



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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  
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### 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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Draft Motion Permit to Alter MAJOR ALTERATION

**HEARING DATE: OCTOBER 2, 2019**

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**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 20<sup>th</sup> 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.

*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.

*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.

# **Appendix B:**

## **Plans and Renderings**



# EXHIBIT B

*Westfield*

SAN FRANCISCO CENTRE

ENTITLEMENT  
OCTOBER 02, 2019





PROJECT DESCRIPTION

THE PROPOSED PROJECT ENVISIONS A RENEWAL OF WESTFIELD’S SAN FRANCISCO CENTRE. THE CENTRE IS LOCATED SOUTH OF MARKET STREET AT THE CORNER OF FIFTH STREET AND MARKET STREET ACROSS FROM HALLIDIE PLAZA. ORIGINALLY BUILT IN THE MID-1980S, THE WESTFIELD SAN FRANCISCO CENTRE FEATURES AN ICONIC ATRIUM WITH THE FIRST USE OF CURVED ESCALATORS IN THE UNITED STATES AND IS A MAJOR COMPONENT OF THE RETAIL ENVIRONMENT OF SAN FRANCISCO AS WELL AS AN IMPORTANT PART OF THE URBAN FABRIC OF MARKET STREET. THE EXTERIOR OF THE CENTRE IS DARK AND FORBIDDING, HOWEVER, SO THE PROPOSED PROJECT IS INTENDED TO CREATE A MORE WELCOMING APPEARANCE INCREASING THE CONNECTIVITY BETWEEN THE INTERIOR AND THE EXTERIOR. THE RENEWAL IS PROPOSED TO BE ACCOMPLISHED THROUGH THE TRANSFORMATION OF THE UPPER REGISTER SETBACK GLAZING ABOVE THE PODIUM, LIMITED MODIFICATIONS TO THE PODIUM TO IMPROVE THE LIGHTING AND VISIBILITY OF THE BUILDING, AND STREET LEVEL:

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:

CURRENTLY THE UPPER REGISTER OF THE CENTRE [FLOORS 6-8 ABOVE THE FIVE STORY PODIUM] IS A MIXTURE OF OFFICE AND RETAIL SPACE AND INCLUDE A SERIES OF SETBACKS FEATURING SEVERAL GLASS GREENHOUSE STRUCTURES FACING MARKET STREET. CURRENTLY THE FLOORS OF THE GREENHOUSE STRUCTURES ARE NOT ON THE SAME LEVEL AS THE CORRESPONDING FLOOR OF THE CENTRE CREATING ACCESSIBILITY AND FLEXIBILITY ISSUES AND RESULTING IN SLOPING LOW HEAD HEIGHT SPACES THAT ARE DIFFICULT AND UNCOMFORTABLE TO USE. AS PART OF THE TRANSFORMATION OF LEVELS 7-8 TO OFFICE, THE PROPOSED PROJECT PROPOSES TO ADDRESS THE SHORTCOMINGS OF THE EXISTING SETBACK VOLUMES AND CREATE AN ACCESSIBLE AND WELCOMING INTERIOR ENVIRONMENT THROUGH REPLACEMENT OF THE EXISTING SLOPED GLAZING WITH NEW FLAT ROOFED GLASS VOLUMES THAT WILL HAVE ADEQUATE HEADROOM AND WILL PERMIT THE INTERIOR FLOORS OF THESE SPACES TO BE ON THE SAME LEVEL AS THE CONTIGUOUS MAIN FLOORS ELIMINATING ANY RESTRICTIONS PLACED ON THE USE OF THE SPACES. ON FLOORS 7-8, OPEN TERRACES WILL BE CREATED FOR USE BY THE TENANTS HELPING TO ACTIVATE THE FACADE; THESE TERRACES AS WELL AS THE ROOFS OF THE OFFICE VOLUMES WILL BE LUSHLY PLANTED. LEVEL 6 WILL FEATURE A GLASS VOLUME OF SIMILAR DESIGN WITH THE EXTERIOR SPACE TO BE DEVELOPED BY THE RETAIL TENANT. ALONG FIFTH STREET AND AT THE SOUTHEAST LOTLINE FACADE, NEW GLAZING WILL BE INTRODUCED INTO THE EXISTING PRECAST CONCRETE PANELS TO MAXIMIZE ACCESS TO LIGHT AND VIEWS FOR THE OFFICES.

PROJECT INFORMATION

INDEX OF DRAWINGS

PROJECT INFORMATION

SITE PLAN AND CONTEXT

EXISTING BASEMENT LEVEL 2

EXISTING BASEMENT LEVEL 1

EXISTING LEVEL 1

EXISTING LEVEL 1M

EXISTING LEVEL 2

EXISTING LEVEL 3

EXISTING LEVEL 4

EXISTING LEVEL 5

EXISTING LEVEL 6

EXISTING LEVEL 7

EXISTING LEVEL 8

EXISTING ROOF LEVEL

PROPOSED BASEMENT LEVEL 2

PROPOSED BASEMENT LEVEL 1

PROPOSED LEVEL 1

PROPOSED LEVEL 1M

PROPOSED LEVEL 2

PROPOSED LEVEL 3

PROPOSED LEVEL 4

PROPOSED LEVEL 5

PROPOSED LEVEL 6

PROPOSED LEVEL 7

PROPOSED LEVEL 8

PROPOSED ROOF LEVEL

FAÇADE CONCEPT

MARKET STREET ELEVATION - EXISTING

MARKET STREET ELEVATION - CONTEXT

MARKET STREET ELEVATION - EXISTING

MARKET STREET ELEVATION - PROPOSED

FIFTH STREET ELEVATION - EXISTING

FIFTH STREET ELEVATION - PROPOSED

SOUTH ELEVATION - EXISTING

SOUTH ELEVATION - PROPOSED

PERSPECTIVE VIEW

FAÇADE RELATIONSHIP - SECTION

FAÇADE CONCEPT

MARKET STREET BULK & SOLAR ACCESS

MARKET STREET ENTRY

FIFTH STREET ENTRY/OFFICE LOBBY

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EXISTING GROSS FLOOR AREA CALCULATION:

FLOOR	GROSS AREA (EXTERIOR ENVELOPE) *	BASEMENT SEC.102.9(b)(1)	ROOF MECHANICAL EQUIPMENT SEC.102.9(b)(3)	MECHANICAL SHAFTS (MINUS STAIRS + ELEVATOR) SEC.102.9(b)(4)	OFF STREET LOADING SEC.102.9(b)(7)	EXTERIOR BALCONIES SEC.102.9(b)(10)	INTERIOR ATRIUM SEC.102.9(b)(15) ****	GROSS FLOOR AREA AS DEFINED BY SF PLANNING CODE ****
8	50,513		7,682	1,310				41,521
7	61,054			1,242				59,812
6	68,780			1,216				67,564
5	73,262			2,106				71,156
4	73,262			586				72,676
3	73,262			1,044				72,218
2	73,262			1,340				71,922
1M	17,543			1,388				16,155
1	71,718			722				70,996
LL1	73,669			2,453				71,216
LL2	72,953	36,419		1,742				34,792
TOTAL:	709,278							650,028

PROPOSED GROSS FLOOR AREA CALCULATION:

FLOOR	GROSS AREA (EXTERIOR ENVELOPE) *	BASEMENT SEC.102.9(b)(1)	ROOF MECHANICAL EQUIPMENT SEC.102.9(b)(3)	MECHANICAL SHAFTS (MINUS STAIRS + ELEVATOR) SEC.102.9(b)(4)	OFF STREET LOADING SEC.102.9(b)(7)	EXTERIOR BALCONIES SEC.102.9(b)(10)	INTERIOR ATRIUM SEC.102.9(b)(15) ****	GROSS FLOOR AREA AS DEFINED BY SF PLANNING CODE ****
8	50,893		1,300	1,423				48,170
7	60,343			1,242				59,101
6	69,213			1,131				68,082
5	73,262			2,106				71,156
4	73,262			586				72,676
3	73,262			1,044				72,218
2	73,262			1,340				71,922
1M	17,543			1,388				16,155
1	72,364			722				71,642
LL1	73,669			2,453				71,216
LL2	72,953	36,419		1,742				34,792
TOTAL:	710,026							657,130

\*INCLUDES ATRIUM & VOID SPACES

PROPOSITION M AREA CALCULATION:

FLOOR	GROSS AREA AS DEFINED BY SF PLANNING CODE	EXISTING GENERAL OFFICE GSF **	PROPOSED GENERAL OFFICE GSF	NET ADDITIONAL OFFICE GSF
8	48,170	24,830	39,175	14,345
7	59,101	8,170	43,309	35,139
6	68,082			
5	71,156			
4	72,676			
3	72,218			
2	71,922			
1M	16,155			
1	71,642		515	515
LL1	71,216			
LL2	34,792			
TOTAL:	657,130	33,000	82,999	49,999

PROPOSED GROSS FLOOR USE AREA CALCULATION:

FLOOR	EXISTING GENERAL OFFICE GSF **	NET ADDITIONAL OFFICE GSF	RETAIL GSF ***	GROSS FLOOR AREA AS DEFINED BY SF PLANNING
8	24,830	14,345	8,995	48,170
7	8,170	35,139	15,792	59,101
6			68,082	68,082
5			71,156	71,156
4			72,676	72,676
3			72,218	72,218
2			71,922	71,922
1M			16,155	16,155
1		515	71,127	71,642
LL1			71,216	71,216
LL2			34,792	34,792
TOTAL:	33,000	49,999	574,131	657,130

\*\* EXISTING OFFICE PURSUANT TO THE 1986 CONDITIONAL USE AUTHORIZATION

\*\*\* INCLUDES OFFICE SPACE ACCESSORY TO RETAIL

\*\*\*\* INTERIOR ATRIUM AREA INCLUDED IN GROSS FLOOR AREA

BUILDING ADDRESS

865 Market St

San Francisco, CA 94103

ASSESSOR'S PARCEL NUMBER

3705/042

AGENCY

SF UNIFIED SCHOOL DISTRICT (SFUSD)

NEIGHBORHOOD

SOUTH OF MARKET

PLANNING DISTRICT 4

DOWNTOWN

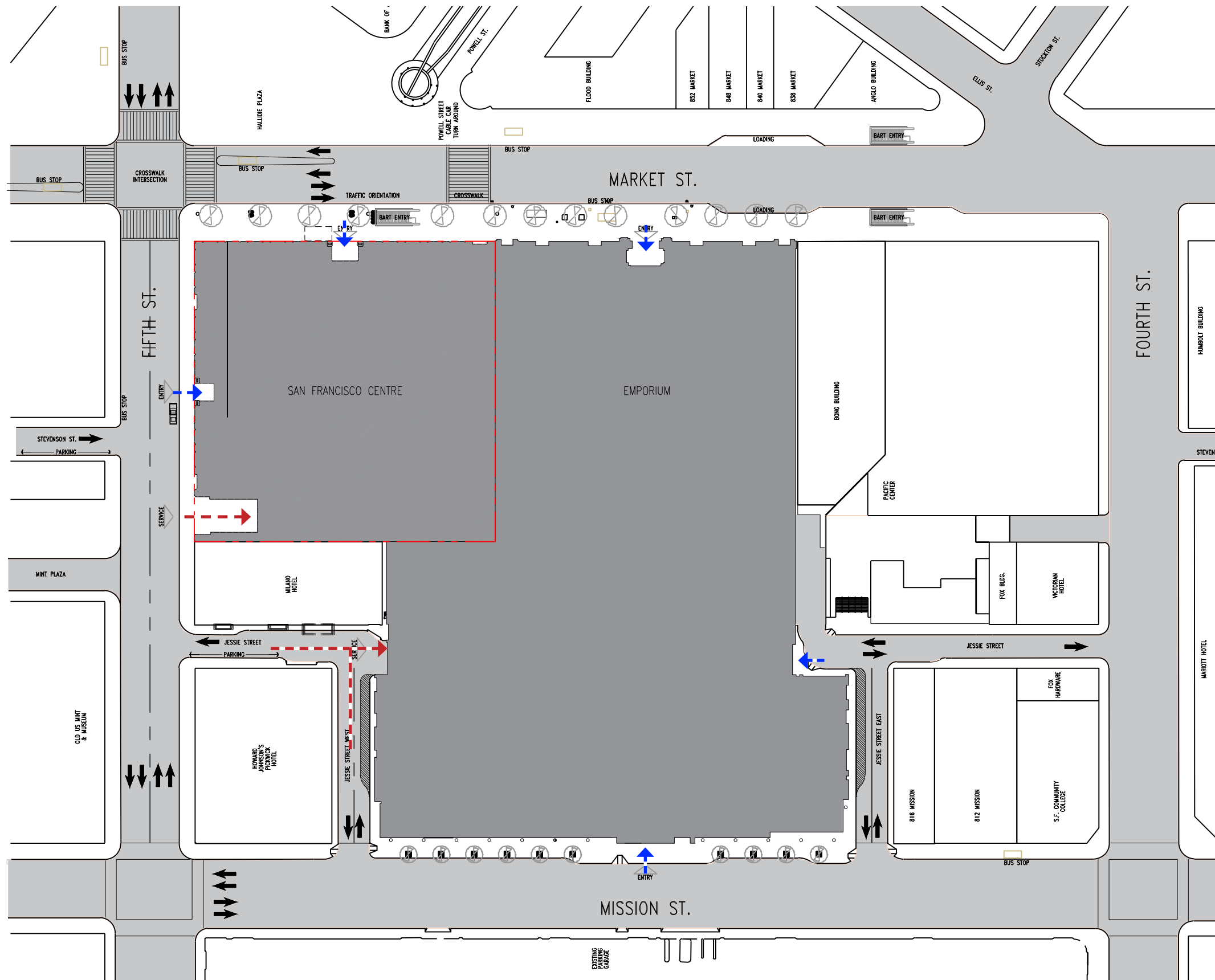
ZONING DISTRICT

C-3-R (DOWNTOWN-RETAIL)

