



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: JULY 29, 2021

Record No.: 2016-010671CUA
Project Address: 809 SACRAMENTO STREET
Zoning: CVR (Chinatown Visitor Retail) Neighborhood Commercial Zoning District
50-N Height and Bulk District
Chinatown Area Plan
Block/Lot: 0242 / 029
Project Sponsor: Florence Fang
809 Sacramento Street
San Francisco, CA 94108
Property Owner: Chinese Daily Post
809 Sacramento Street
San Francisco, CA 94108
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposed project ("Project") would construct a new, two-story vertical addition on top of the existing two-story-over-basement commercial building containing a museum (Institutional Use) at the ground and second floors, adding one (1) three-bedroom dwelling unit. The height of the existing building is approximately 28 feet tall. With the proposed vertical addition, the new height of the building would be 50 feet tall to the finished roof.

Required Commission Action

While the Project otherwise conforms to the prescribed height limits of the underlying height and bulk district, the Planning Commission must grant Conditional Use Authorization to permit a structure above 35 feet in height within the Chinatown Visitor Retail Neighborhood Commercial District, pursuant to Planning Code Sections 254 and 303.

Issues and Other Considerations

- **Public Comment & Outreach.** To date, the Department has not received any correspondence related to the proposed Project.
- **Dwelling Unit Density.** The Project proposes adding one (1) three-bedroom dwelling unit on a Site that would otherwise permit a maximum of 11 dwelling units. While the Planning Department generally supports projects that maximize residential density, in order to achieve maximum residential density on the Site, the existing structure would most likely require significant alterations, including possible demolition in order to provide the maximum allowable development envelope. Given the historic resource status of the existing structure, the Planning Department supports the Project as proposed as it would preserve the existing, historic structure while adding one additional, family-sized, three-bedroom unit.
- **Residential Uses Near Places of Entertainment.** The Project Site is located within 300 feet of entertainment uses. In accordance with the Entertainment Commission's approved recommended noise attenuation conditions Entertainment Commission staff determined on July 9, 2021, that a hearing on this project was not required under Section 116.7(b) of the Administrative Code. The Entertainment Commission recommends that the Planning Department and/or Department of Building Inspection impose standard conditions on the development permit(s) reflected in Exhibit A of the Conditional Use Authorization Motion for Case No. 2016-010671CUA.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project would add one (1) family-sized, three-bedroom unit to an underdeveloped site, on top of an existing two-story-over-basement structure that is developed to a height of approximately one-half of the permitted allowance for the underlying height and bulk district. The proposed vertical addition would be appropriate for the location and conforms with the underlying height and bulk controls for the Site. The proposed vertical addition is set back from the street and from the rear of the property by 15 feet, allowing the new addition to function as a subordinate addition to the existing structure. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization; Exhibit A: Conditions of Approval
Exhibit B – Plans & Renderings
Exhibit C – Environmental Determination & Historic Resource Evaluation Response
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Brief

DRAFT MOTION:
CONDITIONAL USE AUTHORIZATION AND EXHIBIT A:
CONDITIONS OF APPROVAL



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JULY 29, 2021

Record No.: 2016-010671CUA
Project Address: 809 SACRAMENTO STREET
Zoning: CVR (Chinatown Visitor Retail) Neighborhood Commercial Zoning District
50-N Height and Bulk District
Chinatown Area Plan
Block/Lot: 0242 / 029
Project Sponsor: Florence Fang
809 Sacramento Street
San Francisco, CA 94108
Property Owner: Chinese Daily Post
809 Sacramento Street
San Francisco, CA 94108
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 254 AND 303 TO PERMIT A STRUCTURE OVER 35 FEET IN HEIGHT WITHIN A CHINATOWN MIXED-USE DISTRICT FOR A PROJECT THAT WOULD CONSTRUCT A NEW, TWO-STORY VERTICAL ADDITION TO THE EXISTING TWO-STORY-OVER-BASEMENT COMMERCIAL BUILDING CONTAINING AN INSTITUTIONAL USE AT THE BASEMENT, GROUND AND SECOND FLOORS, ADDING ONE (1) 3-BEDROOM DWELLING UNIT, LOCATED AT 809 SACRAMENTO STREET, LOT 029 IN ASSESSOR'S BLOCK 0242, WITHIN THE CVR (CHINATOWN VISITOR RETAIL) NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND 50-N HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 16, 2017, Florence Fang (hereinafter “Project Sponsor”) filed an Environmental Evaluation Application (hereinafter “Application”) with the Planning Department (hereinafter “Department”) related to the proposed project (“Project”) to construct a new, two-story vertical addition to the existing two-story-over-basement commercial building containing an institutional use at the ground and second floors, adding one (1) 3-bedroom dwelling unit. The application packet was deemed accepted on May 5, 2017 and assigned Case Number 2016-010671ENV.

On February 16, 2017, the Project Sponsor filed Conditional Use Authorization Application with the Department. The application packet was deemed accepted on May 5, 2017 and assigned Case Number 2016-010671CUA.

On February 27, 2019 the Project Sponsor filed an Shadow Analysis Supplemental Application with the Department. The application packet was deemed accepted on March 20, 2019 and assigned Case Number 2016-010671SHD.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

On July 29, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-010671CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-010671CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-010671CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposed project ("Project") would construct a new, two-story vertical addition on top of the existing two-story-over-basement commercial building containing a museum (Institutional Use) at the basement, ground and second floors, adding one (1) three-bedroom dwelling unit. The height of the existing building is approximately 28 feet tall. With the proposed vertical addition, the new height of the building would be 50 feet tall to the finished roof.
3. **Site Description and Present Use.** The Project Site ("Site") is located on Lot 029 of Assessor's Block 0242, a 2,238 square-foot mid-block lot fronting the south side of Sacramento Street, between Grant Avenue and Stockton Streets. The Site is developed as a two-story-over-basement building that is built out to its lot lines on all sides except at the rear, where there is a small lightwell benefitting the subject property. The subject building contains a museum (Institutional Use) at the ground and second floors (d.b.a. the "WWII Pacific War Museum"). The museum replaced the previous office use (d.b.a. "Asian Week" and "China Daily Post") in 2015 through a change of use that was subject to Conditional Use Authorization (approved through Motion No. 19388 for Case No. 2014-000914CUA). The subject building is known as the Chinese Nationalist Daily/Chinese Daily Post (Kuo Min Yat Po) Building. The subject property has been identified as a contributing building in the Chinatown Historic District. The Chinatown Historic District was first documented in the 1970s but never formally listed on local, state, or national registers. The Chinatown Historic District was determined eligible for listing in the National Register of Historic Places (NRHP) in a 1997 Section 106 project review by the Department of Housing and Urban Development (HUD). The subject building was also evaluated in the 1978 Foundation for San Francisco Architectural Heritage survey and given a rating of "B" for "major importance." The subject building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.
4. **Surrounding Properties and Neighborhood.** The Site is located within the CVR (Chinatown Visitor Retail) Neighborhood Commercial Zoning District and the Chinatown Plan Area. The CVR Zoning District, which is part of the larger core area of Chinatown, is intended to preserve the street's present character and scale and to accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art goods, large restaurants). In order to promote continuous retail frontage, entertainment, financial services, medical service, automotive, and drive-up uses are restricted. Most commercial uses, except financial services, are permitted on the first two stories. Building standards protect and complement the existing small-scale development and the historic character of the area. The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. Most nearby buildings are of brick masonry construction and were built between 1906 and 1909, during the period of rebuilding that followed the 1906 earthquake. Typical heights range from two to four stories. Facades are generally neoclassical in design, with punched window openings and a variety of ornamental features such as window hoods, projecting pilasters, panels of decorative brickwork, and bracketed cornices. Many buildings also possess stylized details—e.g., upturned eaves, pagoda forms, and terra-cotta tiles—that

reference traditional Chinese architecture. The highly glazed ground-story storefronts are mostly non-original and feature a variety of awnings and signs. Some signage is also attached to the building facades at the upper stories.

- 5. Public Outreach and Comments.** To date, the Department has not received any correspondence related to the proposed Project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Use (Section 811).** The Planning Code lists the use controls for both residential and non-residential uses within the Chinatown Visitor Retail Neighborhood Commercial District.

The Project includes the addition of one (1) three-bedroom dwelling unit (Residential Use) within a new, two-story vertical addition on top of an existing two-story-over-basement structure containing Institutional Uses on the basement, ground and second floors. The proposed new use (Residential Use) is principally permitted on all floors. Therefore, the Project complies with Section 811.

- B. Floor Area Ratio (Sections 123 and 124).** The Planning Code establishes a basic floor area ratio (FAR) for all zoning districts. For the Chinatown Visitor Retail Neighborhood Commercial District, a Mixed-Use District under Article 8 of the Planning Code, the basic FAR limit is 2.0 to 1. In Mixed Use Districts, floor area ratio limits shall not apply to dwellings or to other residential uses. In Mixed Use Districts, the above floor area ratio limits shall not apply to institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.

The Site is 2,238 square feet in size. Therefore, a Gross Floor Area of 4,476 square feet is permitted under the basic FAR limit of 2 to 1. The existing structure contains 6,906 square feet of Institutional Use and the Project would add 2,516 square feet of Residential Use within the proposed two-story addition, for a total of 9,422 square feet of uses. The gross floor area for the existing Institutional Use and the proposed Residential Use are exempt from the basic FAR limits, pursuant to Section 124(b). Therefore, the Project complies with Sections 123 and 124.

- C. Sun Access for Sidewalk Setbacks—Chinatown (Sections 132.3).** The Planning Code may impose a 15-foot setback at specified heights, as a condition of approval of conditional use authorization otherwise required by Section 254 of the Code, in order to preserve the openness of Chinatown's streets to the sky and to achieve as much sun as possible on public sidewalks having a high volume of pedestrian use.

The Site is located within a 50-N Height and District and fronts the south side of Sacramento Street. Sacramento Street is a named street within Section 132.3. However, the 15-foot setback requirement for Sacramento Street only pertains to 65-foot height districts (such as 65-A or 65-N Height and Bulk Districts). As such, the Project is not subject to Section 132.3.

- D. Rear Yard (Section 134.1).** The Planning Code requires no more than 75% of lot coverage at the lowest level occupied by a dwelling within the Chinatown Visitor Retail Neighborhood Commercial District. The noncovered area requirement may be provided in a location other than the rear yard

including balconies and rooftop terraces if the new structure does not significantly impede the access of light and air to adjacent properties, as determined by the Zoning Administrator.

The Site contains an existing structure that covers nearly the entirety of the lot, less a small light well located at the rear of the Site. The existing structure contains only non-residential uses. The Project would add a two-story vertical addition on top of the existing two-story-over-basement structure, adding one (1) dwelling unit. The proposed vertical addition would be positioned within the center of the Site, measuring 38'-9" in length by the width of the lot (32'-7"), with equal 15-foot setbacks along the front and rear of the property. The lot coverage at the lowest level occupied by a dwelling would be approximately 56.4%, significantly less than the 75% lot coverage limit. Therefore, the Project complies with Section 134.1.

- E. Useable Open Space (Section 135).** The Planning Code requires a minimum of 48 square feet of usable open space for each dwelling unit in the Chinatown Visitor Retail Neighborhood Commercial District. The area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project provides a private roof deck located towards the front of the Site, located on top of the existing structure, that meets the strict dimensional and locational requirements for private useable open space (Section 135(f)). The deck measures 236 square feet and is set back five feet on all sides, including from the front, primarily building wall. In total, the Project provides 236 square feet of useable open space where 48 square feet are required by Code. Therefore, the Project complies with Section 135.

- F. Dwelling Unit Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Site is a midblock lot fronting Sacramento Street, with Sacramento Street meeting the minimum requirements established by Code to qualify as open area. The Project would add one (1) new dwelling unit within a new, two-story vertical addition on top of the existing two-story-over-basement structure. The dwelling unit would face directly onto Sacramento Street. Therefore, the Project complies with Section 140.

- G. Off-Street Parking (Section 151.1).** The Planning Code does not require any off-street parking spaces be provided within the Chinatown Visitor Retail Neighborhood Commercial District, but instead provides maximum parking amounts of parking permitted as accessory based on land use type. Off-street accessory parking is principally permitted up to one car for each two Dwelling or SRO Units; conditionally permitted up to 0.75 cars for each Dwelling Unit, and is not permitted above 0.75 cars for each Dwelling Unit.

The Project would add a two-story vertical addition on top of the existing two-story-over-basement structure, adding one (1) dwelling unit with no off-street parking provided. Therefore, the Project therefore complies with Section 151.1.

- H. Bicycle Parking (Sections 155.1, 155.2).** The Planning Code establishes bicycle parking requirements

for new developments, depending on use. For projects with 3 or fewer dwelling units, 1 Class 1 space is required per dwelling unit, with no Class 2 spaces required. Class 1 spaces must be located within a secure, weather-protected facility and intended for long-term use by residents and employees. Class 2 spaces must be located in a publicly-accessible and visible location, and intended for use by visitors, guests, and patrons.

The Project includes one (1) Class bicycle parking spaces (where one (1) Class 1 space is required by Code). The Class 1 bicycle parking space will be located on the basement floor, adjacent a stairwell landing. The Class 1 bicycle parking space is proximate to the elevator that services the basement floor. No Class 2 bicycle parking is required, and the Project does not propose any Class 2 bicycle spaces. Therefore, the Project complies with Sections 155.1 and 155.2.

- I. Dwelling Unit Density (Sections 207 and 811).** The Planning Code permits the density of dwelling units as set forth in the Zoning Control Table for the district in which the lot is located. Within the Chinatown Visitor Retail Neighborhood Commercial District, up to 1 dwelling unit per 200 square feet of lot area is permitted.

The Site is 2,238 square feet in size. Therefore, up to 11 dwelling units are permitted on the Site. The Project proposes one (1) three-bedroom dwelling unit within a new, two-story vertical addition to an existing two-story-over-basement structure containing an Institutional Use on the ground and second floors. While the Planning Department generally supports projects that maximize residential density, in order to achieve maximum residential density on the Site, the existing structure would most likely require significant alterations, including possible demolition in order to provide the maximum allowable development envelope. Given the historic resource status of the existing structure, the Planning Department supports the Project as proposed as it would preserve the existing, historic structure while adding one additional, family-sized, three-bedroom unit. Therefore, the Project complies with Sections 207 and 811.

- J. Height (Section 250).** The Planning Code requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height.

The Site is located within a 50-N Height and Bulk District. As such, the total height of the building is otherwise limited to 50 feet above grade. The height of the existing building is approximately 28 feet tall, and the Project proposes a new, two-story vertical addition on top of the existing building. With the proposed vertical addition, the building would be 50 feet tall to the finished roof. The building has been designed with both front and rear setbacks so that the massing will not overwhelm the Site. While the Project otherwise conforms to the prescribed height limits of the underlying height and bulk district, in order to permit a structure above 35 feet in height within the Chinatown Visitor Retail Neighborhood Commercial District, Conditional Use Authorization is required pursuant to Sections 254 and 303. As such, the Project Sponsor has filed a Conditional Use Authorization application (Case No. 2016-010671CUA). See required findings for the Conditional Use Authorization under Section 7.

- K. Bulk (Section 270).** The Planning Code establishes bulk controls by district. For buildings located within the “N” Bulk District, the following bulk controls apply above 40 feet: a maximum length of 50 feet and a maximum diagonal dimension of 100 feet.

The Site is located within a 50-N Height and Bulk District. The Project proposes a new, two-story vertical addition that measures 38'-9" in plan length and 50'-7" in diagonal length. Both plan length and diagonal measurements are well below the maximum permitted limits pursuant to Section 270. Therefore, the Project therefore complies with Section 270.

- L. Shadows on Parks (Section 295).** The Planning Code requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

The Department prepared an initial shadow fan that indicated the Project could potentially cast new shadow on Willie "Woo Woo" Wong Playground, a property under the jurisdiction of the San Francisco Recreation and Park Department. The initial Department analysis did not account for the precise articulation of the envelope of the Project, nor did it account for the shading from existing buildings.

After reviewing and analyzing a supplemental analysis prepared by the Project Sponsor, the Department issued a "No Impact Letter" on March 18, 2019. Department staff concurs with the supplemental analysis, finding that no net new shadow will be cast upon Willie "Woo Woo" Wong Playground because the shadow cast by the Project would not be long enough to reach the Playground during the hours regulated by Section 295. Therefore, the Project complies with Section 295.

- M. Review of Residential, Hotel, and Motel Projects (Section 314).** In addition to any other factors appropriate for consideration under the Planning Code, the Planning Department and Planning Commission shall consider the compatibility of uses when approving Residential Uses, Hotel Uses, or Motel Uses, as those terms are defined in Chapter 116 of the Administrative Code, adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential, hotel, or motel project takes into account the needs and interests of both the Places of Entertainment and the future residents or guests of the new development. Such considerations may include, among others: (a) the proposed project's consistency with applicable design guidelines; (b) any proceedings held by the Entertainment Commission relating to the proposed project, including but not limited to any acoustical data provided to the Entertainment Commission, pursuant to Administrative Code Section 116.6; and (c) any comments and recommendations provided to the Planning Department by the Entertainment Commission regarding noise issues related to the project pursuant to Administrative Code Section 116.7.

The Project is located within 300 radial feet of a Place of Entertainment ("POE") and is subject to Chapter 116 of the Administrative Code. On June 29, 2021, the Entertainment Commission received notification of the Project. In accordance with the Entertainment Commission's approved recommended noise attenuation conditions Entertainment Commission staff determined on July 9, 2021, that a hearing on the Project was not required under Section 116.7(b) of the Administrative Code. The Commission recommends that the Planning Department and/or Department of Building Inspection impose standard conditions on the development permit(s) for the Project. Therefore, the Project complies with Section 314.

- N. Inclusionary Affordable Housing Program (Section 415).** The Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application.

The Project proposes the addition of one (1) dwelling unit and is therefore not subject to Section 415.

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

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

The Project would add a two-story vertical addition on top of the existing two-story-over-basement structure, adding one (1), family-sized, three-bedroom unit. The size and intensity of the Project is compatible with adjacent properties, many of which contain non-residential uses on the ground and second floors, with residential uses located on the upper floors. The proposed vertical addition is set back from the street and from the rear of the property by 15 feet, allowing the new addition to function as a subordinate addition to the existing structure.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The Project is consistent with the surrounding neighborhood, which is comprised primarily of multi-story, low and medium-density residential buildings. The Project would add a two-story vertical addition on top of the existing two-story-over-basement structure. The proposed vertical addition would be positioned within the center of the Site, measuring 38'-9 in length by the width of the lot (32'-7), with equal 15-foot setbacks along the front and rear of the property. The height and bulk of the proposed vertical addition would be appropriate for the location and conforms with the underlying height and bulk controls for the Site. The stucco-clad addition will feature two sets of tripartite aluminum-clad wood windows at each of the two new floors, and will be framed by projecting pilasters and a projecting cornice. The non-historic metal windows in the second story of the historic building will be replaced with a set of three windows matching the historic windows in the other second-story opening.

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

The Project does not include any off-street accessory parking. The Project involves a vertical addition to the existing structure, adding one (1) dwelling unit. As the Planning Code does not require any off-street parking spaces be provided within the Chinatown Visitor Retail Neighborhood Commercial District, the Project would maintain Code compliance with regard to off-street parking. As such, traffic patterns are not anticipated to be impacted as a result of the two-story vertical addition. The Site is already well-served by transit, and any additional tenants will have access to numerous MUNI lines within a short walking distance of the Site.

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

The Project would not include any uses that would generate noxious or offensive emissions. Except for minimal, rooftop mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself, all other mechanical equipment supporting the building would be placed within the building.

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

The Project does not include any off-street parking or loading areas, nor does the Project propose any new signage or lighting. The Project includes sufficient, private useable open space that conforms to the strict dimensional and locational requirements of the Code for the proposed dwelling unit. With the addition of a new dwelling unit, the Project is subject to the street tree requirement, and will be required to plant one (1) street tree within the street frontage in front of the property, subject to final approval by San Francisco Public Works (Bureau of Urban Forestry).

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed in Section 8.

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

The Project conforms to all relevant goals and policies of the Chinatown Area Plan as detailed in Section 8.

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

GENERAL PLAN: HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

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

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

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

OBJECTIVE 12

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

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

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

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that located new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

CHINATOWN AREA PLAN: PRESERVATION AND CONSERVATION

Objectives and Policies

OBJECTIVE 1:

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN

Policy 1.1

Maintain the low-rise scale of Chinatown's buildings.

Policy 1.2

Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets.

CHINATOWN AREA PLAN: HOUSING AND OPEN SPACE

Objectives and Policies

OBJECTIVE 3:

STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING

Policy 3.2

Increase the supply of housing.

