Certificate of Appropriateness
Executive Summary
HEARING DATE: NOVEMBER 6, 2019
CONSENT

Record No.: 2019-004892COA
Project Address: 178 TOWNSEND STREET
Landmark: Contributor, South End Landmark District
Zoning: CMUO (CENTRAL SOMA-MIXED USE OFFICE) Zoning District
65-X Height and Bulk District
Block/Lot: 3788/131
Project Sponsor: Bassel Samaha, Samaha+Hart Architecture
442 Post Street, Suite 301
San Francisco, CA 94102
Staff Contact: Monica Giacomucci – (415) 575-8714
Monica.Giacomucci@sfgov.org

PROPERTY DESCRIPTION

178 TOWNSEND ST is located on the north side of Townsend Street between Clarence Place and Stanford Street (Assessor’s Block 3788; Lots 131 through 226). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning Code.

The existing building is a one-story, brick industrial building constructed in 1888 as an electricity-generating plant for the California Electric Light Company by the architectural firm of Percy & Hamilton and designed in the 19th-Century Commercial Style. The building was damaged by the 1906 Earthquake and a subsequent (unrelated) fire. It was heavily altered through 1908, when its second and third floors were removed and the stepped gable parapet was added. A four-story vertical addition containing 94 dwelling units was constructed above the one-story brick building in 2009.

PROJECT DESCRIPTION

The proposed project involves removal and replacement of the existing non-historic recessed aluminum and reflective-glass storefront along Townsend Street. The existing storefront is recessed approximately five feet from the property line, and the proposed storefront will be recessed approximately three feet. The new storefront will be comprised of painted wood and clear glass, with double-leaf glazed doors flanked by sidelites and topped with a transom. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project is in compliance with all other provisions of the Planning Code. In order to proceed, a building permit from the Department of Building Inspection is required.
Applicable Preservation Standards.
The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the Secretary of the Interior’s Standards for Rehabilitation, in that:

- the proposal will remove a non-historic storefront system;
- the new storefront will incorporate painted wood and clear glazing, which is typical at ground floor entries in the Landmark District and more compatible than the existing aluminum storefront with reflective glass;
- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building’s overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes removal of a non-historic storefront and replacement with an aesthetically restrained, materially compatible storefront with a shallow recess. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT
To date, the Department has not received public comment or inquiry about the proposed project.

ISSUES & OTHER CONSIDERATIONS
The Project is fully code complaint and is supported by Department Staff.

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 of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the Secretary of the Interior Standards for Rehabilitation.
Certificate of Appropriateness
Hearing Date: November 6, 2019

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Plans and Renderings
Exhibit B – Environmental Determination
Exhibit C – Maps and Context Photos
ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTE RATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 131 IN ASSESSOR’S BLOCK 3788 IN A CMUO CENTRAL SOMA-MIXED USE OFFICE ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 5, 2019, Bassel Samaha of Samaha+Hart Architecture (hereinafter “Project Sponsor”) filed Application No. 2019-004892COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for a storefront alteration at a subject building located on Lots 131-226 in Assessor’s Block 3788, which is a contributing resource to the South End Landmark District and locally designated under Article 10, Appendix I of the Planning Code.

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

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-004892COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004892COA 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 the Certificate of Appropriateness, as requested in Application No. 2019-004892COA in conformance with the architectural plans dated October 1, 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 involves removal and replacement of the existing non-historic recessed aluminum and reflective-glass storefront. The existing storefront is recessed approximately five feet from the property line, and the proposed storefront will be recessed approximately three feet. The new storefront will be comprised of painted wood and clear glass, with double-leaf glazed doors flanked by sidelites and topped with a transom. Please see photographs and plans for details.

3. **Property Description.** The subject building at 178 Townsend Street is located on the north side of Townsend Street between Clarence Place and Stanford Street (Assessor’s Block 3788; Lots 131 through 226). The subject building is a contributor to the South End Landmark District, which is locally designated under Article 10, Appendix I of the Planning Code. The existing building is designed in a 19th-Century Commercial Style, and is a one-story, brick industrial building constructed in 1888 as an electricity-generating plant for the California Electric Light Company by the architectural firm of Percy & Hamilton. The building was damaged by the 1906 Earthquake and a subsequent (unrelated) fire. It was heavily altered through 1908, when its second and third floors were removed and the stepped gable parapet was added. A four-story vertical addition containing 94 dwelling units was constructed above the one-story brick building in 2009.