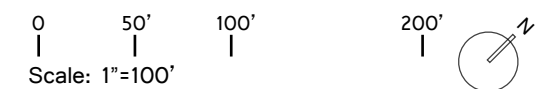
LOT AREA

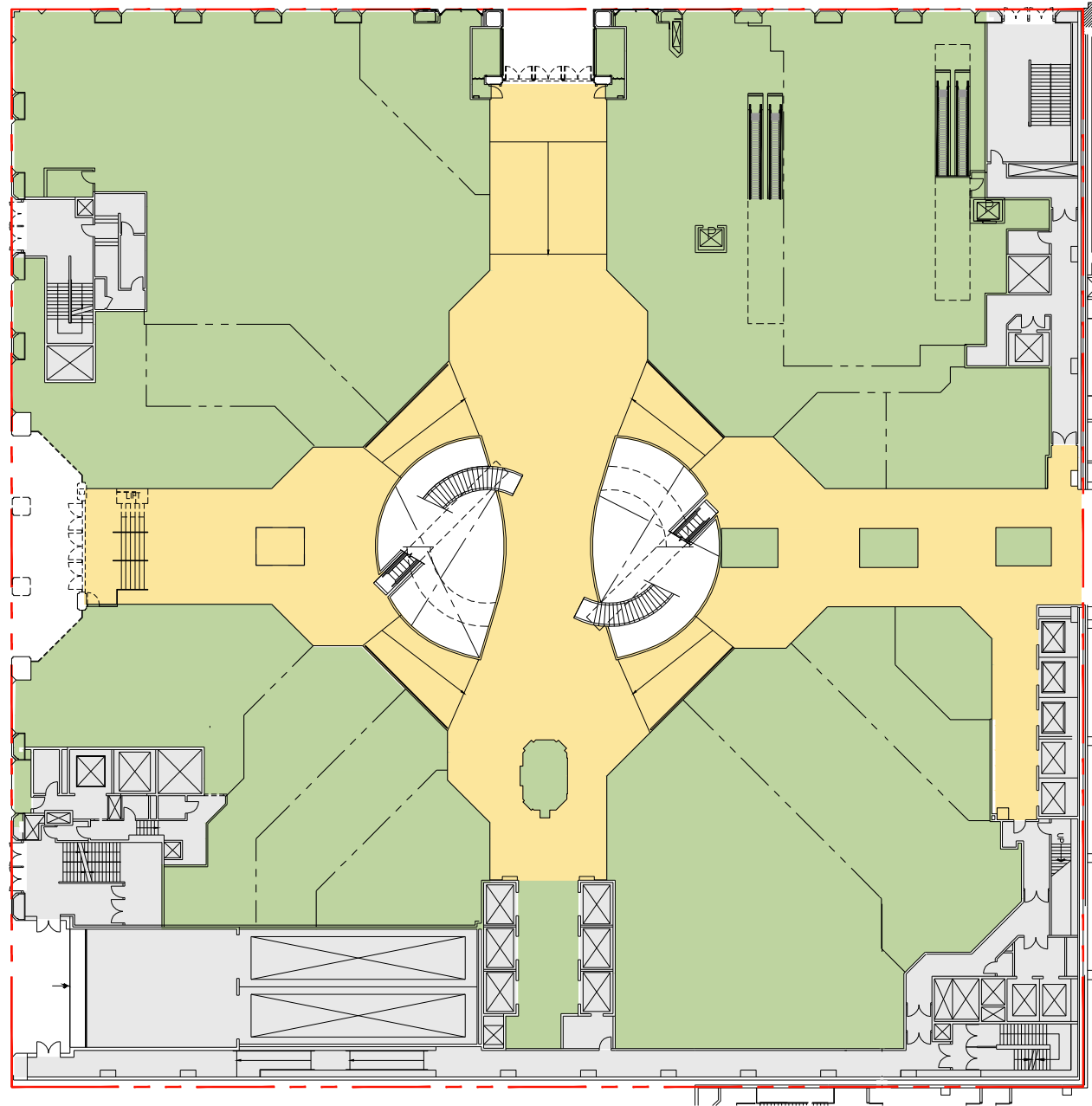
75,624SF

FAR		
EXISTING:	650,028	GSF GSF
PROPOSED:	657,130	GSF
TDR TO BE PURCHASED:	7,102	SF SF

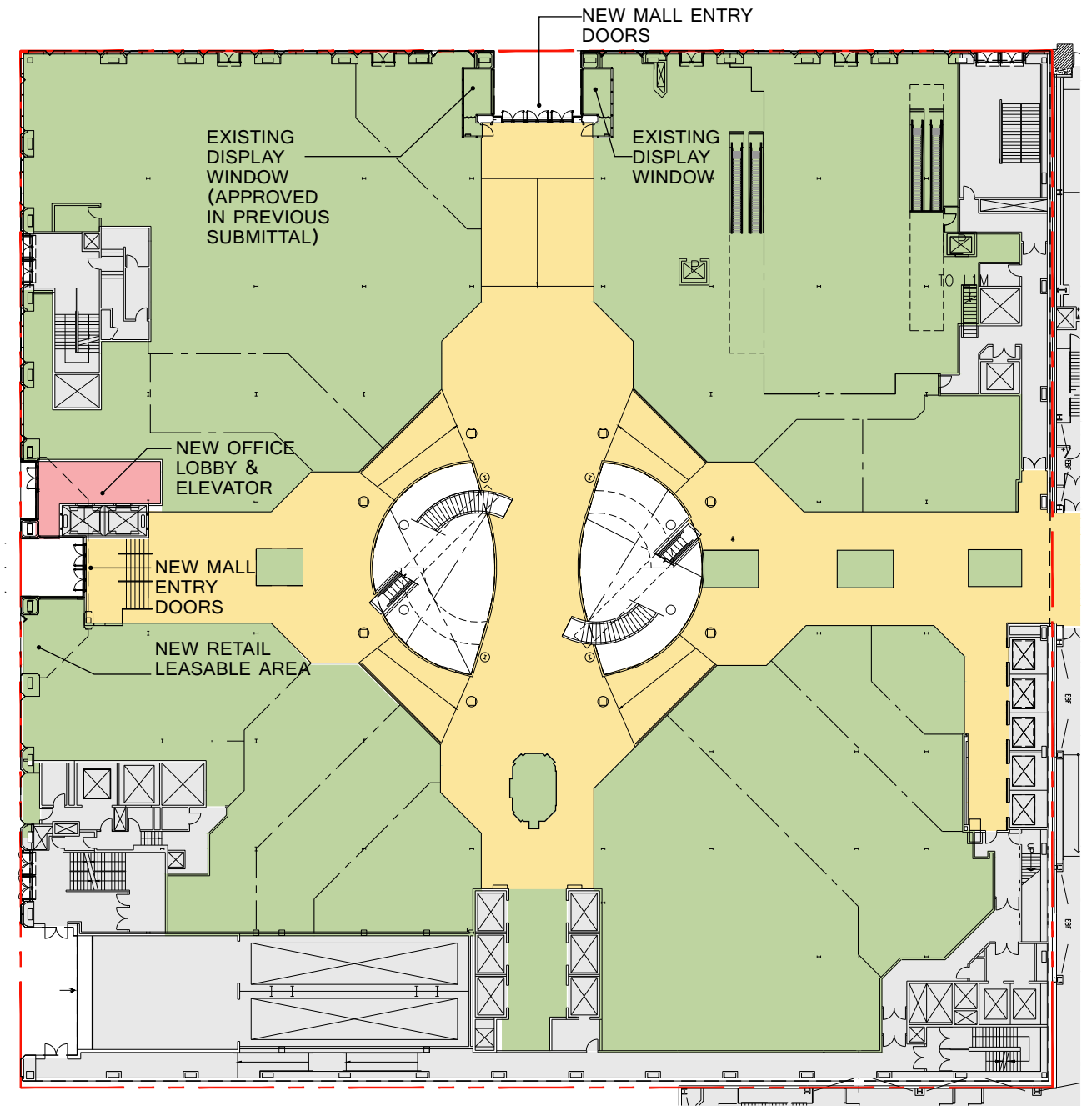


- ←- VEHICULAR ACCESS (SERVICE)
- ←- PEDESTRIAN ACCESS

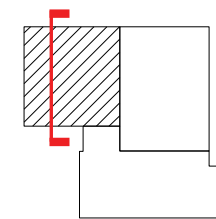




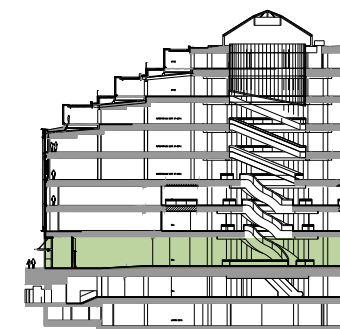
LEVEL 1 EXISTING FLOOR PLAN



LEVEL 1 NEW FLOOR PLAN



KEY PLAN



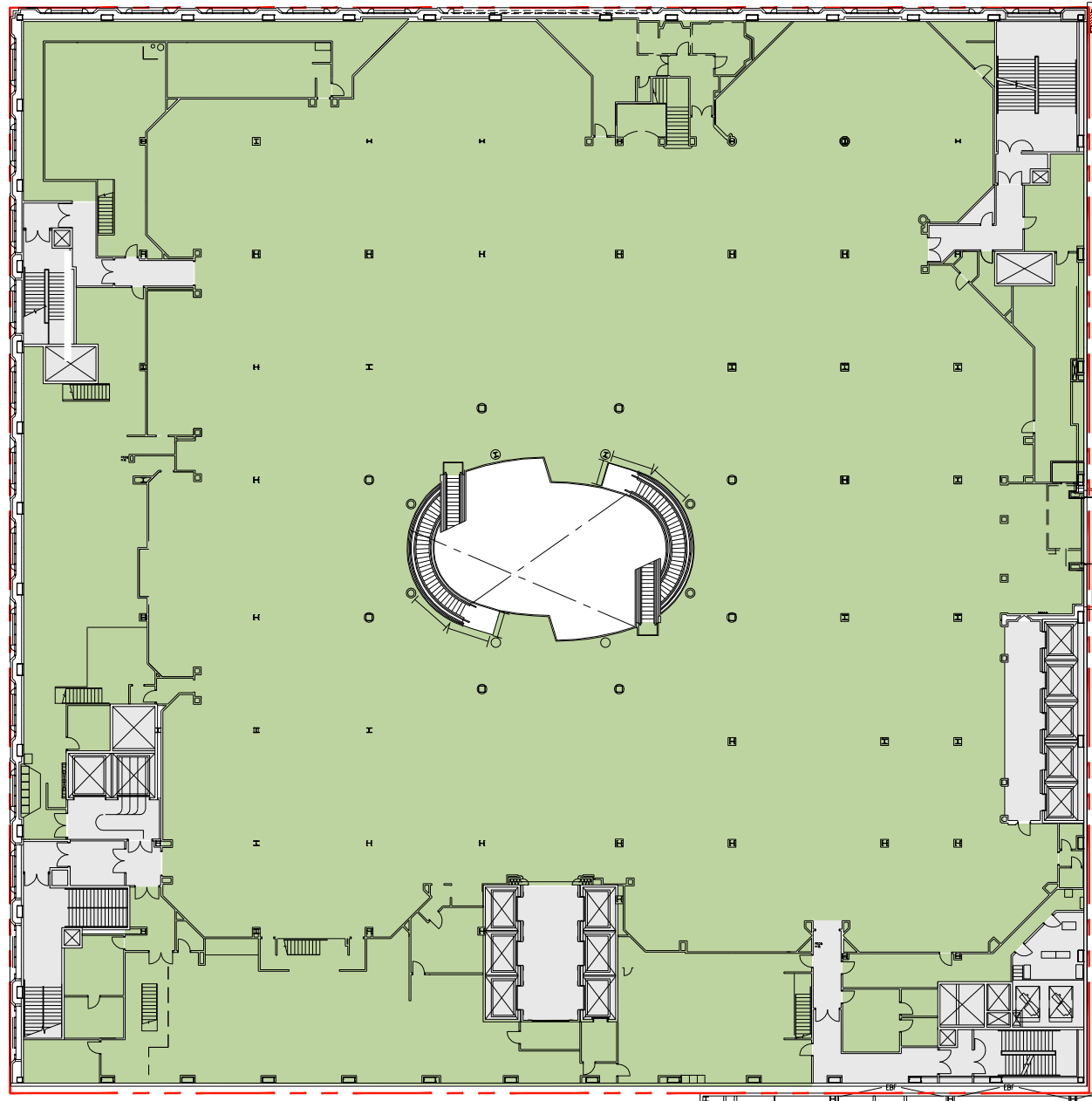
KEY SECTION

- OFFICE (GENERAL)
- RETAIL (GENERAL)
- CIRCULATION/BOH (GENERAL)
- PUBLIC SPACE

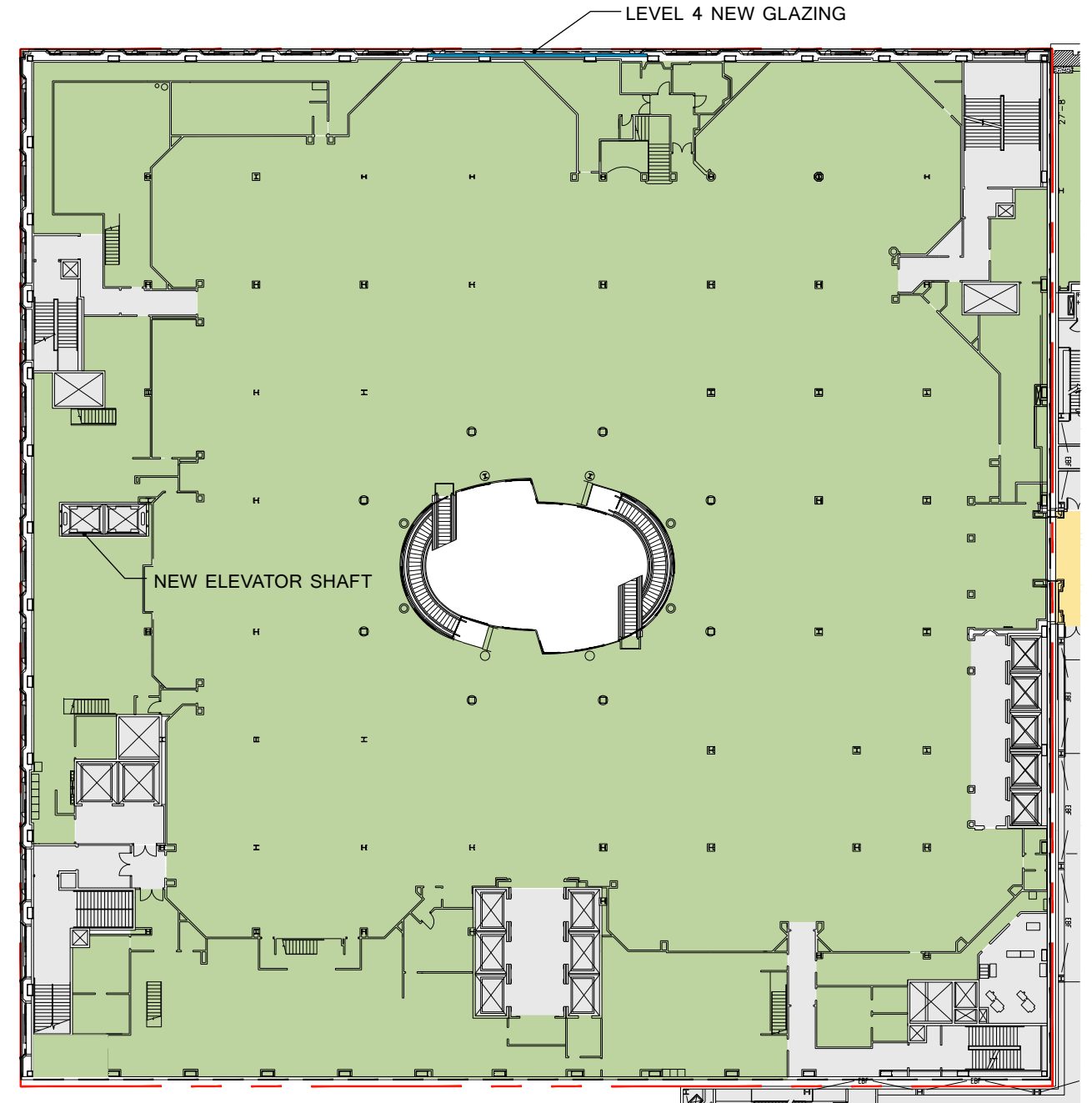
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Scale: 3/128"=1'-0" @ 11 x 17

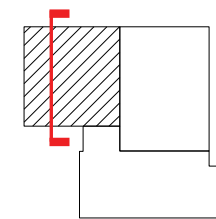




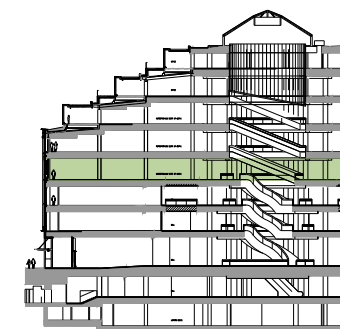
LEVEL 4 EXISTING FLOOR PLAN



LEVEL 4 NEW FLOOR PLAN



KEY PLAN



KEY SECTION

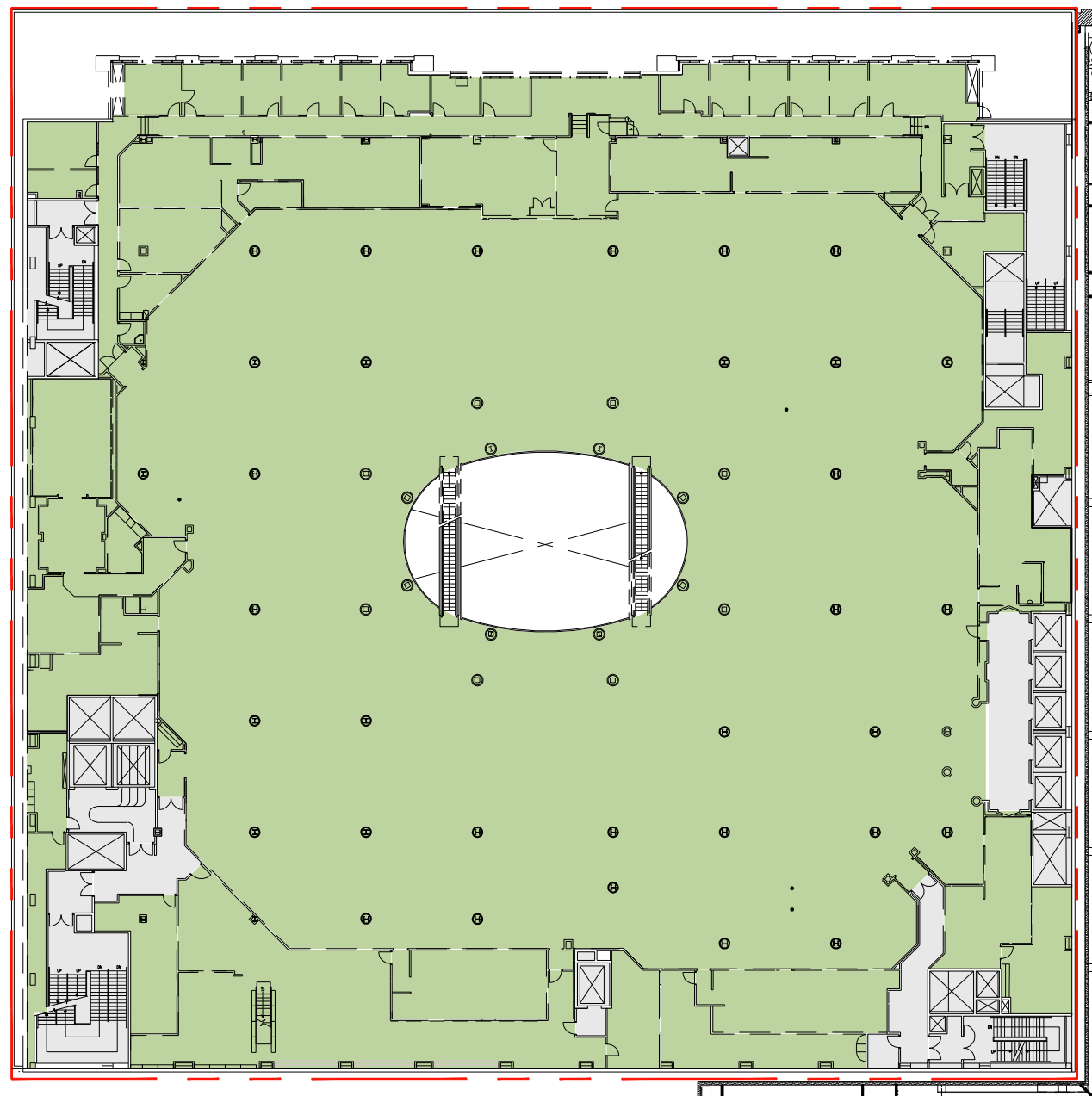
- RETAIL (GENERAL)
- CIRCULATION/BOH (GENERAL)
- NEW GLAZING

0 10' 20' 40' 80'

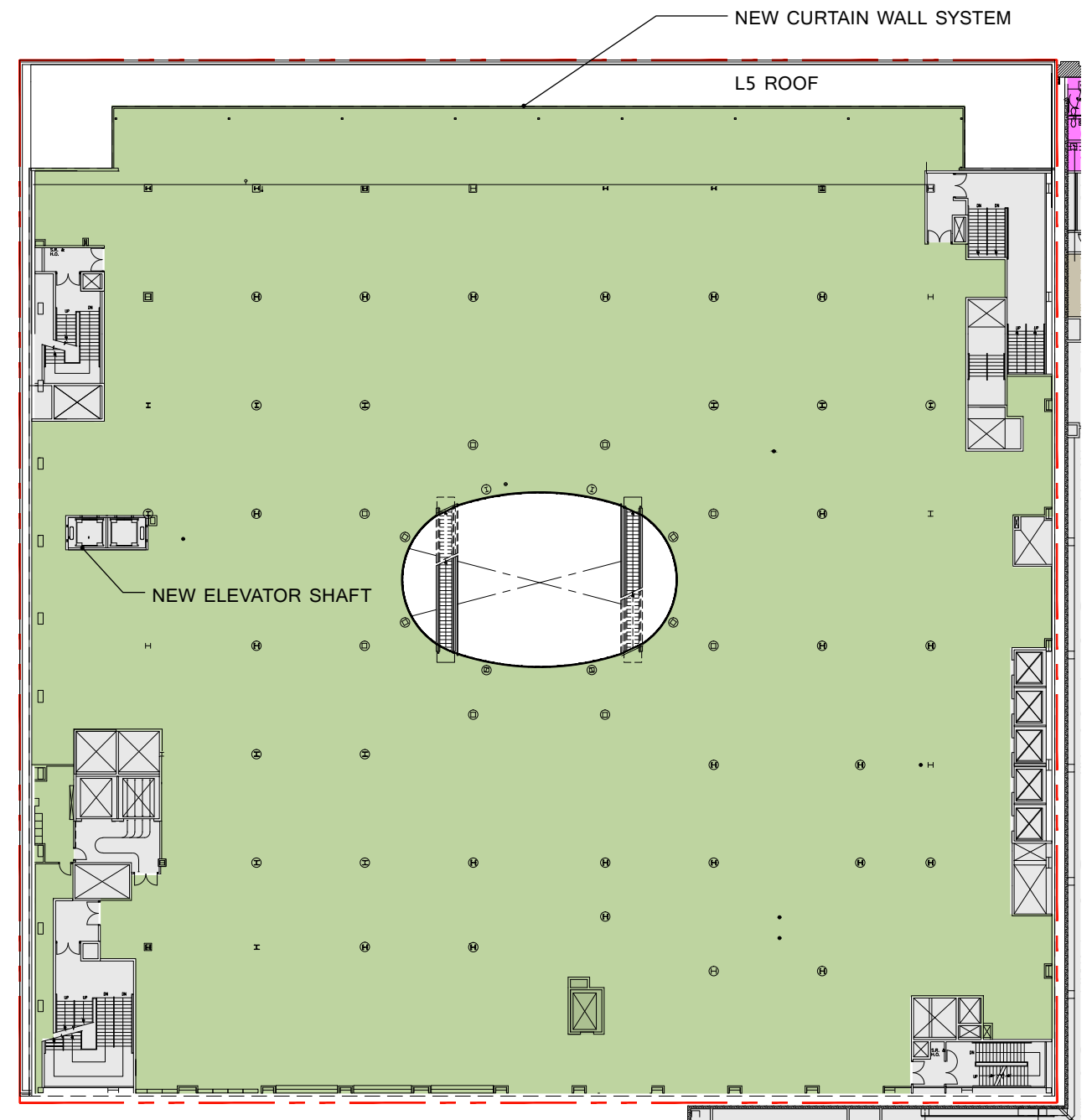
Scale: 3/128"=1'-0" @ 11 x 17



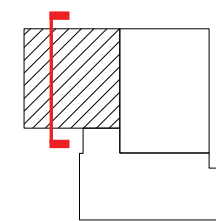




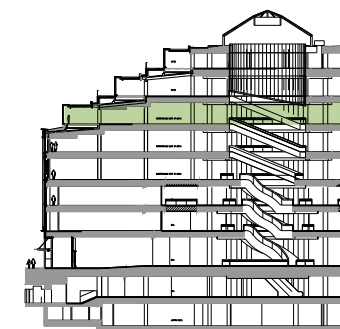
LEVEL 6 EXISTING FLOOR PLAN



LEVEL 6 NEW FLOOR PLAN



KEY PLAN



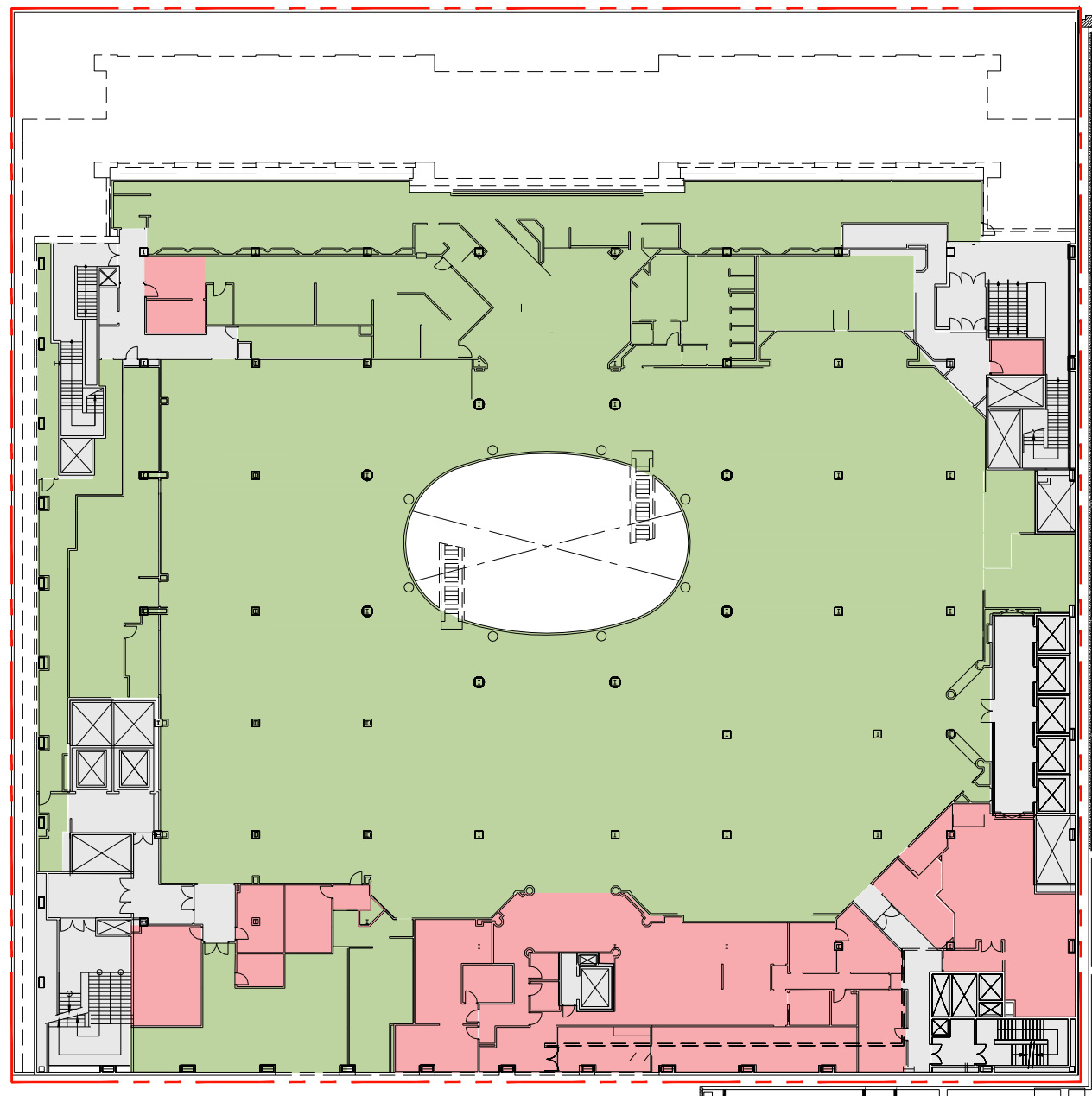
KEY SECTION

- RETAIL (GENERAL)
- CIRCULATION/BOH (GENERAL)

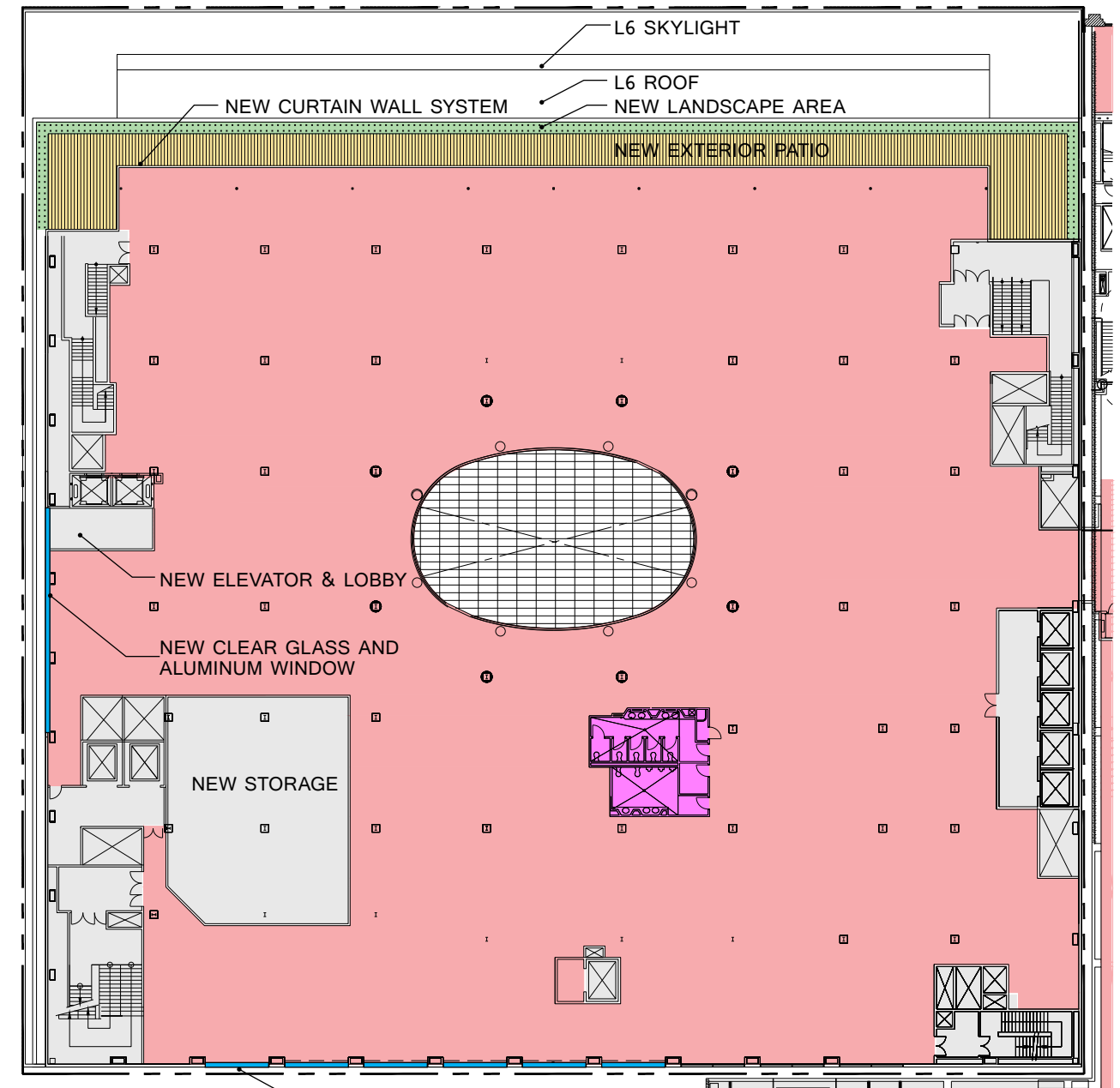
0 10' 20' 40' 80'