OBJECTIVE 4:

PRESERVE THE URBAN ROLE OF CHINATOWN AS A RESIDENTIAL NEIGHBORHOOD.

Policy 4.1

Protect and enhance neighborhood serving character of commercial uses in predominantly residential areas.

Policy 4.2

Control proliferation of uses that tend to crowd out the needed neighborhood services.

Policy 4.3

Guide the location of tourist oriented uses away from predominantly residential neighborhood commercial areas.

The Site is currently underdeveloped, with an existing two-story-over-basement structure that is developed to a height of approximately one-half of the permitted allowance for the underlying height and bulk district. Moreover, the existing structure contains a single, non-residential use (museum) where housing could be added above the existing structure, within the buildable area of the lot. Other lots in the vicinity are developed with mixed-use structures that contain ground-level non-residential uses with dwelling units located above. While the Planning Department generally supports projects that maximize residential density, in order to achieve maximum residential density on the Site, the existing structure would most likely require significant alterations, including possible demolition in order to provide the maximum allowable development envelope. Given the historic resource status of the existing structure, the Planning Department supports the Project as proposed as it would preserve the existing, historic structure while adding one additional, family-sized, three-bedroom unit.

9. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not displace any existing retail uses. The existing museum (Institutional Use) located on the ground and second floors will remain.

- B. That existing housing and neighborhood character be conserved and protected in order to

preserve the cultural and economic diversity of our neighborhoods.

The Project would not impact existing housing and neighborhood character. The proposed two-story vertical addition on top of the existing two-story-over-basement commercial building includes 15-foot front and rear setbacks to minimize the bulk of the new addition and to allow the new addition to function as a subordinate addition to the existing structure.

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

The Project would not displace any housing given the Site contains only non-residential uses. The Project would add one (1) family-sized, three-bedroom dwelling unit to the Site.

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

The addition of one (1) new dwelling unit is not expected to induce substantial volumes of traffic to the area. The area is well-served by existing MUNI transit service.

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

The Project will not displace any service or industry establishment. The Project will not affect industrial, or service sector uses or related employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

The subject building is considered a "Category A" property (Known Historical Resources), as a contributing building in the Chinatown Historic District, for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. Although the two-story vertical addition will be visible from across the street and for short distances to the east and west of the Site, its visibility will be reduced by the generous front setback and partially blocked by the subject building's taller neighbors on either side of the Site. Therefore, the Project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

- 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 does not

have an 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 Authorization Application No. 2016-010671CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 9, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 29, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: July 29, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to permit a structure over 35 feet in height within a Chinatown Mixed-Use District for a proposed project that would construct a new, two-story vertical addition to the existing two-story-over-basement commercial building, adding one (1) 3-bedroom dwelling unit, pursuant to Planning Code Sections 254 and 303, at the subject property located at 809 Sacramento Street, Lot 0242/029, within the CVR (Chinatown Visitor Retail) Neighborhood Commercial Zoning District and 50-N Height and Bulk District; in general conformance with plans, dated July 9, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2016-010671CUA and subject to conditions of approval reviewed and approved by the Commission on **July 29, 2021** under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 29, 2021** under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

6. Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on July 9, 2021. These conditions state:

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

Design – Compliance at Plan Stage

7. Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 11. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

- 12. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

Parking and Traffic

- 13. Bicycle Parking.** The Project shall provide no fewer than 1 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 14. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, www.sfplanning.org

Monitoring - After Entitlement

- 16. 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 628.652.7463, www.sfplanning.org

- 17. 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 628.652.7463, www.sfplanning.org

Operation

- 18. 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, 628.271.2000, www.sfpublishworks.org

- 19. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern

to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 20. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

EXHIBIT C:
ENVIRONMENTAL DETERMINATION &
HISTORIC RESOURCE EVALUATION RESPONSE



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
809 SACRAMENTO ST		0242029
Case No.		Permit No.
2016-010671ENV		201607212940
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. VERTICAL ADDITION TO A COMMERCIAL BUILDING.ADD LIVING, DINING & KITCHEN AT 3/F. ADD 3 BEDROOM, 2 BATH AT 4/F.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

Shadow Analysis prepared by Prevision Design-Jan 4, 2019, no net new shadow on Willie "Woo Woo" Wong Playground

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Rooftop addition does not create an impact to the historic district. See 6/12/18 HRER for more info.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 06/12/2018 b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jorgen Cleemann	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 03/05/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
809 SACRAMENTO ST		0242/029
Case No.	Previous Building Permit No.	New Building Permit No.
2016-010671PRJ	201607212940	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: June 12, 2018
Case No.: 2016-010671ENV
Project Address: 809 Sacramento Street
Zoning: Chinatown Visitor Retail Neighborhood Commercial District
50-N Height and Bulk District
Block/Lot: 0242/029
Date of Review: June 12, 2018 (Parts 1 and 2)
Staff Contact: Jørgen G. Cleemann (Preservation Planner)
(415) 575-8763
jorgen.cleemann@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property is located on the south side of Sacramento Street between the intersections with Waverly Place and Grant Avenue within the Chinatown Visitor Retail Neighborhood Commercial District and a 50-N Height and Bulk District. The property contains a two-story brick building that is built out to its lot lines on all sides except at the rear, where there is a small lightwell. The subject building is known as the *Chinese Nationalist Daily/Chinese Daily Post (Kuo Min Yat Po)* Building.

On its primary (north) façade, the subject building is clad in stucco and contains two storefronts at the ground story. Although aligned at their tops, the left (east) storefront is taller than the right (west) storefront due to the steep slope of the street; it is also wider. Resting on a masonry base, the left storefront consists of a glazed off-center wood door with a transom light, display windows with wooden knee walls and frames, and a tall storefront transom symmetrically glazed with a wide center pane and smaller panes to the sides. The right storefront contains a metal-framed display window, a glazed door with transom light, and a short multi-light storefront transom and profiled transom bar. The primary façade's second story contains two window openings. The left (east) opening is glazed with three metal replacement sash. The right opening contains a set of three double-hung one-over-one wooden sash with ogee lugs. A folding metal security gate has been installed in front of each storefront. The primary façade has banded rustication at the first and second stories, with keystones over the second-story windows. A beltcourse runs across the spandrel area between the two stories. Signage is currently installed in this area. Above the second story, there is a corbeled cornice surmounted by a parapet consisting of three buttresses and two recessed panels.

Constructed in 1907 by B&W Engineering Co., the subject building was designed by O'Brien Bros., Inc., in a modest Classical Revival style. The only major exterior alteration to be recorded in the subject building's permit history is the 1941 alteration of the storefronts. Unrecorded exterior alterations include the installation of signage over the beltcourse, the addition of folding

security gates at the ground story, and the replacement of the windows on the east side of the second story.

Pre-Existing Historic Rating / Survey

The subject property has been identified as a contributing building in the Chinatown Historic District. The Chinatown Historic District was first documented in the 1970s but never formally listed on local, state, or national registers. The Chinatown Historic District was determined eligible for listing in the National Register of Historic Places (NRHP) in a 1997 Section 106 project review by the Department of Housing and Urban Development (HUD). The subject building was also evaluated in the 1978 Foundation for San Francisco Architectural Heritage survey and given a rating of "B" for "major importance." The subject building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

809 Sacramento Street is located in a primarily commercial area within San Francisco's Chinatown neighborhood. The subject building is situated approximately 35 feet west of the intersection with Grant Avenue, one of Chinatown's main cultural and commercial corridors. Most nearby buildings are of brick masonry construction and were built between 1906 and 1909, during the period of rebuilding that followed the 1906 earthquake. Typical heights range from two to four stories. Facades are generally neoclassical in design, with punched window openings and a variety of ornamental features such as window hoods, projecting pilasters, panels of decorative brickwork, and bracketed cornices. Many buildings also possess stylized details—e.g., upturned eaves, pagoda forms, and terra-cotta tiles—that reference traditional Chinese architecture. The highly glazed ground-story storefronts are mostly non-original and feature a variety of awnings and signs. Some signage is also attached to the building facades at the upper stories.

The subject property is located within or near the following known historic resources:

- Chinatown Historic District, roughly bounded by Broadway, Columbus Avenue, Kearny Street, Bush Street, and Stockton Street.¹ The district is significant under Criterion 1/A (Events) as "the center of Chinese culture and life in the West Coast for over a century"; and under Criterion 3/C (Architecture) for its concentration of buildings constructed after the 1906 earthquake that "applied Chinese styles of architectural detailing to standard early 20th Century buildings."² The district is characterized by two- to four-story masonry buildings with commercial, institutional, and residential uses. The period of significance spans from 1906 to 1930.

¹ The boundaries of the Chinatown Historic District have been redrawn numerous times over the years in its various nominations to local, state, and national registries. However these boundaries have been drawn, the subject building appears to have always been included.

² San Francisco Department of City Planning, "Urban Design, Preservation, Open Space, Social Services in Chinatown," Chinatown Planning and Rezoning Study, February 1986.

- Old St. Mary's Catholic Church, 660-680 California St. (0241/012), San Francisco City Landmark #2. Originally constructed 1852-54 with stone from China and brick from New England, this building was gutted in the 1906 fire and subsequently rebuilt. It is significant as the first church erected as a Roman Catholic Cathedral in California and the second oldest remaining church in San Francisco; and for its Victorian Gothic architecture.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: 1906-1930 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a report:

- KDI Land Use Planning, 809-813 Sacramento Street, Historic Resource Evaluation Supplemental (January 16, 2017) (KDI report)

Below is a brief description of the historical significance per the criteria for inclusion on the California Register of Historical Resources (CRHR) for 809 Sacramento Street. This summary is based upon the KDI Report and information found in the Planning Department.

The subject building located at 809 Sacramento Street has not been found individually eligible for listing in the CRHR under any criterion. The subject building does contribute to the CRHR- and NRHP-eligible Chinatown Historic District.

Because the subject building's status as a contributor to the Chinatown Historic District has been definitively established through past documentation, the following analysis mainly addresses its individual eligibility for the CRHR.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not individually eligible for inclusion on the California Register under Criterion 1.

809 Sacramento Street was constructed in 1907, replacing buildings that had been destroyed in the 1906 earthquake and fire. Until 1915, the subject building served as the offices and printing shop for the *Chung Sai Yat Po* newspaper. From 1924 to 1967, the subject building was the headquarters of the *Chinese Nationalist Daily* (*Kuo Min Yat Po*), which operated as the *Chinese Daily Post* after 1953.

The relative significance of these various newspapers is best understood in the context of Chinese-American political activity in the United States in the early 20th century. As noted in the draft NRHP nomination for the Chinatown Historic District, San Francisco's Chinatown is "profoundly important" for its "influence on the political history of China early in the 20th century" and as "one of the overseas centers of Dr. Sun Yat-sen's revolutionary reform movement."³ A full discussion of this extremely complex political history is beyond the scope of this report. The following excerpt from the Chinatown Historic District case report submitted to the San Francisco Landmarks Preservation Advisory Board in 1994 provides a condensed background:

Towards the end of the 19th century, China politically and economically was near collapse. In a last effort to save her, a group of young scholars headed by Kang Yu Wei and Liang Chi Chao initiated a reform movement sanctioned by the Emperor Kang Hsu. The Emperor's aunt, Ts'u Hsi, and conservatives engineered a coup d'état and imprisoned the Emperor. Both Kang Yu Wei and Liang Chi Chao escaped overseas with a price on their heads. These reformers continued their activities among the overseas Chinese communities including those in the United States. The Chinese expatriates organized the Chinese Empire Reform Association, also known as the Po Huang Hui to restore the Emperor to the throne.

The reform movement was opposed by Dr. Sun Yat-sen who advocated the overthrow of the monarchy and the establishment of a Republic of China. Both parties sought financial support from the Chinese overseas. Leaders from both parties were men from Kwangtung, the same province from which the majority Chinese in the United States had immigrated. Therefore, both parties aroused the patriotism of the Chinese and found a sympathetic audience in San Francisco. Chinatown became the battleground for the rivaling parties. Newspapers were established by each side to propagandize their

³ "Chinatown Historic District," Draft National Register of Historic Places Nomination Form, 1993, Section 8, Page 1.

causes. The *Chinese World* located on 736-738 Grant Avenue was founded by followers of Kang Yu Wei of the Chinese Reform Movement. The *Young China* at the southeast corner of Clay and Stockton was founded by Dr. Sun Yat-sen. Ultimately, the revolutionary movement succeeded over the reform movement.⁴

In the 1920s, the revolutionary movement—by this time institutionalized as the Nationalist Party of China, or Kuomintang (KMT)—was itself divided over the issue of forming an alliance with the Soviet Union and accepting Communist Party members into their ranks. Parallel divisions occurred in Chinese communities in the United States:

In America a small activist group of leftists, whose key members included Qinghua (Tsinghua) University students who had come to the United States to study, joined the American Communist Party and also became active in the KMT. By 1925 an open schism occurred in the KMT in America, with the San Francisco party organ *Young China* and important leaders in the General Branch in San Francisco supporting the Right or pro-Hu Hanmin [a conservative KMT leader] Faction. The Left or pro-Wang Jingwei [an initially leftist KMT leader who later veered right] Faction, led by the Seattle branch, convened a party congress in Los Angeles to form a separate General Branch in San Francisco and to establish another party organ, *Chinese Nationalist Daily of America* (*Kuo Min Yat Po*).⁵

Within China, the left wing emerged as the Communist Party of China (CPC). Tensions between the KMT and the CPC eventually escalated into full-blown civil war. United out of necessity against the Japanese during the Second Sino-Japanese War of 1937-1945 (i.e., the Chinese theater of World War II), the two factions resumed fighting immediately afterward. This conflict culminated in 1949 with the CPC assuming control of mainland China under Mao Zedong and the KMT fleeing to Taiwan under the leadership of Chiang Kai-shek.

Although founded as an organ of the left wing, the *Chinese Nationalist Daily* does not appear to have ever affiliated with the Communist Party, but rather remained allied with the KMT. Like many Chinese-American newspapers associated with that party, the *Chinese Nationalist Daily* suffered from a decline in readership and funding in the years following 1949.⁶ The newspaper reorganized as the *Chinese Daily Post* (but retained its Chinese name) in 1953, and then closed and reopened several times over the following decade before finally ceasing publication in 1967.

⁴ "Chinatown Historic District Case Report," prepared by Philip Choy, Patrick McGrew, and Vincent Marsh for the San Francisco Landmarks Preservation Advisory Board, March 1994,

⁵ Him Mark Lai, "China and the Chinese American Community: The Political Dimension," in *Chinese America: History and Perspectives*, Ruthanne Lum McCunn et al., eds. (1999: Chinese Historical Society of America), 4.

⁶ Him Mark Lai, "The Chinese Media in the United States and Canada Since World War II," The Him Mark Lai Digital Archive, <https://himmarklai.org/digitized-articles/2006-201/media-since-wwii/>, accessed 2 March 2018.

After 1967, the subject building at 809 Sacramento Street housed a number of different businesses, including some general interest newspapers like *Truth Semi-Weekly* and *AsianWeek*. Since 2015 the subject building has served as the WWII Pacific War Memorial Hall.

In determining the individual eligibility of the subject building under Criterion 1, Planning staff has focused on its role as the headquarters of several different politically active Chinese-American newspapers, in particular the *Chung Sai Yat Po* and the *Chinese Nationalist Daily/Chinese Daily Post (Kuo Min Yat Po)*. Although the publication of these newspapers does appear to have contributed to the development of the political consciousness of the Chinatown community and bolstered support for the KMT Nationalist Party among Chinese immigrants in San Francisco, staff finds that the subject building does not have a specific or unique association with these broad cultural phenomena that would support a finding of individual significance.

In the case of the publication of *Chung Sai Yat Po*, the first and oldest newspaper associated with the building, the subject building is neither the first building to be associated with this newspaper nor is it the building with the strongest association with the newspaper. *Chung Sai Yat Po* first published out of 804 Sacramento Street in 1905, relocated to Oakland after the 1906 earthquake, operated out of the subject building from 1907 to 1915, and then finally moved to 716 Sacramento Street, where it continued to operate until 1951. The extant building at 716 Sacramento Street has a stronger association with this newspaper than does the subject building.

With respect to the subject building's association with the publication of the *Chinese Nationalist Daily/Chinese Daily Post*, Planning staff finds that this newspaper was one of several in Chinatown associated with the Nationalist party. Others included *Young China* and *Chung Sai Yat Po*. Although it initially emerged as the representative of the leftist faction of that party, the *Chinese Nationalist Daily* did not remain associated with the faction that formed the Communist Party. The *Chinese Nationalist Daily's* exact political affiliation within the spectrum of 20th century Chinese Nationalist politics is a matter of interest that supports the subject building's established status as a contributor to the Chinatown Historic District, but it is not sufficient to support a finding of individual eligibility under Criterion 1.

In sum, the subject building at 809 Sacramento Street is one of several extant buildings in Chinatown associated with Chinese-American newspaper publication—the others are the *Chinese World (Mon Hing Yat Bo)* building at 736-738 Grant Street and the *Chung Sai Yat Bo* building at 716-722 Sacramento Street—and one of at least two extant buildings associated with Nationalist newspapers (the other is the *Chung Sai Yat Bo* building). The information currently available does not support a finding of individual eligibility under Criterion 1, although additional research in the future research may allow for a reevaluation. The building remains a contributor to the CRHR- and NRHP-eligible Chinatown Historic District.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that the firm of Erlanger & Galinger owned the subject building at the time of its construction. In 1909 it was sold to Louis M. McDermott, who sold it to Chin Jack Woo in 1927. From 1950 to 1953 the property was owned by Lee Bing Quong and Don Ming Jue. Since 1953, it has been owned by the Chinese Daily Post company. The principal occupants of 809 Sacramento

Street are described in the section above. Additional short-term and more recent commercial tenants are listed in the KDI report. As with the Criterion 1 finding, some of the publishers and editors associated with the newspapers that operated out of the subject building (e.g., Dr. Ng Poon Chew of *Chung Sai Yat Bo*, Dr. D.Y. Mah of the *Chinese Nationalist Daily*) are important figures, but are more closely associated with other buildings and/or do not rise to the level of historical importance necessary to support a finding of individual eligibility under Criterion 2. Therefore staff finds that the subject building is not individually eligible for listing in the CRHR under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building at 809 Sacramento Street does not appear to be individually eligible for listing in the CRHR under Criterion 3. Designed by the O'Brien Brothers and constructed by B&W Engineering Co., the subject building represents a mediocre example of the Classical or Renaissance Revival style. Although the O'Brien Brothers were prolific architects responsible for many buildings throughout Chinatown and San Francisco, neither they nor B&W Engineering are considered master designers or builders. Although the subject building fits into its context of early 20th century masonry buildings such that it contributes to the overall architectural significance of the Chinatown Historic District, it is not sufficiently architecturally distinguished to merit a finding of individual eligibility for the CRHR under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.⁷

Based upon a review of information in the Departments records, the building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The building is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks

Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks

⁷ Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.

Workmanship: ☒ Retains ☐ Lacks

809 Sacramento Street retains a good degree of integrity, having undergone few major alterations since it was originally constructed. The only visible alterations are the installation of new storefront infill and the replacement of one set of windows on the second floor. Although these alterations affect the subject building's material integrity and integrity of design, they do not impact them so completely that the building can be said to lack these qualities altogether. Overall, 809 Sacramento Street retains integrity to convey its significance as a contributor to the Chinatown Historic District.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the Chinatown Historic District include:

- Building height well-related to street, majority of buildings two to four stories in height
- Façade is continuous at street
- Simple, rectangular massing with flat roofs
- Masonry construction and/or cladding (brick, concrete, stucco)
- Regular rhythm of vertical bays of punched window openings at upper floors
- Decorative cornices, generally projecting, some in copper but most in painted sheet metal, including pagoda-style roofs
- Elaborate moldings (terra cotta, tile, brick) around entrances, upper floor windows
- Beltcourses and/or stringcourses at floor line of second story
- Loggias or balconies at upper level
- Chinese architectural motifs (e.g. tile pagoda roofs, bracketing, latticed balconies)

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: M. Pilar LaValley Date: 6/12/18
M. Pilar LaValley, Acting Principal Preservation Planner

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: 1/25/2018

Project Description

The proposal is to construct a two-story, approximately 2,663-square-foot vertical addition on the existing 6,906-square-foot commercial building for the purpose of creating one three-bedroom residential unit. The stucco-clad addition will be set back 15 feet from the front parapet, will feature two sets of tripartite aluminum-clad wood windows at each of the two new floors, and will be framed by projecting pilasters and a projecting cornice. The non-historic metal windows in the second story of the historic building will be replaced with a set of three windows matching the historic windows in the other second-story opening.

