Major Permit to Alter
Executive Summary

HEARING DATE: OCTOBER 2, 2019

Record No.: 2018-007267PTA
Project Address: 865 MARKET STREET
Category: Category V (Unrated)
Zoning: C-3-R DOWNTOWN- RETAIL Zoning District
120-X,160-S Height and Bulk District
Block/Lot: 3705/042
Project Sponsor: Daniel Mandel
Gibson, Dunn & Crutcher LLP
555 Mission Street, Suite 3000
San Francisco, CA 94105
Staff Contact: Jonathan Vimr - 415-575-9109
Jonathan.Vimr@sfgov.org

PROPERTY DESCRIPTION

865 Market Street is located on the south side of Market Street between Fifth and Fourth streets (Assessor’s Block 3705; Lot 042). The subject building is noncontributory to the Kearny-Market-Mason-Sutter Conservation District, locally designated under Article 11, Appendix E of the Planning Code.

The subject property (parcel 3705/042) is developed with an eight story with mezzanine over bi-level basement commercial structure completed in 1988. Originally known as the San Francisco Shopping Centre, the structure is now commonly referred to as Westfield Centre (of which it is one of several components). Designed by architecture firm Whisler-Patri, it is Postmodernist in style with a façade that belies the actual floor plates and supporting structure. Though abstracted, the Westfield’s design reflects the adjacent Emporium Building’s traditional tripartite composition, with strong vertical bays and punched ‘openings’ as well as monumental primary entries. It is largely clad in granite and concrete with a variety of finishes.

PROJECT DESCRIPTION

The proposed project entails a variety of exterior alterations to the subject building. Primary entry doors at each façade would be replaced along with the addition of a new coated glass canopy, and a new entry lobby for office uses at levels 7-8 would be installed along Fifth Street. Existing light sconces found along the ground level would be clad with glazing to increase pedestrian level lighting. At level 4 only, opaque spandrel glass located behind an ornamental metal grille above the primary Market Street entry would be removed and replaced with clear glass. Finally, the setback greenhouse structures found at the upper register of the subject building (levels 6-8) would be replaced with new flat-roofed glass volumes. New, glazed openings would be introduced along the upper levels of the Fifth Street and rear (south) elevations.
Please note that this application was brought before the Architectural Review Committee of the Historic Preservation Commission (“ARC”) for review and comment on June 19, 2019. That iteration of the project, which involved far more substantial exterior alterations, has been largely abandoned in response to comments received from the ARC. Most significantly, a new metal screen wall system that would have clad over the existing building exterior has been entirely removed from the proposal.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project requires an Office Allocation. In order to proceed, a building permit from the Department of Building Inspection is also required.

Applicable Preservation Standards.
The proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, and complies with the Secretary of the Interior's Standards for Rehabilitation, in that:

- the subject building was completed in 1988 and is noncontributory to the surrounding district;
- the tripartite composition, as well as compatible detailing and ornamentation expressed through levels 1-5 of the existing exterior will be retained;
- the compatible scale of the exterior will be preserved as alterations are largely limited to entry modifications and alterations to the nondescript, increasingly setback upper register (levels 6-8);
- the proposal respects the character-defining features of the subject conservation district.

The Department has determined that the proposed work will be in conformance with the requirements of Article 11 and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy historic materials or features, and the alteration to the noncontributory building will retain its compatibility with the surrounding conservation district. The Department finds that the historic character of the Kearny-Market-Mason-Sutter Conservation District will be retained and preserved, and historic fabric will not be removed.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no correspondence in support or opposition to the project.

CONDITIONS OF APPROVAL

1. Prior to issuance of the Building Permit, the project sponsor shall provide final details and finish/material samples to Planning Department preservation staff for review and approval.

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 11 of the Planning Code regarding major Alterations to a Category V (Unrated) property located within a Conservation District and the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion – Major Permit to Alter
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 042 IN ASSESSOR’S BLOCK 3705 IN A C-3-R DOWNTOWN-RETAIL ZONING DISTRICT AND A 120-X, 160-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 14, 2018, Daniel Mandel of Gibson, Dunn & Crutcher LLP (hereinafter “Project Sponsor”) filed Application No. 2018-007267PTA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Permit to Alter to complete exterior alterations at the subject building located on Lot 042 in Assessor’s Block 3705, which is a Category V (Unrated) building known as the Westfield Centre (hereinafter “Project Site”) located within the Kearny-Market-Mason-Sutter Conservation District designated under Article 11, Appendix E 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 October 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Permit to Alter Application No. 2018-007267PTA.
The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-007267PTA 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 Permit to Alter, as requested in Application No. 2018-007267PTA in conformance with the architectural plans dated October 2, 2019 and labeled Exhibit B based on the following findings:

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

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

2. **Project Description.** The proposed project entails a variety of exterior alterations to the subject building. Primary entry doors at each façade would be replaced along with the addition of a new coated glass canopy, and a new entry lobby for the office uses at levels 7-8 would be installed along Fifth Street. Existing light sconces found along the ground level would be clad with glazing to increase pedestrian level lighting. At level 4 only, opaque spandrel glass located behind an ornamental metal grille above the primary Market Street entry would be removed and replaced with clear glass. Finally, the setback greenhouse structures found at the upper register of the subject building (levels 6-8) would be replaced with new, flat-roofed glass volumes. New glazed openings would be introduced along the upper levels of the Fifth Street and rear (south) elevations.

3. **Property Description.** 865 Market Street is located on the south side of Market Street between Fifth and Fourth streets (Assessor’s Block 3705; Lot 042). Given its design and age of construction (1988), the subject building is considered non-contributory to the Kearny-Market-Mason-Sutter Conservation District, which is locally designated under Article 11, Appendix E of the Planning Code. Originally known as the San Francisco Shopping Centre, the structure is now commonly referred to as Westfield Centre (of which it is one of several buildings). Designed by architecture firm Whisler-Patri, it is Postmodernist in style with a façade that belies the actual floor plates and supporting structure. Though abstracted, the Westfield’s design reflects the adjacent Emporium Building’s traditional tripartite composition, with strong vertical bays and punched ‘openings’ as well as monumental primary entries. It is largely clad in granite and concrete with a variety of finishes.

4. **Surrounding Properties and Neighborhood.** Immediately east of the subject building is the Emporium building at 845 Market Street; connected at the interior, the two sites form the overall Westfield San Francisco Centre. The eight-story Hotel Zetta is located to the south of the subject property, which occupies a corner lot. 865 Market Street is more broadly near the southwestern edge of the Kearny-Market-Mason-Sutter Conservation District, a concentration of high quality,
mostly early 20th century commercial buildings found around Union Square in the city’s downtown.

5. **Public Outreach and Comments.** At the date of publication, the Department has received no public correspondence in support or opposition to the project.

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 11 of the Planning Code in the following manner:

   A. **Article 11 of the Planning Code.** Pursuant to Section 1111.6(a) of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

   *The proposed project is consistent with Article 11.*

   B. **Alterations.** Article 11 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for Alterations.

   Alteration: Pursuant to Section 1111.6(c) of the Planning Code, for Significant Buildings/Properties (Categories I and II) and for Contributory Buildings (Categories III and IV), proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

   *As the subject property is an Unrated Building (Category V), this Section does not apply to the proposed project.*

   C. **Appendix E of Article 11: Kearny-Market-Mason Sutter Conservation District.** Section 7 of the Kearny-Market-Mason-Sutter Conservation District includes specific standards and guidelines for the review of new construction and certain alterations. The Commission finds the proposed alterations to be compatible as follows:

   a. **Composition and Massing.** The proposal is consistent with the Composition and Massing of this Conservation District. The massing of the existing building will remain unchanged, with the composition also largely remaining as is. The tripartite composition of the subject building is expressed through levels 1-5, with 6-8 being largely nondescript floors that increasingly setback from Market Street. Enclosure of existing light sconces with glazing, replacement of entry doors and new canopies, and the limited introduction of glazing behind the ornamental metal grille above the primary Market Street entry would have little effect, with the remainder of the exterior being left untouched.

   b. **Scale.** The proposal is consistent with the Scale of this Conservation District. The size and complexity of detailing, bay widths, streetwall height, and architectural base would not be changed. Existing building entries will remain in the same locations, with doors being replaced
and new glazed canopies reinforcing their role as the primary access to the interior mall. A limited portion of opaque spandrel glass located behind the ornamental metal grille at the Market Street entry would be replaced with clear glass, but as this alteration would only occur at one level and the rest of this glass would remain opaque, it would not diminish the overall building scale.

c. Materials and Color. The proposal is consistent with the Materials and Color of this Conservation District. Metals used for the entry frames and the new canopies will be consistent with those found along the existing building exterior, while clear glass is common for storefronts and windows throughout the district. The volume of new glazing is sufficiently limited such that the bearing function of exterior surface materials will not be diminished.

d. Detailing and Ornamentation. The proposal is consistent with the Detailing and Ornamentation of this Conservation District. The existing cornice/belt course lines will remain unchanged as will detailing such as the ornamental metal grilles and abstracted ‘window’ frames along levels 1-5.