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

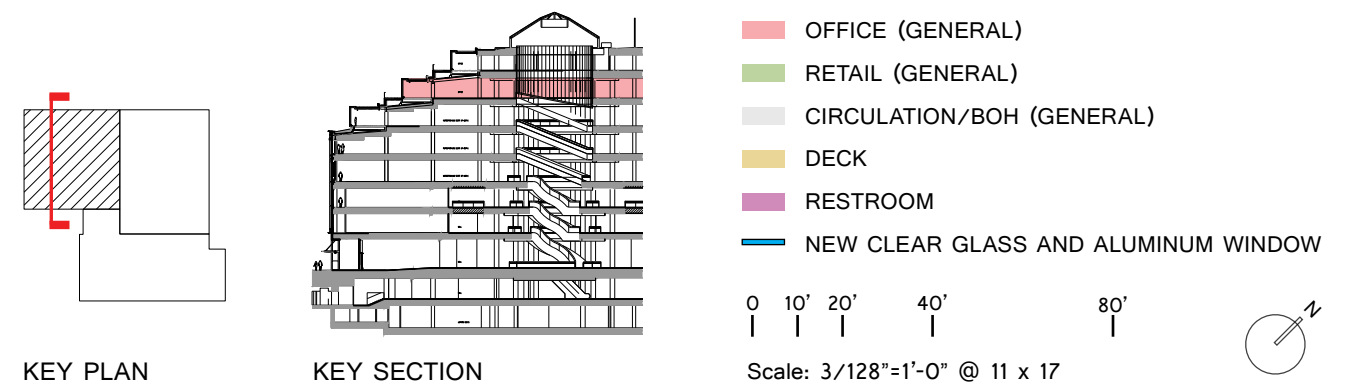


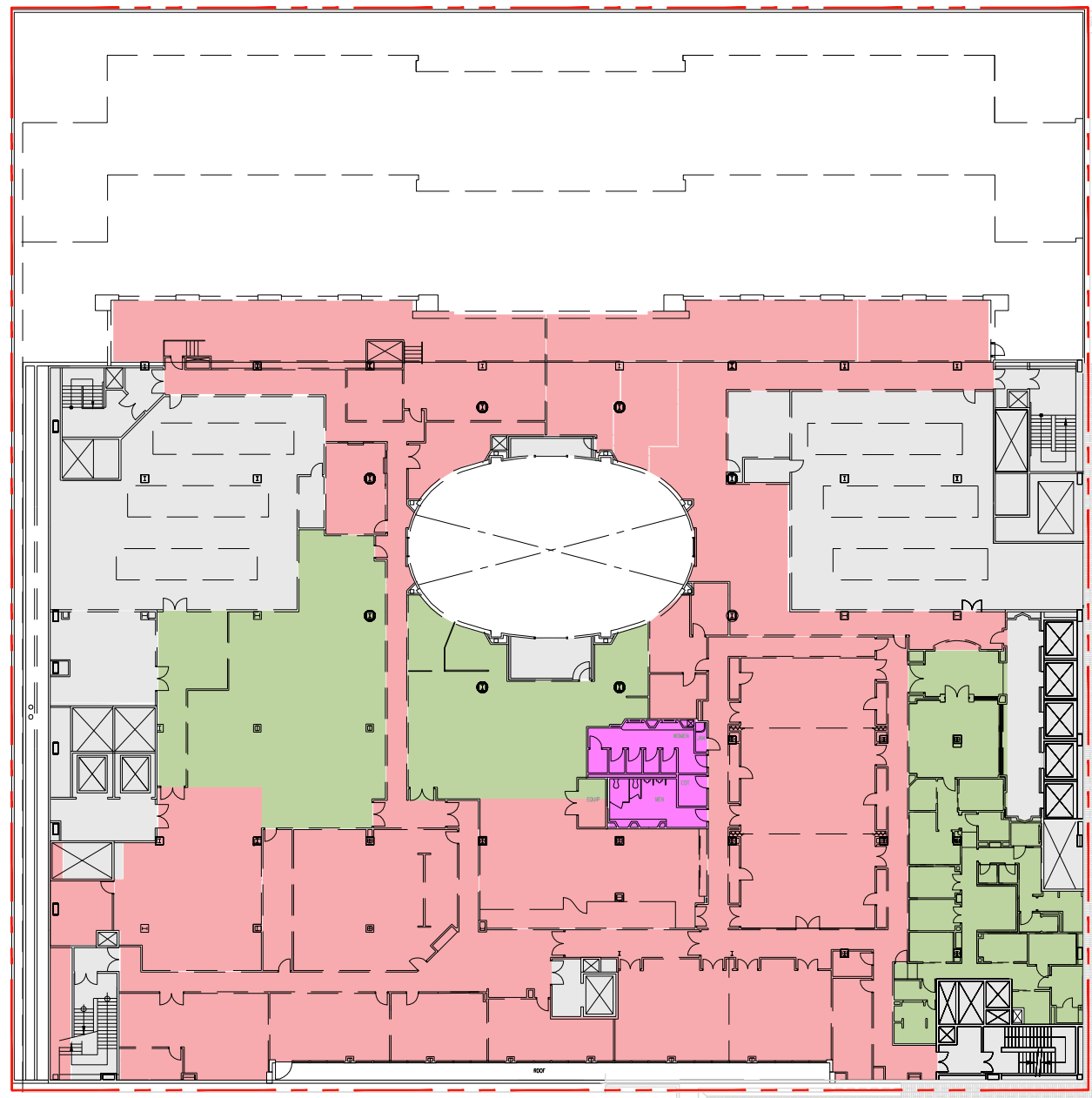


LEVEL 7 EXISTING FLOOR PLAN

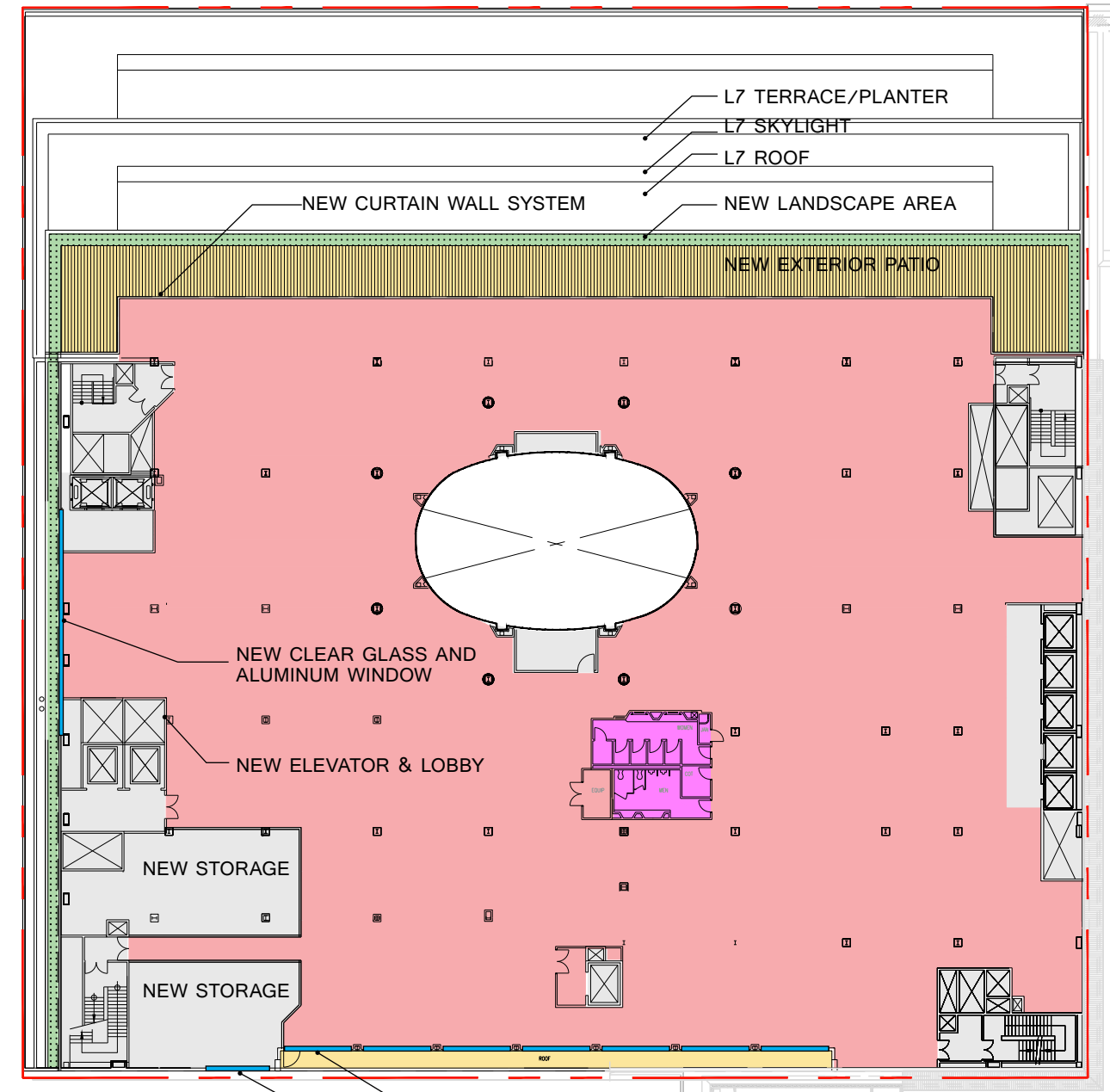


LEVEL 7 NEW FLOOR PLAN

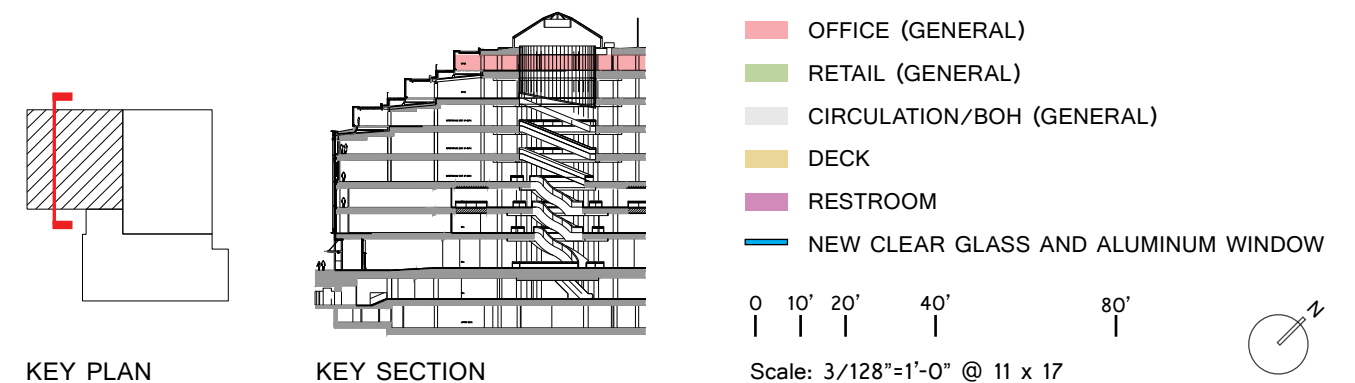


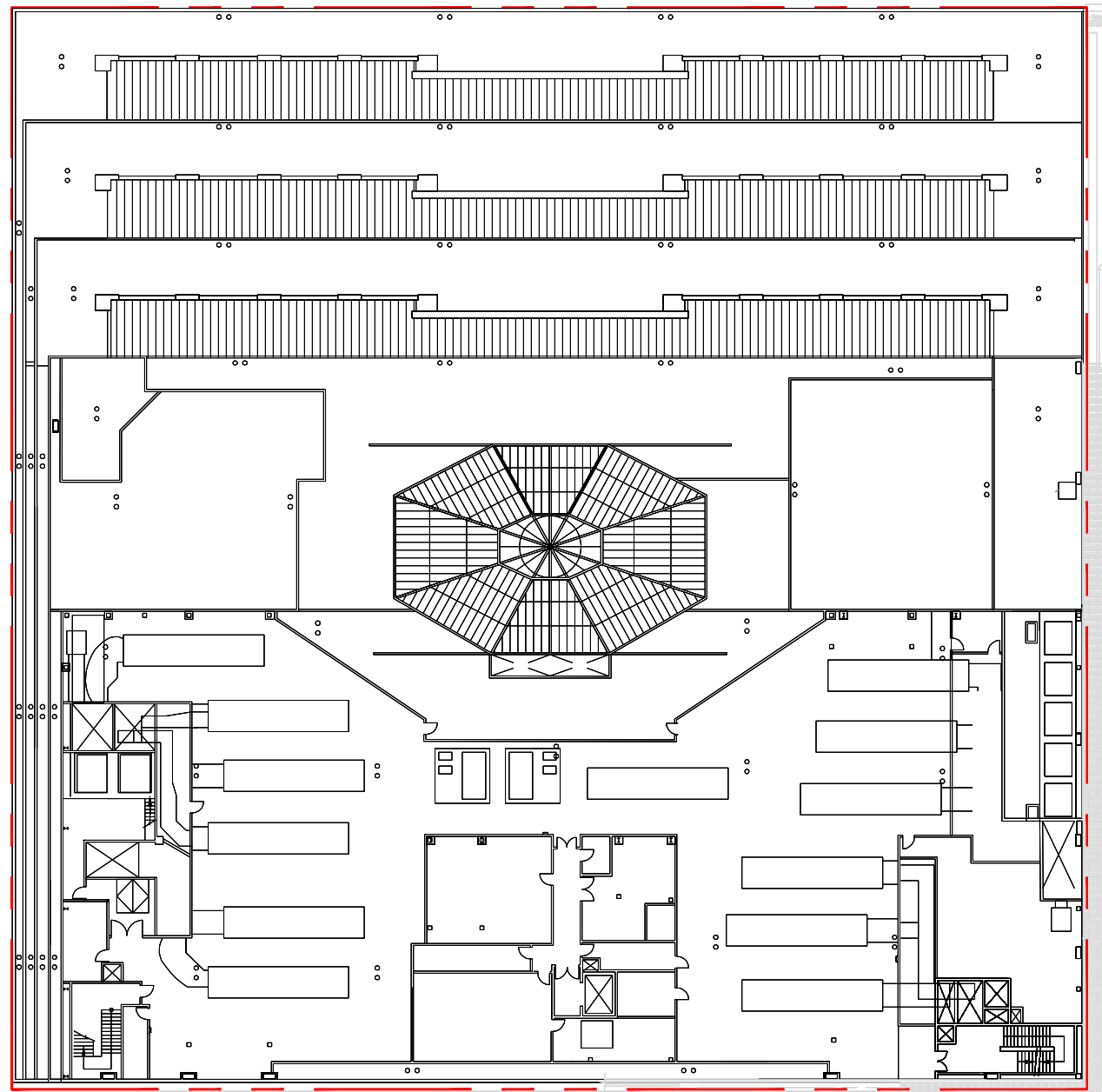


LEVEL 8 EXISTING FLOOR PLAN

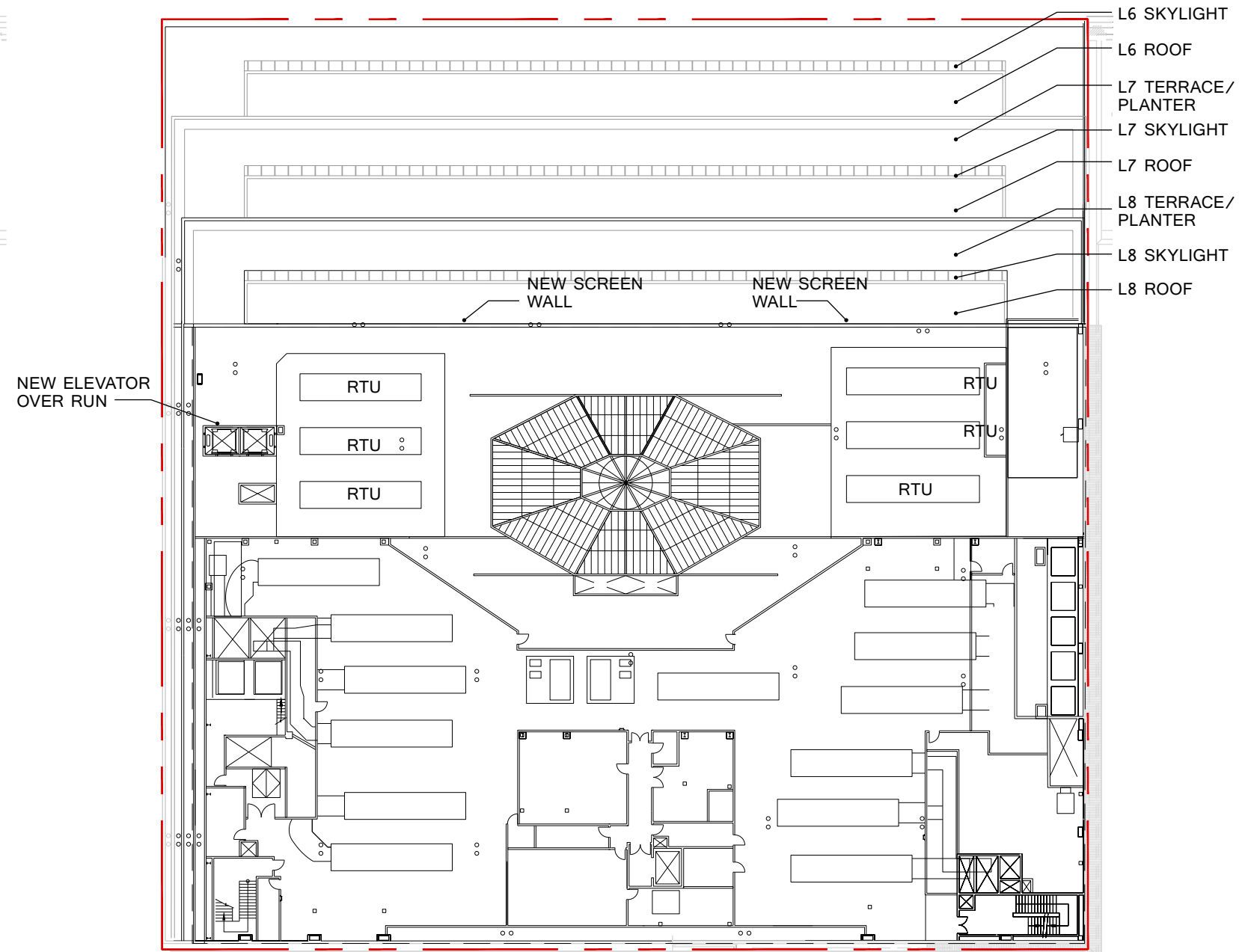


LEVEL 8 NEW FLOOR PLAN

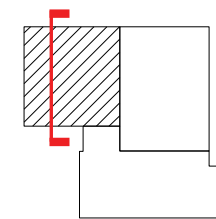




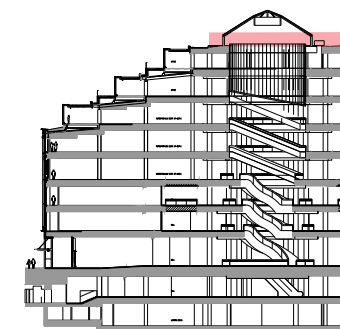
ROOF LEVEL EXISTING FLOOR PLAN



ROOF LEVEL NEW FLOOR PLAN



KEY PLAN



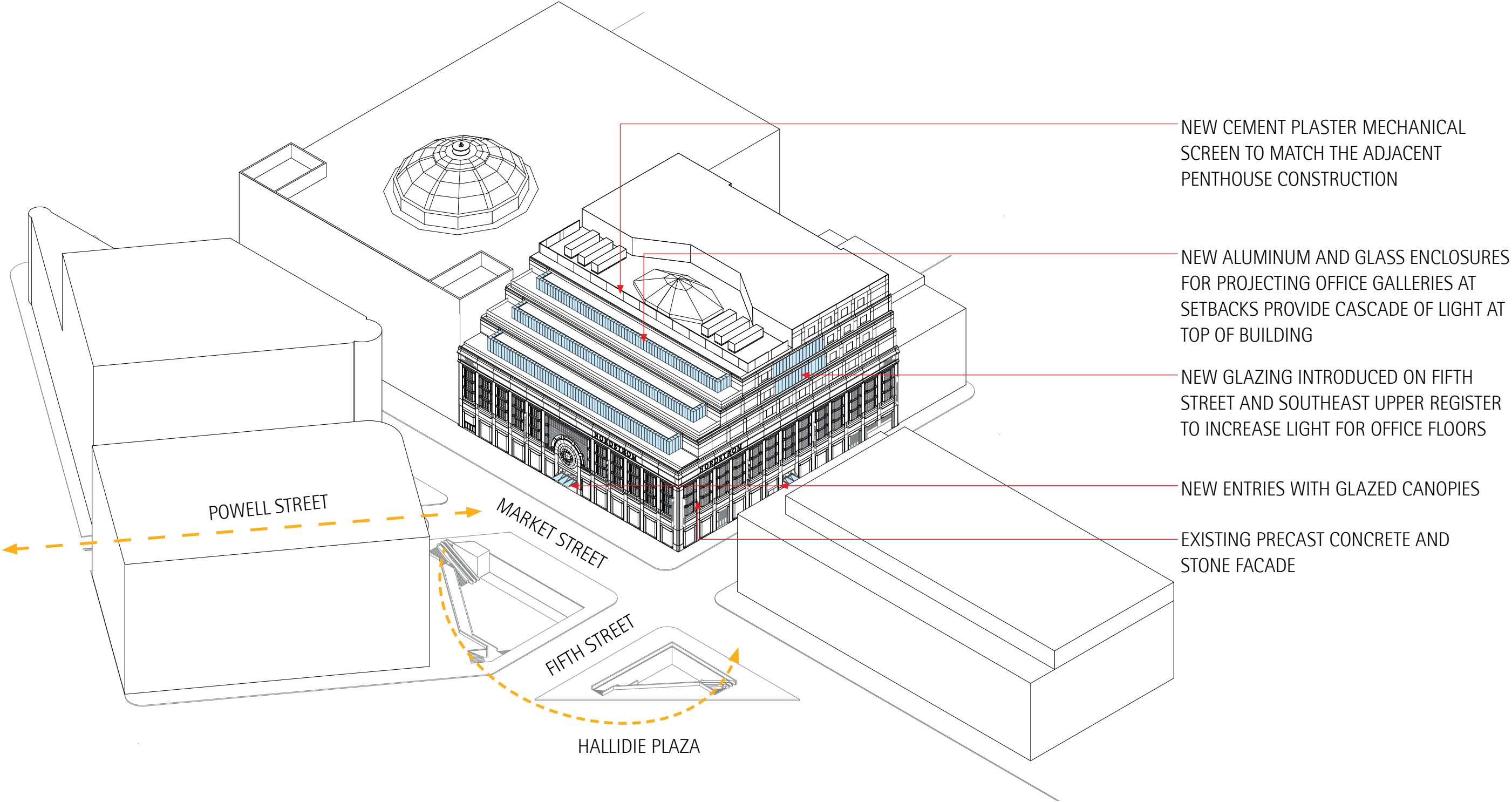
KEY SECTION

0 10' 20' 40' 80'