Project Evaluation

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

Subject Property/Historic Resource:

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

California Register-eligible Historic District or Context:

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

Project Impacts

The proposed project at 809 Sacramento Street will not have a significant impact on the eligible historic district. Although the addition will be visible from across the street and for short distances to the east and west, its visibility will be reduced by the generous front setback and partially blocked by the subject building's taller neighbors on either side. The height of the altered building will be compatible with the district's predominantly 2- to 4-story height, and will maintain the rhythm of stepped rooflines that matches the steep slope of Sacramento Street. The addition will also feature a non-visible elevator penthouse.


The visible street façade of the addition has been designed to be compatible with the historic character of the subject building and the Chinatown Historic District, but to be sufficiently differentiated such that it can be recognized as a modern intervention. The addition's stucco cladding will be compatible with the district's masonry construction. The projecting pilasters on either side of the addition reference the surrounding buildings' textured and articulated façades. The addition's deeply projecting cornice is a simplified and modern interpretation of a historic design feature found throughout the district. The addition's tripartite windows will feature articulated frames and will be recessed within their openings in order to read as punched window openings. These windows will also be aligned over and modeled on the second-story windows of the historic building below. The replacement of the non-historic windows in the second story of the historic building with new windows matching the historic windows in the other second-story opening will be an improvement to the subject building's historic character.

The proposed project will not have an impact on any off-site historical resources.

Cumulative Impacts

The geographic scope, or cumulative study area, for cumulative historic architectural resource impacts includes the project site and adjacent city blocks within the Chinatown Historic District. The one large-scale project in the vicinity of the project site is the renovation of the Willie "Woo Woo" Wong playground at 850 Sacramento Street. This project does not appear to combine with previous, proposed, or foreseeable projects in a manner that may result in a cumulative considerable impact to the Chinatown Historic District or any of the individually eligible historic resources in the vicinity of the project site.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature:  Date: 6/12/18
M. Pilar LaValley, Acting Principal Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Nick Foster, Project planner



Figure 1. 809 Sacramento St. Screenshot of 2017 Google Streetview.

EXHIBIT D:
LAND USE DATA



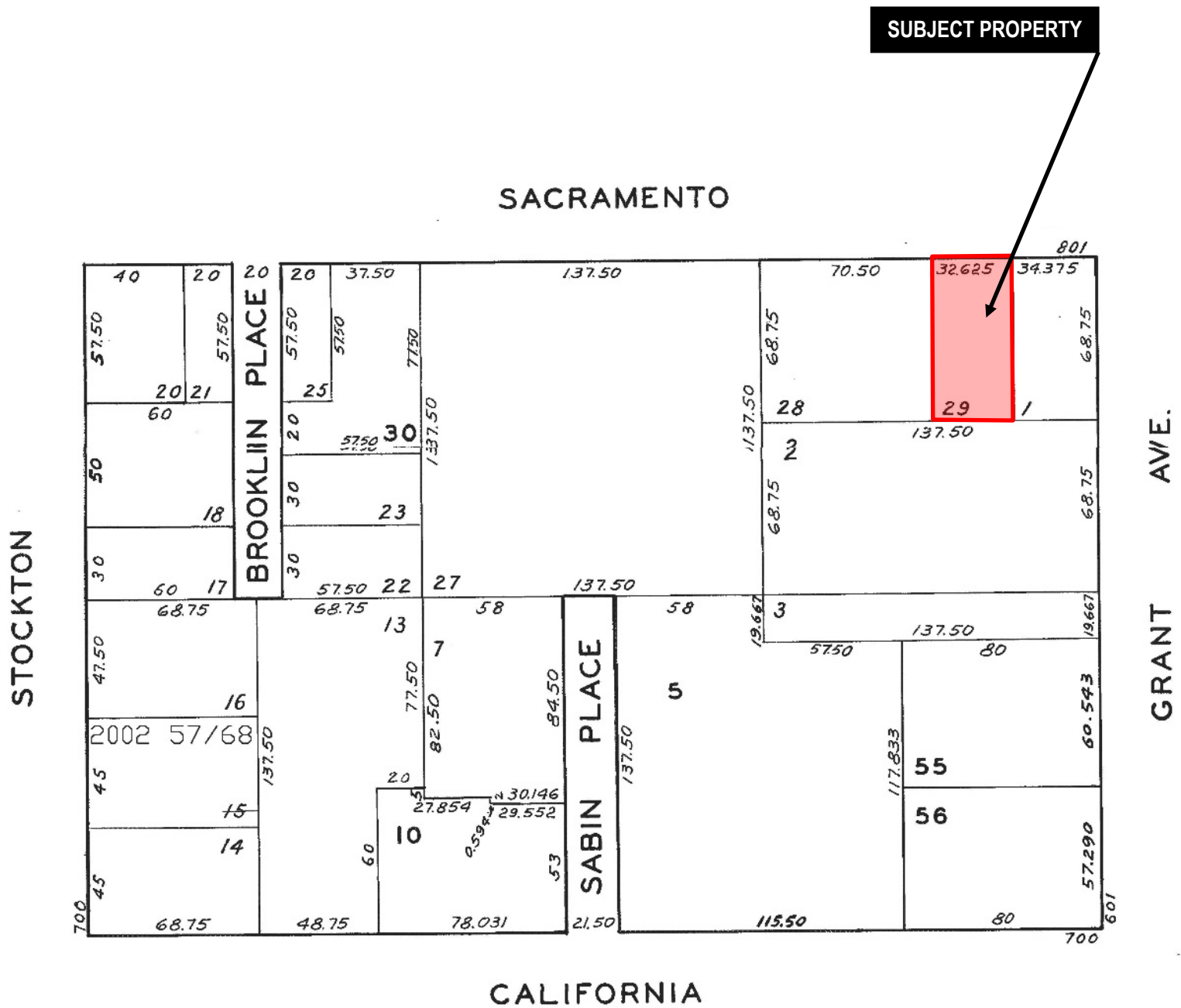
LAND USE INFORMATION

PROJECT ADDRESS: 809 SACRAMENTO STREET
RECORD NO. 2016-010671CUA

	EXISTING	NET NEW	TOTAL
GROSS FLOOR AREA (GFA) / GROSS SQUARE FEET (GSF)*			
Parking GSF	N/A	N/A	N/A
Residential GFA	0	2,516	2,516
Retail/Commercial GFA	6,354	-202	6,152
Office GFA	N/A	N/A	N/A
Hotel GFA	N/A	N/A	N/A
Usable Open Space (Residential) GSF	0	236	236
Privately-Owned Public Open Space (POPOS) GSF	N/A	N/A	N/A
Other (MECH, BOH, CIRCULATION, GROUND FLOOR OPEN SPACE) GSF	552	202	754
TOTAL GFA (excluding All Open Space)	6,906	2,516	9,422
	EXISTING	NET NEW	TOTAL
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	1	1
Dwelling Units - Total	0	1	1
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Class 1 Bicycle Spaces	0	1	1
Class 2 Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
*GSF includes floor area exempt from Gross Floor Area per Section 102.			

EXHIBIT E:
MAPS AND CONTEXT PHOTOS

Parcel Map



Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

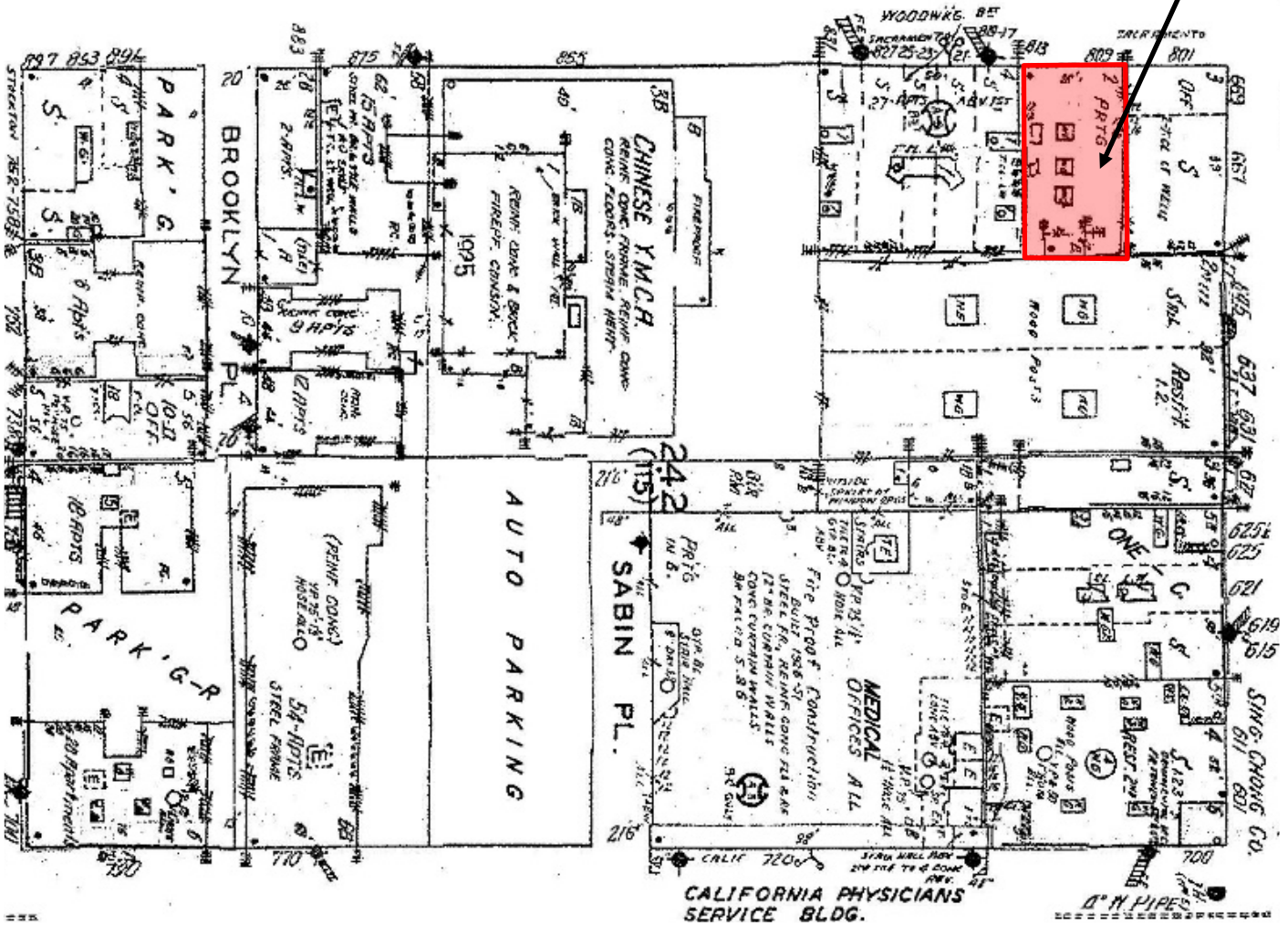
Sanborn Map*

SACRAMENTO

SUBJECT PROPERTY

STOCKTON

GRANT



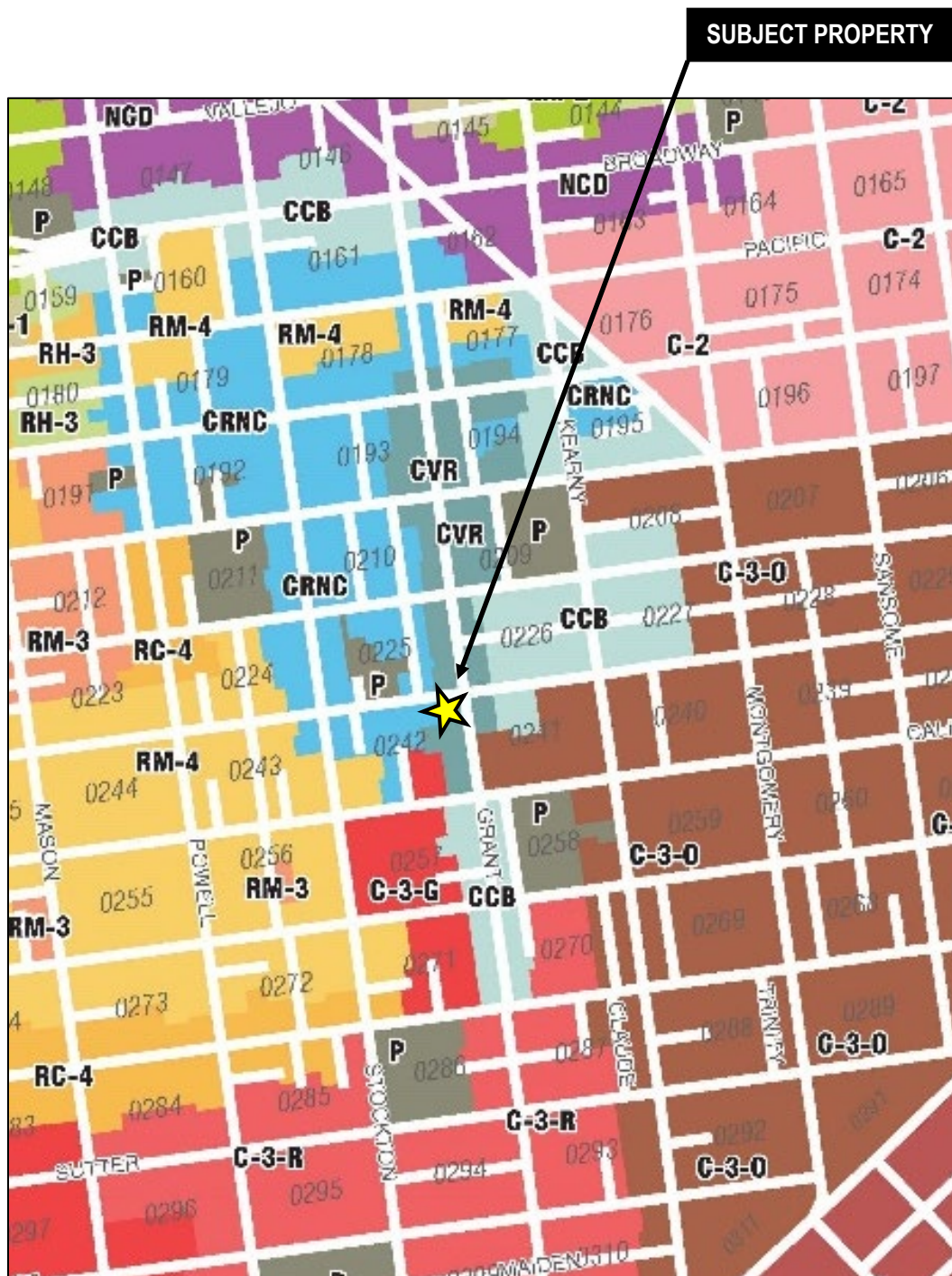
CALIFORNIA



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

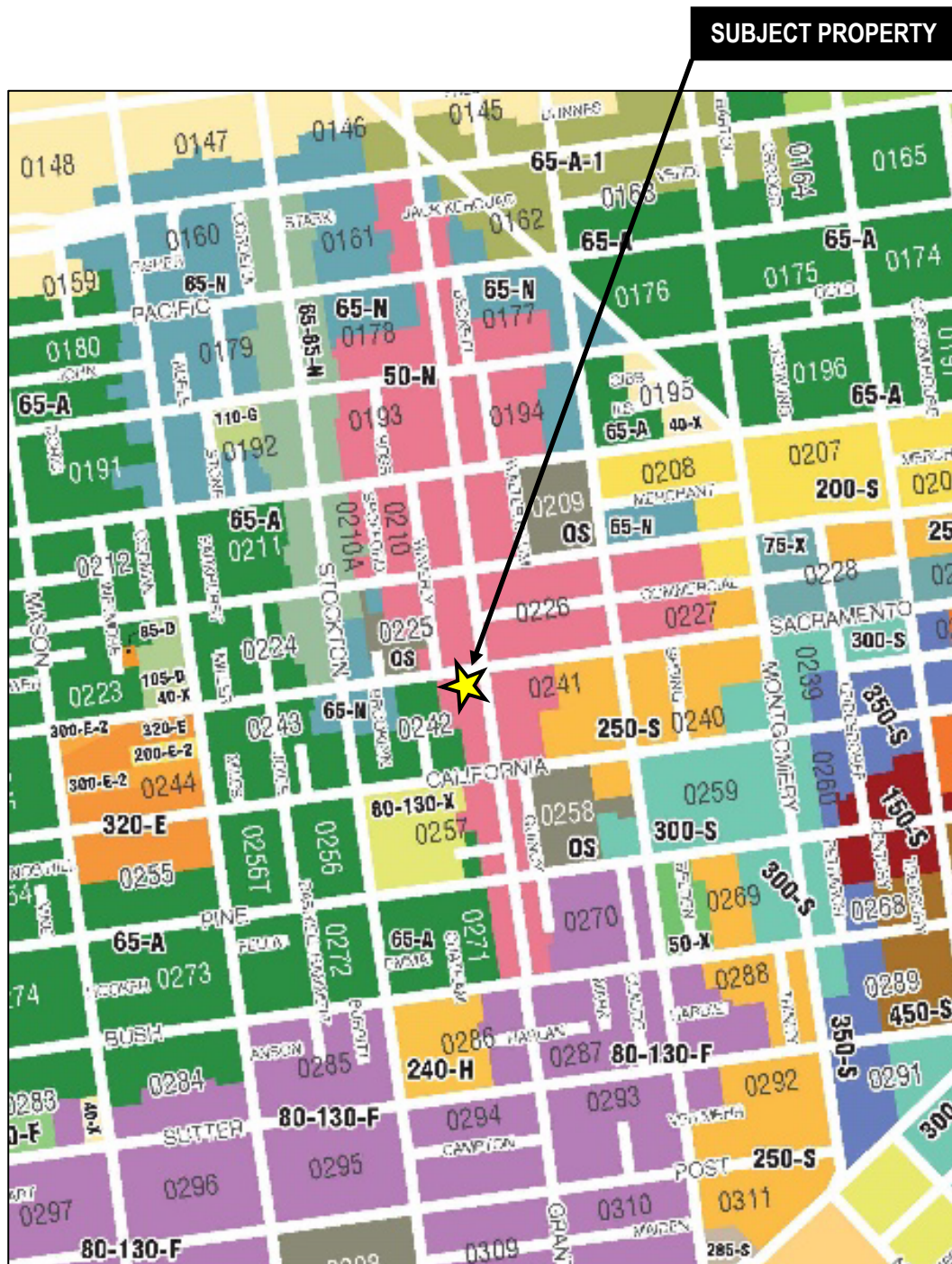
Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

