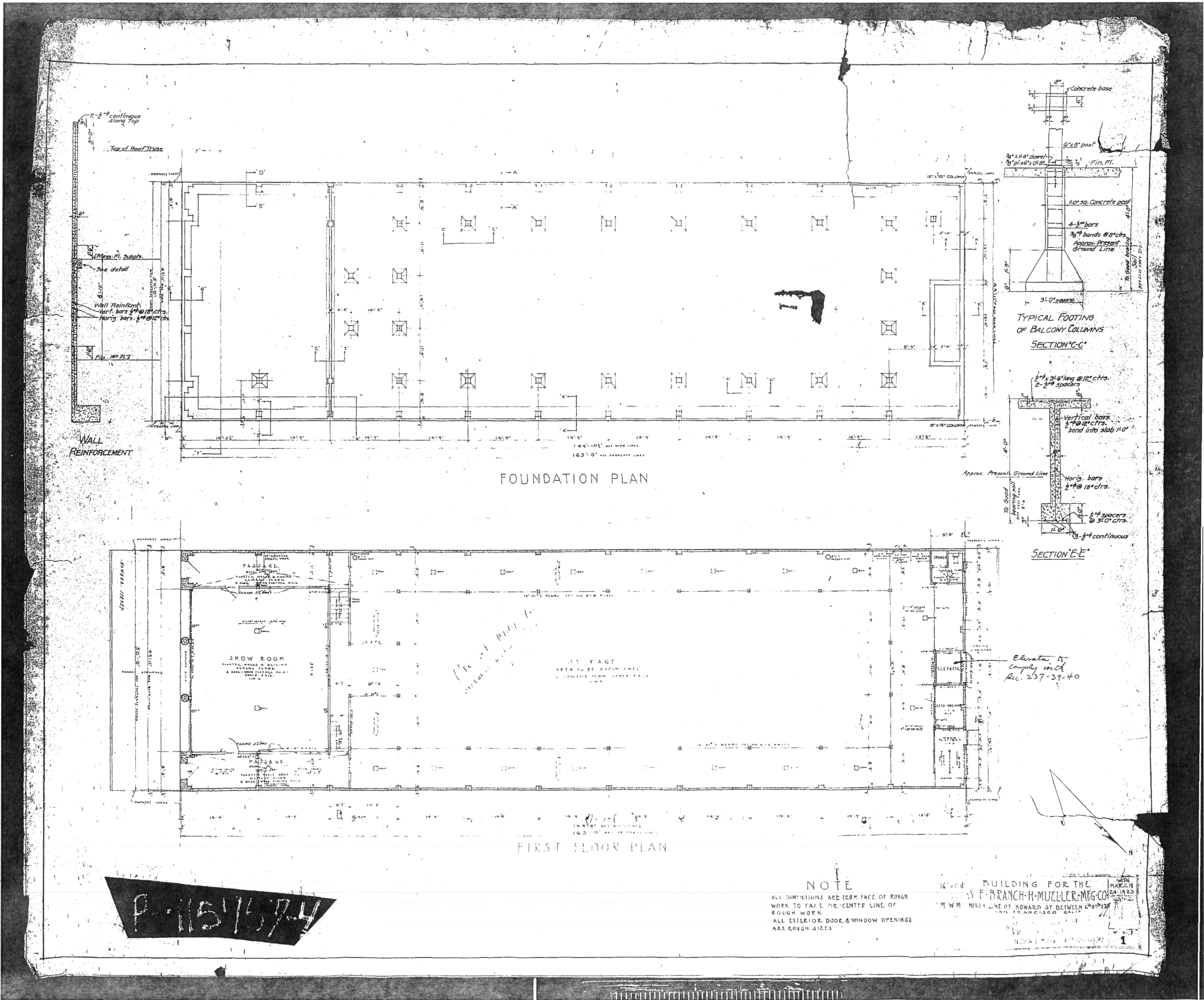
A structural engineer should undertake assessment of the roof system to recommend any upgrades required over time. This system should be inspected every 3 years or after any major seismic event. The sheathing should be evaluated annually, as the rest of the roof is evaluated, to look for areas of water penetration (assuming the sheathing is left exposed).