4. **Surrounding Properties and Neighborhood.** The South End Landmark District is a seven-block area located along Townsend and 2nd Streets in the South of Market neighborhood of San Francisco. South End represents the development of maritime, industrial, and warehouse buildings along the southern waterfront in the decades following the Gold Rush, when San Francisco became the West Coast’s principal seaport. Contributing buildings in South End Landmark District are typically constructed of brick or reinforced concrete and designed in the 19th-Century Commercial Style, expressing functionality over aesthetic considerations. Decorative elements are typically limited to arched window openings, stepped pediments, and patterned brickwork.

While the majority of buildings along the subject block of Townsend Street were constructed during the South End Landmark District’s Period of Significance (1867 to 1935), several new residential and mixed-use developments have been constructed in the past two decades. These are
primarily located across the street from the subject property, so that the north side of Townsend retains a high concentration of historic warehouse buildings.

The building immediately northwest of the subject property, 164 Townsend, is a three-story, stucco-clad reinforced concrete building with Classical Revival applied elements constructed in 1920 by Herman C. Baumann. Originally serving as the headquarters for the Winchester-Simmons Company, 164 Townsend was converted to live-work units in 1997. Located southeast of the subject property at the corner of Townsend and Clarence Place, 180 Townsend was originally constructed as a three-story wine storage warehouse for the California Wine Association in 1905 by Meyer & O’Brien and John H. Powers. The brick building is characterized by its arched window openings, marble cartouches, and a prominent cornice.

5. **Public Outreach and Comments.** The Department has not received any public inquiry or comment regarding the proposed 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 10 of the Planning Code in the following manner:

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

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

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

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

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

The proposal is to replace a non-historic aluminum and reflective glass storefront installed in 2009 with a painted wood and clear glass storefront. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building.

(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.

The original entry configuration and materials for this building are unknown, and a solid metal roll-up door was in place at the subject property as recently as 2009. The proposed wood and glass storefront is restrained in its design to avoid creating a false sense of historic development while allowing for more compatible materials at the entry.

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

The storefront system proposed for removal is a modern intervention and has not gained significance in its own right.

(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.

The proposed work will not destroy historic materials or features that characterize the building. The new wood storefront will be differentiated from the existing wood windows and doors found at the subject property through its lack of divided lites and simple overall design.

(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 would not damage or destroy the resource if removed in the future. The central opening has been altered several times over the building’s history, resulting in no negative impacts to the building’s essential form and integrity.

C. **South End Landmark District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and the work is compatible with the specific review standards for the South End Landmark District under Section 7 of Appendix L as follows:

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

The proposal concerns exterior architectural features, which are designed to be consistent with the character of the South End Landmark District.

7(b). New Construction. New construction on vacant sites should conform to the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials described in Section 6 of this ordinance.

Not Applicable.

7(c). Masonry, Brickwork and Stonework. A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.

Not Applicable.

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

Although the proposal includes an alteration to a principal façade, the scope of work is limited to the non-historic storefront and is not substantial so as to negatively impact the character-defining features of the resource or the Landmark District.

7(e). 200 Brannan Street, Lot 24 within Assessor’s Block 3774 is a site proposed for high-density mixed-income housing within the Rincon Point-South Beach Redevelopment Project Area Plan. The subject property is a donut-shaped group of buildings of different dates behind a single unifying wall and the continuous facade wall which runs along the First and Brannan Streets is the contributory element of the site and adaptive reuse of the subject property is acceptable.

Not Applicable.

7. General Plan Compliance. The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:
URBAN DESIGN ELEMENT
THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

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

A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:
The proposed project will support interior expansion of a neighborhood-serving retail use by minimizing an existing non-historic storefront recess.

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.