Zoning Map



Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

Height & Bulk Map



Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

Aerial Photo

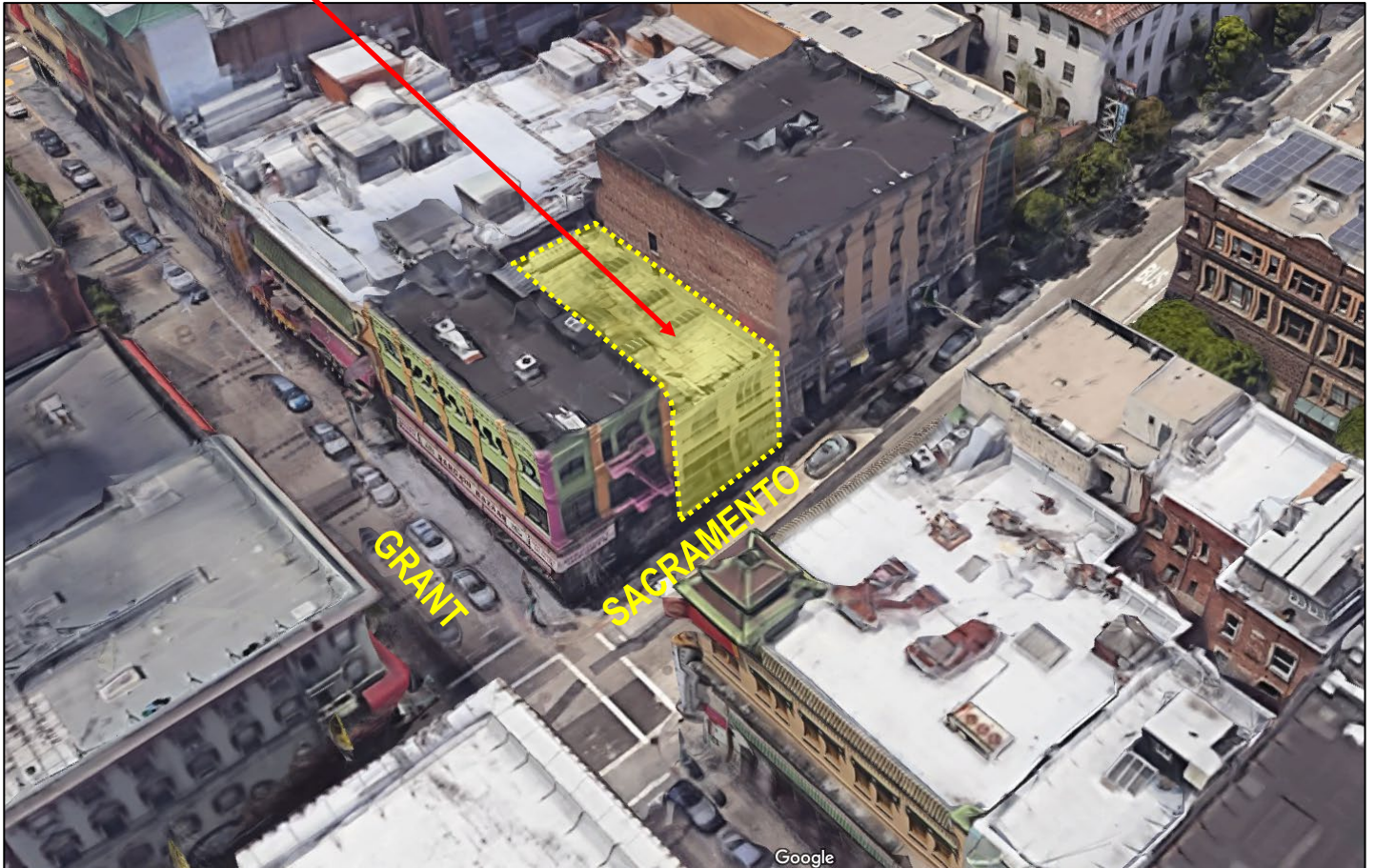
SUBJECT PROPERTY



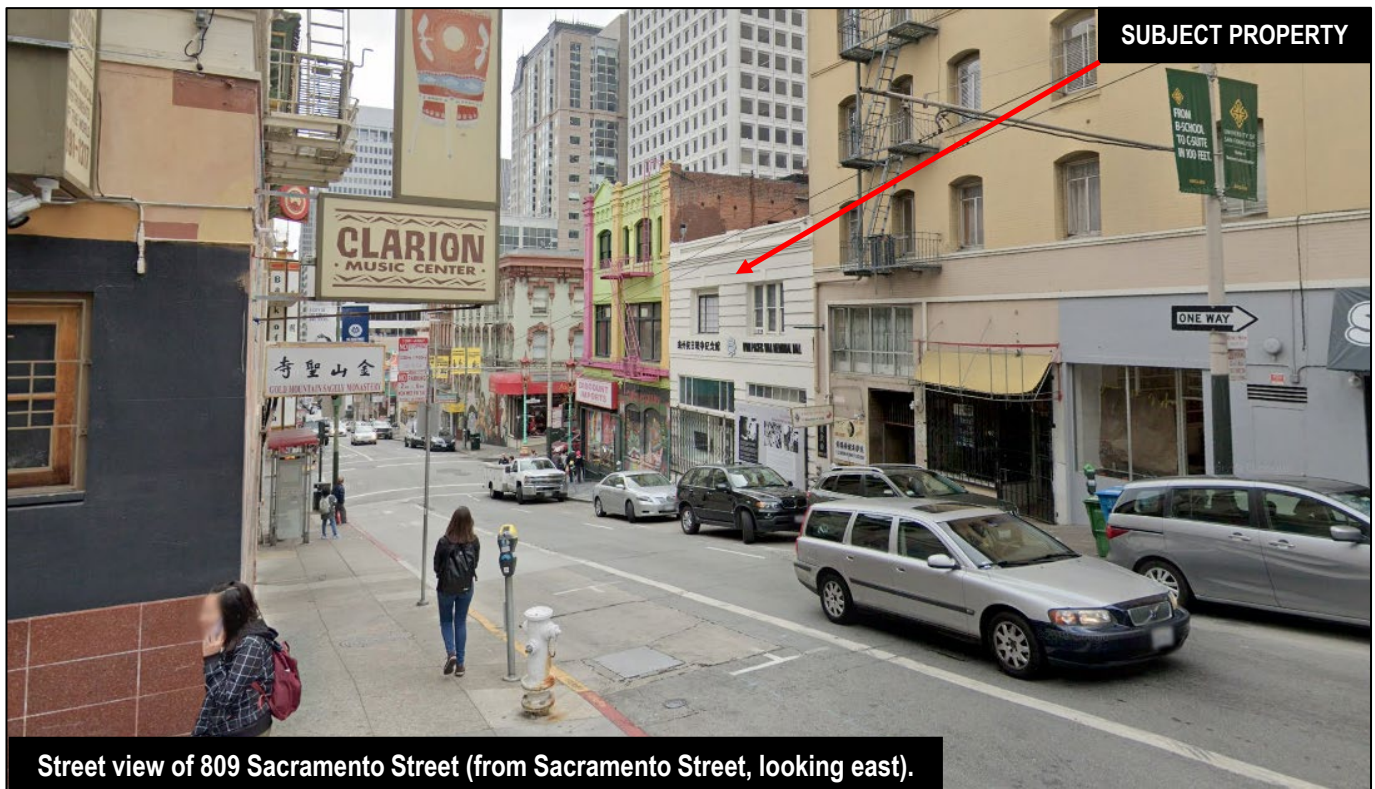
Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

Aerial Photo

SUBJECT PROPERTY



Site Photos



Conditional Use Authorization
Case Number 2016-010671CUA
809 Sacramento Street

EXHIBIT F:
PROJECT SPONSOR BRIEF

Chinese Daily Post

809 Sacramento Street

San Francisco, CA 94108

Tel. (650) 342-8608

July 20, 2021

Honorable Joel Koppel

President of San Francisco Planning Commission

49 South Van Ness Ave, Suite 1400

San Francisco, CA 94103

RE: 809 Sacramento Street, San Francisco

Dear President Koppel and Planning Commissioners,

On behalf of Chinese Daily Post, we are pleased to present the 2 story vertical addition of 809 Sacramento Street for your consideration and respectfully request for your approval. The additional square footage is approximately 2,500 sq. ft.

The proposed 2 story addition is on top of the existing 2 story building. The existing ground floor & 2nd Floor is WW II Pacific War Memorial Hall which is a non-profit organization. The additional 2 story can be used as residence for the Memorial Hall's staff.

We look forward to the hearing on July 29 and please let us know if there is any additional information you need prior to the hearing.

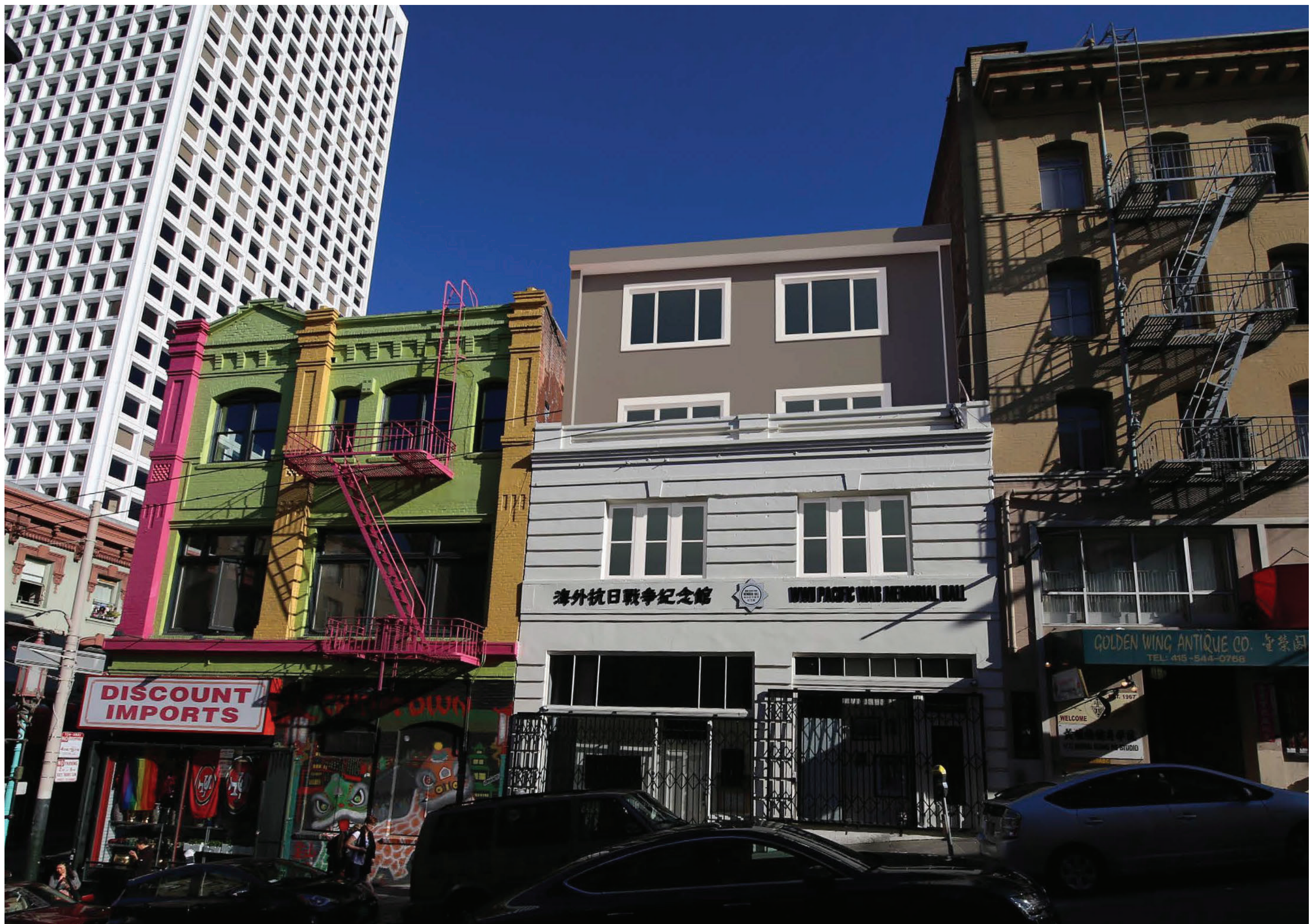
Sincerely,

Florence Fang

Chinese Daily Post - CEO

EXHIBIT B:

PLANS



EXISTING PLOT PLAN

SCALE: 1 / 8" = 1'- 0"



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

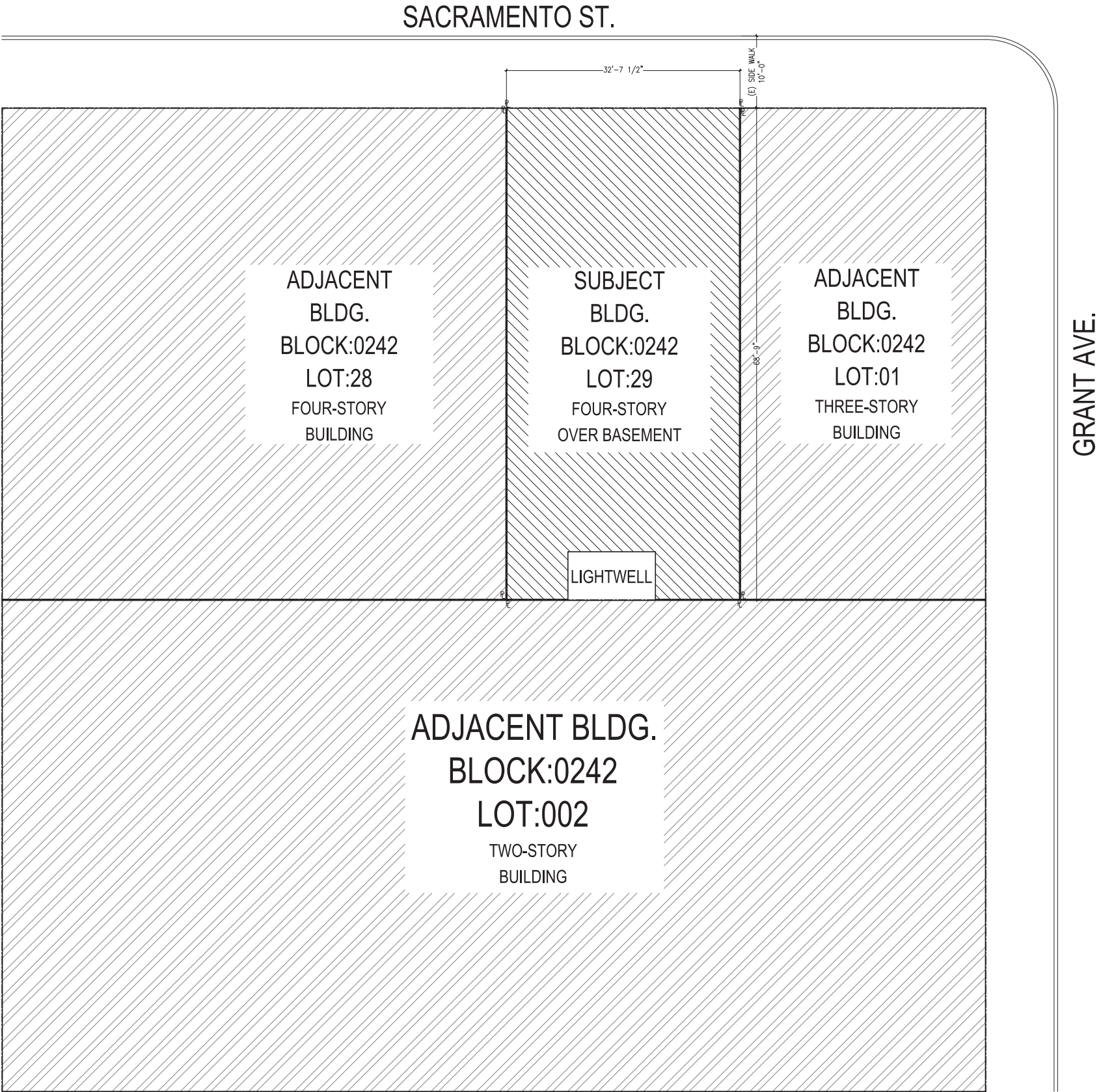
SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS	
△	REVISION
△	REVISION
△	REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE
EXISTING PLOT PLAN

SHEET NO.
A1.1
Of 21 Sheets



DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

- REVISIONS
- REVISION
 - REVISION
 - REVISION

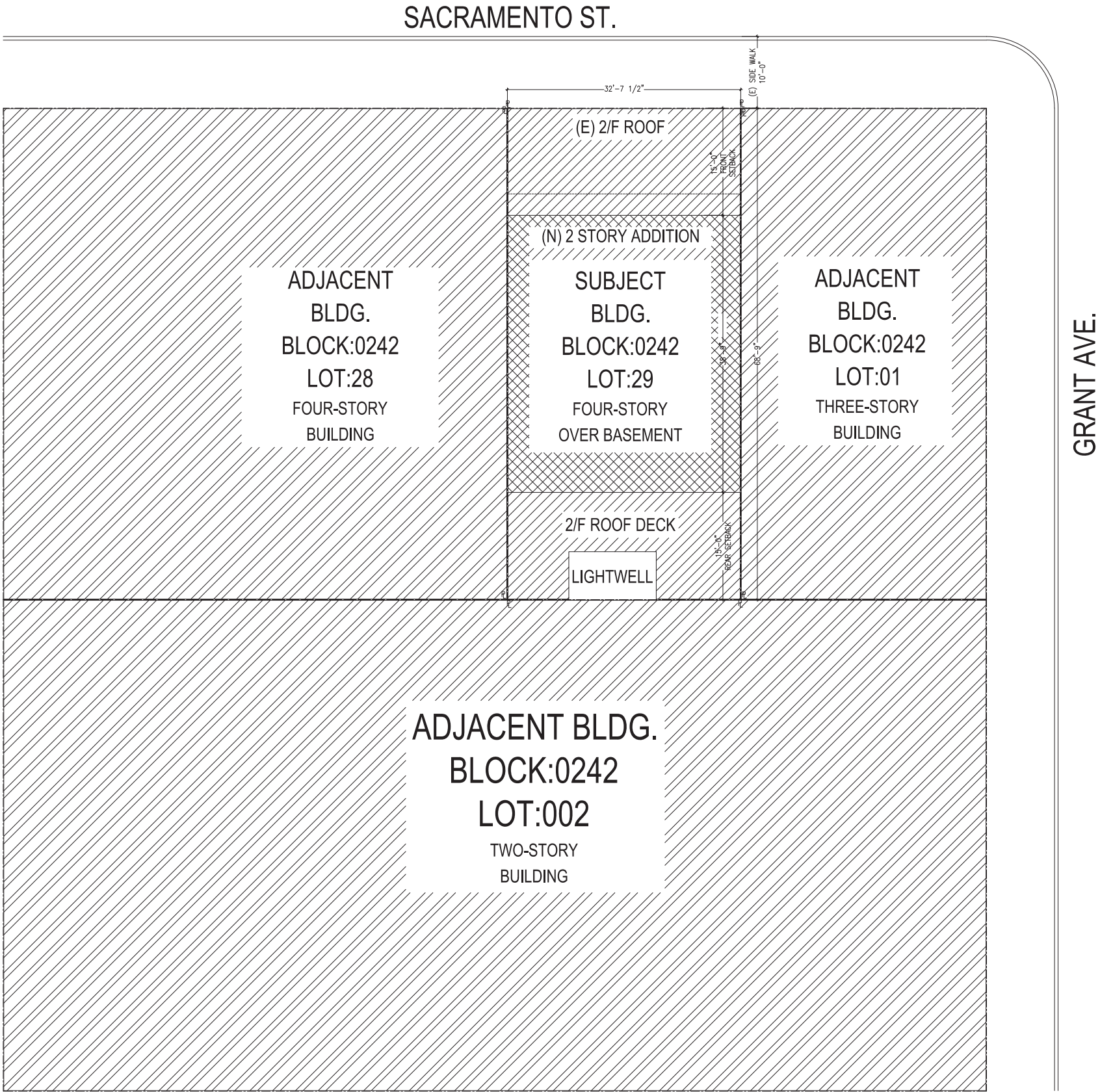
SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE
PROPOSED PLOT PLAN

SHEET NO.
A1.2
Of 21 Sheets



DRAWING NAME: D:\Cloud\Dropbox\Projects\S 809 Sacramento\Arch\Vertical Addition\Current\A6.0.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



