Certificate of Appropriateness

Executive Summary

HEARING DATE: NOVEMBER 6, 2019

CONSENT

Record No.: 2016-000845COA-02
Project Address: 250 BRANNAN STREET
Landmark: Contributor, South End Landmark District
Zoning: MUO (MIXED USE-OFFICE) Zoning District
65-X Height and Bulk District
Block/Lot: 3774/025
Project Sponsor: Eric Jacobs, GBA Inc.
201 Noe St.
San Francisco, CA 94114
Staff Contact: Alex Westhoff – (415) 575-9120
alex.westhoff@sfgov.org

PROPERTY DESCRIPTION

The subject property is a three-story brick building with basement located on the north side of Brannan Street, between Delancey and 2nd streets (Assessor’s Block 3774, Lot 025). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning Code. Constructed as a printing and stationery warehouse in 1906, the historic H.S. Crocker building was designed by architect Henry A. Schulze.

PROJECT DESCRIPTION

On June 15, 2016, the Historic Preservation Commission (HPC) approved a Certificate of Appropriateness for this project. Since construction did not commence within three years of the approval, the Project Sponsors require a new project approval.

The proposed project includes construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a newly constructed building at 270 Brannan Street. The proposed work is located at the third floor of the building on a secondary, non-visible elevation. Specifically, the proposal includes:

West Elevation – Third Floor

- Removal of approximately 76 square of historic brick at the location of the new South Connector.
- Removal of approximately 66 square feet of exterior corrugated metal cladding at the location of the new North Connector.
Construction of two new building connectors between 250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure approximately 8’W x 9’H and will span a 30-inch gap between the two buildings at the third floor level.

An existing, historic painted advertising sign for Gallo Salami on the west wall of the subject property will not be affected by the proposed project.

Please see plans prepared by Revel, dated as September 20, 2016, for details.

**COMPLIANCE WITH PLANNING CODE**

**Planning Code Development Standards.**
The proposed project is in compliance with all other provisions of the Planning Code. In order to proceed, a building permit from the Department of Building Inspection is required.

**Applicable Preservation Standards.**
The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior’s Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building’s overall appearance; and,
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior’s Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

**PUBLIC/NEIGHBORHOOD INPUT**
The Department has received no public input on the project as of the date of this report.

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

**BASIS FOR RECOMMENDATION**
The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*. 
Certificate of Appropriateness
Hearing Date: November 6, 2019

ATTACHMENTS
Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Certificate of Appropriateness
Draft Motion
HEARING DATE: NOVEMBER 6, 2019

Record No.: 2016-000845COA-02
Project Address: 270 Brannan Street
Landmark: Contributor, Duboce Park Landmark District
Zoning: MUO (MIXED USE-OFFICE) Zoning District
65-X Height and Bulk District
Block/Lot: 3774/025
Project Sponsor: Eric Jacobs, GBA Inc.
201 Noe St.
San Francisco, CA 94114
Staff Contact: Alex Westhoff - 415-575-9120
Alex.Westhoff@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 025 IN ASSESSOR’S BLOCK 3774 IN A MUO (MIXED USE-OFFICE) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 13, 2019, Eric Jacobs of GBA Inc. (hereinafter “Project Sponsor”) filed Application No. 2016-000845COA-02 (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness to construct two building connectors between a newly constructed building at the adjacent lot to the west and the west elevation of the subject property located on Lot 025 in Assessor’s Block 3774, which is a contributing resource to South Park Landmark District, which is locally designated under Article 10, Appendix I of the Planning Code.

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

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2016-000845COA-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-000845COA-02 is located at 1650 Mission Street, Suite 400, San Francisco, California.
The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2016-000845COA-02 in conformance with the architectural plans dated September 20, 2016 and labeled Exhibit B based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.

2. Project Description. The proposed project includes construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a newly constructed building at 270 Brannan Street. The proposed work is located at the third floor of the building on a secondary, non-visible elevation. Specifically, the proposal includes:

   West Elevation – Third Floor
   • Removal of approximately 76 square feet of historic brick at the location of the new South Connector.
   • Removal of approximately 66 square feet of exterior corrugated metal cladding at the location of the new North Connector.
   • Construction of two new building connectors between 250 Brannan Street and the adjacent new building at 270 Brannan Street. Each connector will measure approximately 8’W x 9’H and will span a 30-inch gap between the two buildings at the third floor level.
   • An existing, historic painted advertising sign for Gallo Salami on the west wall of the subject property will not be affected by the proposed project.