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

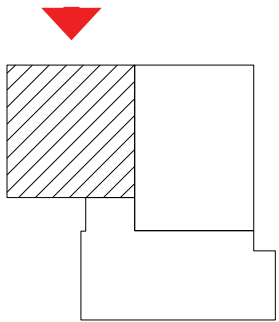


FACADE CONCEPT

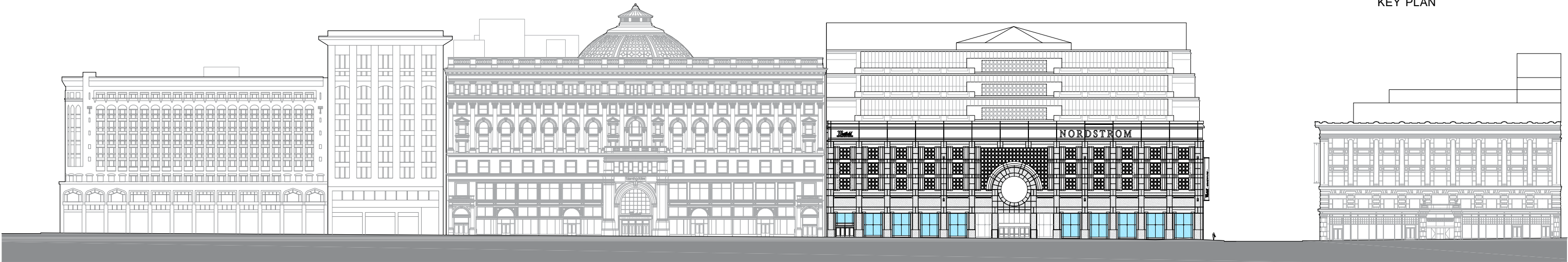




FACADE CONCEPT MARKET STREET ELEVATION IN CONTEXT



KEY PLAN



801 MARKET STREET -  
THE PACIFIC BUILDING

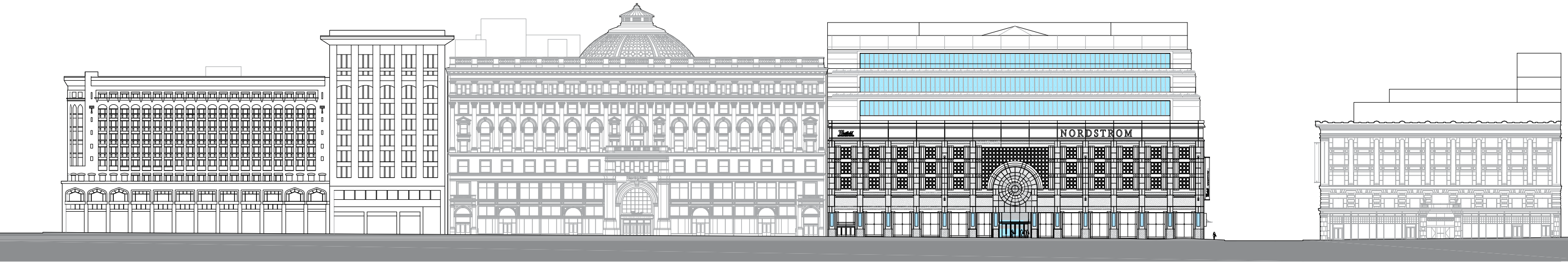
833 MARKET STREET -  
THE JAMES BONG BUILDING

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

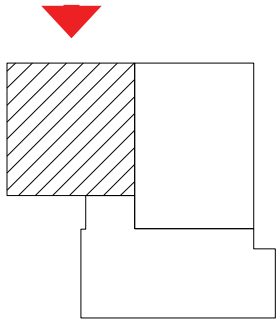
845 MARKET STREET -  
THE EMPORIUM

865 MARKET STREET PROPOSED DESIGN -  
WESTFIELD SAN FRANCISCO CENTRE

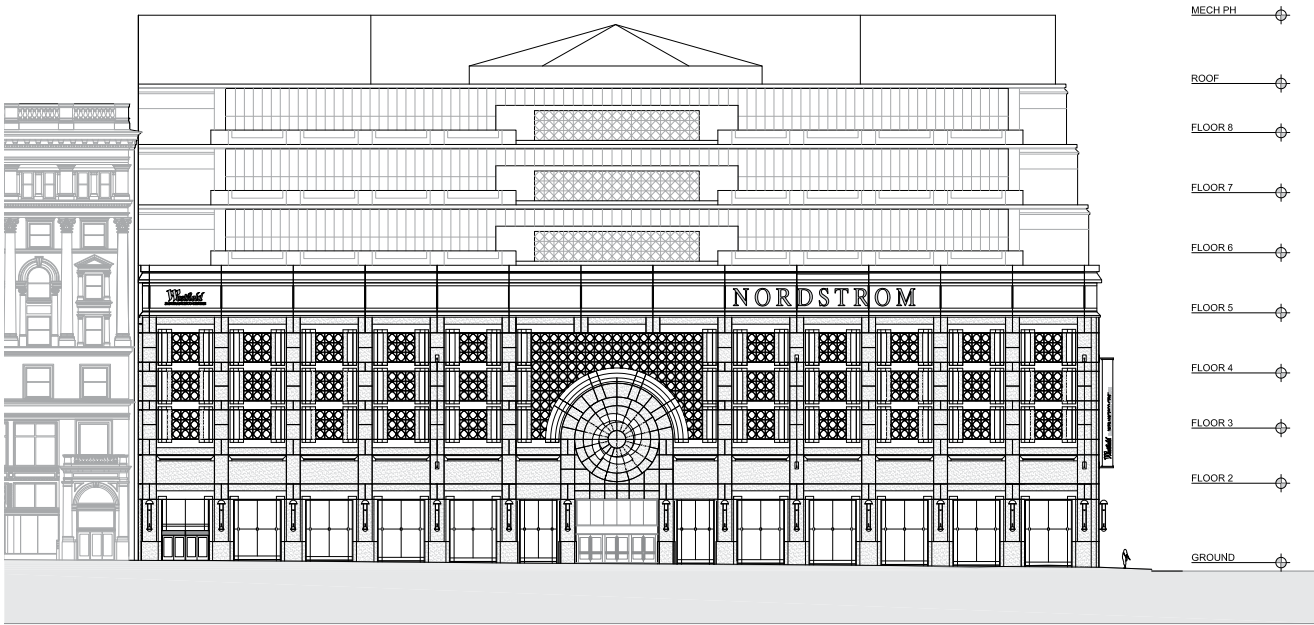
901 MARKET STREET -  
NORDSTROM RACK

PROPOSED

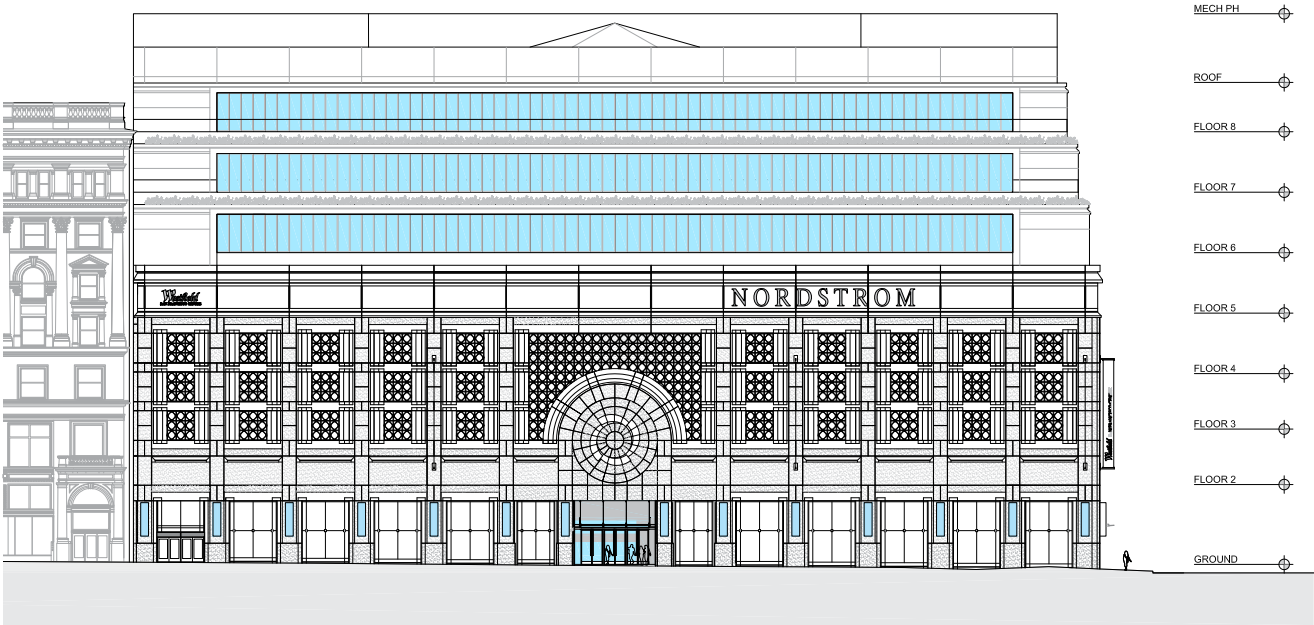
FACADE CONCEPT MARKET STREET ELEVATION



KEY PLAN

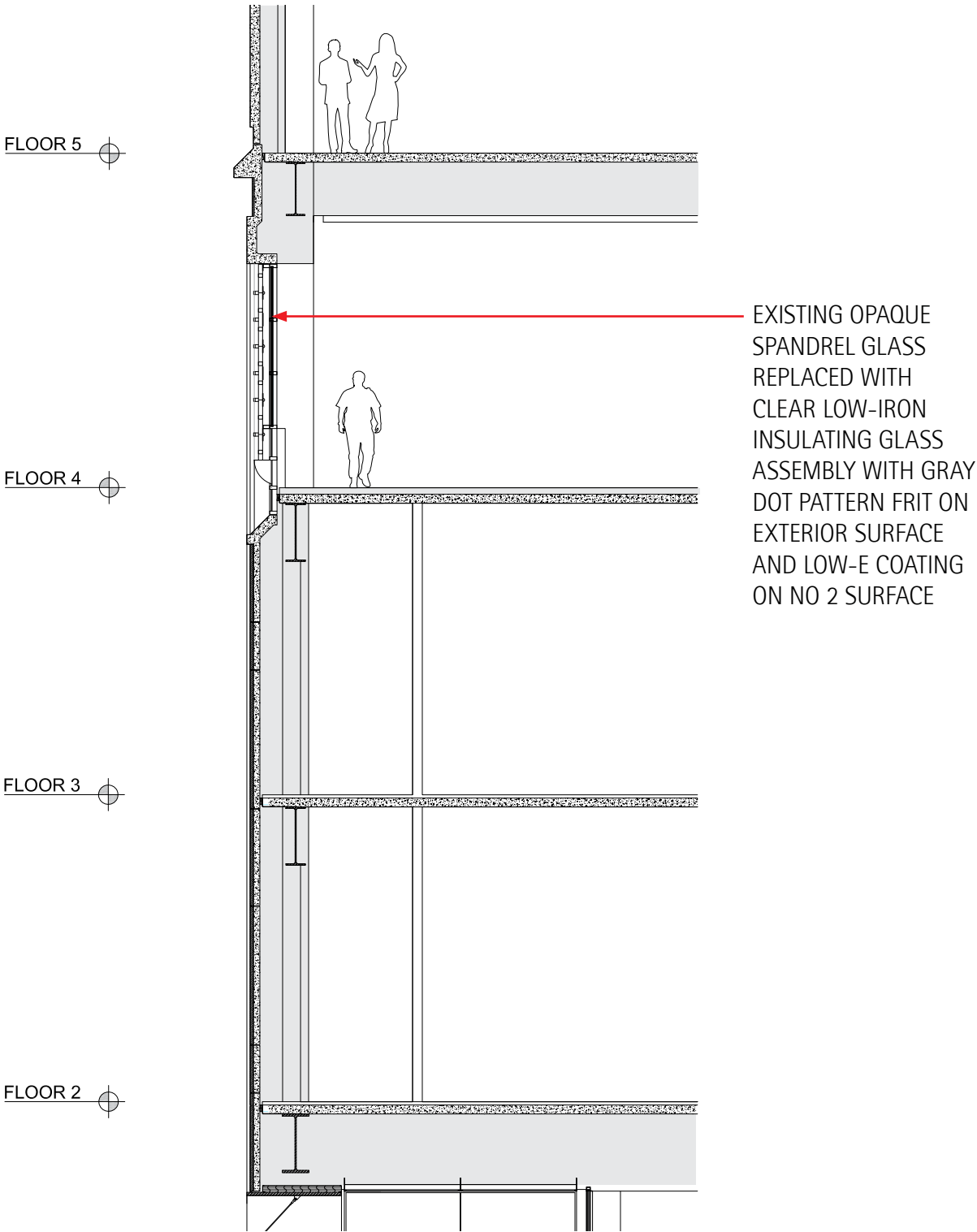
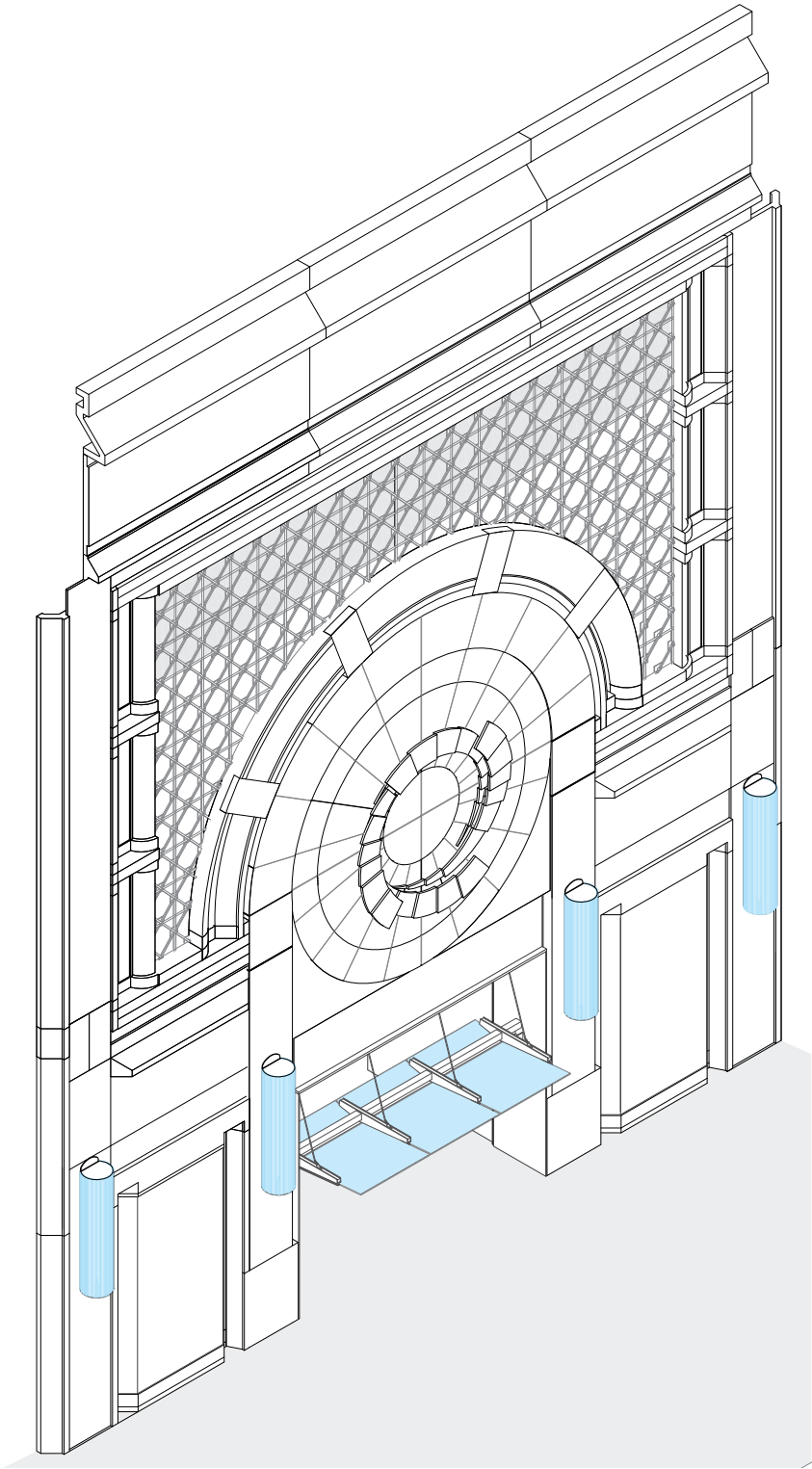


EXISTING



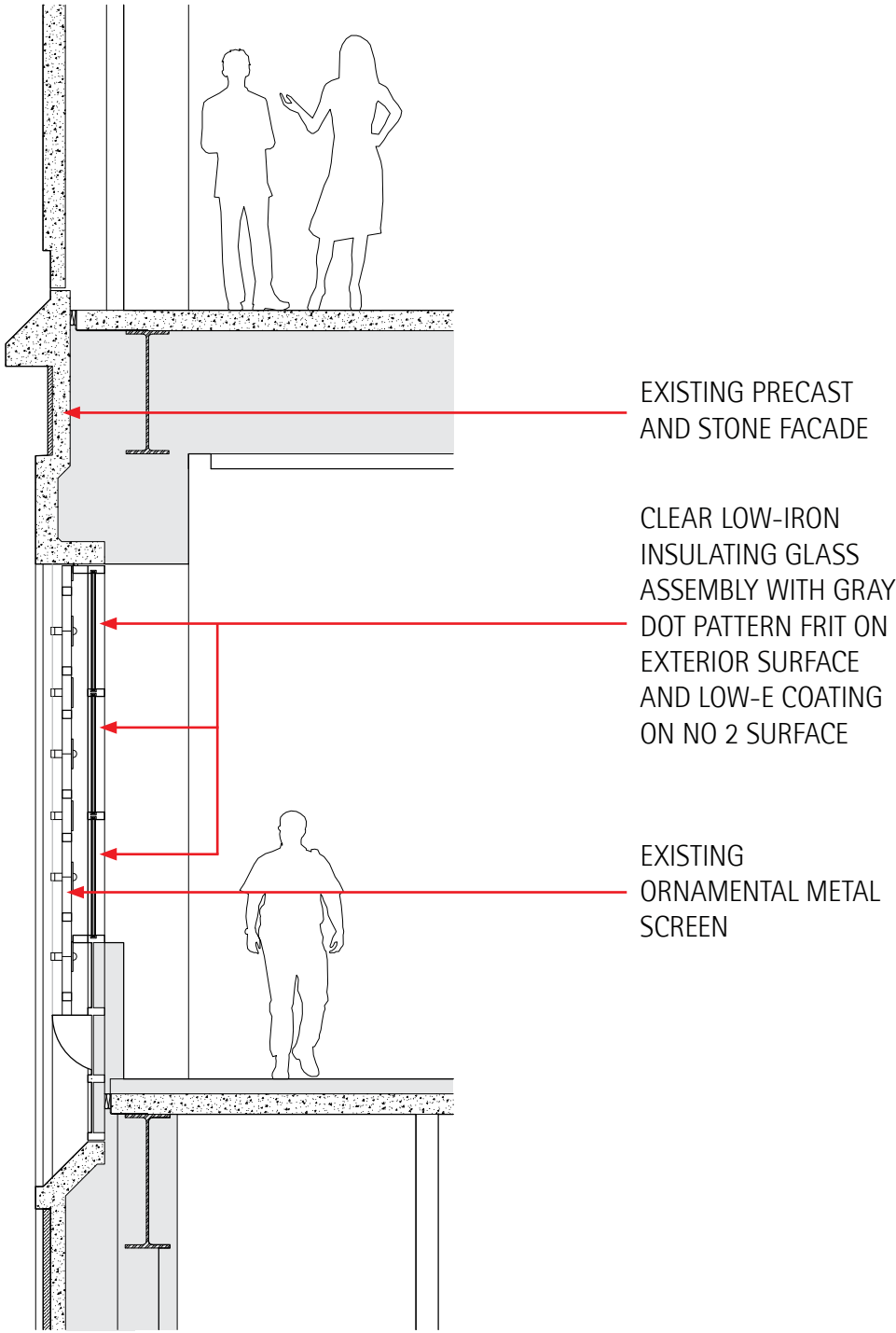
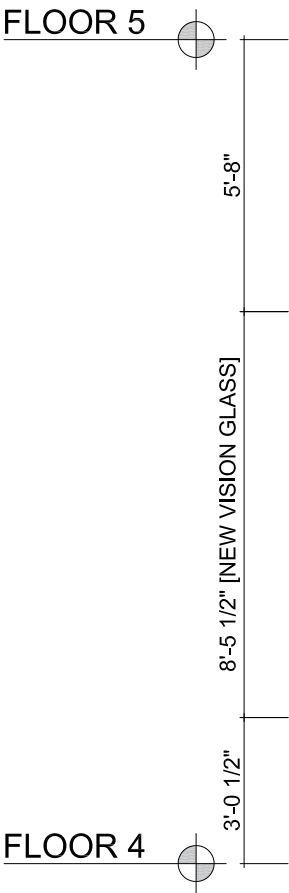
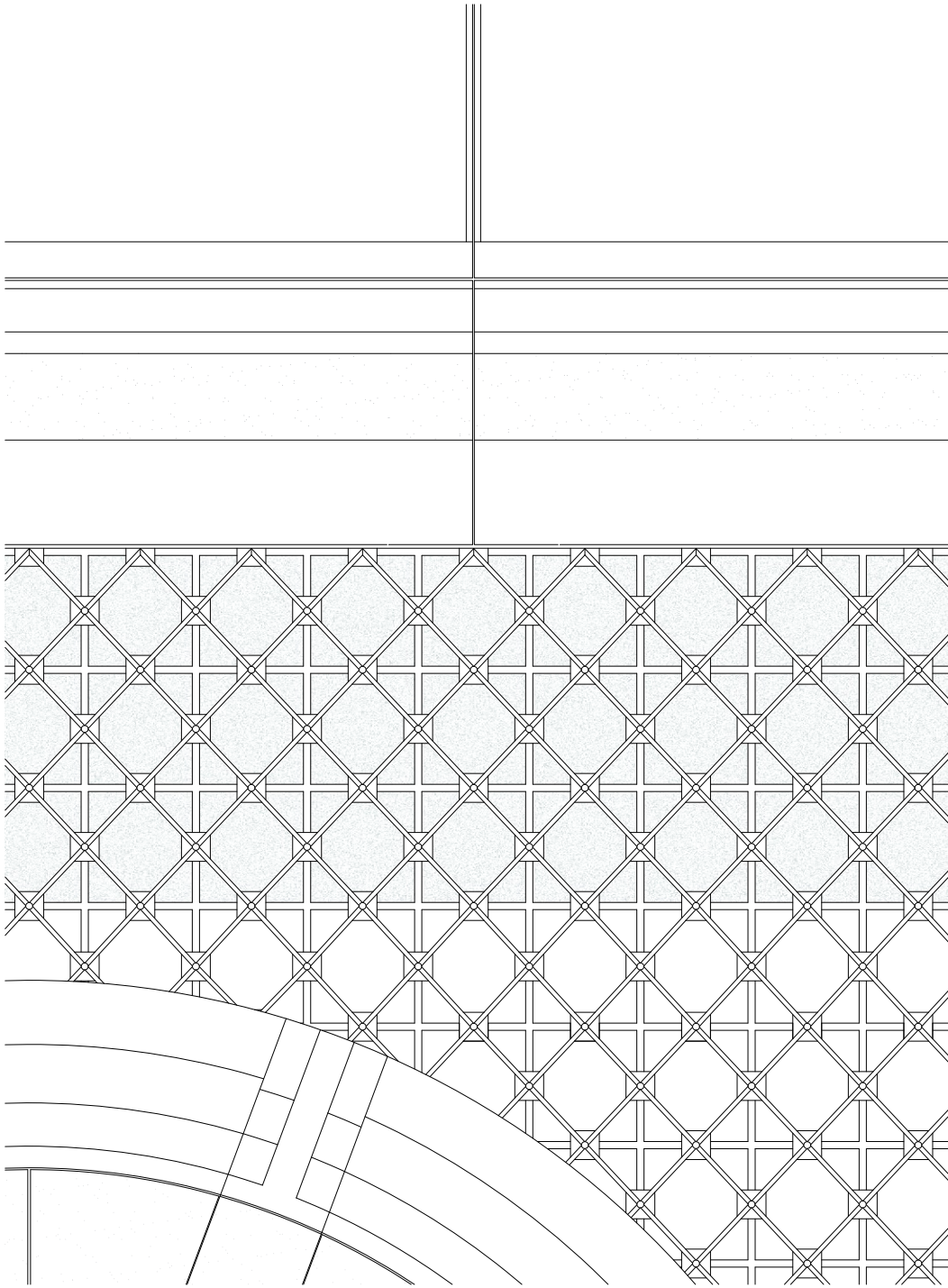
PROPOSED