OPPOSITE SIDE BLOCKFACE ON SACRAMENTO ST

3

NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM

809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS
REVISIONS
Δ REVISION



SAME SIDE BLOCKFACE ON SACRAMENTO ST

2



FRONT FACADE OF SUBJECT BLDG & ADJACENT BLDG

1

SCALE _____

DATE
07/09/2019

JOB NO.
140911

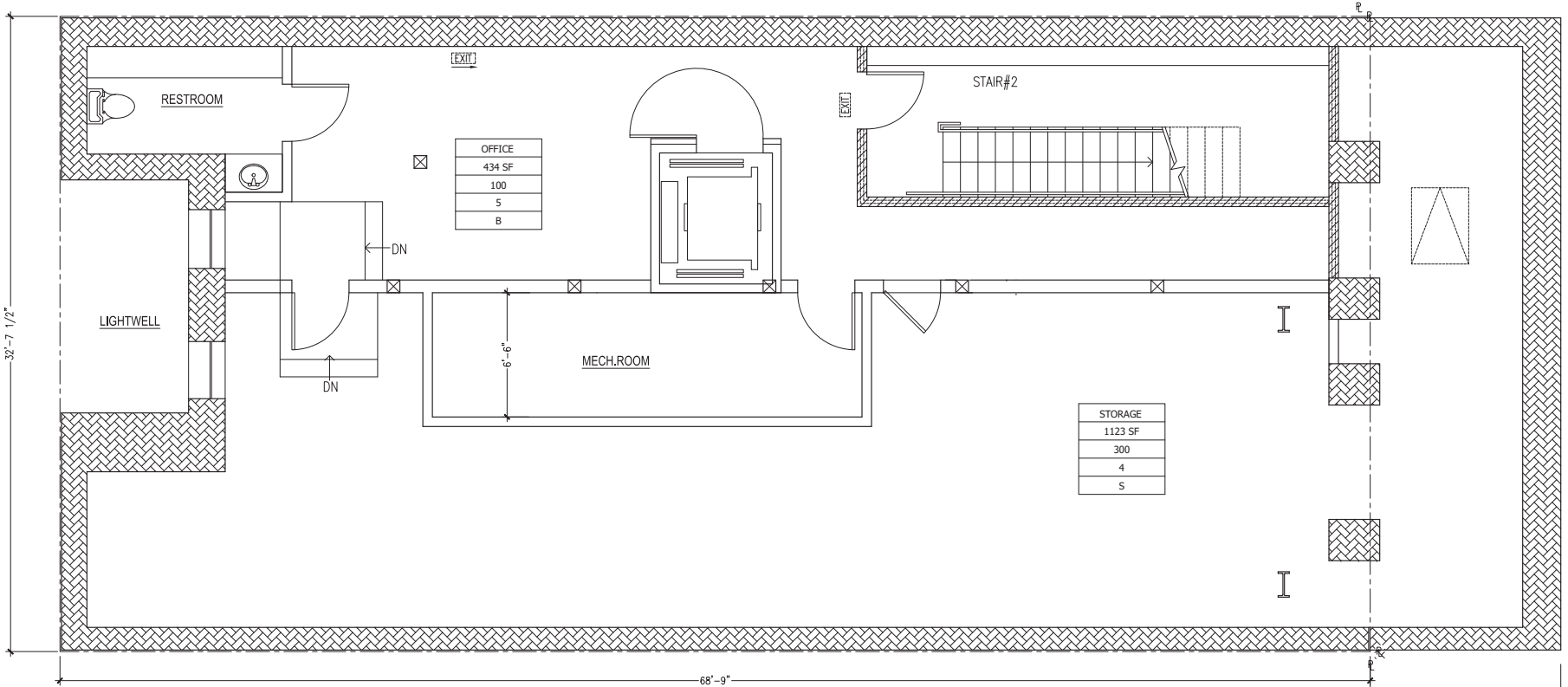
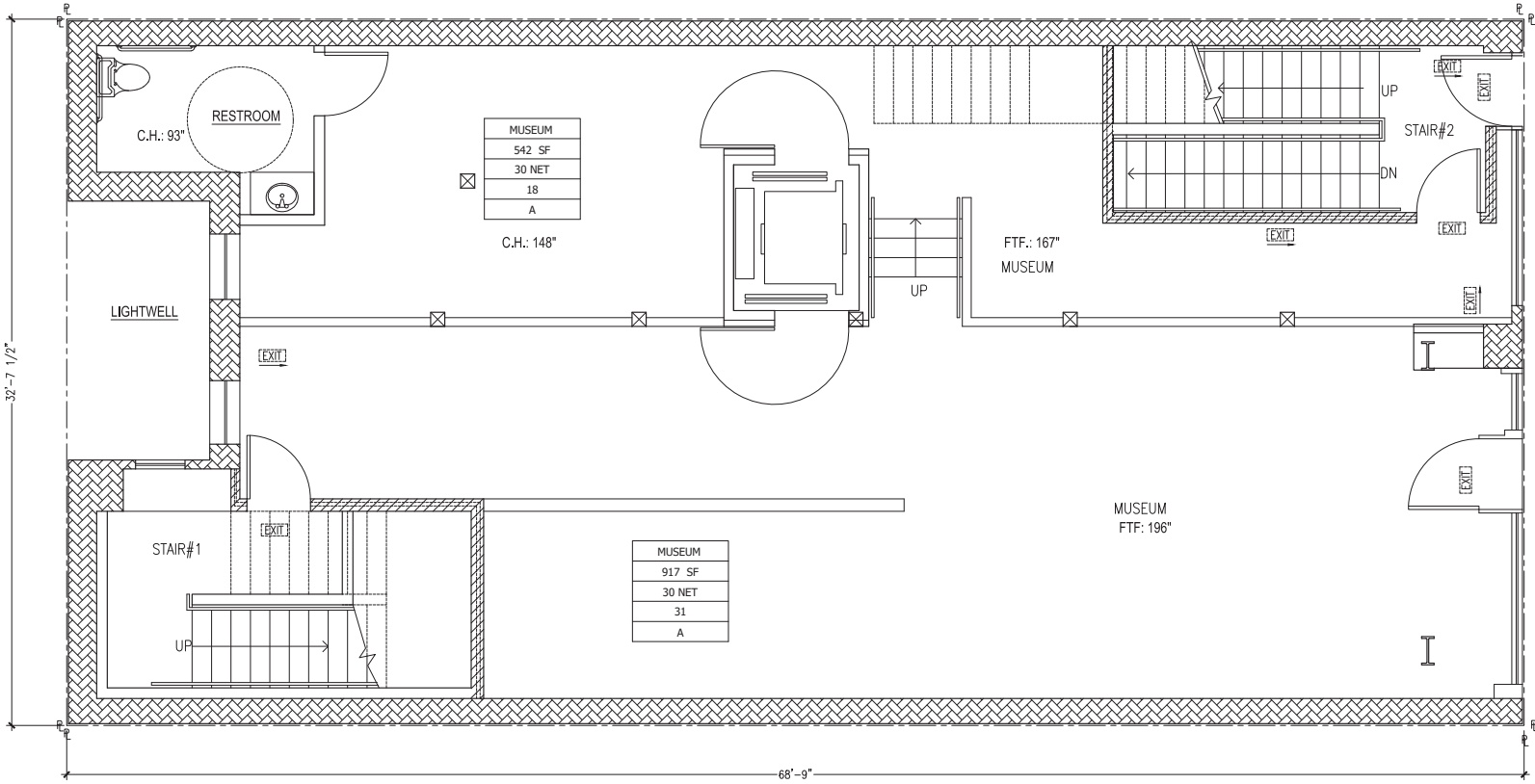
SHEET TITLE
PHOTOS OF BLOCK
FACE

SHEET NO.
A1.3
Of 20 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS

LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (E) 1-HR FIRE RATED WALL
- (E) BRICK WALL / COLUMN, TYP.



NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- REVISION
- REVISION
- REVISION

SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE

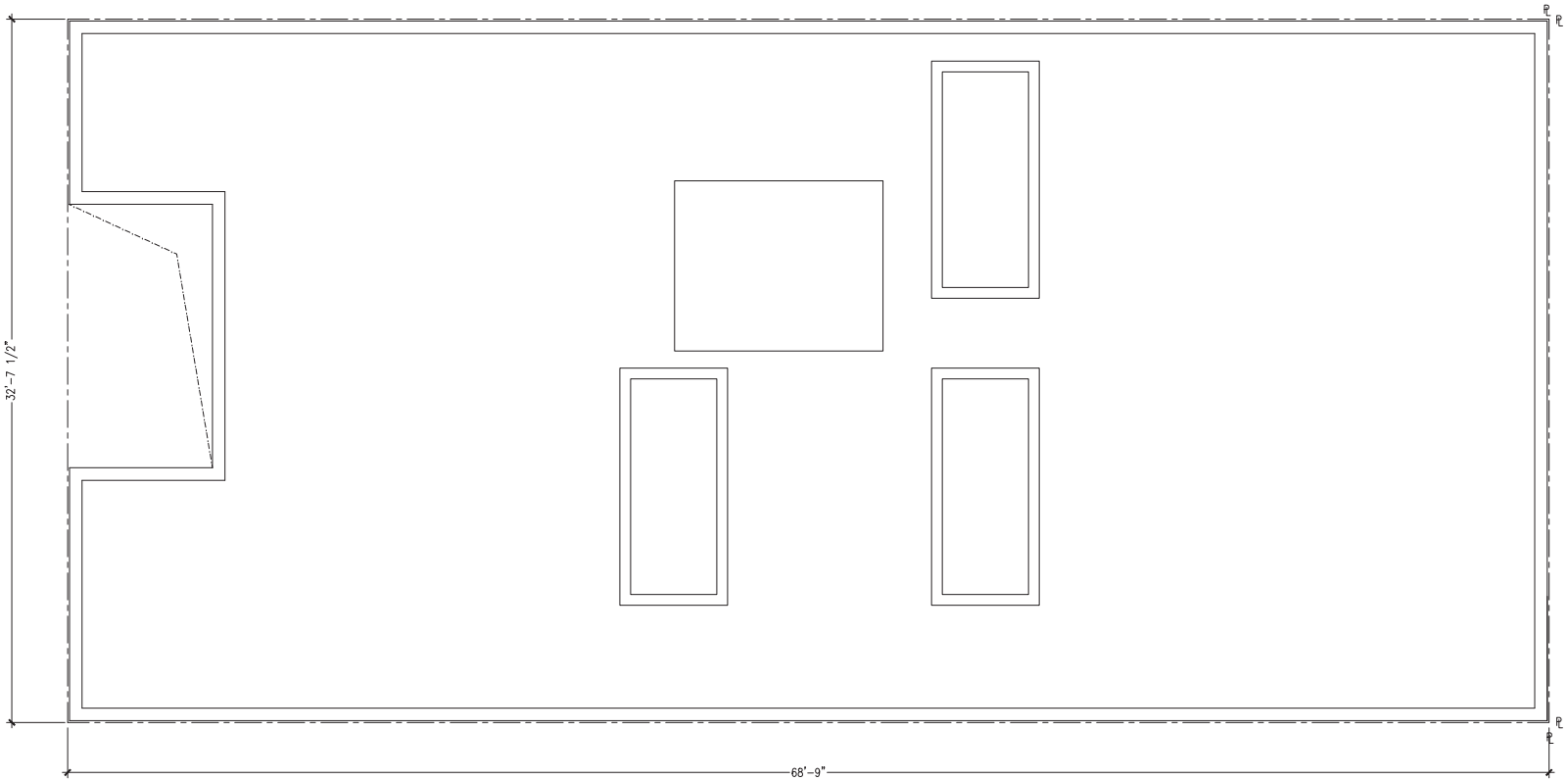
EXISTING FLOOR
PLANS

SHEET NO.

A2.0

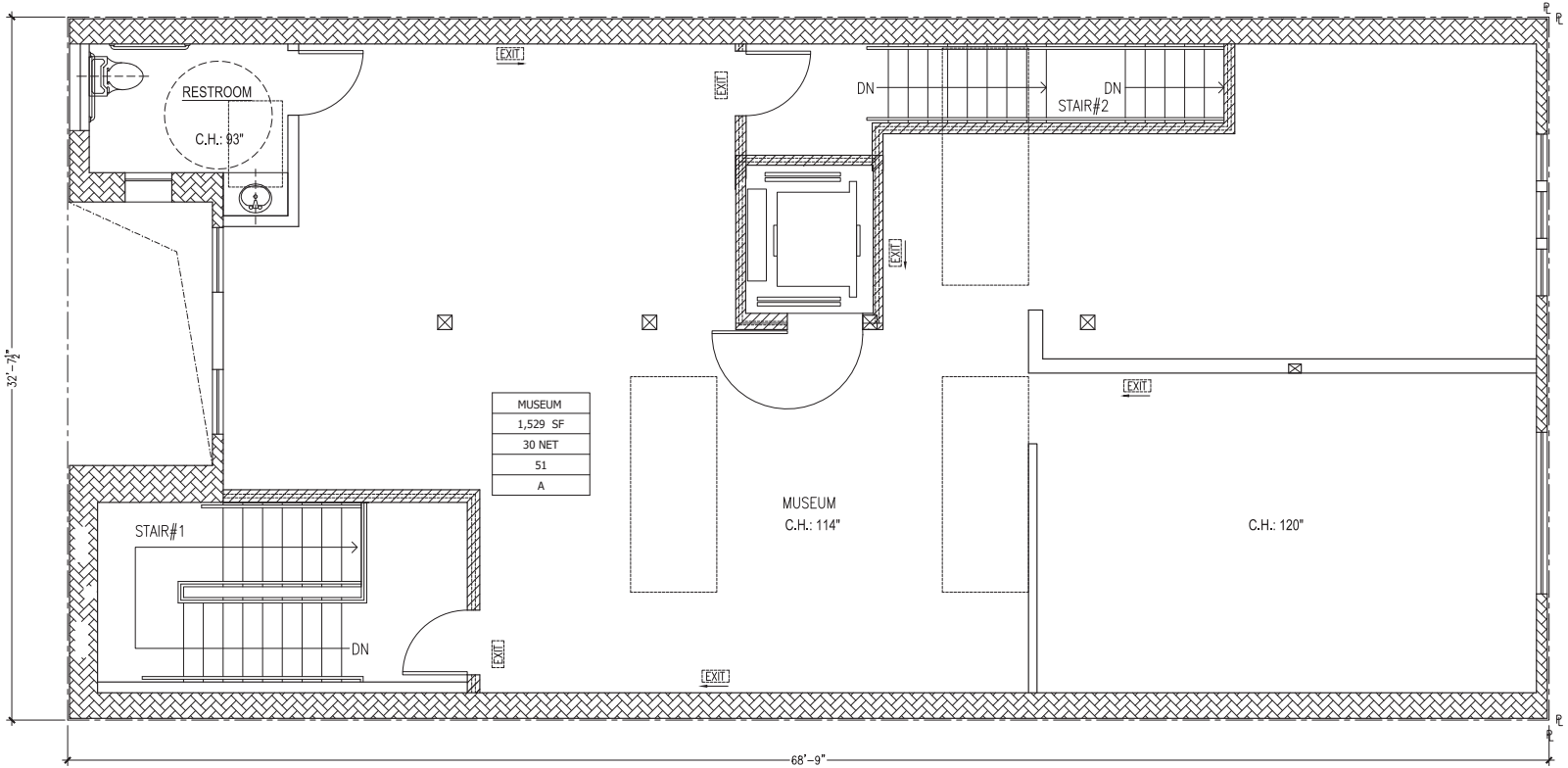
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\S 809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



EXISTING ROOF PLAN 1/4"-1'-0"

2



NOTE:
CONTRACTOR TO VERIFY EXISTING CONDITION BEFORE CONSTRUCTION.

EXISTING SECOND FLOOR PLAN 1/4"-1'-0"

1



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT



© 2019 NIE YANG ARCHITECTS

REVISIONS

- REVISION
- REVISION
- REVISION

SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE

EXISTING FLOOR
PLANS

SHEET NO.

A2.1

Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



ADJACENT BUILDING
BLOCK:0242 LOT:01

SUBJECT BUILDING
BLOCK: 0242 LOT:29

ADJACENT BUILDING
BLOCK:0242 LOT:28

EXISTING FRONT / NORTH ELEVATION 1/4"=1'-0"

1

NIE YANG
ARCHITECTS

ARCHITECTURE PLANNING

101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- △ REVISION
- △ REVISION
- △ REVISION

SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE

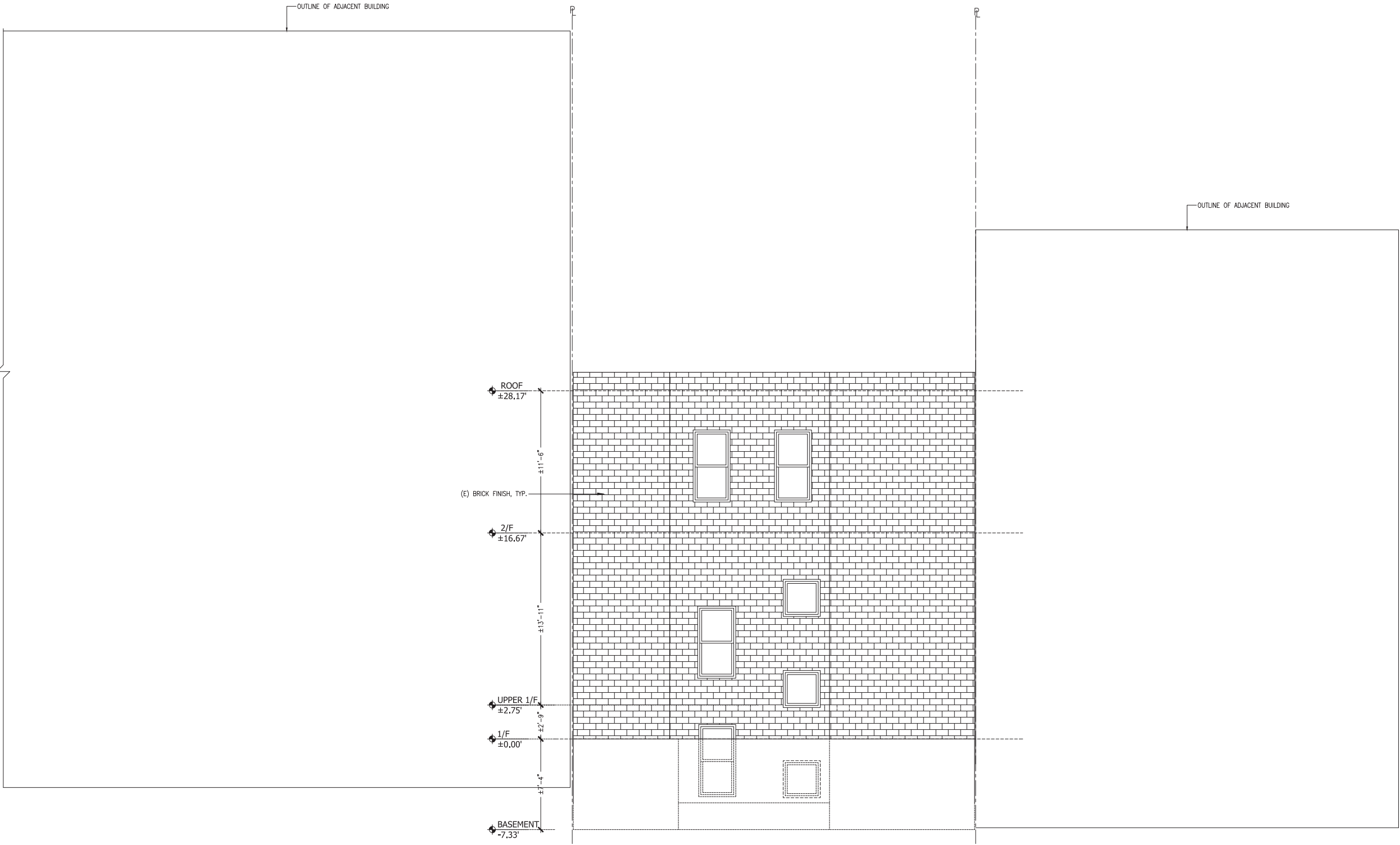
EXISTING
ELEVATION

SHEET NO.

A2.2

Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL. 415 203 2371
FAX. 415 354 8389
EMAIL. NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- △ REVISION
- △ REVISION
- △ REVISION

SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE

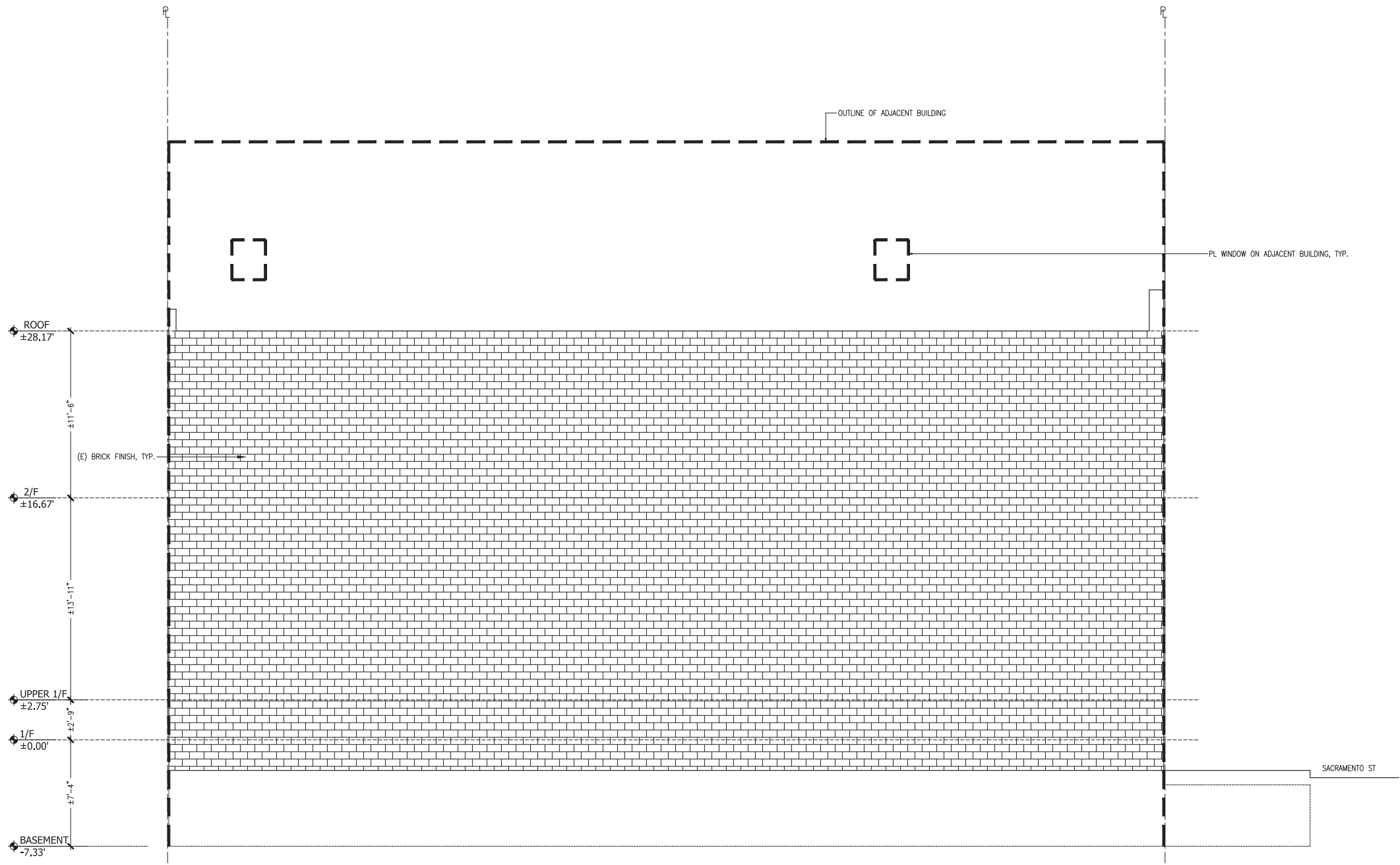
EXISTING
ELEVATION

SHEET NO.