   Please see plans prepared by Revel, dated as September 20, 2016, for details.

3. Property Description. The subject property is a three-story brick building with basement located on the north side of Brannan Street, between Delancey and 2nd streets (Assessor’s Block 3774, Lot 025). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning code. Constructed as a printing and stationery warehouse in 1906, the historic H.S. Crocker building was designed by architect Henry A. Schulze.
4. **Surrounding Properties and Neighborhood.** The building’s northerly neighbor, 200 Brannan St., is an 1,194 square feet condo development which occupies the corner lot of Brannan St. and Delancey St., and was built in 2004 with a brick and glass exterior. The building’s southerly neighbor, 270 Brannan Street was built in 2017, and is 7 story, 213,000 square feet office building. 250 Brannan is a contributory building to the South End Historic District, a district which is particularly notable due to its extraordinary concentration of buildings from almost every period of San Francisco’s maritime history. The historic district’s period of significance is 1867-1935, and its characteristic street fronts lined with in-tact solid walls of brick and reinforced concrete warehouses contribute to its visual uniqueness. Ranging from earlier one-story buildings to three-story buildings which became more common after the 1906 earthquake, a varied cross-section of prominent local architects and builders are represented throughout the district. The close proximity to Oracle Park, nearby Caltrain station, and mixed-use office zoning all lend to the neighborhood’s current vibrancy.

5. **Public Outreach and Comments.** The Department has received no public comments about the proposed project to date.

6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

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

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

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

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

   Not Applicable. The proposed work does not include a change of use.
(2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property would be preserved. While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, as noted by the Project Sponsor, the brick will be saved and cataloged for reinstatement when the connectors are removed at a later date.

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

Not Applicable.

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

Not Applicable.

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

No distinctive finishes, construction techniques, or examples of fine craftsmanship will be impacted. While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, the brick will be saved and cataloged for reinstatement when the connectors are removed at a later date.

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

Not Applicable.

(7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

As a condition of approval, the Project Sponsor shall inform Planning Department Preservation staff in cases where damage occurs as the result of construction, outside of the proposed demolition. The Project Sponsor shall cease all work at the affected location and obtain Planning Department approval for restoration measures.
Draft Motion No. XXXX  
November 6, 2019  

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

*Not Applicable.*

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

*While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date. The new connectors will be differentiated from the historic materials.*

(10) **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Historic brick proposed for removal will be saved and cataloged for reinstallation when the connectors are removed at a later date.*

C. **Appendix I of Article 10: South End Historic District.** Section 7 of the South End Historic District includes specific standards and guidelines for the review of new construction and certain alterations. The project subject to the specific standards outlined in Appendix I is: 250 Brannan Street. The Commission finds the proposed alterations to 250 Brannan Street are compatible with the pertinent provisions of Section 7 as follows:

a. **Character of the Historic District.** The standards for review of all applications for the Certificate of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the historic district shall mean the exterior architectural features as well as the historic brick and stone paving materials described in Section 6 of this ordinance.

*While historic brick is proposed for removal, it is not visible from a public right-of-way. Furthermore, as noted by the Project Sponsor, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date. No exterior architectural features will be impacted by this project.*

b. **Alterations.** It is recognized that certain alterations to the exteriors of buildings within the Historic District may be necessary in order to accommodate adaptive reuse of, and to provide sufficient light and air in, such buildings. Substantial alterations to Principal Facades, as defined in Planning Code Section 102, should be discouraged. Substantial alterations to non-principal facades, not originally intended to be viewed from the
street, may be appropriate, provided such alterations maintain the character of the historic district.

No alterations are being proposed to the principal façade. Historic brick is proposed for removal from the southwest façade which is not visible from the street. Furthermore, the brick will be saved and cataloged for reinstallation when the connectors are removed at a later date.

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

**URBAN DESIGN ELEMENT**

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

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**OBJECTIVE 2:**

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

Policy 2.4

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

Policy 2.5

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

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.*
8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

*The proposed project will not have an impact on neighborhood serving retail uses.*

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

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

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

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

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

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

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

*Although the project includes commercial office development, the project does not result in the displacement of the industrial and/or service sectors.*

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

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

G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior’s Standards.*
H) Parks and open space and their access to sunlight and vistas will be protected from development:

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES WITH CONDITIONS a Certificate of Appropriateness for the subject property located at Lot 025 in Assessor’s Block 3774 for proposed work in conformance with the architectural submittal dated September 20, 2016 and labeled Exhibit B on file in the docket for Record No. 2016-000845COA-02.