FACADE CONCEPT AXONOMETRIC AND SECTION OF FOURTH FLOOR GLAZING

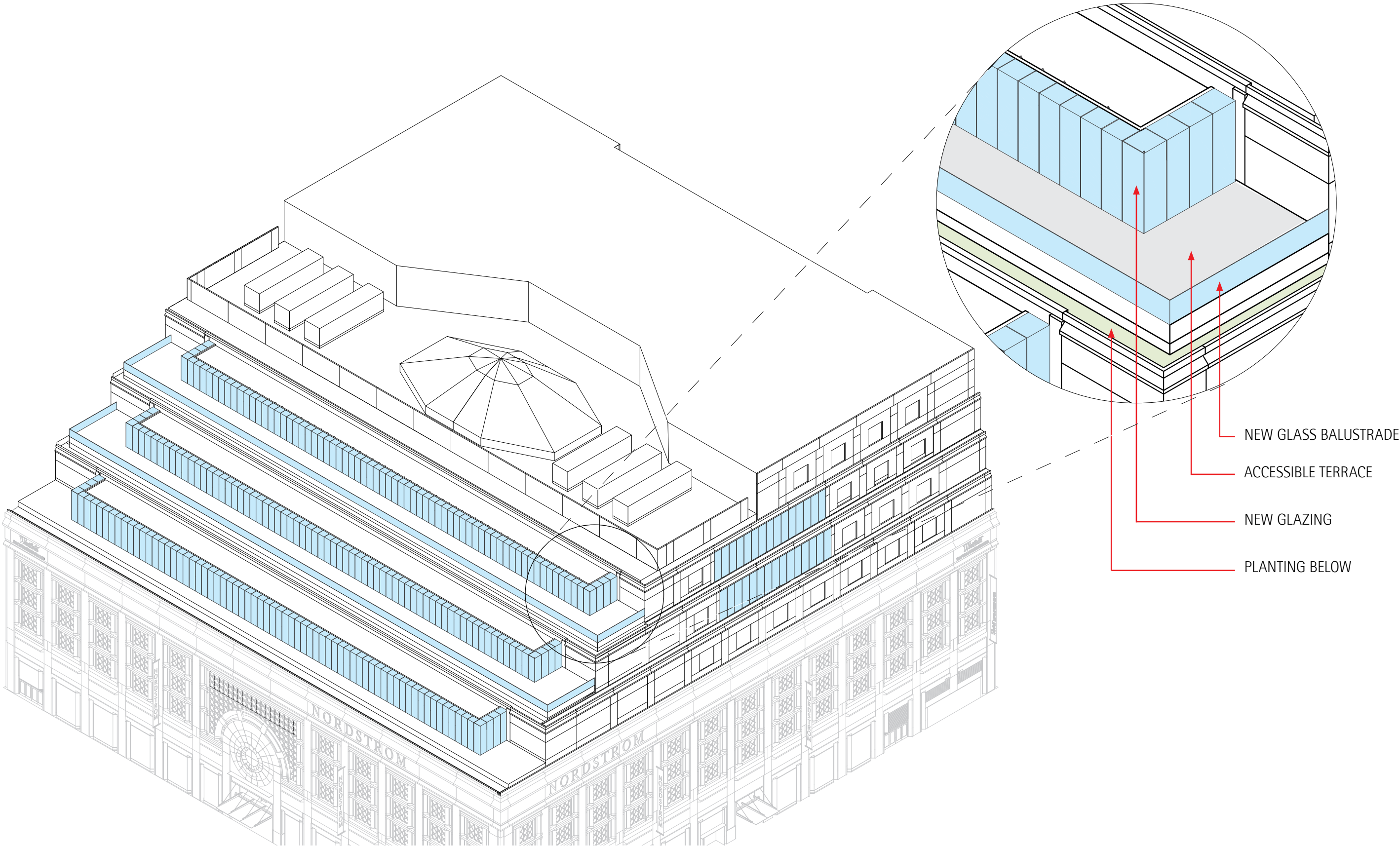




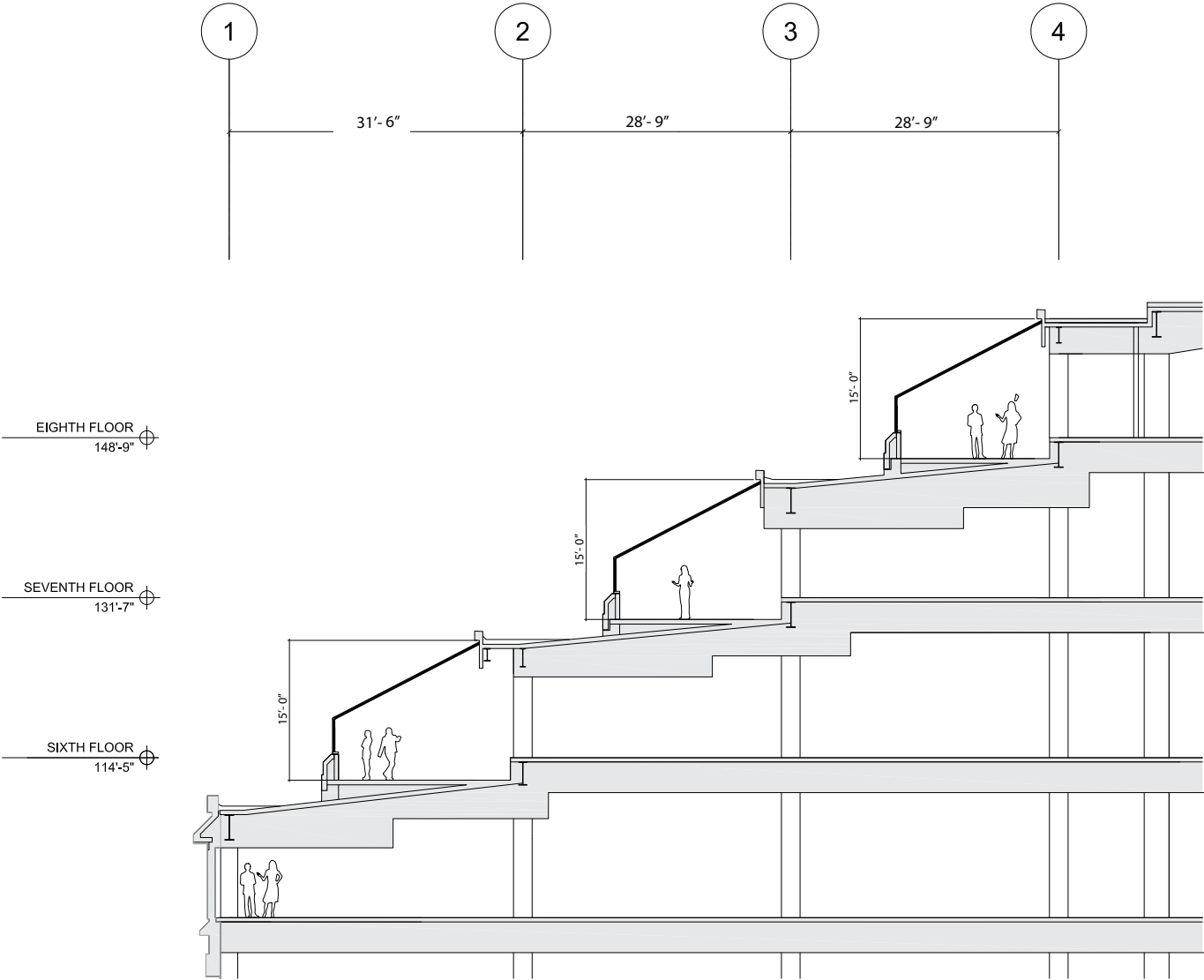
FACADE CONCEPT SECTION AND ELEVATION OF FOURTH FLOOR GLAZING



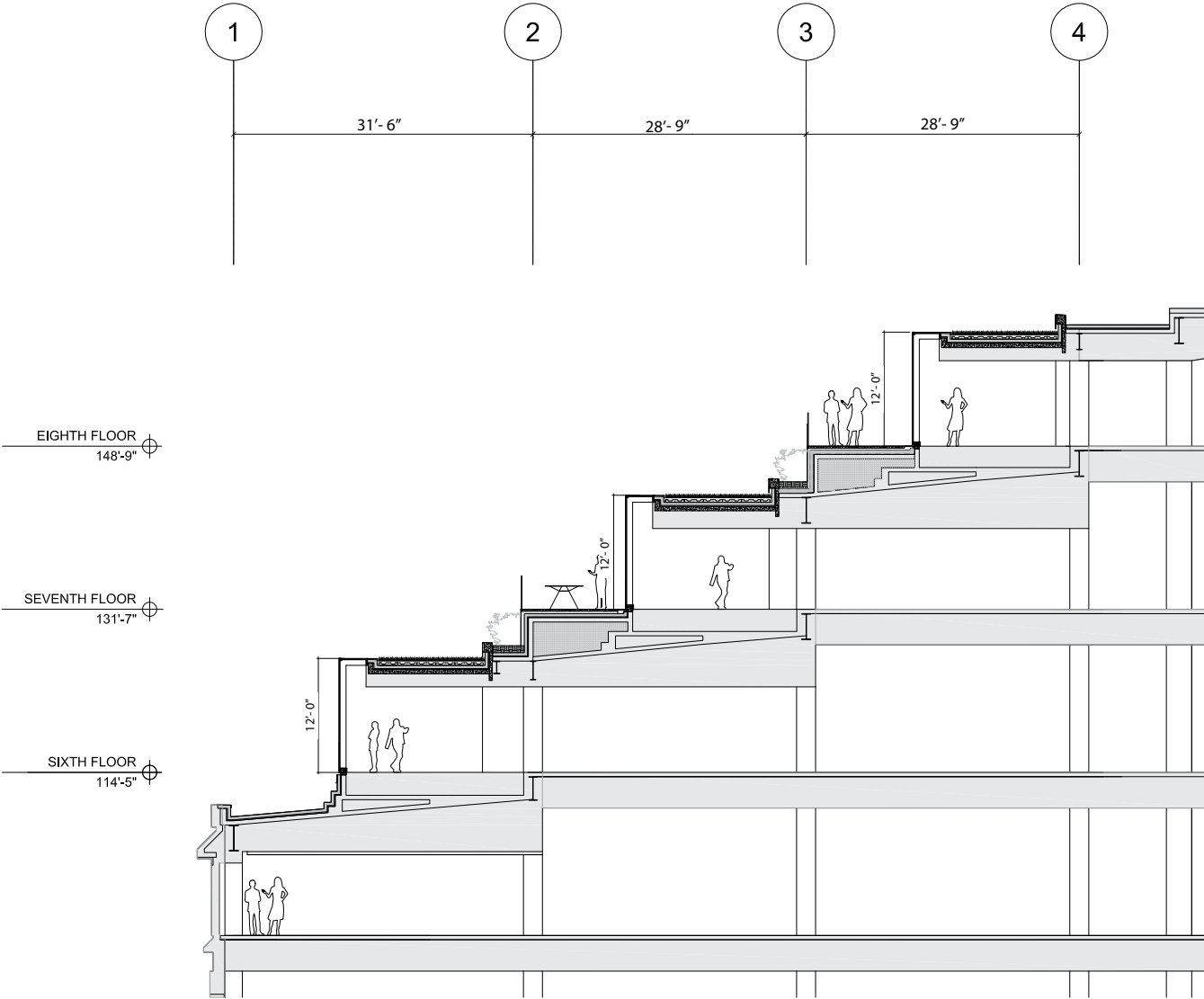
FACADE CONCEPT UPPER REGISTER AXONOMETRIC DIAGRAM



FACADE CONCEPT UPPER REGISTER SECTION

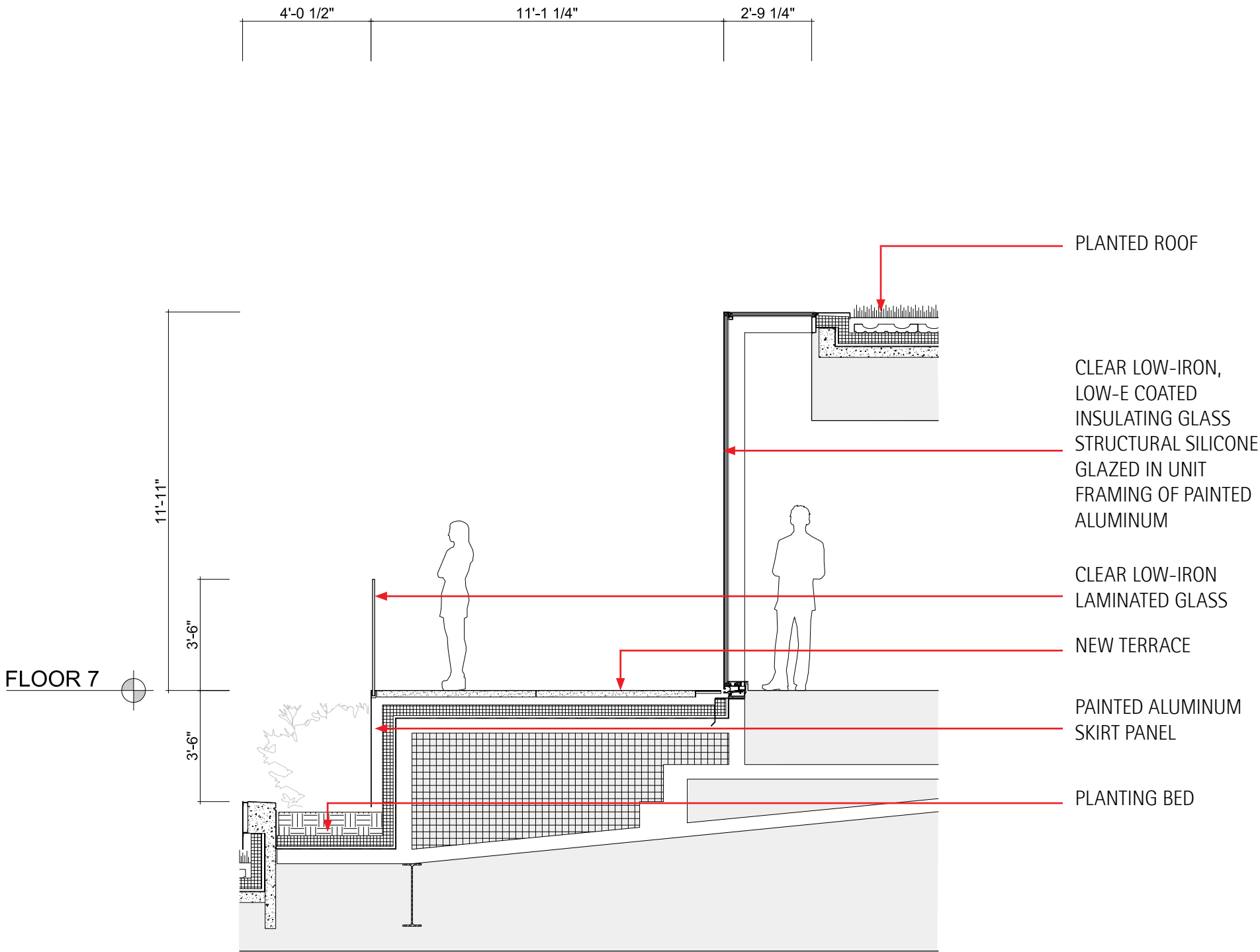
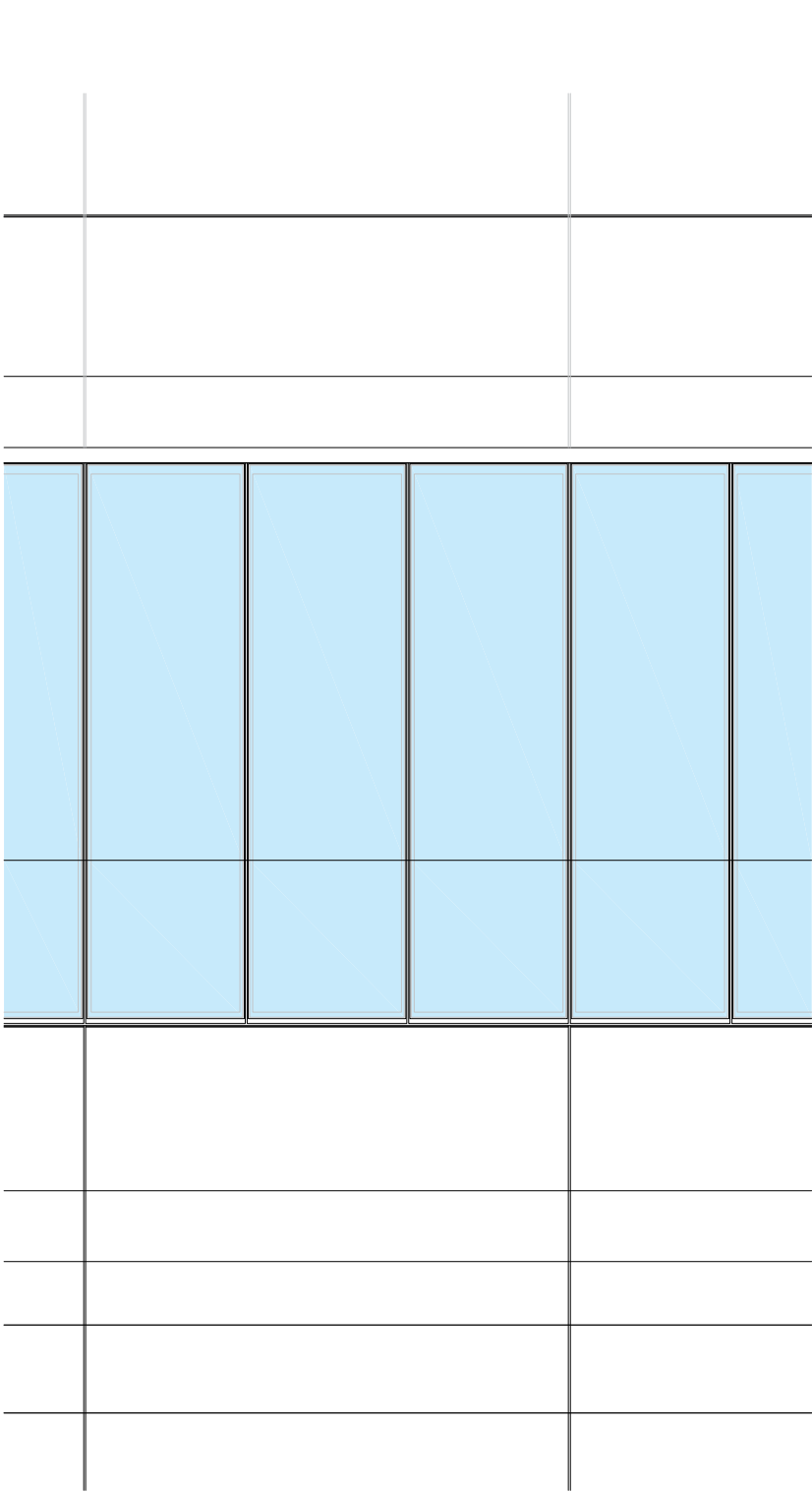