A2.3

Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\S 809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



EXISTING LEFT / EAST ELEVATION 1/4"=1'-0"

NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO
VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- REVISION
- REVISION
- REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE

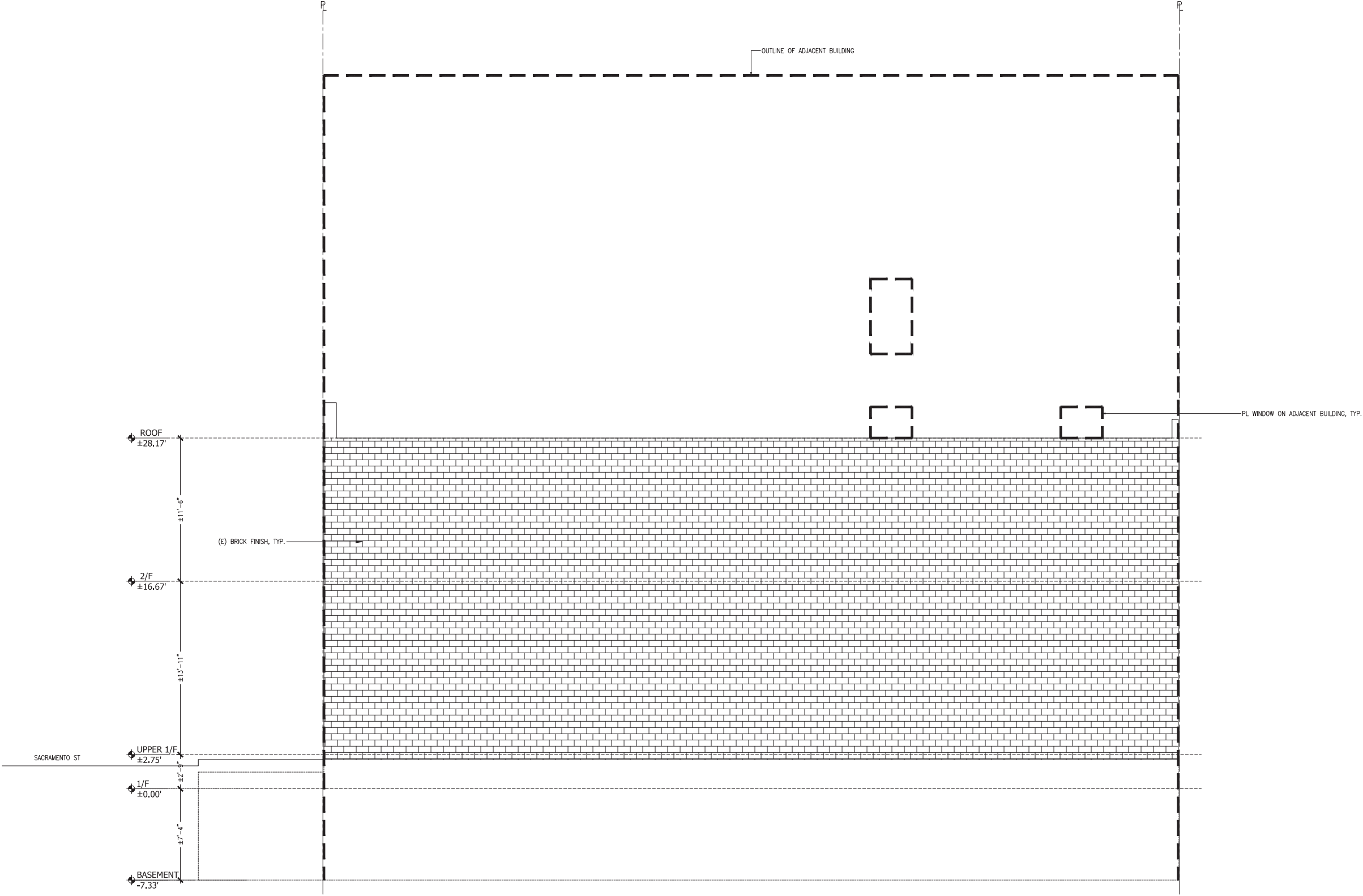
EXISTING
ELEVATION

SHEET NO.

A2.4

Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL. 415 203 2371
FAX. 415 354 8389
EMAIL. NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- △ REVISION
- △ REVISION
- △ REVISION

SCALE

1/4"=1'-0"

DATE

07/09/2019

JOB NO.

140911

SHEET TITLE

EXISTING
ELEVATION

SHEET NO.

A2.5

Of 21 Sheets

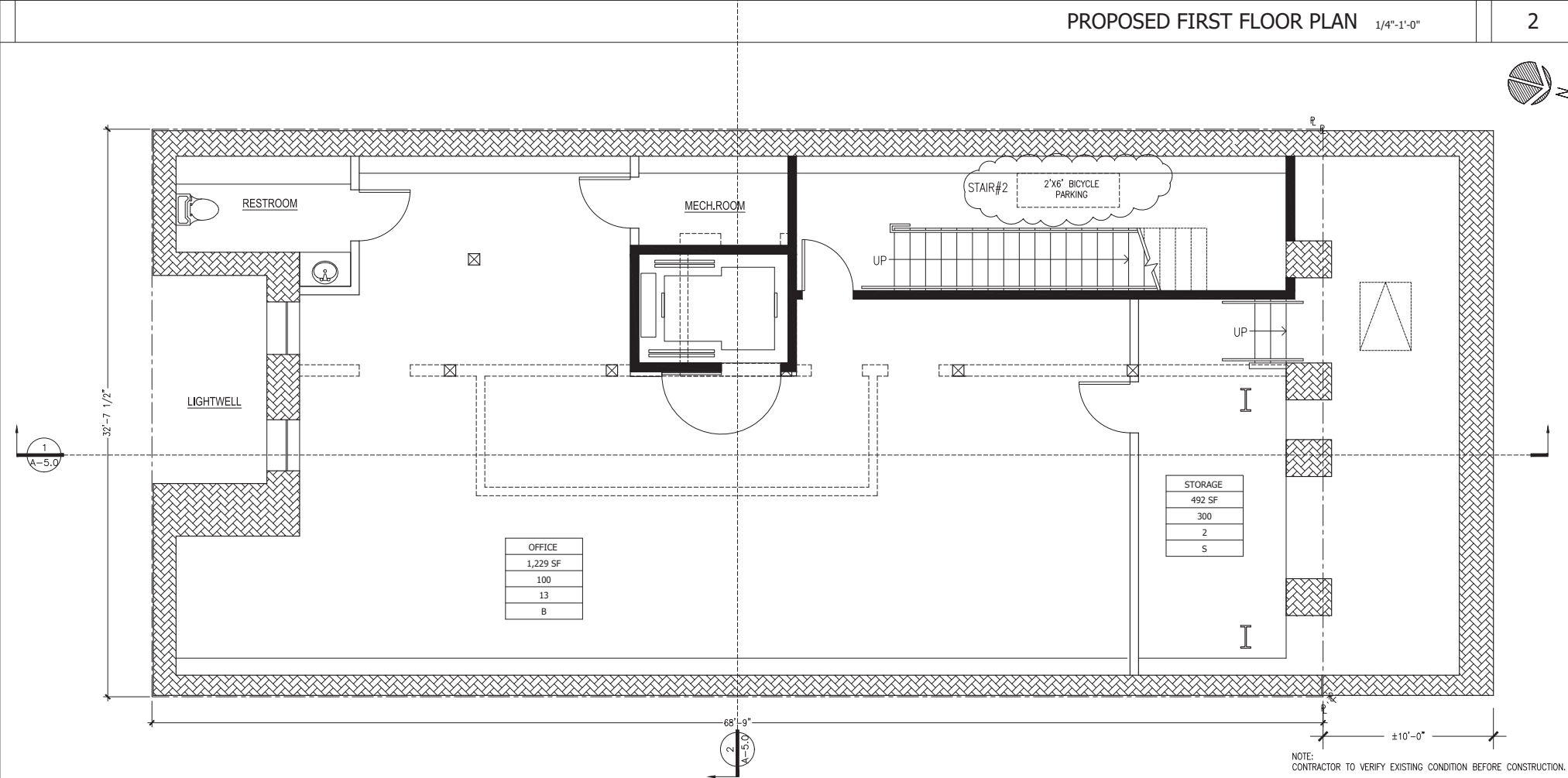
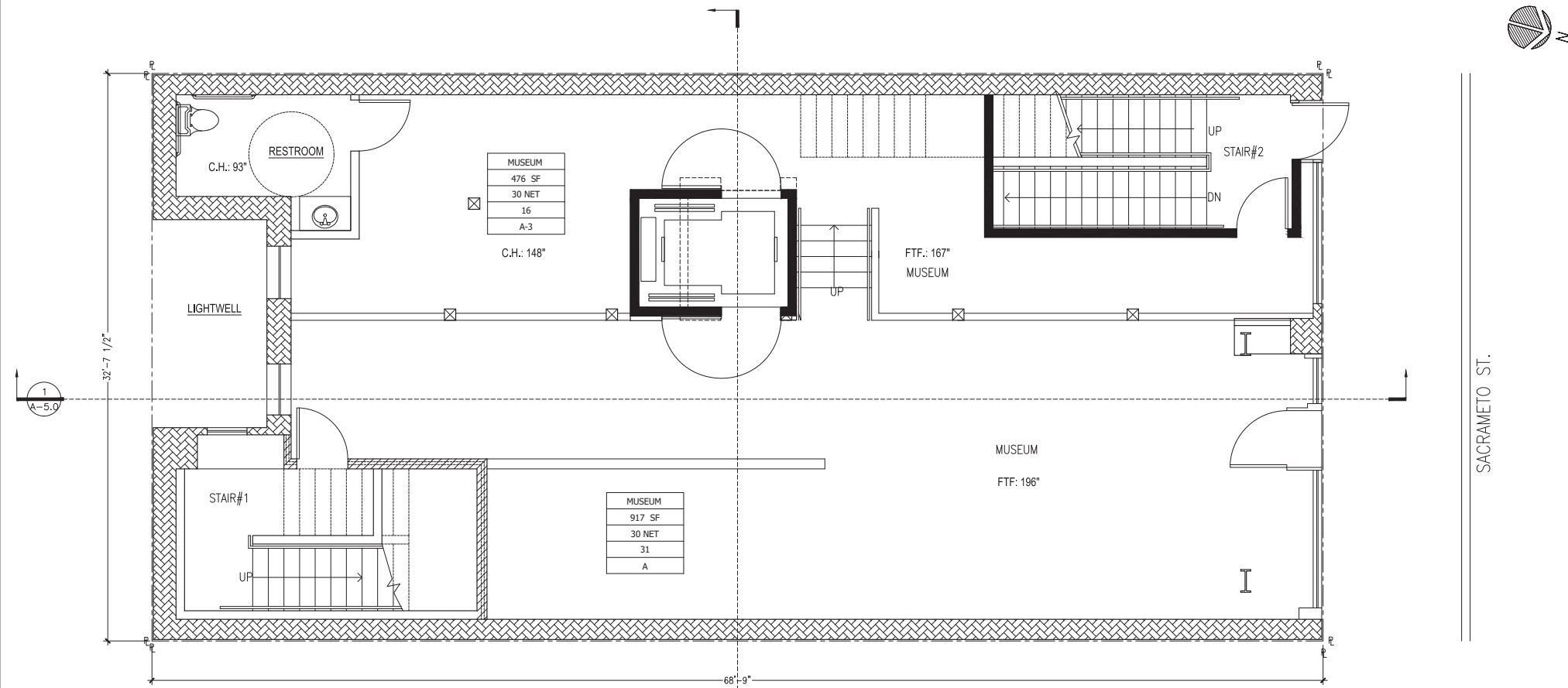
EXISTING RIGHT / WEST ELEVATION 1/4"-1'-0"

1

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS

LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2X WOOD STUD WALL
- (E) 1-HR FIRE RATED WALL
- (E) BRICK WALL / COLUMN, TYP.
- (N) 2-HR FIRE RATED WALL
- (N) 1-HR FIRE RATED 2X METAL STUD EXTERIOR WALL
- (N) 2-HR FIRE RATED 2X METAL STUD EXTERIOR WALL



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO
VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS
REVISIONS
REVISION
REVISION
REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911

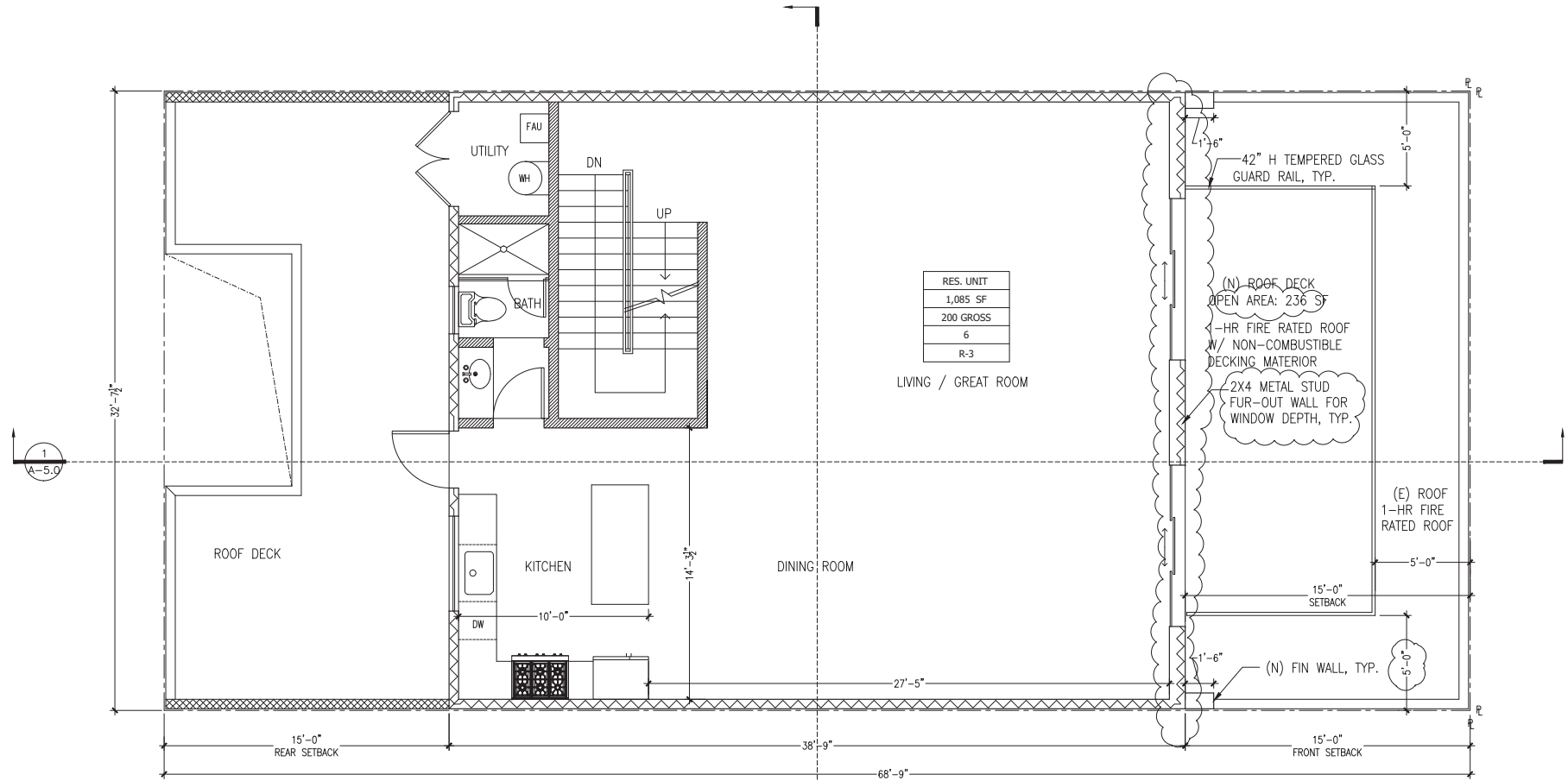
SHEET TITLE
PROPOSED FLOOR
PLANS

SHEET NO.
A3.0
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS

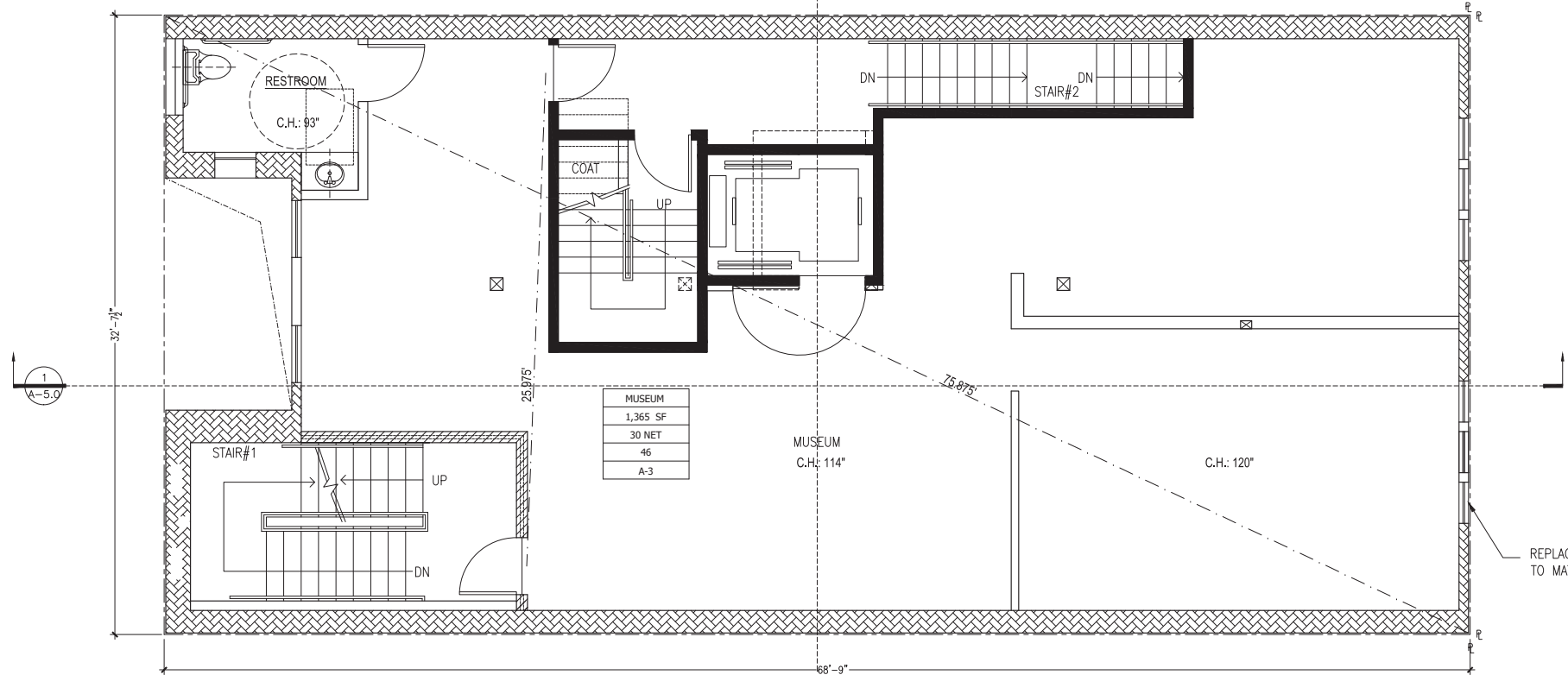
LEGEND:

- (N) 42" H 1-HR FIRE RATED PARAPET
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2X WOOD STUD WALL
- (E) 1-HR FIRE RATED WALL
- (E) BRICK WALL / COLUMN, TYP.
- (N) 2-HR FIRE RATED WALL
- (N) 1-HR FIRE RATED 2X METAL STUD EXTERIOR WALL
- (N) 2-HR FIRE RATED 2X METAL STUD EXTERIOR WALL



PROPOSED THIRD FLOOR PLAN 1/4"=1'-0"

2



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"

1



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT



© 2019 NIE YANG ARCHITECTS

REVISIONS

- REVISION
- REVISION
- REVISION

SCALE
1/4"=1'-0"

DATE
07/09/2019

JOB NO.
140911

SHEET TITLE

PROPOSED FLOOR
PLANS

SHEET NO.