Where repairs are needed, undertake small scale epoxy repairs where wood can be salvaged and will be reused. Replace all deteriorated wood boards that cannot be salvaged or reused to match existing appearance. Repaint wood boards.

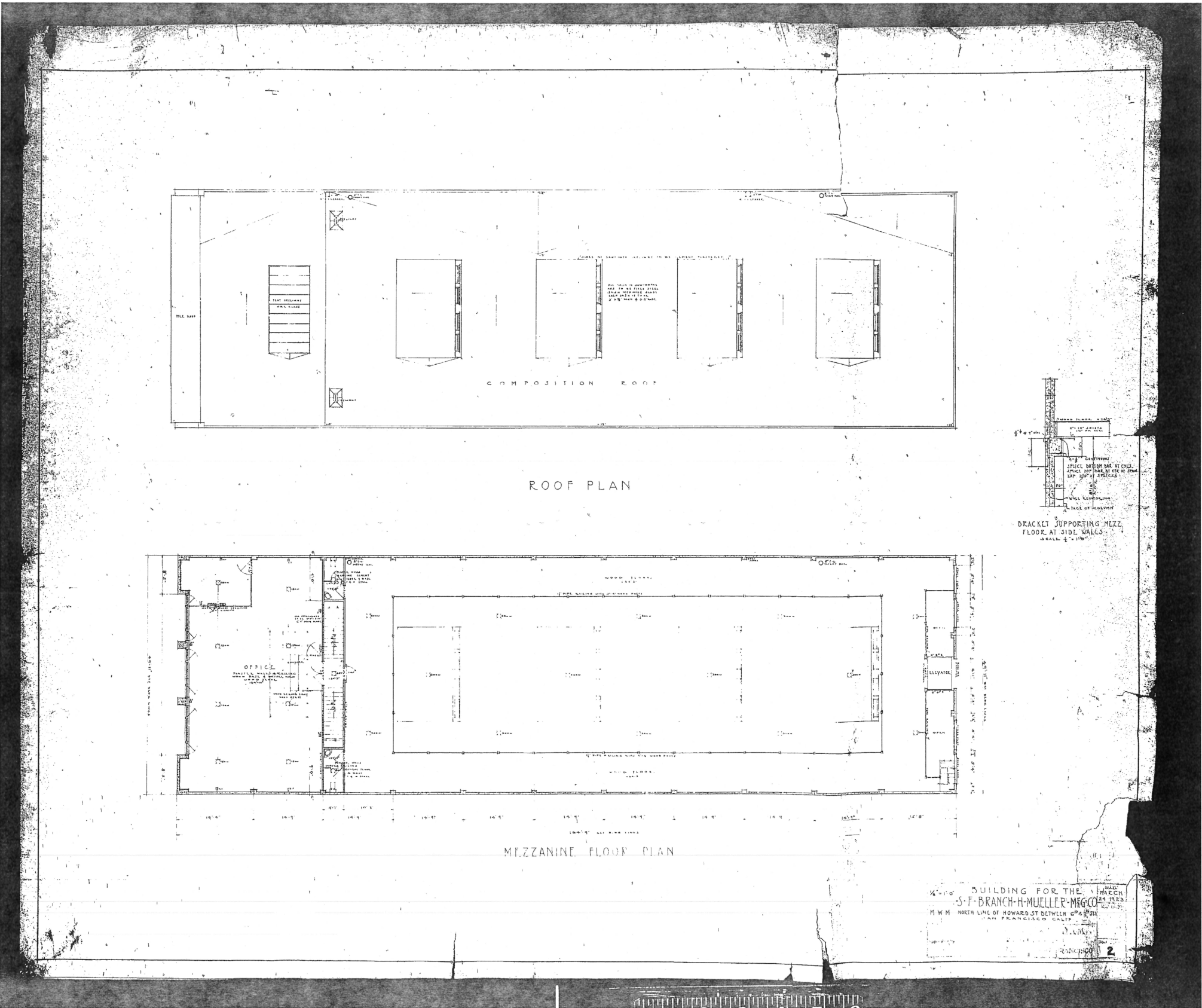
Any repainting should be compatible with existing layers and should occur only as required (abatement may be necessary if paint layers are removed).