UPPER REGISTER SECTION - EXISTING

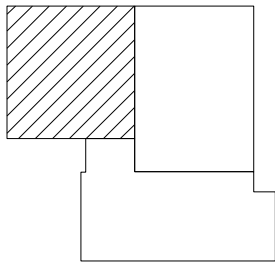


UPPER REGISTER SECTION - NEW

FACADE CONCEPT AXONOMETRIC, SECTION AND ELEVATION OF UPPER REGISTER AT MARKET STREET



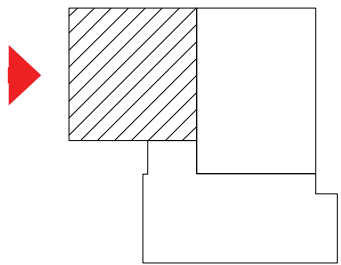




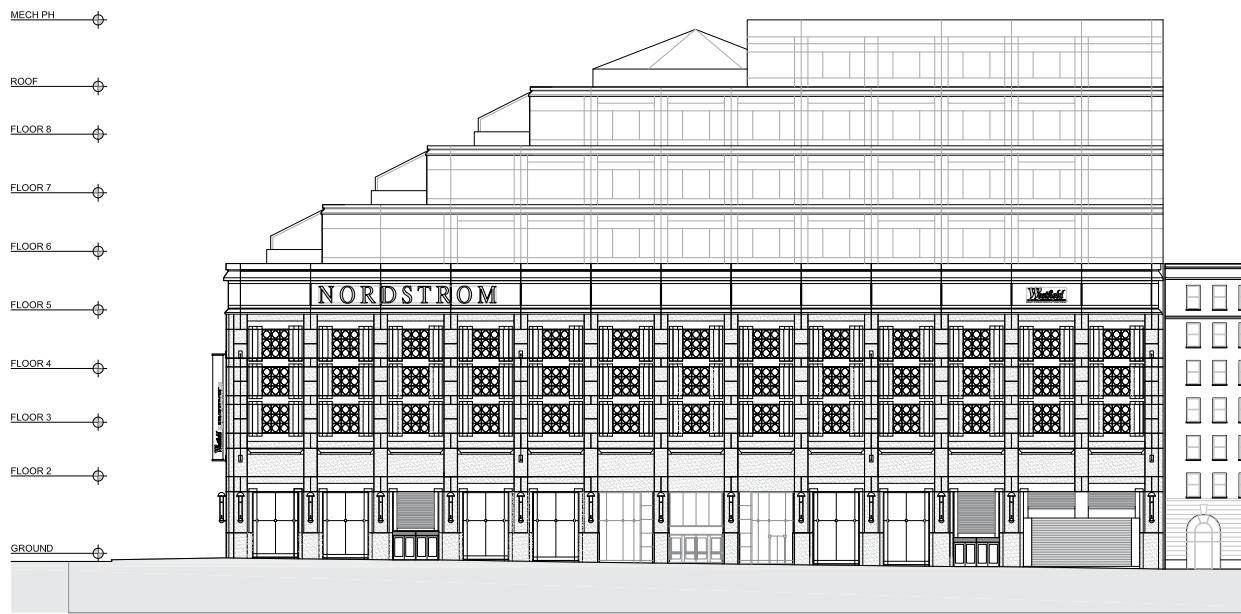
KEY PLAN



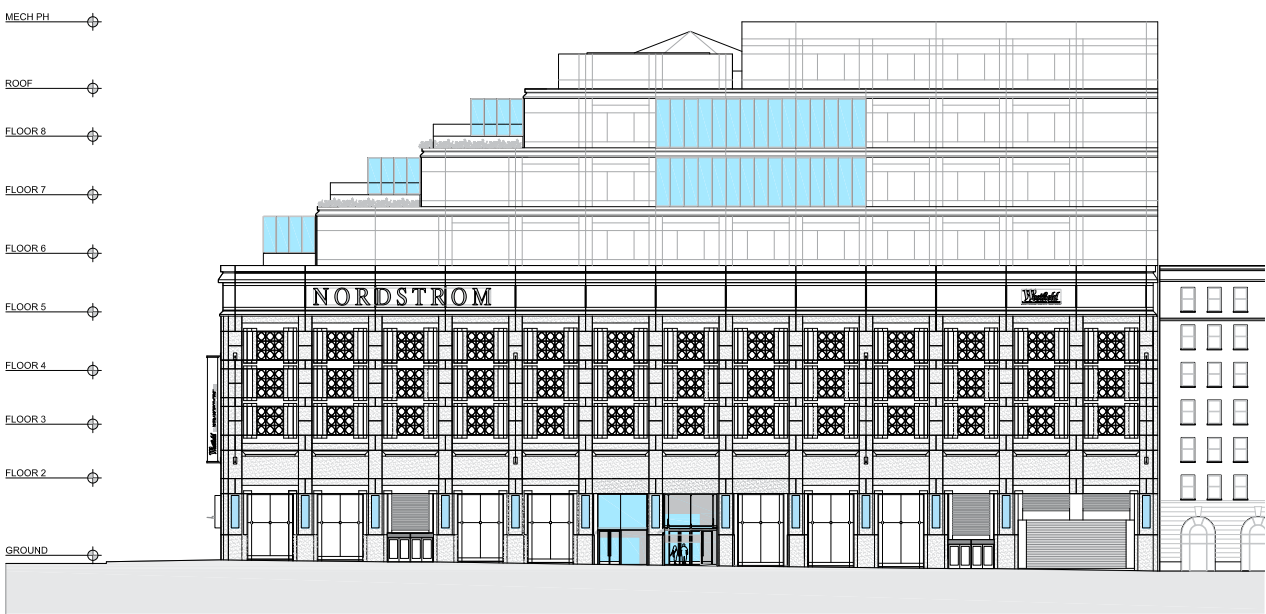
FACADE CONCEPT FIFTH STREET ELEVATION



KEY PLAN



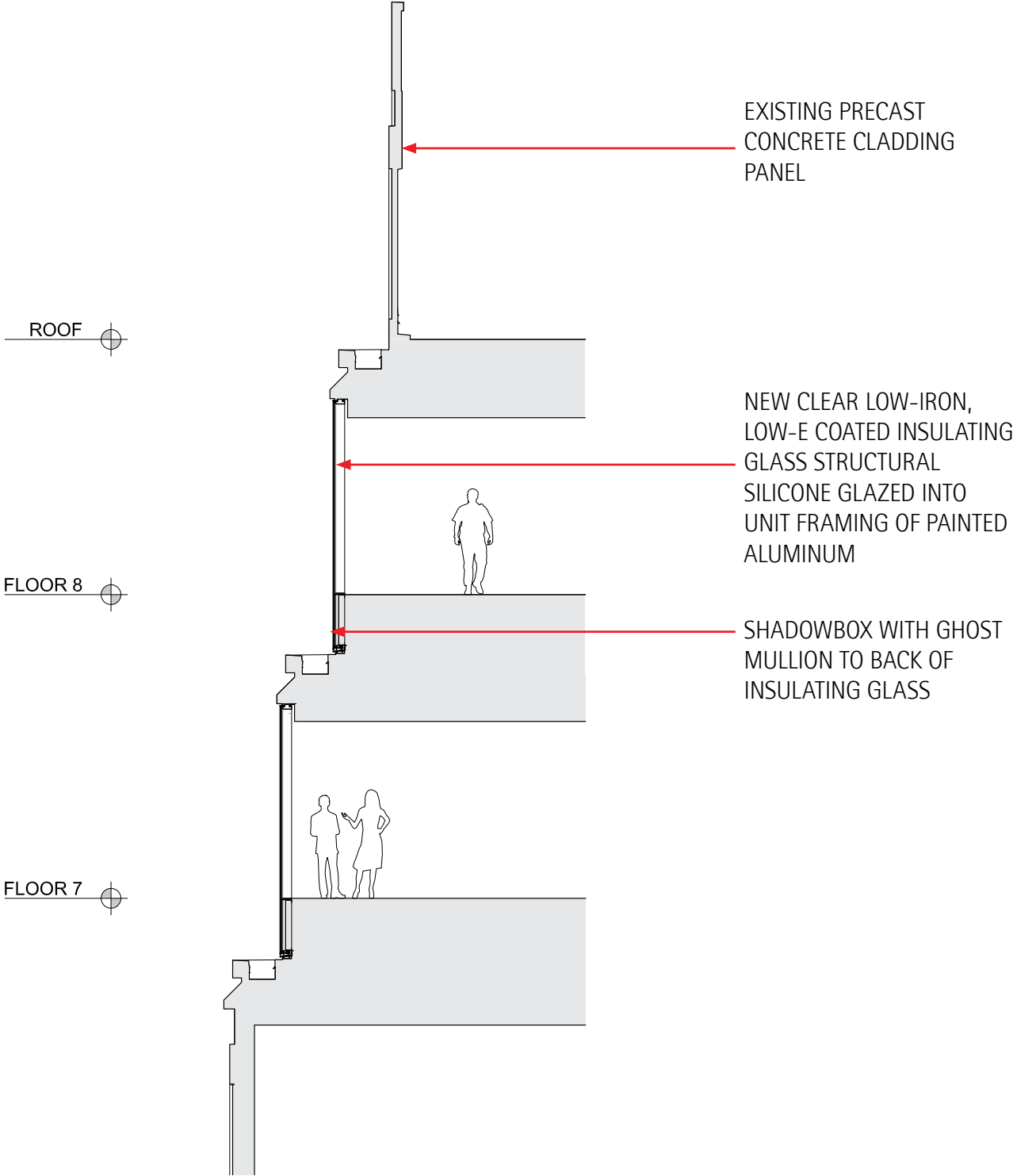
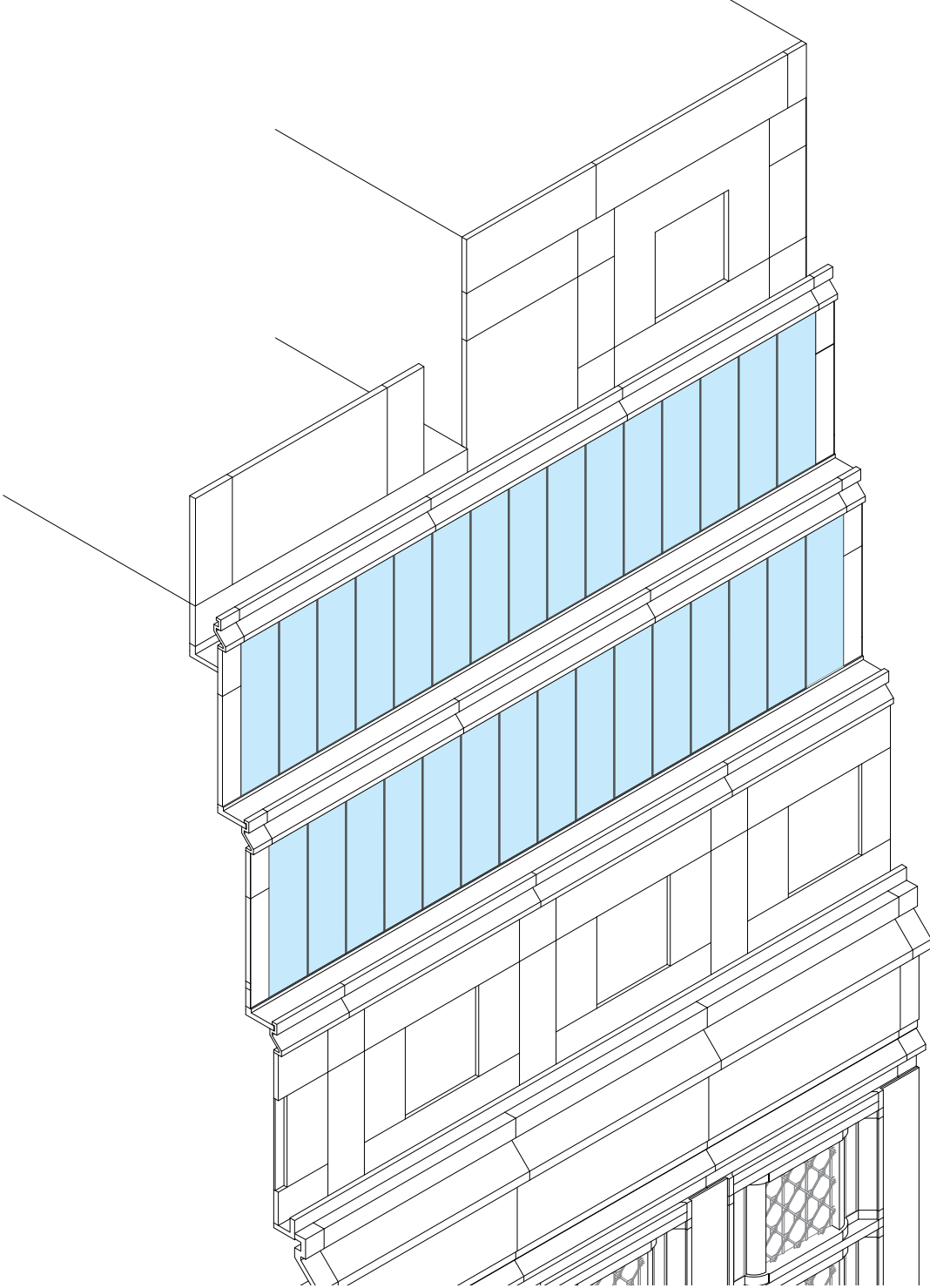
EXISTING