A3.1

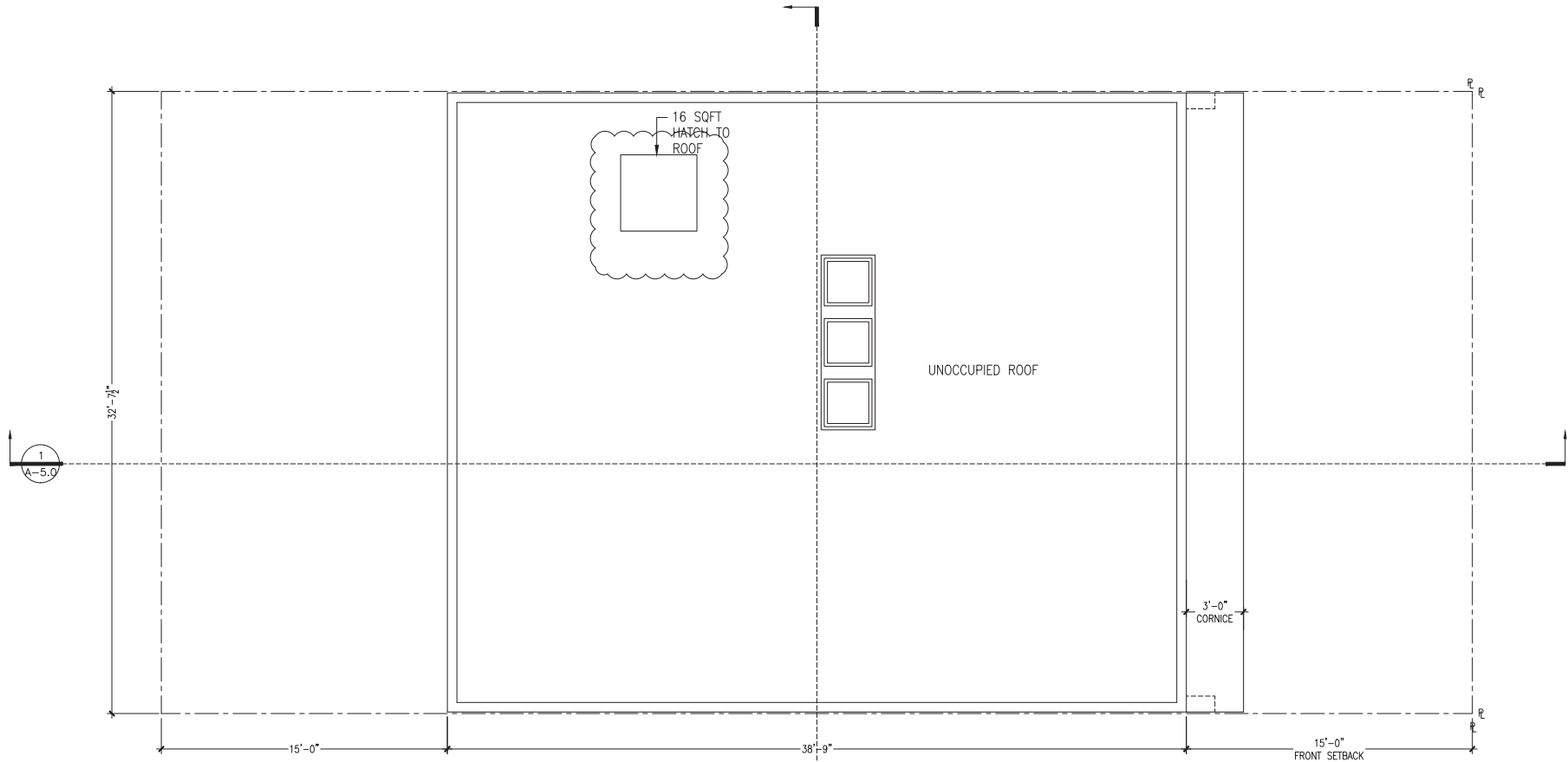
Of 21 Sheets

NOTE:
CONTRACTOR TO VERIFY EXISTING CONDITION BEFORE CONSTRUCTION.

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XFS

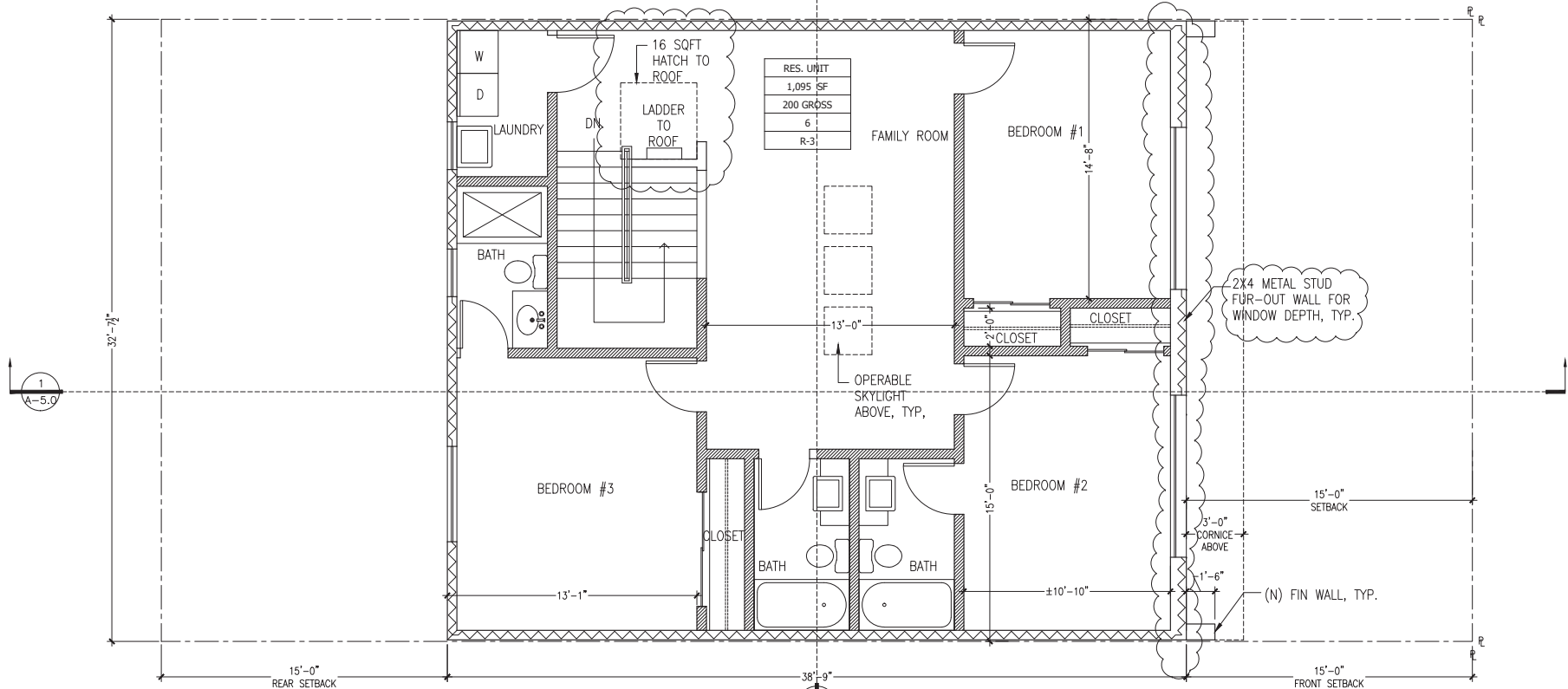
LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2X WOOD STUD WALL
- (E) 1-HR FIRE RATED WALL
- (E) BRICK WALL / COLUMN, TYP.
- (N) 2-HR FIRE RATED WALL
- (N) 1-HR FIRE RATED 2X METAL STUD EXTERIOR WALL
- (N) 2-HR FIRE RATED 2X METAL STUD EXTERIOR WALL



PROPOSED ROOF PLAN 1/4"=1'-0"

2



PROPOSED FOURTH FLOOR PLAN 1/4"=1'-0"

1



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT



© 2019 NIE YANG ARCHITECTS
REVISIONS
△ REVISION
△ REVISION
△ REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE

PROPOSED FLOOR
PLANS

SHEET NO.
A3.2
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



ADJACENT BUILDING
BLOCK:0242 LOT:01

SUBJECT BUILDING
BLOCK: 0242 LOT:29

ADJACENT BUILDING
BLOCK:0242 LOT:28

PROPOSED FRONT / NORTH ELEVATION 1/4"=1'-0"

1

NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS
REVISIONS
△ REVISION
△ REVISION
△ REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE

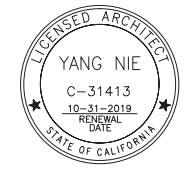
PROPOSED ELEVATION

SHEET NO.
A4.0
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_1.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

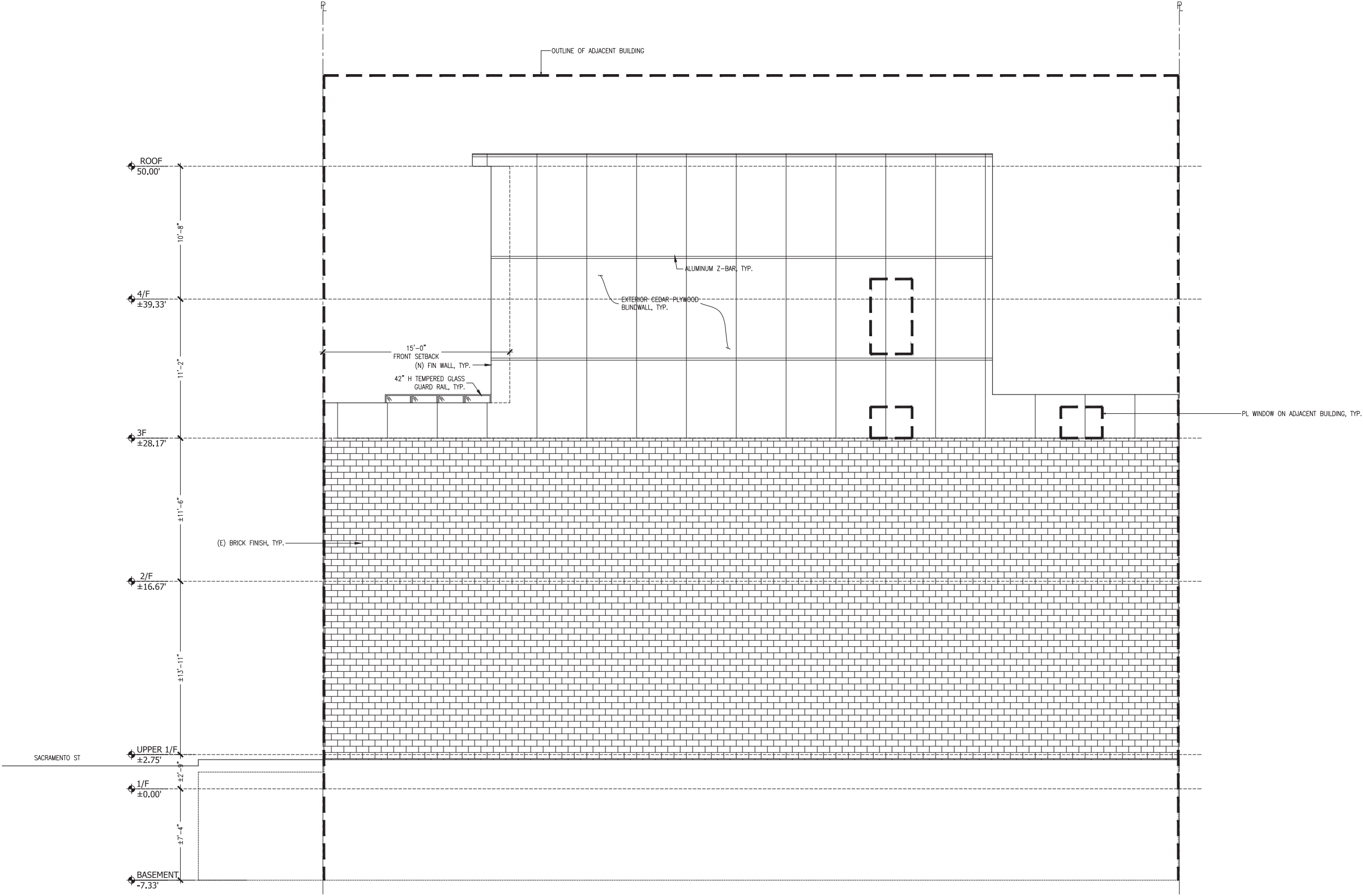
© 2019 NIE YANG ARCHITECTS
REVISIONS
△ REVISION
△ REVISION
△ REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE

PROPOSED ELEVATION

SHEET NO.
A4.1
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG
ARCHITECTS

ARCHITECTURE PLANNING

101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- REVISION
- REVISION
- REVISION

SCALE

DATE

07/09/2019

JOB NO.

140911

SHEET TITLE

PROPOSED SECTION

SHEET NO.

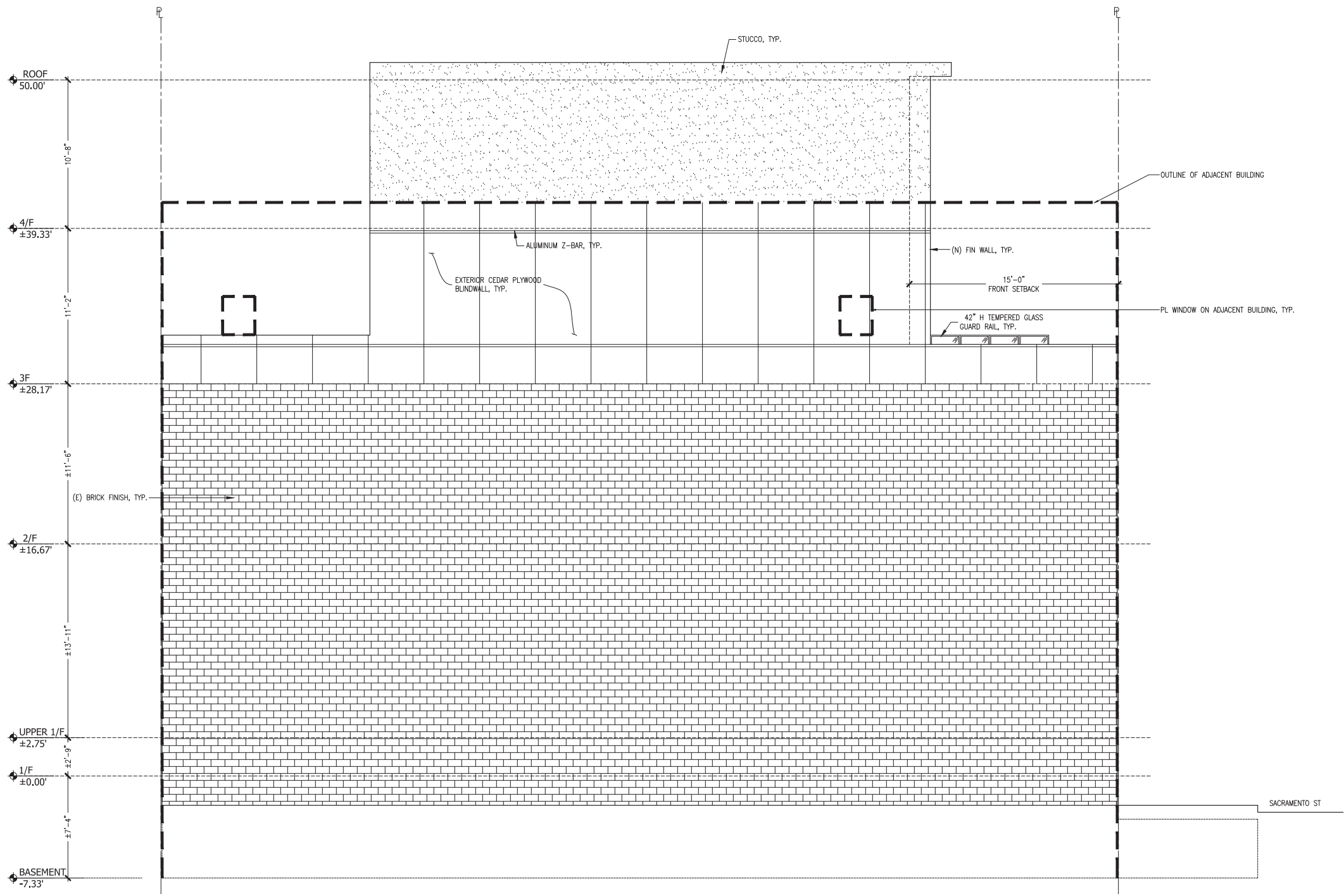
A4.2

Of 21 Sheets

PROPOSED RIGHT / WEST ELEVATION 1/4"-1'-0"

1

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO
VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS
REVISIONS
△ REVISION
△ REVISION
△ REVISION

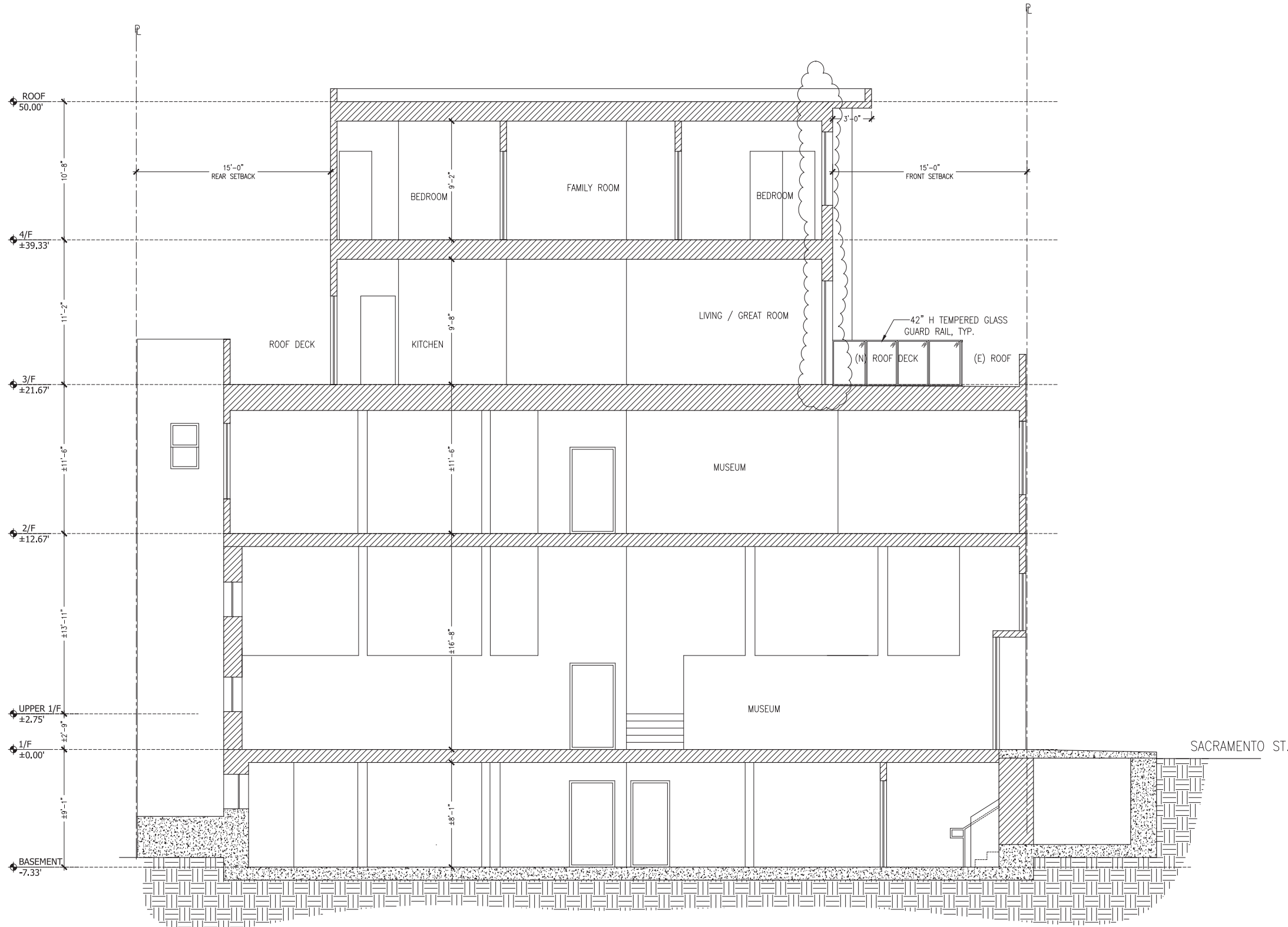
SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE
PROPOSED ELEVATION