D. Secretary of the Interior’s Standards. Pursuant to Section 1111.6(b) of the Planning Code, the proposed work shall be compatible in scale and design with the district 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. Although this does not apply to unrated buildings such as the subject property, Section 1111.6(d) does require that alterations to unrated buildings be compatible with the scale and design of historic structures within a district pursuant to the designating ordinance. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

   *The property’s predominantly retail use with office at the upper levels will remain unchanged.*

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.

   *Not applicable.*

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.
(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.

*Not applicable.*

(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.

*Not applicable.*

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

*Not Applicable.*

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

As the subject building was completed in 1988 and is considered noncontributory to the surrounding district, no historic materials or features will be destroyed. The tripartite composition of the subject building expressed through levels 1-5 would be retained, as would exterior features such as the pronounced cornice and belt course lines, bay width, ornamental metal grilles, and light sconces. There would be no change to the overall building envelope. The primary mall entries would remain where they are, being emphasized through new glass canopies, and a single entry along Fifth Street being modified to allow for a lobby to the upper office levels. New metals utilized for the doors, frames, and canopies would be consistent with those found along the existing exterior, with enclosure of the light sconces with glazing enhancing the rich pedestrian experience that contributes
to the character of the surrounding district pursuant to Sections 5-7 of the designating ordinance. A limited portion of opaque spandrel glass located behind the ornamental metal grille at the Market Street entry would be replaced with clear glass, but as this alteration would only occur at one level and the rest of this glass would remain opaque, it would not diminish the overall building scale. New glazing will largely be introduced at the upper register (levels 6-8), which are increasingly setback from Market Street and are largely nondescript. Regardless, the volume of new glazing is sufficiently limited such that the bearing function of exterior surface materials will not be diminished.

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

The proposed work will not destroy historic materials or features, and the alterations to the noncontributory building could be removed and returned to their existing conditions without any impairment to the integrity of the surrounding district.

7. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter 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 retain the core function of the building for retail use, converting solely the mix
of retail, accessory office, and miscellaneous uses at the top two levels to general office use. Vertical retail
would remain, and the viability of the subject property would be enhanced.

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

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

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

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

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

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

E) A diverse economic base will be maintained by protecting our industrial and service sectors
from displacement due to commercial office development. And future opportunities for
resident employment and ownership in these sectors will be enhanced:
The proposed project is located on Market Street and will not have a direct effect on the displacement of industrial and 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 11 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 11 of the Planning Code regarding Major Alterations to Category V (Unrated) buildings.
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 Permit to Alter for the property located at Lot 042 in Assessor’s Block 3705 for proposed work in conformance with the architectural submittal dated October 2, 2019 and labeled Exhibit B on file in the docket for Record No. 2018-007267PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission’s decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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 Permit to Alter: This Permit to Alter is issued pursuant to Article 11 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 October 2, 2019.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: October 2, 2019
EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a permit to alter to allow alterations to the building located at 865 Market Street (Lot 042 in Assessor’s Block 3705) pursuant to Planning Code Section(s) 1111.6 and Appendix E to Article 11 of the Planning Code within the C-3-R DOWNTOWN- RETAIL District and a 120-X,160-S Height and Bulk District; in general conformance with plans, dated October 2, 2019 and stamped “EXHIBIT B” included in the docket for Record No. 2018-007267PTA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on October 2, 2019 under Motion No XXXX. 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. XXXX 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 make reference to the Permit to Alter 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 Permit to Alter. In instances when the Planning Commission also reviews additional authorizations for the project, the Planning Commission may make modifications to the Permit to Alter based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. Prior to issuance of the Building Permit, the project sponsor shall provide final details and finish/material samples to Planning Department preservation staff for review and approval.
WESTFIELD SAN FRANCISCO CENTRE  PROJECT NARRATIVE

PROJECT DESCRIPTION


AT MARKET STREET, THE MAIN ENTRY WILL BE REPLACED WITH NEW DOORS AND GLAZING THAT WILL INCREASE THE AMOUNT OF GLASS AND MINIMIZE THE METAL FRAMING TO INCREASE VISIBILITY AND CONNECTIVITY BETWEEN THE EXTERIOR AND THE INTERIOR. A NEW PATTERNED ACID-ETCH COATED GLASS AND CHAMPAGNE BRONZE FINISH CANOPY WILL INCREASE THE VISIBILITY OF THE ENTRY AS WELL AS CREATE A MORE WELCOMING ENTRANCE TO THE CENTRE.