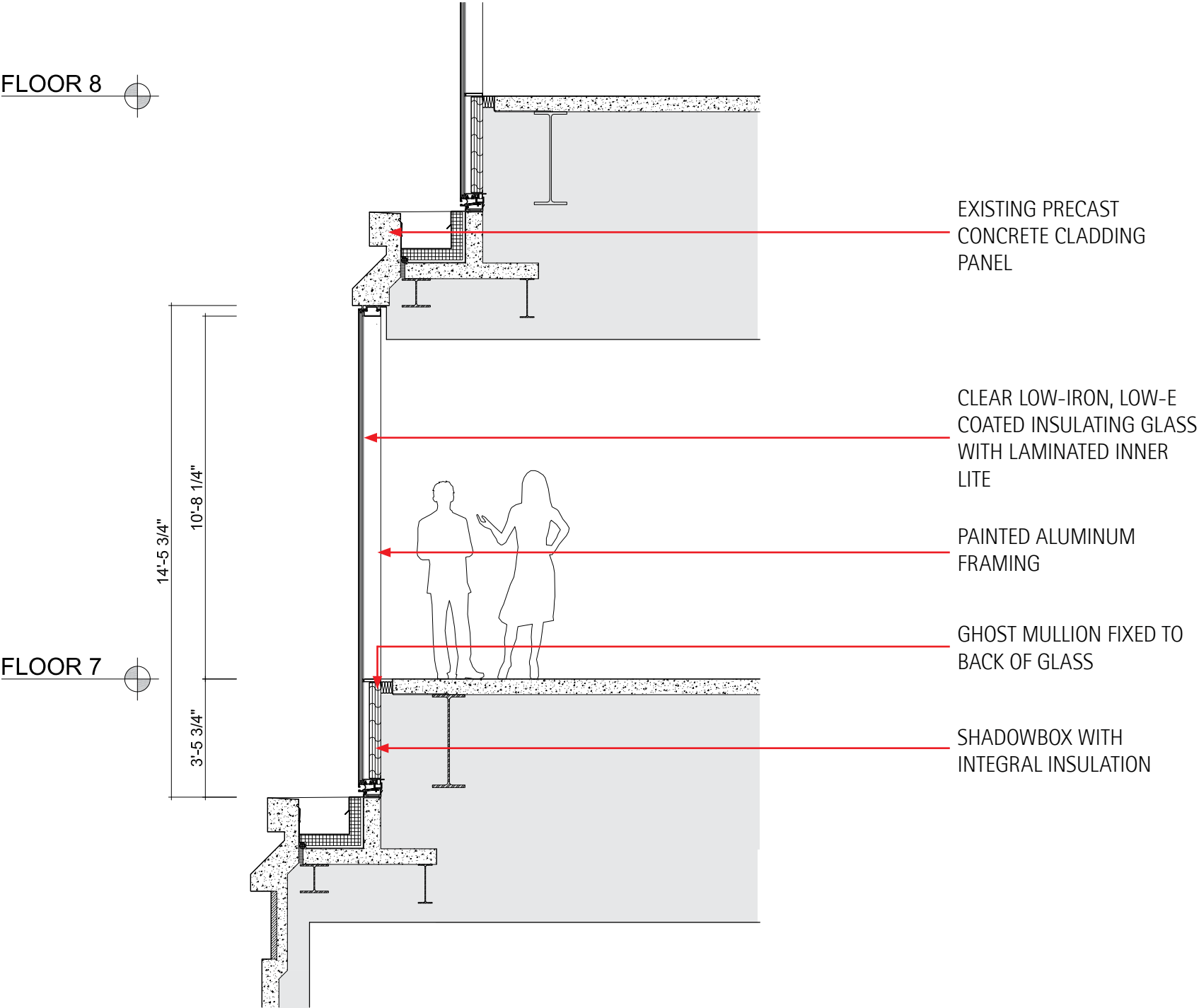
PROPOSED



FACADE CONCEPT AXONOMETRIC AND SECTION OF UPPER REGISTER AT FIFTH STREET

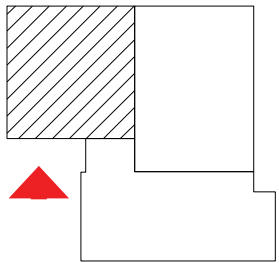


FACADE CONCEPT SECTION AND ELEVATION OF UPPER REGISTER AT FIFTH STREET

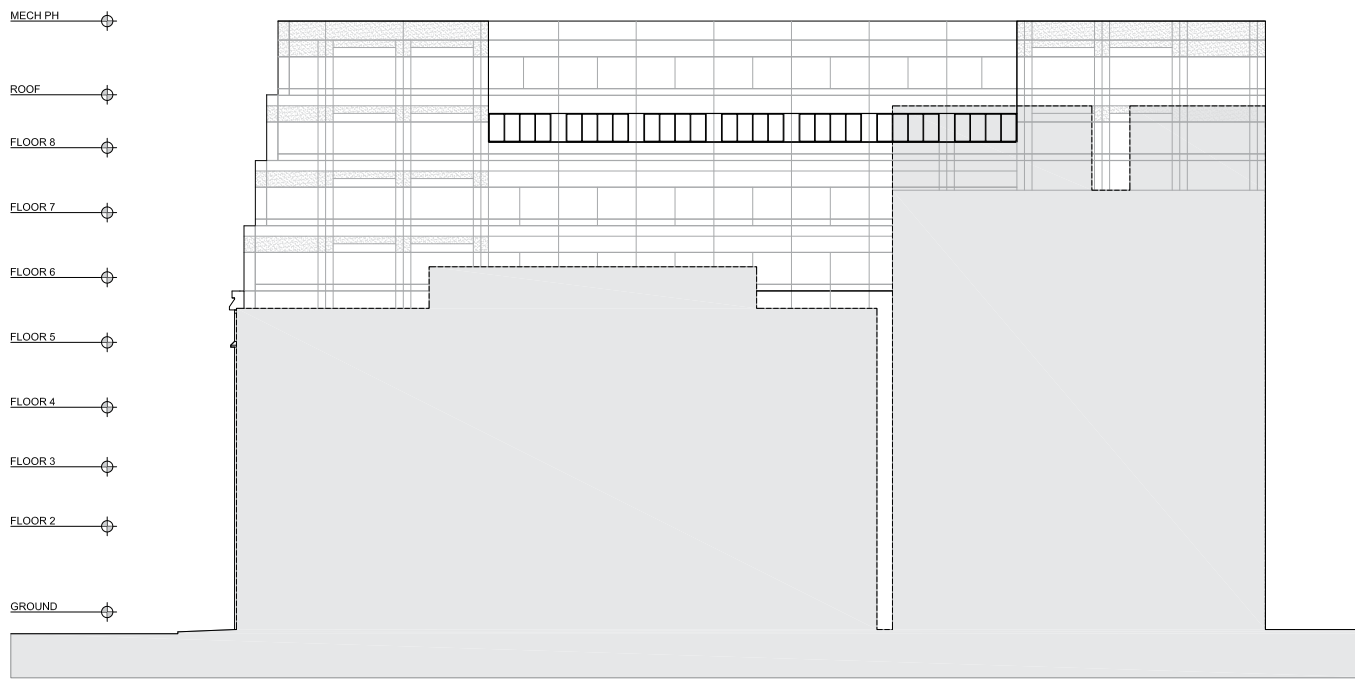




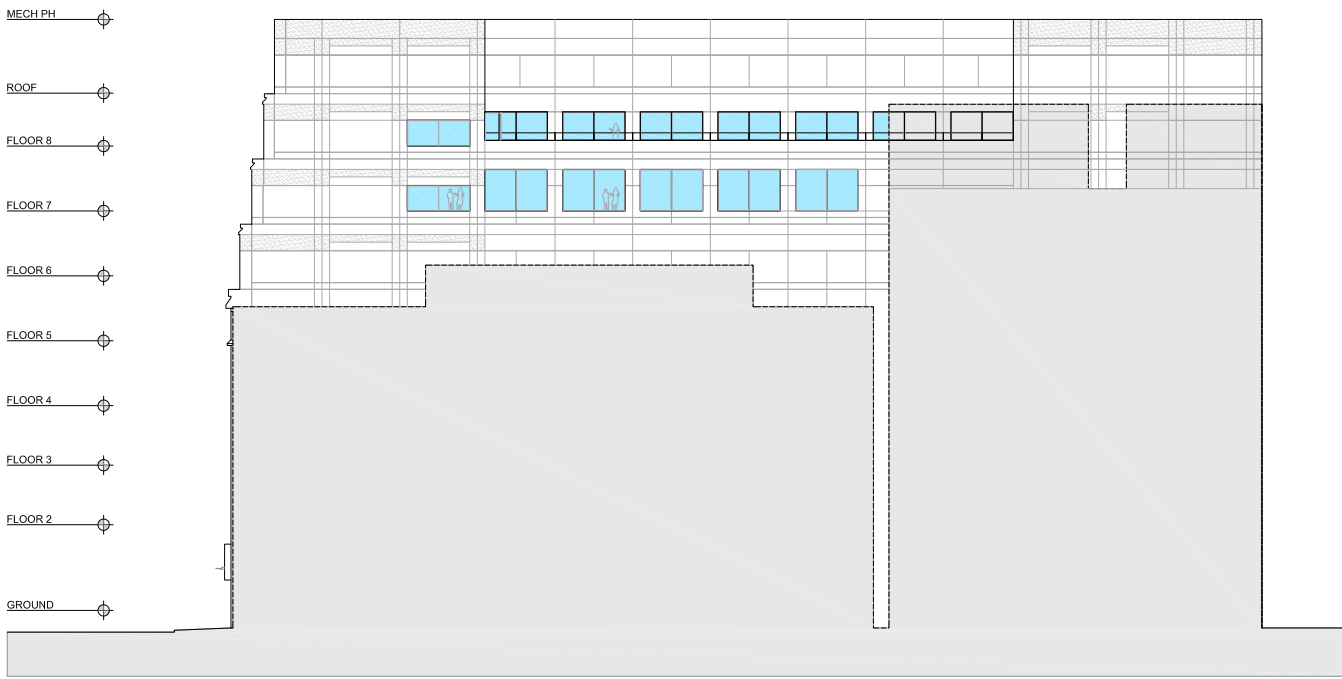
FACADE CONCEPT SOUTHEAST ELEVATION



KEY PLAN

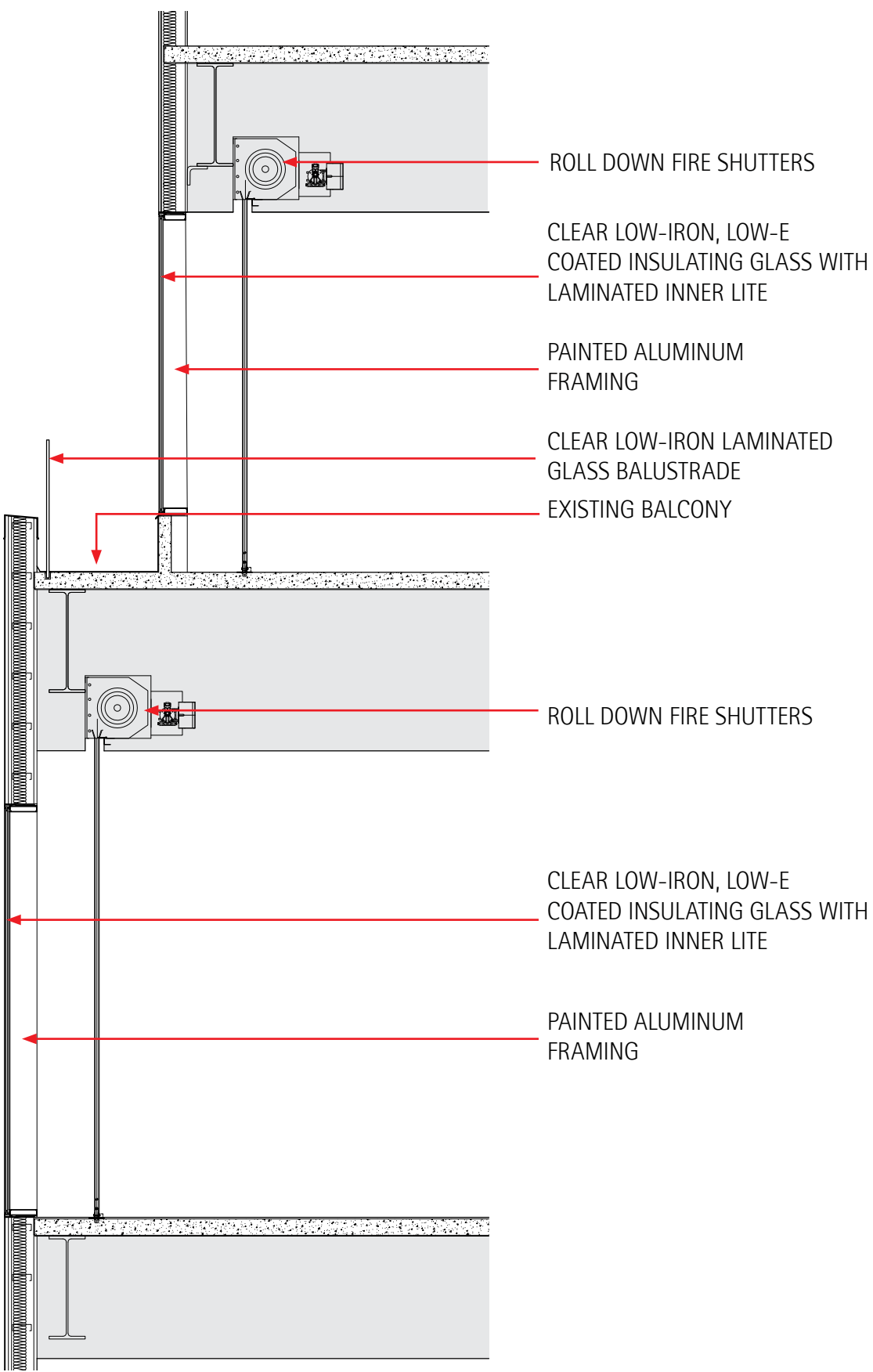
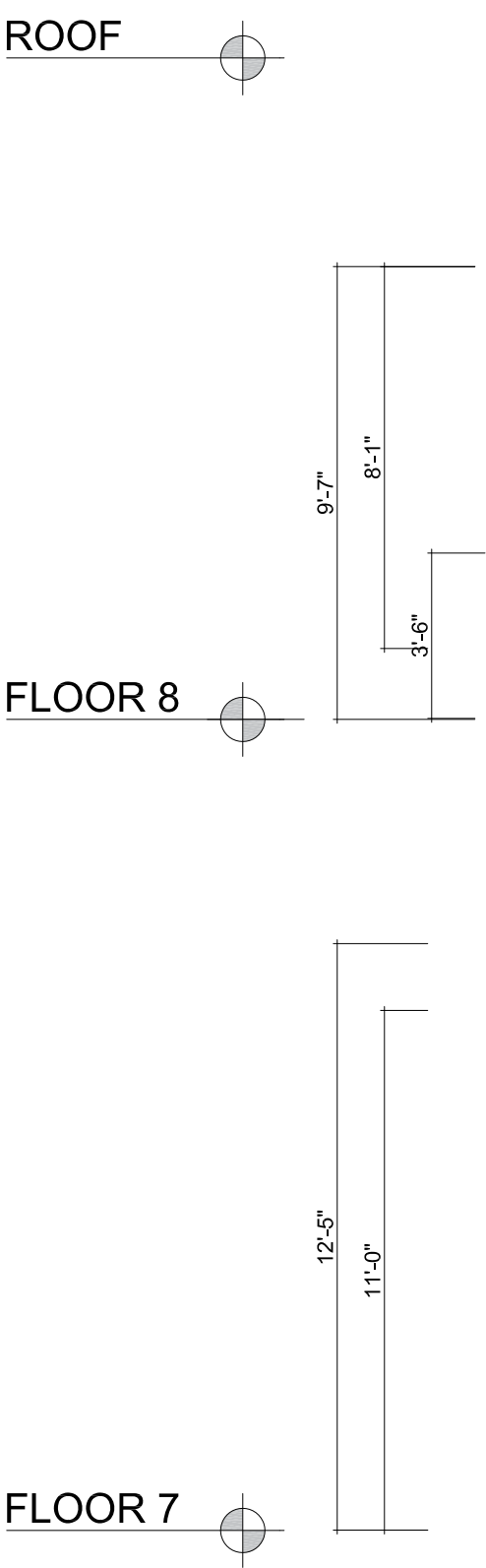
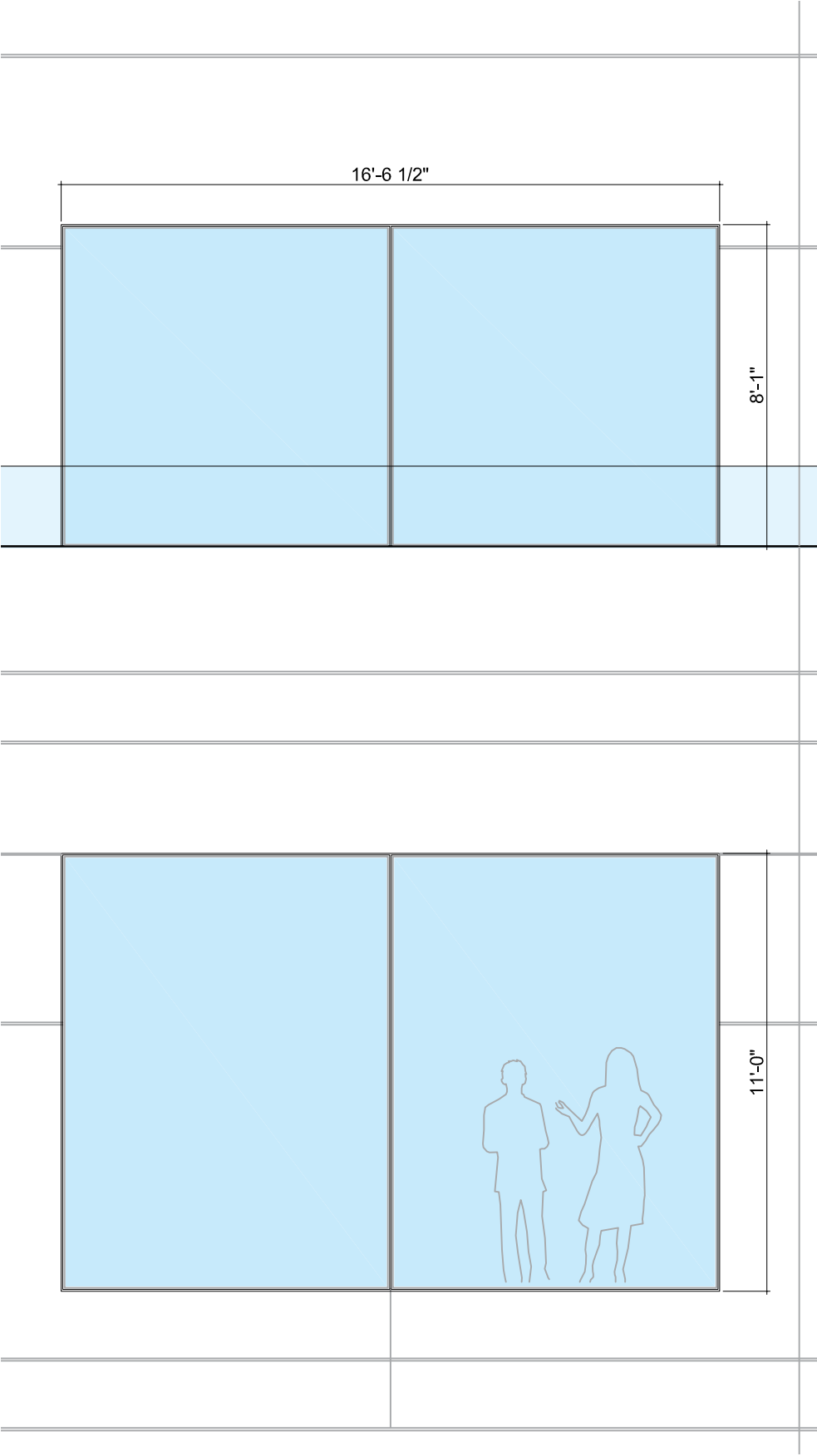


EXISTING



PROPOSED

FACADE CONCEPT ELEVATION AND SECTION OF UPPER REGISTER AT SOUTHEAST



FACADE CONCEPT MARKET AND FIFTH STREET ENTRIES

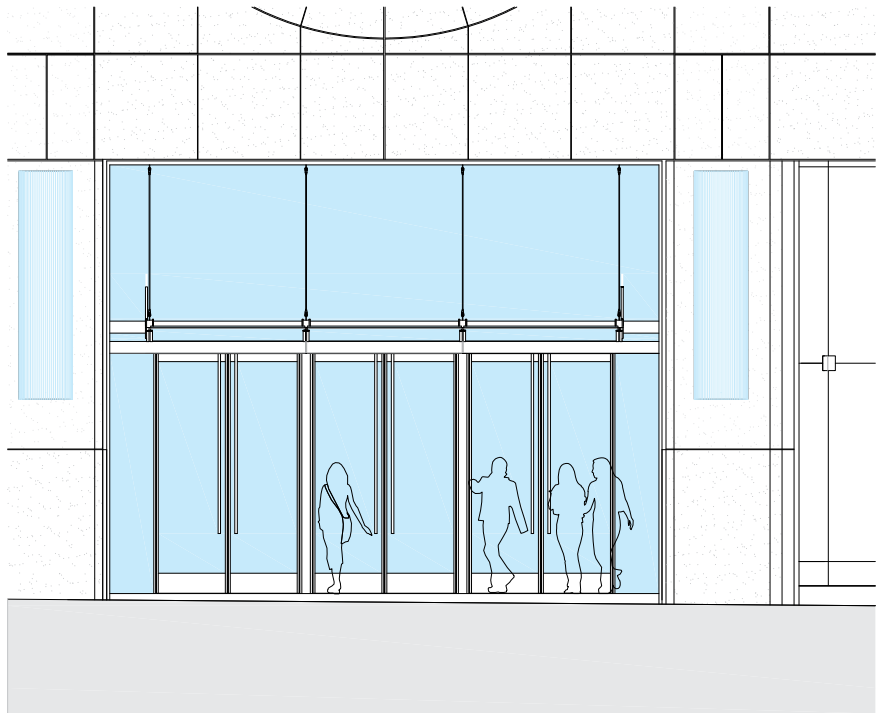


MARKET STREET SHOPPING CENTRE ENTRY

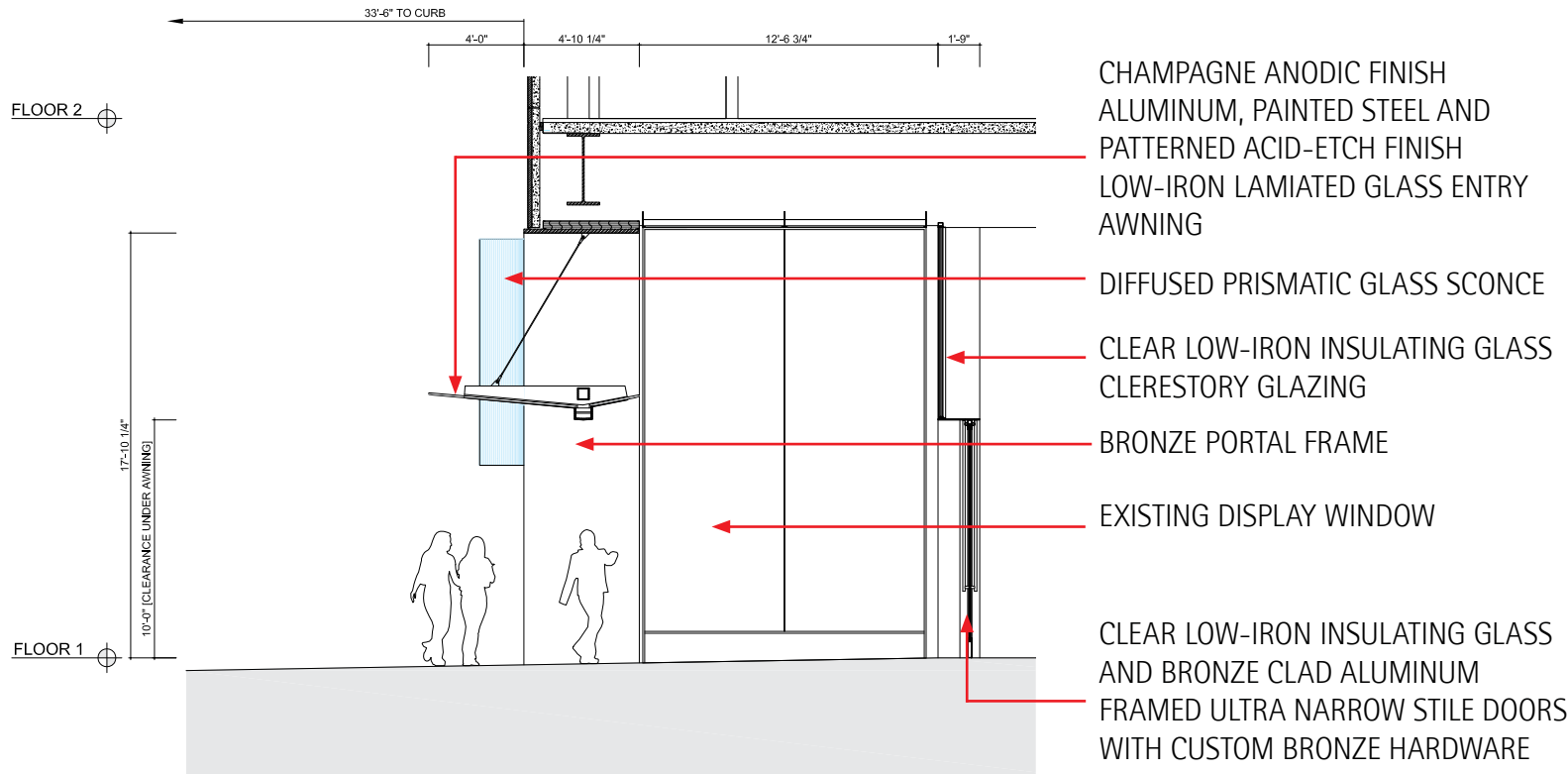


FIFTH STREET OFFICE LOBBY AND SHOPPING CENTRE ENTRY

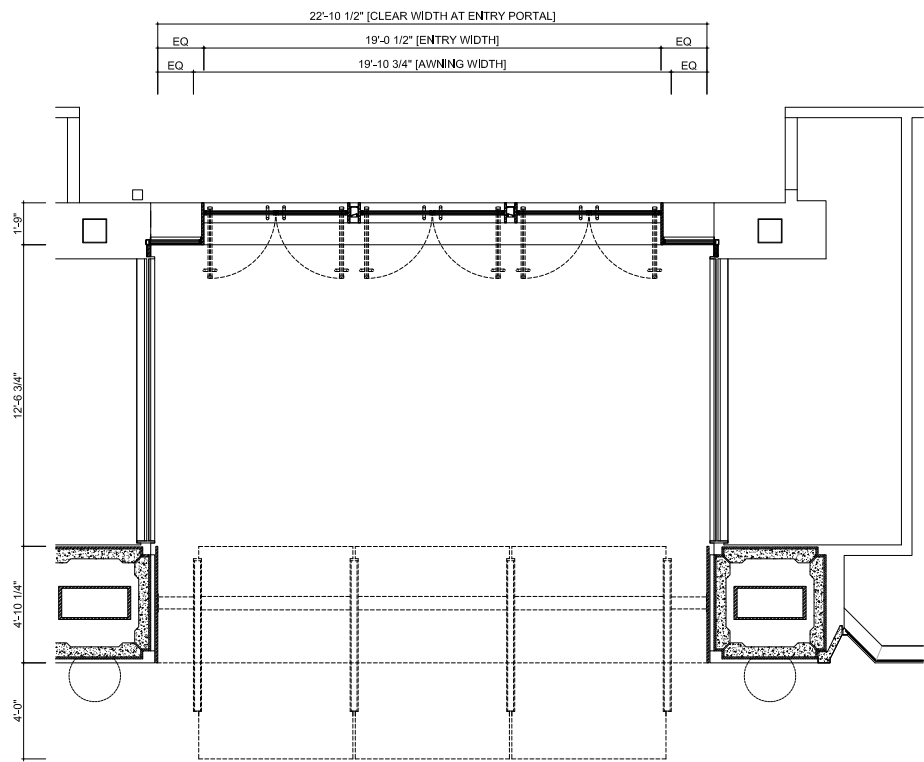
FACADE CONCEPT PLAN, SECTION AND ELEVATION AT MARKET STREET ENTRY



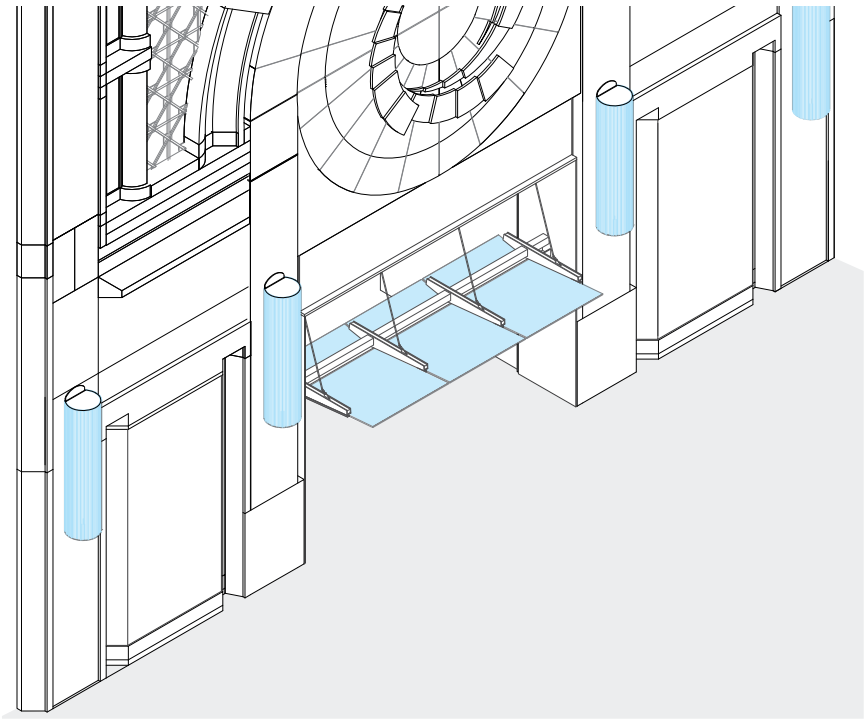
ELEVATION



SECTION

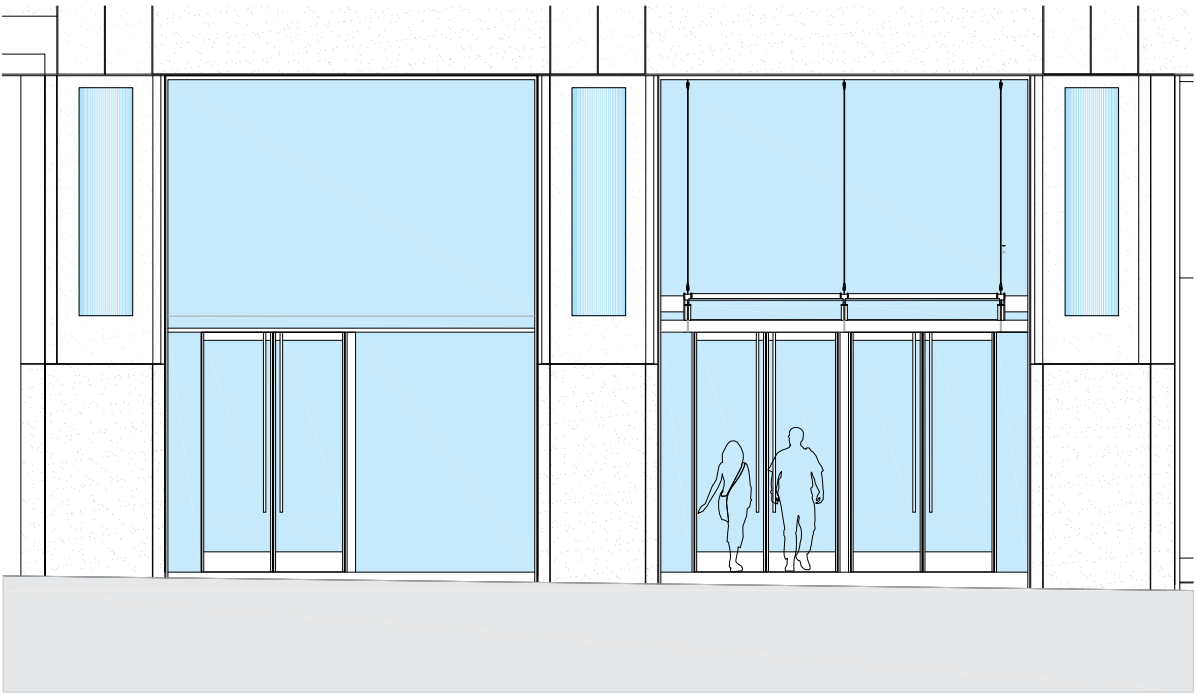


PLAN

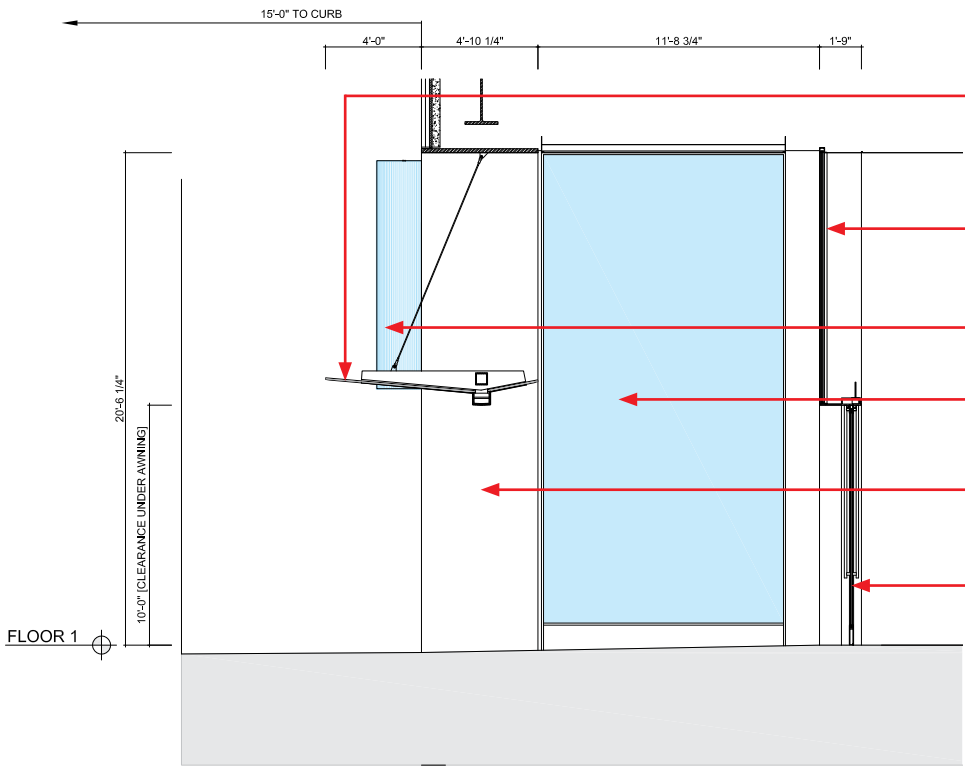


AXONOMETRIC VIEW

FACADE CONCEPT PLAN, SECTION AND ELEVATION AT FIFTH STREET ENTRY

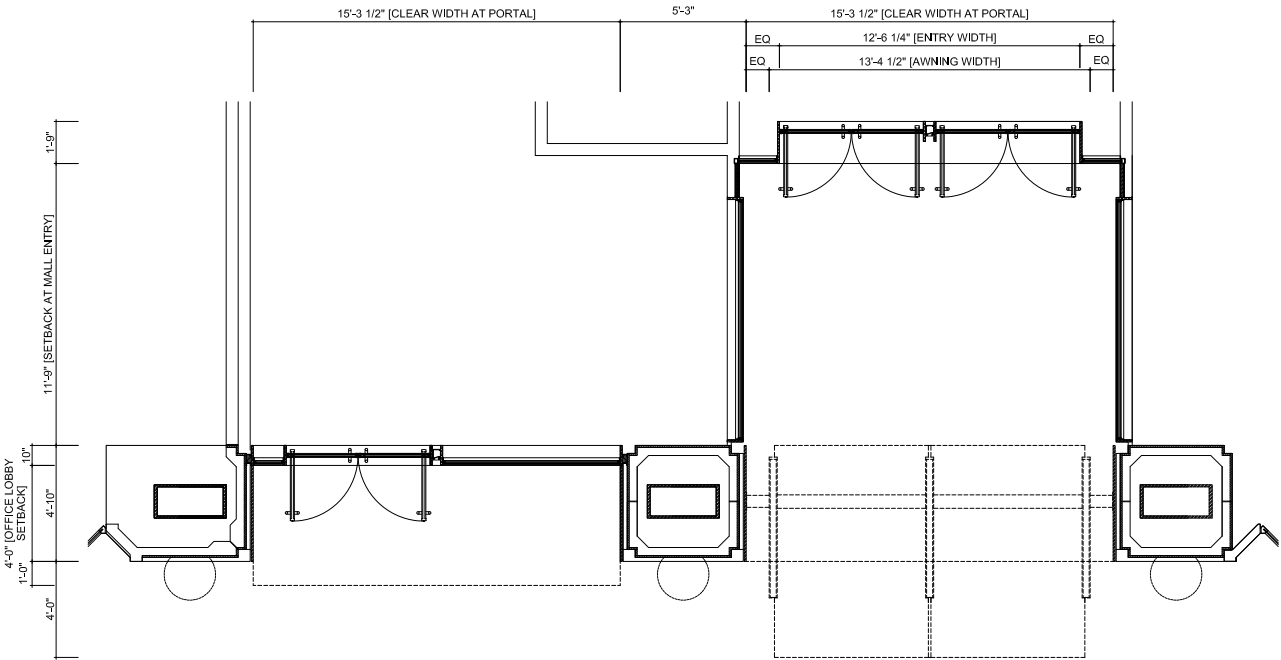


ELEVATION

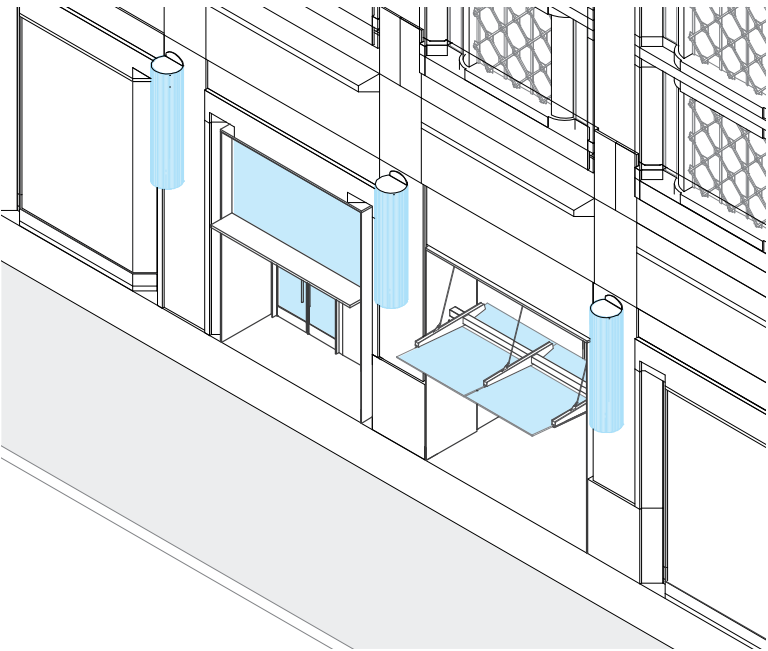


SECTION

- CHAMPAGNE ANODIC FINISH ALUMINUM, PAINTED STEEL AND PATTERNED ACID-ETCH FINISH
- LOW-IRON LAMATED GLASS ENTRY AWNING
- CLEAR LOW-IRON INSULATING GLASS CLERESTORY GLAZING
- DIFFUSED PRISMATIC GLASS SCENCE
- 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