SHEET NO.
A4.3
Of 21 Sheets

PROPOSED LEFT / EAST ELEVATION 1/4"-1'-0"

1

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_J.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XFS



NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS
REVISIONS
△ REVISION
△ REVISION
△ REVISION

SCALE
1/4"=1'-0"
DATE
07/09/2019
JOB NO.
140911
SHEET TITLE

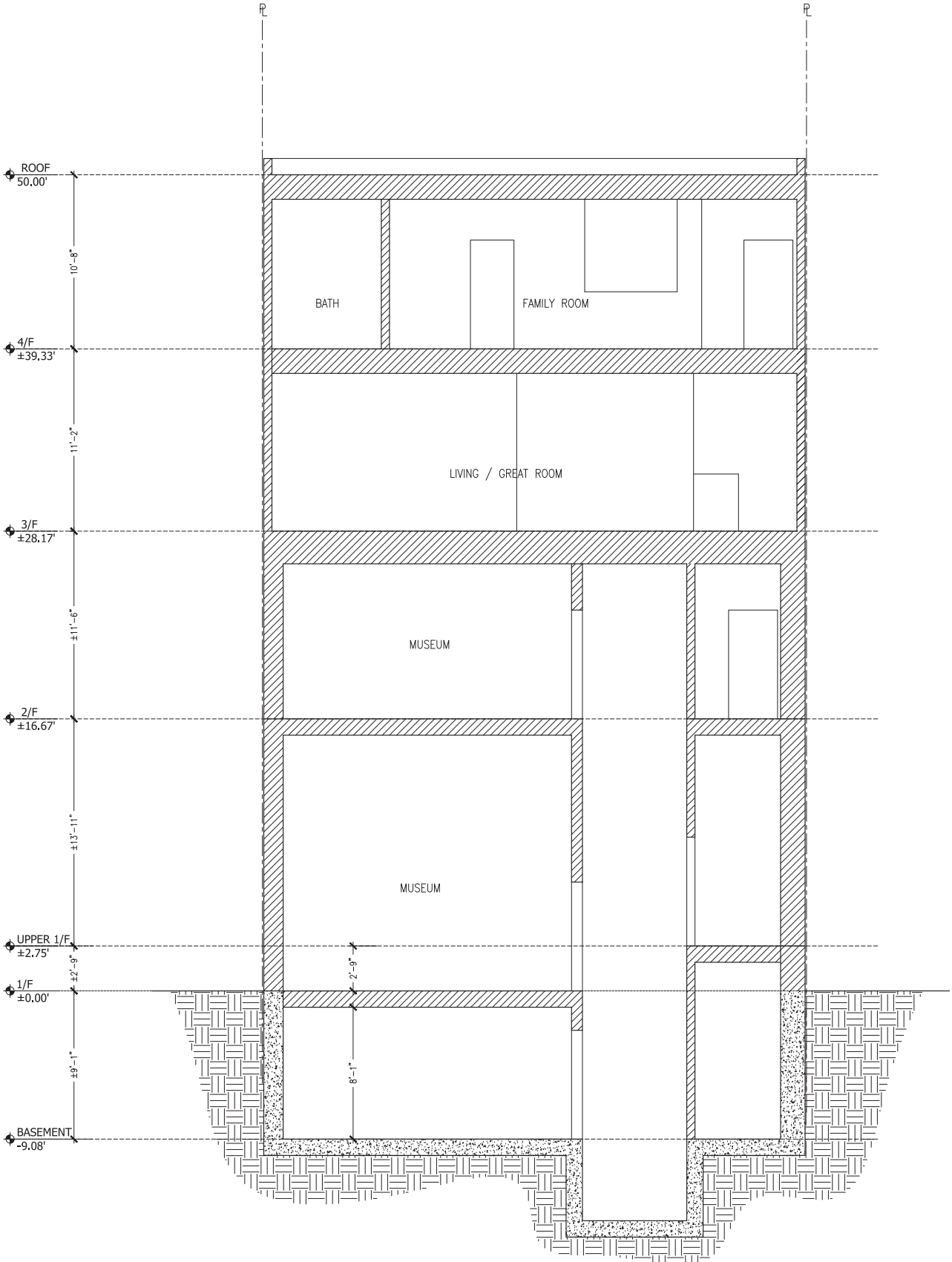
PROPOSED SECTION
A-A

SHEET NO.
A5.0
Of 21 Sheets

PROPOSED SECTION A-A 1/4"=1'-0"

1

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_L.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



PROPOSED SECTION B-B 1/4"=1'-0"

NIE YANG
ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- △ REVISION
- △ REVISION
- △ REVISION

SCALE

1/4"=1'-0"

DATE

07/09/2019

JOB NO.

140911

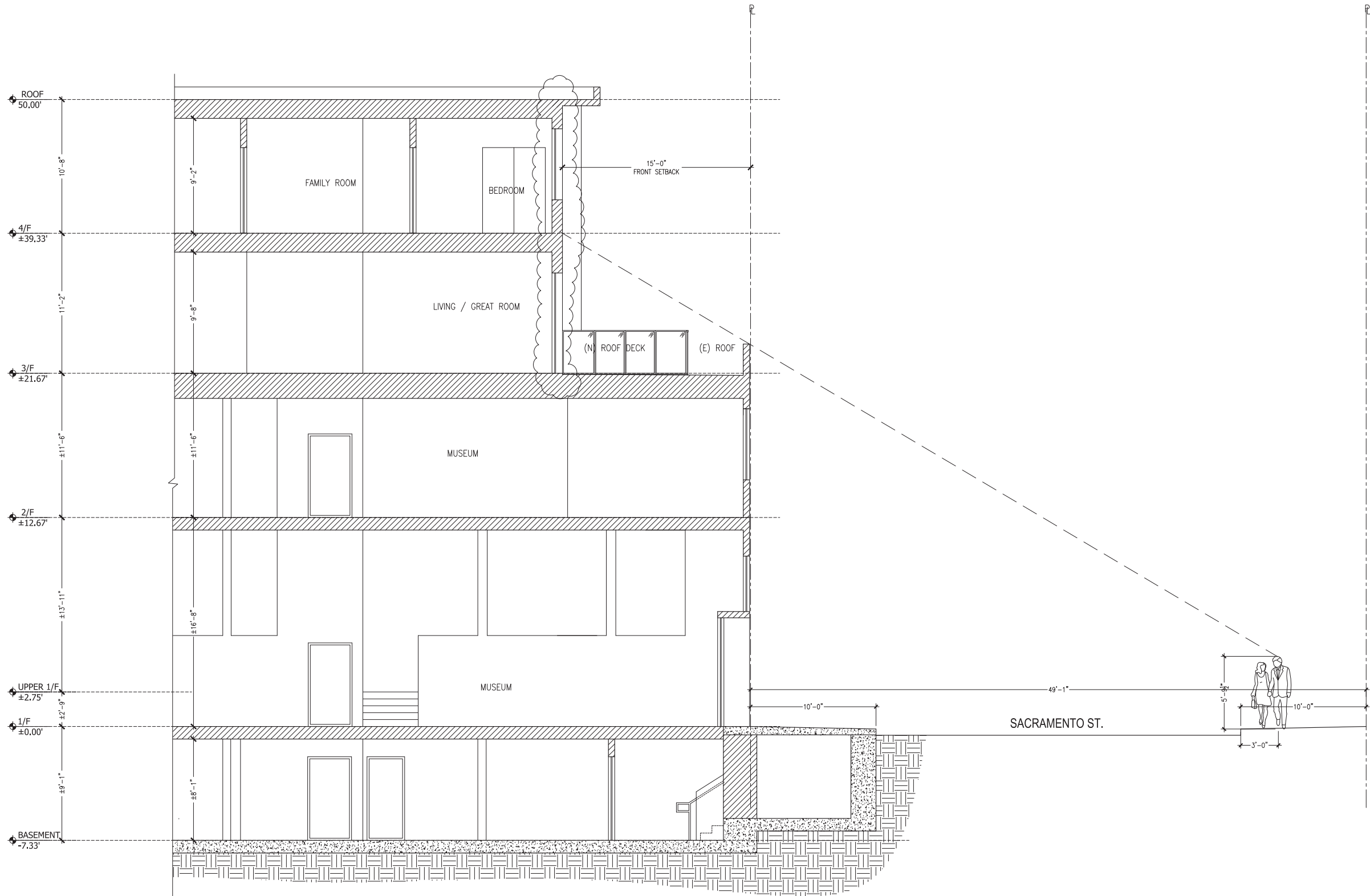
SHEET TITLE

PROPOSED SECTION
B-B

SHEET NO.

A5.1

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\809 Sacramento st_J.dwg
PLOT DATE: 07-09-19 PLOTTED BY: XPS



NIE YANG ARCHITECTS
ARCHITECTURE PLANNING
101 HICKEY BLVD, STE A #404
SOUTH SAN FRANCISCO, CA 94080
TEL: 415 203 2371
FAX: 415 354 8389
EMAIL: NYARCHITECTS@GMAIL.COM



809 SACRAMENTO ST
SAN FRANCISCO

VERTICAL ADDITION
TO A COMMERCIAL
BUILDING

SITE PERMIT

© 2019 NIE YANG ARCHITECTS

REVISIONS

- △ REVISION
- △ REVISION
- △ REVISION

SCALE

1/4"=1'-0"

DATE

07/09/2019

JOB NO.

140911

SHEET TITLE

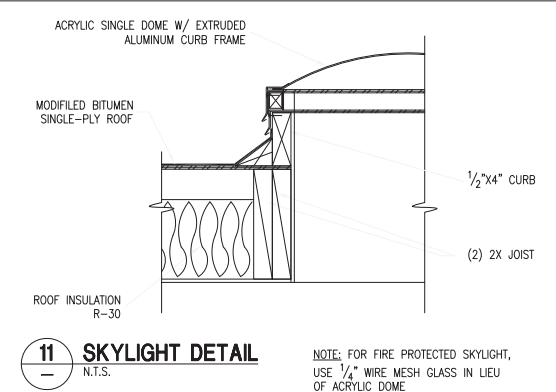
VERTICAL ADDITION
VISIBILITY ANALYSIS

SHEET NO.

A5.2

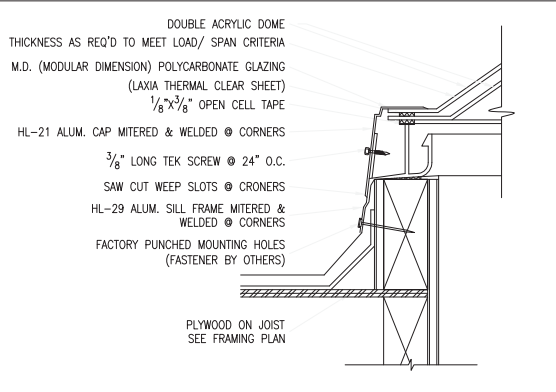
Of 21 Sheets

DRAWING NAME: D:\Cloud\Dropbox\Projects\809 Sacramento\Arch\Vertical Addition\Current\A6.0 a.dwg
PLOT DATE: 07-18-19 PLOTTED BY: alex

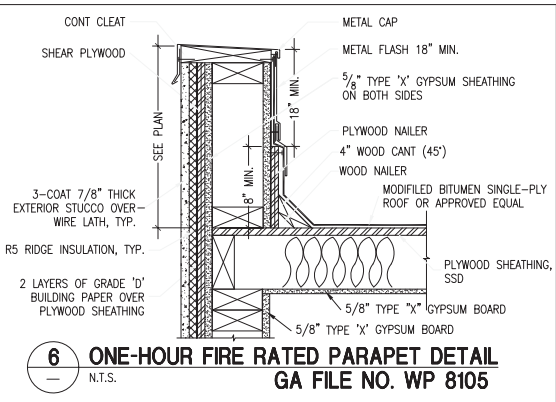


11 SKYLIGHT DETAIL
N.T.S.

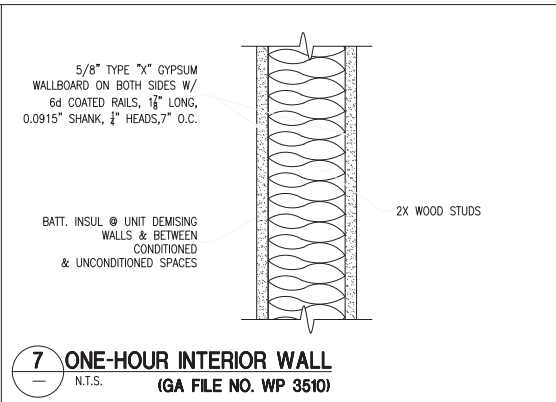
NOTE: FOR FIRE PROTECTED SKYLIGHT, USE 1/4" WIRE MESH GLASS IN LIEU OF ACRYLIC DOME



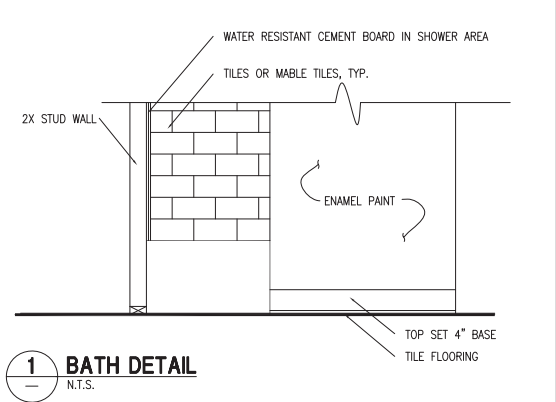
13 SKYLIGHT FRAMING DETAIL
N.T.S.



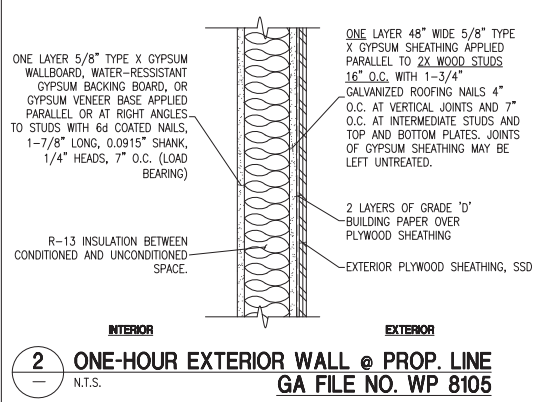
6 ONE-HOUR FIRE RATED PARAPET DETAIL
N.T.S.
GA FILE NO. WP 8105



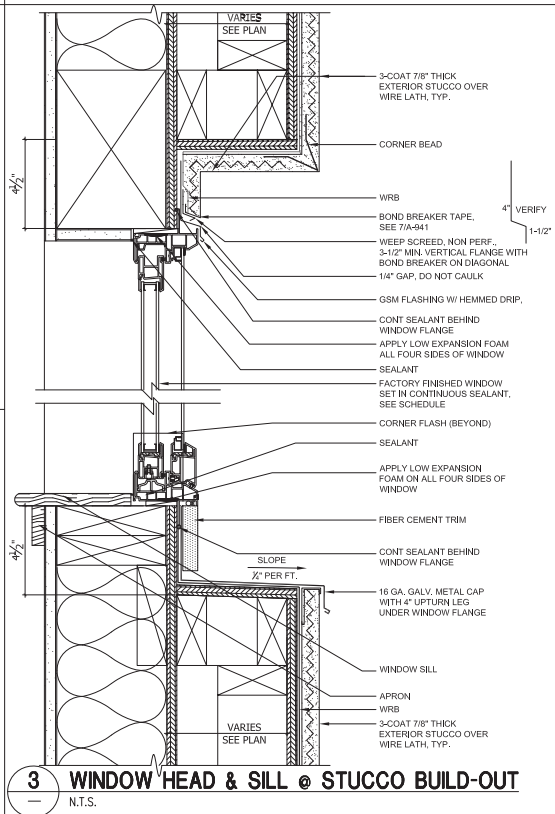
7 ONE-HOUR INTERIOR WALL
N.T.S.
IGA FILE NO. WP 3510



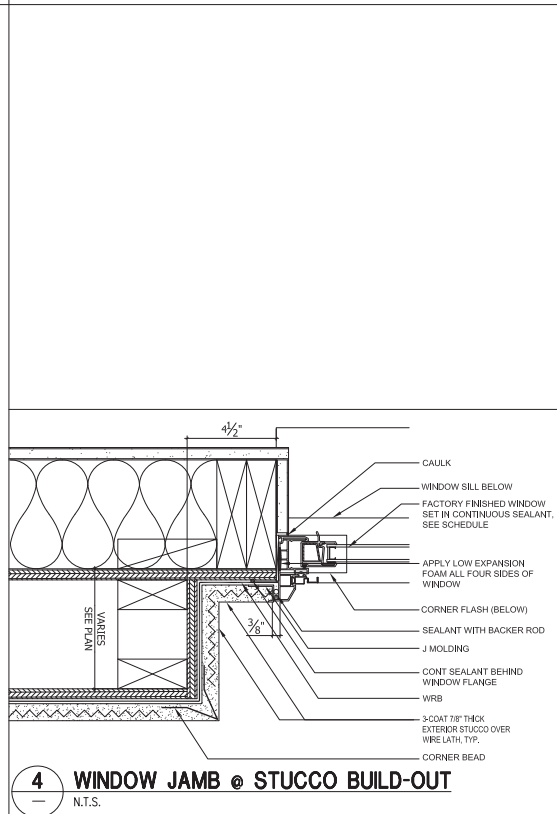
1 BATH DETAIL
N.T.S.



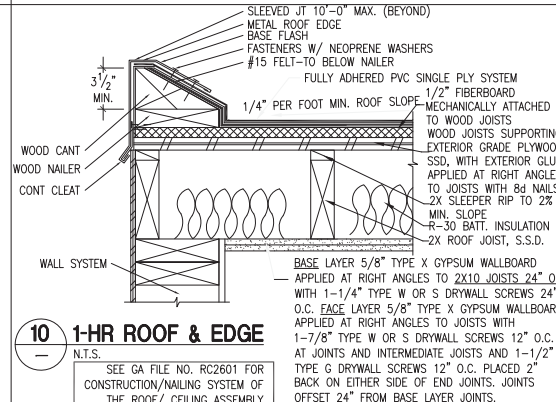
2 ONE-HOUR EXTERIOR WALL @ PROP. LINE
N.T.S.
GA FILE NO. WP 8105



3 WINDOW HEAD & SILL @ STUCCO BUILD-OUT
N.T.S.

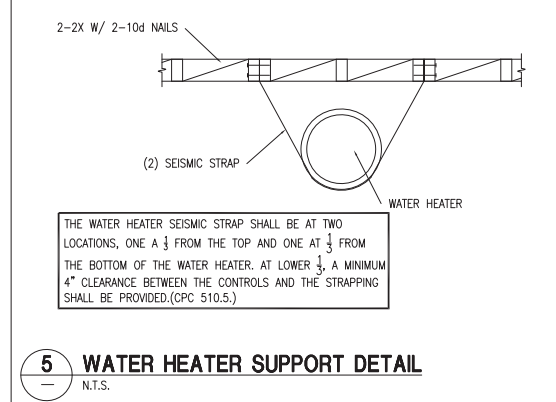


4 WINDOW JAMB @ STUCCO BUILD-OUT
N.T.S.



10 1-HR ROOF & EDGE
N.T.S.

SEE GA FILE NO. RC2601 FOR CONSTRUCTION/NAILING SYSTEM OF THE ROOF/ CEILING ASSEMBLY



5 WATER HEATER SUPPORT DETAIL
N.T.S.