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

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 6, 2019.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: November 6, 2019
EXHIBIT A

AUTHORIZATION UPDATE
This authorization is for a Certificate of Appropriateness to allow Alteration and Demolition located at 250 Brannan St., 3774/025 pursuant to Planning Code Section(s) 1006 and Article 10, Appendix I, within the MUO District and a 65-X Height and Bulk District; in general conformance with plans, dated September 20, 2016, and stamped “EXHIBIT B” included in the docket for Record No. 2016-000845COA-02 and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on November 6, 2019 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.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS
The conditions of approval under the 'Exhibit A' of this Historic Preservation 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 Certificate of Appropriateness and any subsequent amendments or modifications.

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

CHANGES AND MODIFICATIONS
Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. **Damage During Construction.** The Project Sponsor shall inform Planning Department Preservation staff in cases where damage occurs as the result of removal of historic brick or any other historic features, outside of the brick currently proposed for demolition. The Project Sponsor shall cease all work at the affected location and obtain Planning Department approval for restoration measures.

2. **Repair and Maintenance.** The Project Sponsor or the subsequent responsible parties for the Project shall repair and maintain the properties within this Motion to Secretary of the Interior Standards, as reviewed and approved by the Department’s Preservation staff. As a condition of the installation of all new features, the Planning Department shall require the Project Sponsor or the subsequent responsible parties, to restore historic conditions if/when these features are removed in the future.
7. GENERAL INTERIOR BUILDING SEALANT SHALL BE SINGL
8. WITHIN FIVE (5) DAYS FROM CONTRACT DATE, PREPARE
9. MAINTAIN ALL BUILDING LIFE SAFETY, FIRE PROTECTI
10. ADDENDA, MODIFICATIONS, AND THE CONDITIONS OF THE C
11. ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE.
12. WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN A
13. CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DI
14. CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIO
15. L. WOODWORK INSTITUTE OF CALIFORNIA (WIC)
16. D. AMERICAN CONCRETE INSTITUTE (ACI)
17. PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS
18. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDA
19. LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUB
20. THE APPROVED PERMIT APPLICATION AND COMMENTS, IF AN
21. THE COST OF PROPER INSURANCE AS REQUIRED BY STATE A
22. TO AREAS, SERVICES,
23. ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGEN
24. ANY CLAIM FOR ADDITIONAL COMPENSATION.
25. THE CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE I
26. DISCREPANCIES PRIOR TO PROCEEDING.
27. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDI
28. APPLICABLE LOCAL CITY DEMOLITION AND CONSTRUCTION R
29. WORK AND DETERMINE THE METHOD OF REMOVED SCHEDULED
30. IN LOCATIONS OF ANY AND ALL
31. PEPCT FINISHED WORK AND PREPARE A
32. D WARRANTIES.
33. MITTAL.
34. ENGINEER.
35. PARTITION LAYOUT SHALL BE APPROVED BY ARCHITECT
36. MEET STATE AND LOCAL CODES, RELOCATE (E) THERMOSTAT
37. NEAR AN EXISTING ONE, VERIFY WITH ARCHITECT THAT TH
38. CLEAR FINISH FLOOR AND/OR THRESHOLD WITH SEAL BY 1/
39. MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBI
40. CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHA
41. MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBI
42. MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBI
43. D WARRANTIES.
44. MANUFACTURER'S, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
45. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
46. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
47. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
48. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
49. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
50. TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARDS.
PRELIMINARY PRICING 12.04.2015
COORDINATION/CHECK SET 12.18.2015
PRICING REVISIONS 02.19.2016
PERMIT SET
25% PROGRESS PRINT 08.05.2019
75% CONSTRUCTION DOCUMENTS 08.30.2019
100% CONSTRUCTION/PERMIT DOCUMENTS 09.20.2019
C:\Users\bleijenbergc\Documents\SPLUNK BRIDGE CONNECTOR_claudette@revelers.com.rvt
G-003.1
PRE-APP #1 MEETING MINUTES
3. 25% MEETING MINUTES 08.01.2016
4. 75% MEETING MINUTES 08.30.2019
5. 100% MEETING MINUTES 09.20.2019
PRE-APP #1 MEETING MINUTES
2. PRE-APP #1 MEETING MINUTES 12.04.2015
1. COORDINATION/CHECK SET 12.18.2015

As indicated

1. EXISTING STEEL BEAM WITH SPRAY-APPLIED FIREPROOFING TO REMAIN. REMOVE SPRAY-APPLIED FIREPROOFING AND REPLACE WITH INTUMESCENT PAINT AS REQUIRED TO MAINTAIN 7' - 0" CLEAR CEILING HEIGHT AT CONNECTOR INTERIOR.

2. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT BASE BUILDING AND ADJACENT FINISHES TO REMAIN FROM DAMAGE DURING CONSTRUCTION. PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION AND CONSTRUCTION TO MATCH EXISTING, U.O.N.

3. EXISTING LIGHT FIXTURES TO REMAIN. FINAL MOUNTING HEIGHT AS DIRECTED IN THE FIELD BY ARCHITECT.

4. NOT USED

5. NOT USED

6. RELOCATE EXISTING SEWER LINE. PATCH AND REPAIR AS REQUIRED. SEE MEP DRAWINGS.

7. NOT USED

8. DEMOLISH EXTERIOR WALL AS SHOWN. SEE STRUCTURAL DRAWINGS.

9. REMOVE AND SAVE FINISHES FOR FUTURE PATCHING. PROTECT EXISTING FINISHES THROUGHOUT.

10. NOT USED

11. NOT USED

12. NOT USED

13. REMOVE EXISTING HSS COLUMN. SEE STRUCTURAL DRAWINGS.

14. (E) GAS LINE AND RATED ENCLOSURE TO BE RELOCATED.
GUARDRAIL DETAIL AT PLATFORM

3" = 1'-0"

3/4" GUARDRAIL

1/4"

3 1/2" 1"

ALIGN SSD

WOOD FRAMED PLATFORM, SSD

FINISH FLOOR PER FINISH SCHEDULE

WOOD TREADS AND RISERS

TRANSITION STRIP

TYP. GUARDRAIL SECTION

3" = 1'-0"

ENLARGED HANDRAIL DETAIL

3" = 1'-0"

A-501

3

8

42" HIGH GUARDRAIL

WOOD STRINGER, SSD

WOOD TREADS AND RISERS

TRANSITION STRIP

TYP. HANDRAIL FLOOR ANCHOR DETAIL

1/8" 1/4" 1/2"

As indicated

CB

DRAWN BY

PMMS270.1901.00

JOB NUMBER

DETAILS

ISSUE INFORMATION

SAN FRANCISCO, CA

250 BRANNAN STREET

SPLUNK CONNECTOR

CONSULTANT

ARCHITECT

WWW.REVELERS.COM

CONNECTOR claudette@revelers.com.rvt

C:\Users\bleijenbergc\Documents\SPLUNK BRIDGE

Notes:

ANCHORED TO GUARDRAIL FRAME

3/4" THICK PLYWOOD SUBSTRATE

FACED OF PLATFORM AND STAIR

PAINTED 5/8" THICK GYP. BOARD AT

WOOD STAIR STRINGER, SSD

PER ARCHITECT.

STAIR/PLATFORM FACE, SSD. FINISH

2 X 2 X 1/4 ANGLE BOLTED TO FACE OF

GUARDRAIL POST WELDED TO

WOOD TREAD

WITH COUNTERSUNK FASTENERS,

CONTINUOUS STEEL ANGLE

PERFORATED GUARDRAIL METAL INFILL

GUARDRAIL POST BEYOND

T.O. PLATFORM

1 1/2" DIA. HANDRAIL AND RETURN

WD1

270 LEVEL 3

25'-0"

WOOD STRINGER, SSD

WOOD TREADS AND RISERS

TRANSITION STRIP

FINISH FLOOR PER FINISH PLAN

FINISH SCHEDULE

CONTINUOUS STEEL GUARDRAIL

FINISH PER ARCHITECT

WITH COUNTERSUNK FASTENERS,

CONTINUOUS STEEL ANGLE

1 1/2" DIA. HANDRAIL AND RETURN

WD1

270 LEVEL 3

25'-0"

WOOD STRINGER, SSD

WOOD TREADS AND RISERS

TRANSITION STRIP

FINISH FLOOR PER FINISH PLAN

FINISH SCHEDULE

CONTINUOUS STEEL GUARDRAIL

FINISH PER ARCHITECT

WITH COUNTERSUNK FASTENERS,

CONTINUOUS STEEL ANGLE

1 1/2" DIA. HANDRAIL AND RETURN

WD1

270 LEVEL 3

25'-0"