AT FIFTH STREET, THE EXISTING ENTRY WILL BE REPLACED WITH A NEW ENTRY AND CANOPY SIMILAR TO THE ONE PROPOSED FOR MARKET STREET. ADJACENT TO THE ENTRY TO THE CENTRE, A NEW LOBBY FOR THE OFFICES ON LEVELS 7-8 WILL BE CREATED IN A SIMILAR VOCABULARY TO THE CENTRE ENTRIES.

ALONG MARKET STREET AND FIFTH STREET THE ORNAMENTAL SCONCES MOUNTED TO THE COLUMNS WILL BE CLAD WITH A PRISMATIC GLASS TO VISUALLY SIMPLIFY AND UNIFY THE LIGHT FIXTURE WHILE ALSO INCREASING THE LIGHTING ALONG THE STREET.

PODIUM:

AT LEVEL 4 BEHIND THE ORNAMENTAL METAL GRILLE ABOVE THE MAIN ENTRY AT MARKET STREET, EXISTING OPAQUE SPANDREL GLASS WILL BE REPLACED WITH CLEAR VISION GLASS TO PROVIDE LIGHT AND VIEWS TO THE INTERIOR.

UPPER REGISTER:

### Existing Gross Floor Area Calculation:

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### Proposed Gross Floor Area Calculation:

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*Includes atrium & void spaces

### Proposition M Area Calculation:

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LEVEL 4 NEW FLOOR PLAN

- NEW GLAZING
- NEW ELEVATOR SHAFT

LEVEL 4 EXISTING FLOOR PLAN

- KEY PLAN
- KEY SECTION

Scale: 3/128"=1'-0" @ 11 x 17
NEW CURTAIN WALL SYSTEM

LEVEL 6 EXISTING FLOOR PLAN

LEVEL 6 NEW FLOOR PLAN

KEY PLAN

KEY SECTION

Scale: 3/128"=1'-0" @ 11 x 17

RETAIL (GENERAL)
CIRCULATION/BOH (GENERAL)
NEW CLEAR GLASS AND ALUMINUM WINDOW

KEY SECTION
N
Scale: 3/128"=1'-0" @ 11 x 17

40' 80' 10' 20' 0

KEY PLAN
SEAL
Client/Owner/Project Address
Project Name
CallisonRTKL Inc.
1420 Fifth Avenue
Suite 2400
Seattle, WA 98101-2343
Tel: 206.623.4646
Fax: 206.623.4625

LEVEL 8 - EXISTING AND NEW

OFFICE (GENERAL)
RETAIL (GENERAL)
CIRCULATION/BOH (GENERAL)
DECK
RESTROOM
NEW CLEAR GLASS AND ALUMINUM WINDOW
NEW ELEVATOR & LOBBY
NEW STORAGE
NEW CLEAR GLASS AND ALUMINUM WINDOW
NEW CURTAIN WALL SYSTEM
NEW LANDSCAPE AREA
NEW EXTERIOR PATIO

LEVEL 8 EXISTING FLOOR PLAN
LEVEL 8 NEW FLOOR PLAN
NEW CEMENT PLASTER MECHANICAL SCREEN TO MATCH THE ADJACENT PENTHOUSE CONSTRUCTION

NEW ALUMINUM AND GLASS ENCLOSURES FOR PROJECTING OFFICE GALLERIES AT SETBACKS PROVIDE CASCADE OF LIGHT AT TOP OF BUILDING

NEW GLAZING INTRODUCED ON FIFTH STREET AND SOUTHEAST UPPER REGISTER TO INCREASE LIGHT FOR OFFICE FLOORS

NEW ENTRIES WITH GLAZED CANOPIES

EXISTING PRECAST CONCRETE AND STONE FACADE

FACADE CONCEPT

James Carpenter Design Associates
CallisonRTKL

October 02, 2019
FACADE CONCEPT  MARKET STREET ELEVATION IN CONTEXT

801 MARKET STREET - THE PACIFIC BUILDING
833 MARKET STREET - THE JAMES BONG BUILDING
845 MARKET STREET - THE EMPORIUM
865 MARKET STREET EXISTING DESIGN - WESTFIELD SAN FRANCISCO CENTRE
901 MARKET STREET - NORDSTROM RACK

