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

Record No.: 2019-004935COA
Project Address: 601 TOWNSEND STREET
Landmark: Landmark No. 193 – Baker & Hamilton Building
Zoning: UMU (URBAN MIXED USE) Zoning District
Block/Lot: 3799/001
Project Sponsor: Alex Morin
BCCI Construction
1160 Battery St., Suite 250
San Francisco, CA 94111
Staff Contact: Monica Giacomucci – (415) 575-8714
Monica.Giacomucci@sfgov.org

PROPERTY DESCRIPTION

601 TOWNSEND ST is located on the southeast side of Townsend Street between 7th Street and Division Street (Assessor’s Block 3799; Lot 001).

The Nineteenth-Century Commercial Style, three-story, masonry load-bearing brick building was constructed in 1905 the architectural firm of Sutton and Weeks as the headquarters of the Pacific Hardware and Steel Company. Baker & Hamilton, a manufacturer of farm implements, merged with Pacific Hardware and Steel in 1918, and erected the building’s distinctive rooftop sign. The heavy timber, post-and-beam constructed building has a tripartite configuration, with a banded rusticated base and a diamond-patterned cornice.

PROJECT DESCRIPTION

The proposed project involves rehabilitation of an existing awning (approximately 273 feet long) on the King Street facade. Existing corrugated metal panels will be removed and replaced with powder-coated corrugated metal panels. At the center portion of the awning, existing polycarbonate panels will be replaced with glass panels. The awning’s structural frame will be removed, cleaned, rehabilitated with new structural members (as necessary), and replaced. New anchors will be attached at mortar joints in the building’s brick façade. The project also includes accessibility upgrades, site improve, and new guardrails to match the existing wire-mesh guardrails fully in-kind. 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 rehabilitate an existing awning;
- the new corrugated metal sheets will match the existing in terms of size and general design, but will have a matte powder-coated finish to mitigate corrosion issues on the skyward-facing panels;
- the new obscure glass panels at the center portion of the awning will be more compatible with the historic resource than the existing polycarbonate panels;
- proposed accessibility upgrades and site improvements will match existing hardscaping, landscaping, and guardrails and not obscure or impact historic features;
- 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 rehabilitation of the existing awning with new structural members, new powder-coated corrugated metal sheets, and new obscure glass panels. The awning will be removed, rehabilitated, and replaced, with new anchors installed at mortar joints. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT
The Department has received no public comment or inquiry regarding the proposed project.

ISSUES & OTHER CONSIDERATIONS
The Project is fully code complaint with the Planning Code 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 Landmark Building and the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Plans and Renderings
Exhibit B – Environmental Determination
Exhibit C – Maps and Context Photos
Certificate of Appropriateness
Draft Motion
HEARING DATE: NOVEMBER 6, 2019

Record No.: 2019-004935COA
Project Address: 601 TOWSENDE ST
Landmark: Landmark No. 193 – Baker & Hamilton Building
Zoning: UMU (URBAN MIXED USE) Zoning District
68-X Height and Bulk District
Block/Lot: 3799/001
Project Sponsor: Alex Morin
BCCI Construction
1160 Battery St., Suite 250
San Francisco, CA 94111
Staff Contact: Monica Giacomucci – (415) 575-8714
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR’S BLOCK 3799 IN A UMU URBAN MIXED USE ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 9, 2019, Alex Morin of BCCI Construction (hereinafter “Project Sponsor”) filed Application No. 2019-004935COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for exterior alterations at a subject building located on Lot 001 in Assessor’s Block 3799, which is Landmark #193 locally designated under Article 10 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. 2019-004935COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004935COA 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. 2019-004935COA in conformance with the architectural plans dated October 4, 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 rehabilitation of an existing awning (approximately 273 feet long) on the King Street facade. Existing corrugated metal panels will be removed and replaced with powder-coated corrugated metal panels. At the center portion of the awning, existing polycarbonate panels will be replaced with glass panels. The awning’s structural frame will be removed, cleaned, rehabilitated with new structural members (as necessary), and replaced. New anchors will be attached at mortar joints in the building’s brick façade. The project also includes accessibility upgrades, landscaping, and hardscaping. Please see photographs and plans for details.

3. Property Description. 601 TOWNSEND ST is located on the southeast side of Townsend Street between 7th Street and Division Street (Assessor’s Block 3799; Lot 001). The subject building is locally designated under Article 10 of the Planning Code as individual Landmark #193. The Nineteenth-Century Commercial Style, 3-story, masonry load-bearing brick building was constructed in 1905 by the architectural firm of Sutton and Weeks as the headquarters of the Pacific Hardware and Steel Company. Baker & Hamilton, a manufacturer of farm implements, merged with Pacific Hardware and Steel in 1918, and erected the building’s distinctive rooftop sign. The heavy timber, post-and-beam constructed building has a tripartite configuration, with a banded rusticated base and a diamond-patterned cornice.

4. Surrounding Properties and Neighborhood. The subject property is located in the South of Market neighborhood of San Francisco adjacent to Mission Bay and Showplace Square. Buildings in this area are primarily former warehouses or showrooms which have been rehabilitated as offices or mixed-use developments.