WOOD STRINGER, SSD

WOOD TREADS AND RISERS

TRANSITION STRIP

FINISH FLOOR PER FINISH PLAN

FINISH SCHEDULE

CONTINUOUS STEEL GUARDRAIL

FINISH PER ARCHITECT

WITH COUNTERSUNK FASTENERS,

CONTINUOUS STEEL ANGLE

1 1/2" DIA. HANDRAIL AND RETURN

WD1

270 LEVEL 3

25'-0"

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25'-0"
**CEQA Categorical Exemption Determination**

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>250 Brannan Street</td>
<td>3774025</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016-000845ENV</td>
<td>201905291878</td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

**Project description for Planning Department approval.**

The proposed project includes construction of two new building connectors between 250 Brannan and the adjacent new building at 270 Brannan Street. The proposed work is on the side property line walls, in the 30-inch gap between two buildings, such that they will not be visible from the street. The proposed connectors will be 70 feet and 220 feet from the Brannan Street façade of the building. The connectors, each approx. 8 ft. wide by 9 ft. tall, will be located on each property's third floors and will be built over the shared property line. The northern-most connector will be located on a non-historic addition to 250 Brannan Street. The existing Gallo signage on the property line wall will not be disturbed.

**STEP 1: EXEMPTION CLASS**

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.

- **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.

- **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**

- **Class _____**
## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality</strong></td>
<td>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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone).</td>
</tr>
<tr>
<td><strong>Hazardous Materials</strong></td>
<td>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 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 &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
</tr>
<tr>
<td><strong>Archeological Resources</strong></td>
<td>Would the project result in soil disturbance/Modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area).</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment</strong></td>
<td>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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%</strong></td>
<td>Does the project involve any of the following: (1) Square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) Excavation of 50 cubic yards or more of soil, (3) New construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone</strong></td>
<td>Does the project involve any of the following: (1) Square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) Excavation of 50 cubic yards or more of soil, (3) New construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone</strong></td>
<td>Does the project involve any of the following: (1) Square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) Excavation of 50 cubic yards or more of soil, (3) New construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):**  
Don Lewis
**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

- **Category A:** Known Historical Resource. **GO TO STEP 5.**
- **Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- **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.

- 1. **Change of use and new construction.** Tenant improvements not included.
- 2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
- 3. **Window replacement** that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
- 4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- 5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
- 6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
- 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- 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.

- Project is not listed. **GO TO STEP 5.**
- Project does not conform to the scopes of work. **GO TO STEP 5.**
- Project involves four or more work descriptions. **GO TO STEP 5.**
- 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.

- 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.
- 2. **Interior alterations to publicly accessible spaces.**
- 3. **Window replacement** of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

   *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

10. **Reclassification of property status.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

    - Reclassify to Category A
      - a. Per HRER or PTR dated
      - b. Other (specify):
    - Reclassify to Category C
      - *(attach HRER or PTR)*

    **Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

- **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:** Alex Westhoff

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**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- **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:** Historic Preservation Commission Hearing
  - **Signature:** Alex Westhoff
  - **Date:** 10/10/2019

  **Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.**
  **In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.**
  **Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.**
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.

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<tbody>
<tr>
<td>250 Brannan Street</td>
<td>3774/025</td>
</tr>
<tr>
<td>Case No.</td>
<td>Previous Building Permit No.</td>
</tr>
<tr>
<td>2016-000845PRJ</td>
<td>201905291878</td>
</tr>
<tr>
<td>Plans Dated</td>
<td>New Building Permit No.</td>
</tr>
<tr>
<td>09/20/2016</td>
<td>New Approval Action</td>
</tr>
</tbody>
</table>

Modified Project Description:
The proposed project includes construction of two new building connectors between 250 Brannan and the adjacent new building at 270 Brannan Street. The proposed work is on the side property line walls, in the 30-inch gap between two buildings, such that they will not be visible from the street. The proposed connectors will be 70 feet and 220 feet from the Brannan Street facade of the building. The connectors, each approx. 8 ft.

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

<table>
<thead>
<tr>
<th>Compared to the approved project, would the modified project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Result in expansion of the building envelope, as defined in the Planning Code;</td>
</tr>
<tr>
<td>☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;</td>
</tr>
<tr>
<td>☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?</td>
</tr>
<tr>
<td>☐ 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?</td>
</tr>
</tbody>
</table>

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐ The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alex Westhoff</td>
<td>10/21/2019</td>
</tr>
</tbody>
</table>
Parcel Map

SUBJECT PROPERTY

Historic Preservation Commission
Case Number 2016-000845COA-02
250 Brannan Street
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Historic Preservation Commission
Case Number 2016-000845COA-02
250 Brannan Street