EXISTING

801 MARKET STREET - THE PACIFIC BUILDING
833 MARKET STREET - THE JAMES BONG BUILDING
845 MARKET STREET - THE EMPORIUM
865 MARKET STREET PROPOSED DESIGN - WESTFIELD SAN FRANCISCO CENTRE
901 MARKET STREET - NORDSTROM RACK

PROPOSED
EXISTING OPAQUE SPANDREL GLASS REPLACED WITH CLEAR LOW-IRON INSULATING GLASS ASSEMBLY WITH GRAY DOT PATTERN FRIT ON EXTERIOR SURFACE AND LOW-E COATING ON NO 2 SURFACE
ENTITLEMENT

FACADE CONCEPT SECTION AND ELEVATION OF FOURTH FLOOR GLAZING

EXISTING PRECAST AND STONE FACADE
CLEAR LOW-IRON INSULATING GLASS ASSEMBLY WITH GRAY DOT PATTERN FRIT ON EXTERIOR SURFACE AND LOW-E COATING ON NO 2 SURFACE
EXISTING ORNAMENTAL METAL SCREEN
EXISTING PRECAST CONCRETE CLADDING PANEL

NEW CLEAR LOW-IRON, LOW-E COATED INSULATING GLASS STRUCTURAL SILICONE GLAZED INTO UNIT FRAMING OF PAINTED ALUMINUM

SHADOWBOX WITH GHOST MULLION TO BACK OF INSULATING GLASS
CLEAR LOW-IRON, LOW-E COATED INSULATING GLASS WITH LAMINATED INNER LITE
PAINTED ALUMINUM FRAMING
GHOST MULLION FIXED TO BACK OF GLASS
SHADOWBOX WITH INTEGRAL INSULATION
FACADE CONCEPT  ELEVATION AND SECTION OF UPPER REGISTER AT SOUTHEAST

ROLL DOWN FIRE SHUTTERS
CLEAR LOW-IRON, LOW-E COATED INSULATING GLASS WITH LAMINATED INNER LITE
PAINTED ALUMINUM FRAMING
CLEAR LOW-IRON LAMINATED GLASS BALUSTRADE
EXISTING BALCONY
ROLL DOWN FIRE SHUTTERS
CLEAR LOW-IRON, LOW-E COATED INSULATING GLASS WITH LAMINATED INNER LITE
PAINTED ALUMINUM FRAMING
FACADE CONCEPT  MARKET AND FIFTH STREET ENTRIES

MARKET STREET SHOPPING CENTRE ENTRY

FIFTH STREET OFFICE LOBBY AND SHOPPING CENTRE ENTRY
FACADE CONCEPT PLAN, SECTION AND ELEVATION AT MARKET STREET ENTRY

- ELEVATION
- SECTION
- PLAN
- AXONOMETRIC VIEW

- CLEAR LOW-IRON INSULATING GLASS
- BRONZE PORTAL FRAME
- CLEAR LOW-IRON INSULATING GLASS CLERESTORY GLAZING
- DIFFUSED PRISMATIC GLASS SCONCE
- EXISTING DISPLAY WINDOW
- CHAMPAGNE ANODIC FINISH ALUMINUM, PAINTED STEEL AND PATTERNED ACID-ETCH FINISH LOW-IRON LAMIATED GLASS ENTRY AWNING
- LOW-IRON LAMIATED GLASS ENTRY AWNING
- BRONZE CLAD ALUMINUM FRAMED ULTRA NARROW STILE DOORS WITH CUSTOM BRONZE HARDWARE

James Carpenter Design Associates
Callison RTKL

26 October 02, 2019
CLEAR LOW-IRON INSULATING GLASS CLERESTORY GLAZING

DIFFUSED PRISMATIC GLASS SCONCE

CLEAR LOW-IRON INSULATED GLASS DISPLAY WINDOW

BRONZE PORTAL FRAME

CLEAR LOW-IRON INSULATING GLASS AND BRONZE CLAD ALUMINUM FRAMED ULTRA NARROW STILE DOORS WITH CUSTOM BRONZE HARDWARE

CHAMPAGNE ANODIC FINISH ALUMINUM, PAINTED STEEL AND PATTERNED ACID-ETCH FINISH LOW-IRON LAMINATED GLASS ENTRY AWNING
CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
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<tr>
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<td>3705042</td>
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<th>Permit No.</th>
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<td>2018-007267PRJ</td>
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</tbody>
</table>

[ ] Addition/Alteration
[ ] Demolition (requires HRE for Category B Building)
[ ] New Construction

Project description for Planning Department approval.