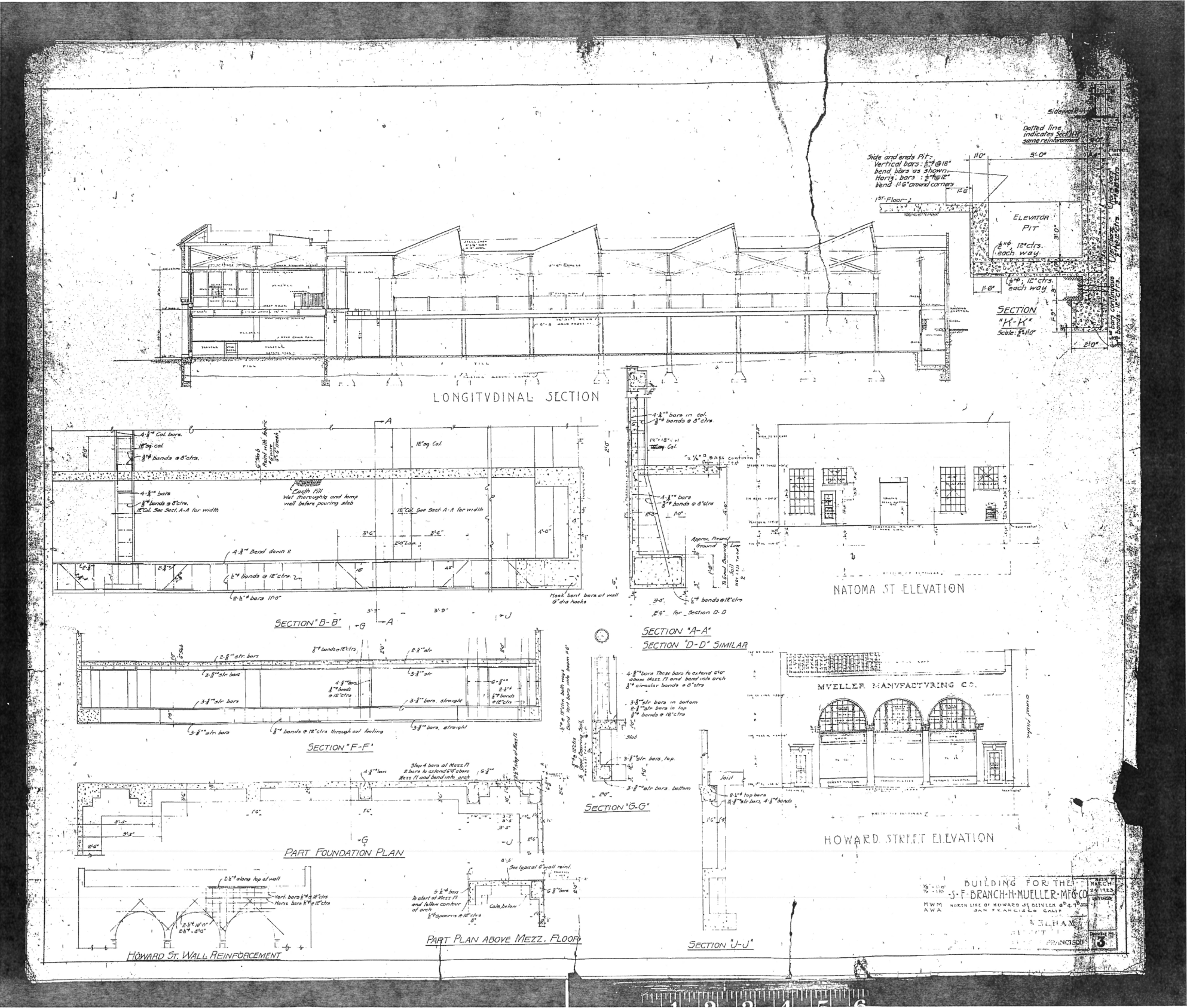
APPENDIX - ORIGINAL DRAWINGS

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