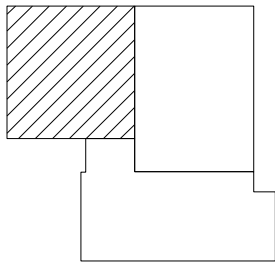


PLAN



AXONOMETRIC VIEW





KEY PLAN



# Appendix C:

## Environmental Determination



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
Westfield Centre		3705042
<b>Case No.</b>		<b>Permit No.</b>
2018-007267PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> 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

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> 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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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?
<input type="checkbox"/>	<b>Archeological Resources:</b> 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)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> 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.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> 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) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> 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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Other work</b> 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.  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation)</i>  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A                  a. Per HRER or PTR dated                  b. Other (specify):           </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C                  <i>(attach HRER or PTR)</i> </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>  <div style="height: 40px; border: 1px solid black;"></div>	
<b>Preservation Planner Signature:</b> Jonathan Vimr	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Jonathan Vimr
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/13/2019
	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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Westfield Centre		3705/042
Case No.	Previous Building Permit No.	New Building Permit No.
2018-007267PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

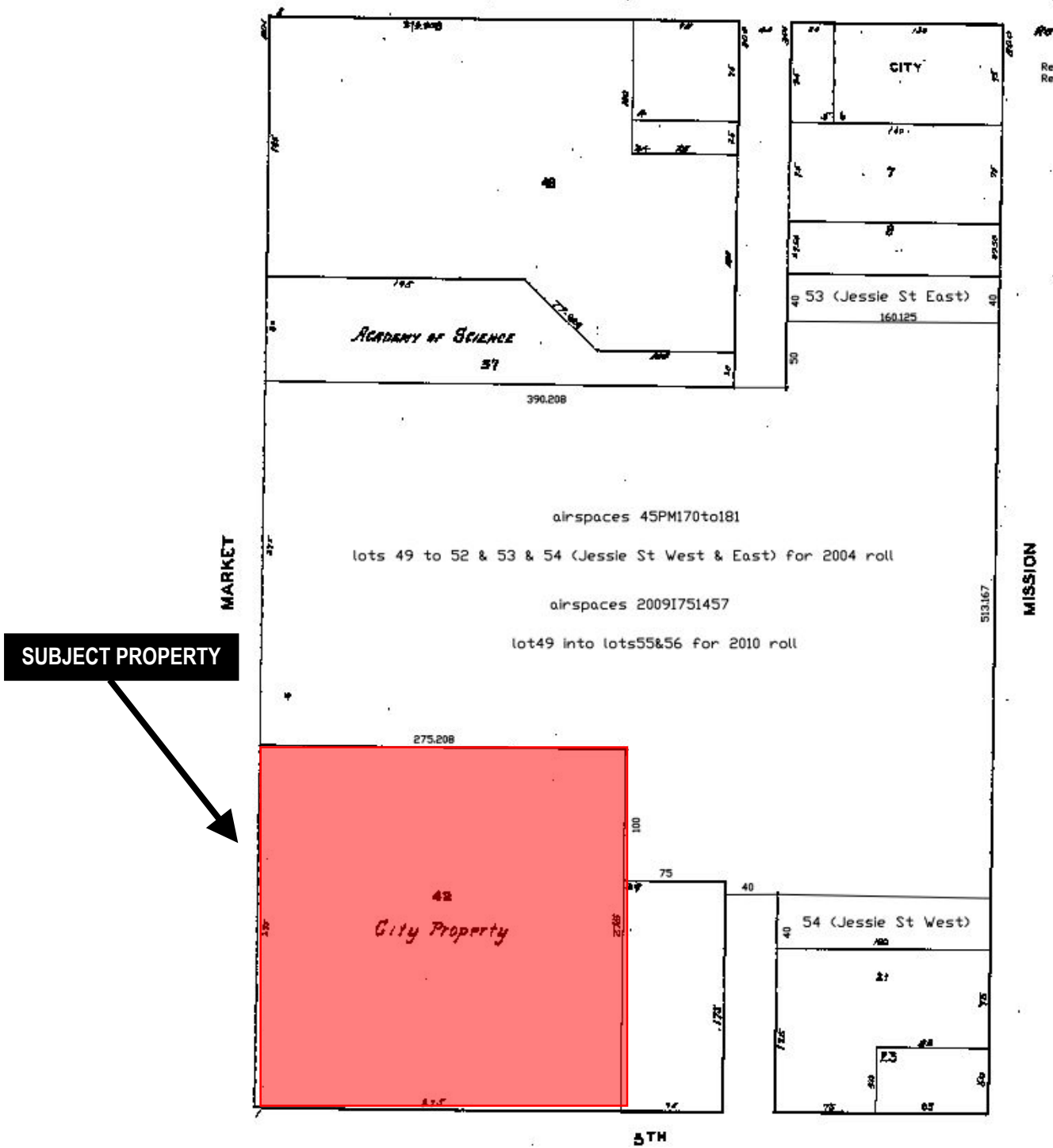
### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

# **Appendix D:**

## **Maps and Photos**

# Parcel Map



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.

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



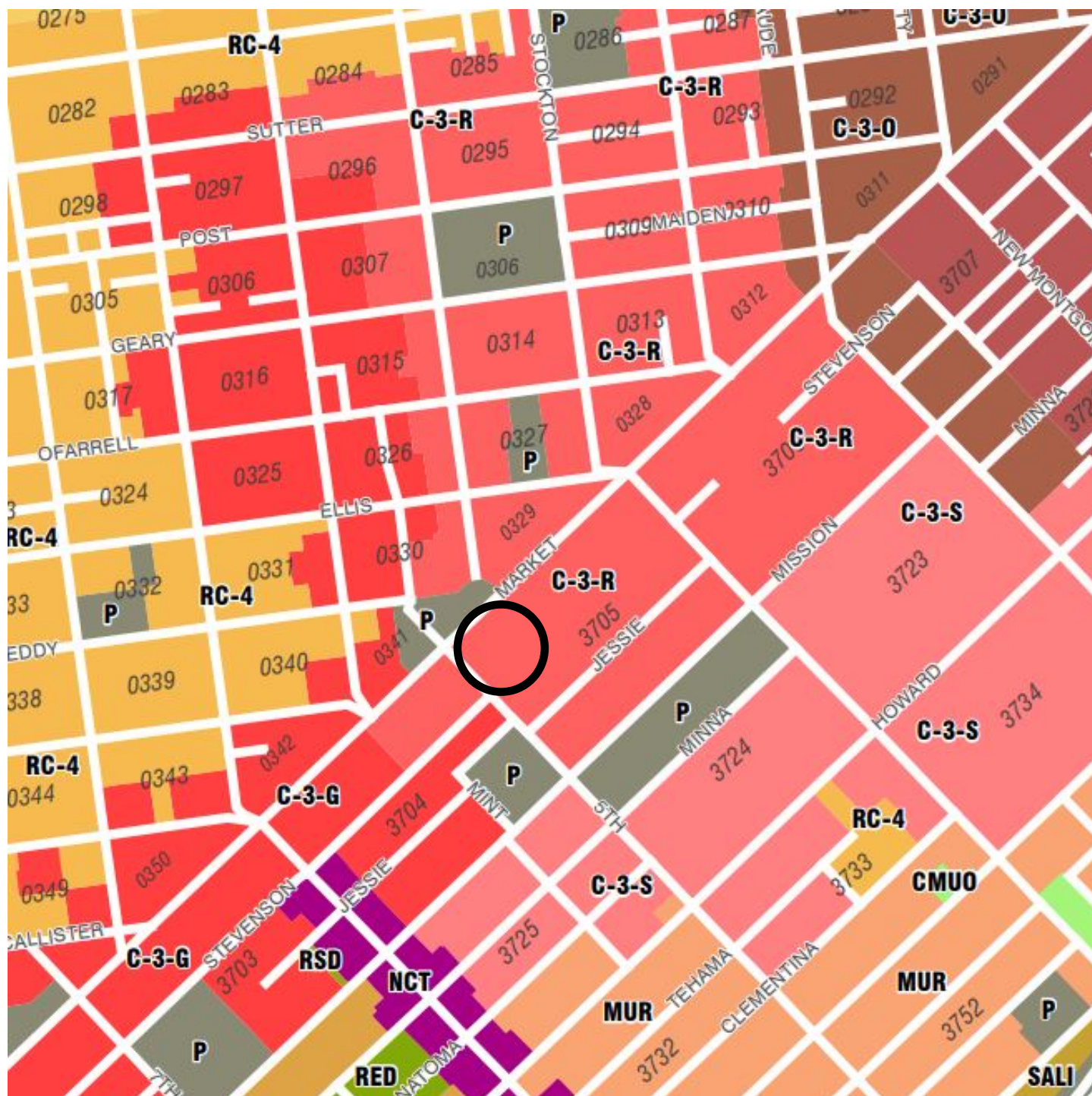


# Kearny-Market-Mason-Sutter Conservation District



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

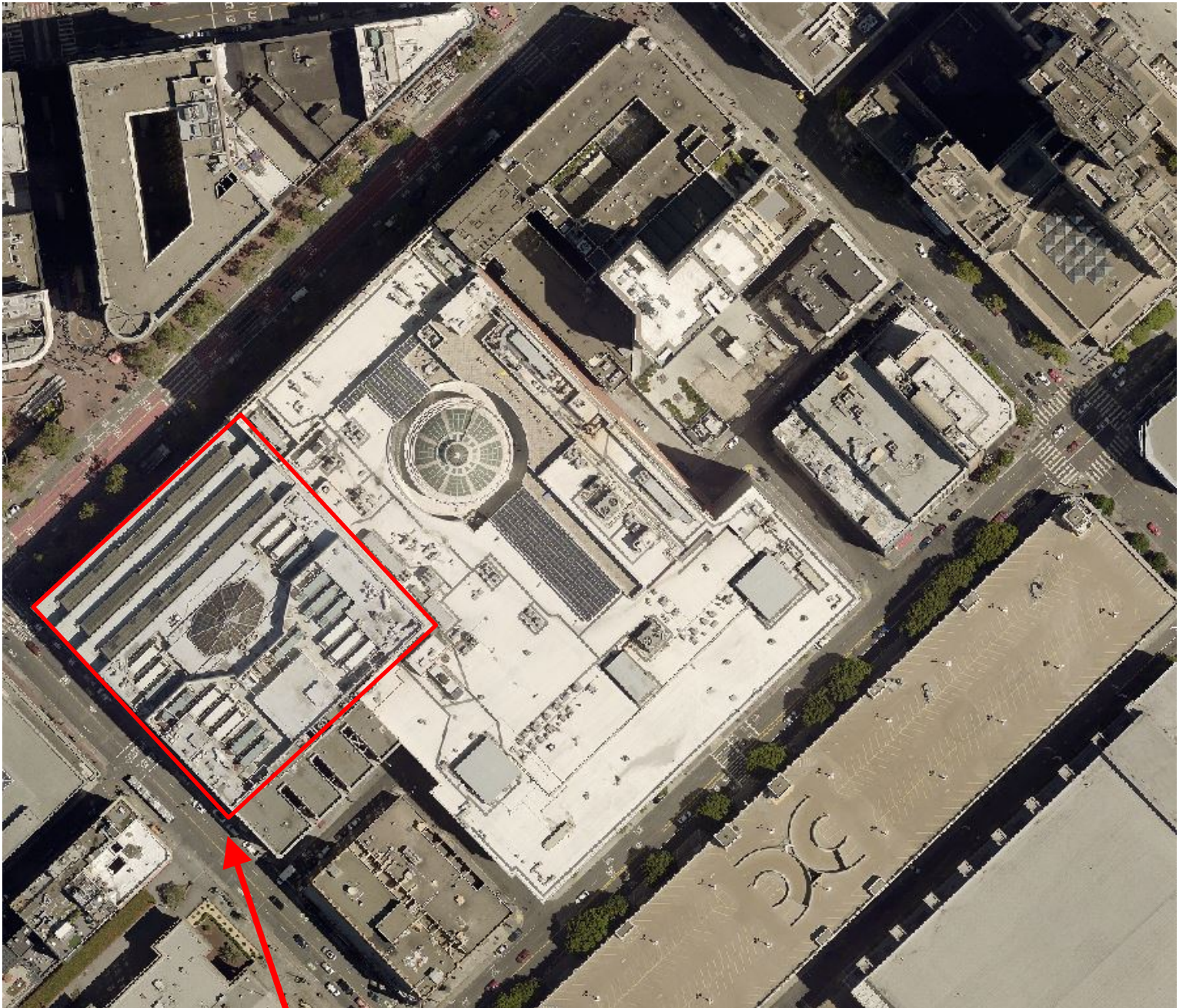
# Zoning Map



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



# Aerial Photo



**SUBJECT PROPERTY**



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



# Site Photo\*

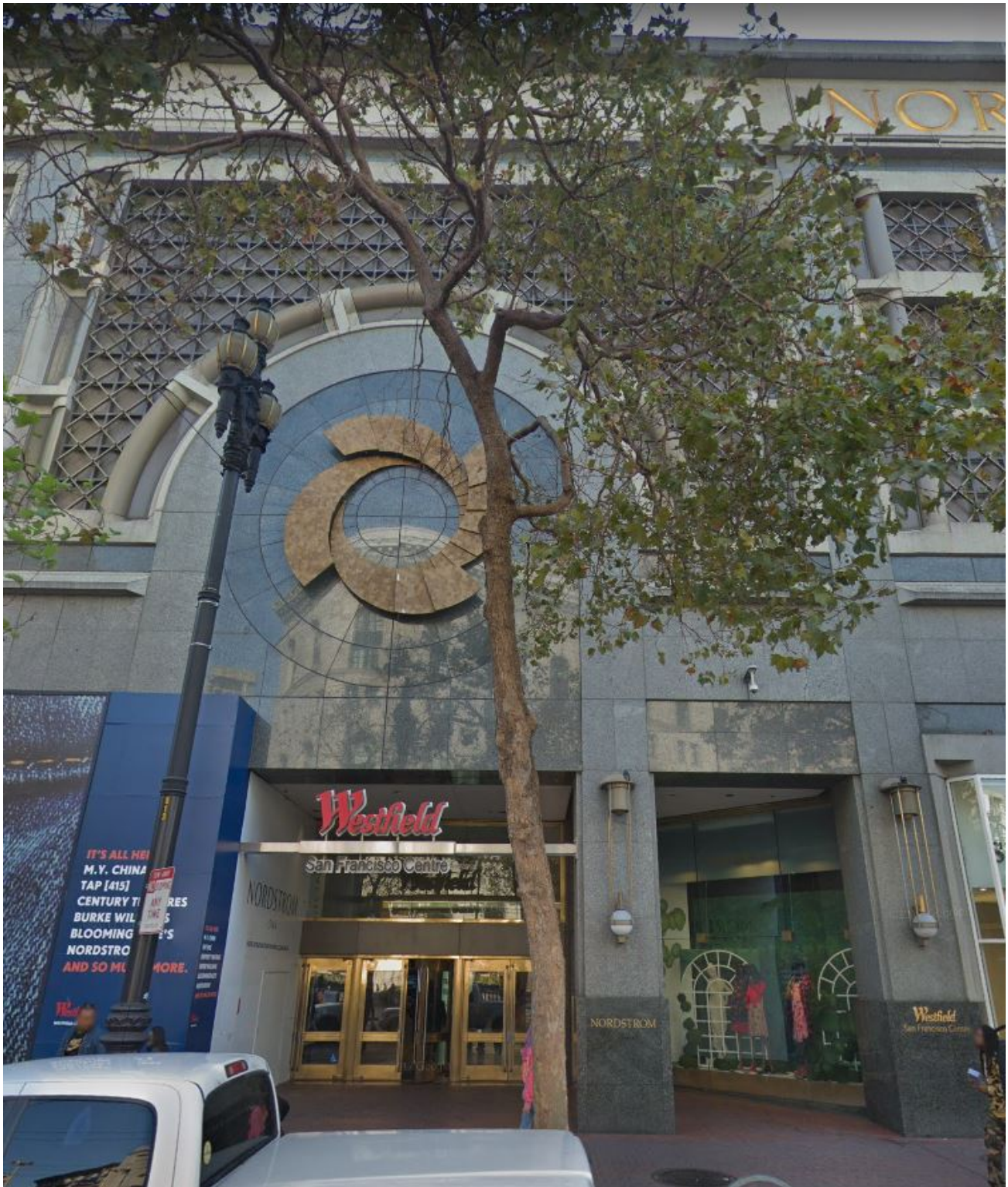


*\*As viewed from intersection of Market and Fifth Streets.*

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



# Site Photo\*

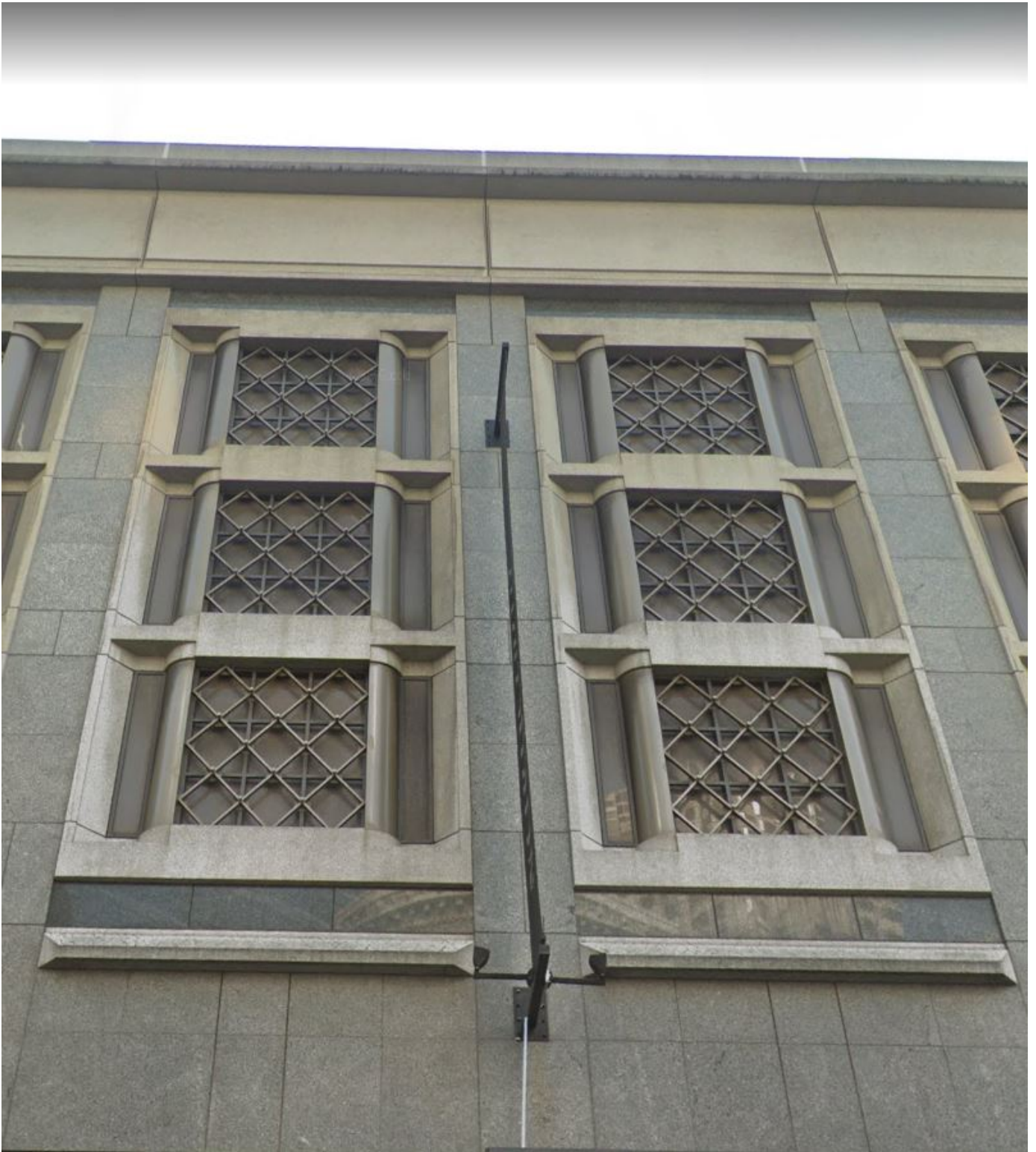


*\*Primary Market Street entry.*

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



# Site Photo\*



*\*Typical bays.*

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