To permit exterior alterations and the interior remodel and of the existing 709,278-gross square foot building, resulting in a net increase in gross square footage of 748 square feet and (by reorganizing interior space) a net increase in gross floor area of 7,102 square feet. The interior remodel includes the maintenance of existing multi-tenant retail uses on Levels 1-3 as well as the existing retail tenant on Levels 4-6, and addition of 49,999 square feet of office space on Levels 7-8 by converting certain existing retail, accessory office and miscellaneous space to general office use.

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

### 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)

### 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 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).*

### Transportation:
Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

### Archeological Resources:
Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)

### Subdivision/Lot Line Adjustment:
Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.

### Slope = or > 25%:
Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.

### Seismic: Landslide Zone:
Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.

### Seismic: Liquefaction Zone:
Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.

### Comments and Planner Signature (optional):

Jonathan Vimr

Conversion of existing retail and accessory office at interior to general office, net increase in gross square footage of only 748 sqft, and classifies for Class 1 Exemption per Environmental Planning division.
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
**TO BE COMPLETED BY PROJECT PLANNER**

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

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>■</td>
<td>Category A: Known Historical Resource. <strong>GO TO STEP 5.</strong></td>
</tr>
<tr>
<td></td>
<td>Category B: Potential Historical Resource (over 45 years of age). <strong>GO TO STEP 4.</strong></td>
</tr>
<tr>
<td></td>
<td>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <strong>GO TO STEP 6.</strong></td>
</tr>
</tbody>
</table>

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

Check all that apply to the project.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>1.</td>
<td><strong>Change of use and new construction.</strong> Tenant improvements not included.</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Regular maintenance or repair</strong> to correct or repair deterioration, decay, or damage to building.</td>
</tr>
<tr>
<td>3.</td>
<td><strong>Window replacement</strong> that meets the Department’s <strong>Window Replacement Standards</strong>. Does not include storefront window alterations.</td>
</tr>
<tr>
<td>4.</td>
<td><strong>Garage work.</strong> 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.</td>
</tr>
<tr>
<td>5.</td>
<td><strong>Deck, terrace construction, or fences</strong> not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td>6.</td>
<td><strong>Mechanical equipment installation</strong> that is not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td>7.</td>
<td><strong>Dormer installation</strong> that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.</td>
</tr>
<tr>
<td>8.</td>
<td><strong>Addition(s)</strong> 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.</td>
</tr>
</tbody>
</table>

**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.

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<thead>
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<tbody>
<tr>
<td>1.</td>
<td>Project involves a <strong>known historical resource</strong> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Interior alterations to publicly accessible spaces.</strong></td>
</tr>
<tr>
<td>3.</td>
<td><strong>Window replacement</strong> of original/historic windows that are not “in-kind” but are consistent with existing historic character.</td>
</tr>
<tr>
<td>4.</td>
<td><strong>Facade/storefront alterations</strong> that do not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td>5.</td>
<td><strong>Raising the building</strong> in a manner that does not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td>6.</td>
<td><strong>Restoration</strong> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.</td>
</tr>
</tbody>
</table>
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):

   Interior remodel and conversion of existing interior space to office use, limited exterior alterations (squaring off levels 6-8, new glazing in place of solid surface at levels 6-8) to structure within a district. Subject building completed in 1988, Category V in Article 11 District, non-contributory.

   (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: Jonathan Vimr

---

**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:** Planning Commission Hearing

  **Signature:** Jonathan Vimr 09/13/2019

  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

  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>Planning Commission Hearing</td>
<td></td>
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Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] 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

- [ ] The proposed modification would not result in any of the above changes.

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

Planner Name: 

Date: 

SAN FRANCISCO PLANNING DEPARTMENT
Appendix D:
Maps and Photos
Parcel Map

SUBJECT PROPERTY

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Sanborn Map*

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

SUBJECT PROPERTY

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Kearny-Market-Mason-Sutter Conservation District

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Zoning Map

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Site Photo*

*As viewed from intersection of Market and Fifth Streets.

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Site Photo*

*Primary Market Street entry.

Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street
Major Permit to Alter
Case Number 2018-007267PTA
865 Market Street