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 will not have a direct impact 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 10 of the Planning Code and the Secretary of the Interior’s Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES a Certificate of Appropriateness for the subject property located at Lots 131 through 226 in Assessor’s Block 3788 for proposed work in conformance with the architectural submittal dated October 1, 2019 and labeled Exhibit B on file in the docket for Record No. 2019-004892COA.

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

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

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

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

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: November 6, 2019
<table>
<thead>
<tr>
<th>Sheet Title</th>
<th>Description</th>
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<tbody>
<tr>
<td>OVERALL BUILDING VIEW FROM THE SOUTH (TOWNSEND STREET)</td>
<td>OVERALL BUILDING VIEW FROM THE SOUTH (TOWNSEND STREET)</td>
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<tr>
<td>DETAIL VIEW OF THE ENTRY DOORS</td>
<td>DETAIL VIEW OF THE ENTRY DOORS</td>
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</table>
MOVE (E) DOORS OUTWARD 2'-9" MIN SETBACK FROM P.L.

SETBACK: 2'-5"

AREA INCREASE OF 45 SF

AREA OF WORK:

TOWNSEND STREET REMOVE (E) ALUMINUM AND GLASS, DOORS AND SIDELITES, (TYP)

(E) RESTAURANT TO REMAIN, TYP

A2.0
10.01.19
ISSUES AND REVISIONS CERTIFICATE OF
APPROPRIATENESS

SCALE: 1/4" = 1'-0"

EXISTING-DEMOLITION FLOOR PLAN: LEVEL 1

FLOOR PLANS:
LEVEL ONE

NEW FLOOR PLAN: LEVEL 1
CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
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<tr>
<td>178 TOWNSEND ST</td>
<td>3788131, 3788132</td>
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<th>Case No.</th>
<th>Permit No.</th>
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<tr>
<td>2019-004892PRJ</td>
<td>201904057211</td>
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### Project description for Planning Department approval.

REMOVAL & RELOCATION OF THE (E) ENTRY DOORS & SIDELITES WHICH ARE ALUMINUM & GLASS. (N) DOORS & SIDELITES ARE TO BE PAINTED WOOD W/ CLEAR GLASS & TRUE DIVIDED LITES. (N) DOORS WILL ALSO INCLUDE A POWER OPERATOR FOR INCREASED ACCESSIBILITY

### STEP 1: EXEMPTION CLASS

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

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

- **Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  
  (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  
  (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  
  (c) The project site has no value as habitat for endangered rare or threatened species.
  
  (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  
  (e) The site can be adequately served by all required utilities and public services.

  **FOR ENVIRONMENTAL PLANNING USE ONLY**

- **Class ____**
### STEP 2: CEQA IMPACTS
**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Air Quality</strong></td>
<td>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials</strong></td>
<td>If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
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<td><strong>Archeological Resources</strong></td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is requried (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment</strong></td>
<td>Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
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<td><strong>Slope = or &gt; 25%</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
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</table>

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

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Next Step</th>
</tr>
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<tbody>
<tr>
<td>☐</td>
<td>Category A: Known Historical Resource. GO TO STEP 5.</td>
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<tr>
<td>☐</td>
<td>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</td>
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<tr>
<td>☐</td>
<td>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</td>
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**STEP 4: PROPOSED WORK CHECKLIST**
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

1. Change of use and new construction. Tenant improvements not included.
2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- Project is not listed. GO TO STEP 5.
- Project does not conform to the scopes of work. GO TO STEP 5.
- Project involves four or more work descriptions. GO TO STEP 5.
- Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.

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

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

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

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

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

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

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

   - Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

   **Comments (optional):**

   **Preservation Planner Signature:** Monica Giacomucci

**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.**

<table>
<thead>
<tr>
<th>Project Approval Action: Building Permit</th>
<th>Signature: Monica Giacomucci</th>
<th>Date: 10/01/2019</th>
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<tbody>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
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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

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
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<tbody>
<tr>
<td>178 TOWNSEND ST</td>
<td>3788/131</td>
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<th>Case No.</th>
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<th>New Building Permit No.</th>
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<tbody>
<tr>
<td></td>
<td>Building Permit</td>
<td></td>
</tr>
</tbody>
</table>

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