Immediately adjacent to the subject property at 650 King Street is a commercial parking garage constructed in 2002. Across Townsend Street to the north of the subject property is 650 7th Street, the former Charles Harley Company building designed in a Classical Revival Style by noted local architect Albert Pissis in 1908. Like the subject property, 650 7th Street has also been converted from its original industrial use to an office building. South of the subject property across King Street is a residential mixed-use condominium development completed in 2007.
5. **Public Outreach and Comments.** The Department has received no public inquiry or comment regarding the proposed project to date.

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

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

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

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

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

      *Not Applicable. The project does not include a change in 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 rehabilitate an existing awning with new structural members and to replace existing corrugated metal cladding in-kind. The proposal would also replace existing polycarbonate panels at the center of the awning with obscure glass panels, which are more materially compatible with the resource. 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 proposed rehabilitation of the existing canopy will not add conjectural features or elements from other historic properties. The proposal includes replacement of existing corrugated metal panels in-kind and removal of non-historic polycarbonate panels in favor of obscure glass at the center portion...*
of the awning. New accessibility improvements include new concrete hardscaping and wire-mesh guardrails to match the existing modern site elements, which are differentiated from the historic resource so as not to imply a false sense of historic development.

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

Although the provenance of the existing awning is unknown, an awning of some kind existed at this location as early as 1924 based on photographic evidence. The proposal would retain this feature, which is associated with the building’s original industrial use and which has gained significance in its own right over time.

(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.

The proposal to rehabilitate the existing awning addresses ongoing deterioration and structural issues. Repair of the existing structure, with the addition of new structural members where required to support the weight of the proposed glass panels, will resolve any structural issues. Both the structure and the existing corrugated metal panels have experienced regular deterioration over time. Replacement corrugated panels will match the existing in terms of size and scale, but they will be powder-coated to prevent corrosion. The support structure will likewise be cleaned and repainted to mitigate potential corrosion issues.

(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 awning and structure will be removed to execute the proposed scope of work. The awning will be reinstalled with anchors in the building’s mortar joints to avoid damage to character-defining bricks._

(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 that characterize the building. The awning could be removed from the building with minimal impact to the resource._

C. **Landmark No. 193.** 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(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

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

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

**URBAN DESIGN ELEMENT**

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

**OBJECTIVE 1:**

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

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

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

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

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

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

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

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

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

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

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

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

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

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

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:
The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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 at a property that has been in use as an office building since at least 1999. Rehabilitation of the existing awning 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 Lot 001 in Assessor’s Block 3799 for proposed work in conformance with the architectural submittal dated October 4, 2019 and labeled Exhibit B on file in the docket for Record No. 2019-004935COA.

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. XXXXXX. 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
ADOBE
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

October 4, 2019
Certificate of Appropriateness Application

601 TOWNSEND STREET,
SAN FRANCISCO, CA 94103
### JURISDICTION REQUIRED CHECKLIST

#### Section A. Checklist

1. The address of the project is: [Street, City, State, Zip Code]
2. The project is located within the jurisdiction of the 
   [City/County/State/Applicant: Address]
3. The project is located within the jurisdiction of the 
   [City/County/State/Applicant: Address]
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#### Section B. Checklist

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#### Section C. Checklist

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## Door Hardware Schedule

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<th>Schedule No.</th>
<th>Hardware Description</th>
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## Door Schedule

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## Light Fixture Schedule

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## Finish Schedule

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This document includes schedules and plans for door hardware, doors, and light fixtures, along with Finish Schedule.
# 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>601 TOWNSEND ST</td>
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<td>2019-004935PRJ</td>
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- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

**Project description for Planning Department approval.**

Certificate of Appropriateness for awning structural upgrade, ADA and security upgrades to the patio includes the replacement of the existing awning panels, light fixtures and security gates. A new security gate, accessible ramp, stairs and new metal mesh within the existing guard rails are also proposed.

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## 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:
  1. 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.
  2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. The project site has no value as habitat for endangered rare or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. The site can be adequately served by all required utilities and public services.

**FOR ENVIRONMENTAL PLANNING USE ONLY**

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Impact Details</th>
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<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>
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<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 required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
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<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>
</tr>
</tbody>
</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)

- [ ] Category A: Known Historical Resource. GO TO STEP 5.
- [ ] Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
- [ ] Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

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

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

Check all that apply to the project.

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

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

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

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

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

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

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

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

Comments (optional):

Preservation Planner Signature:

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

TO BE COMPLETED BY PROJECT PLANNER

- [ ] No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

  **Project Approval Action:**
  - Building Permit
  - If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

  **Signature:**
  - Monica Giacomucci
  - 10/09/2019

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

<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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</thead>
<tbody>
<tr>
<td>601 TOWNSEND ST</td>
<td>3799/001</td>
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<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
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<td>2019-004935PRJ</td>
<td>New Building Permit No.</td>
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<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td>New Approval Action</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.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
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<tbody>
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<td></td>
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</tbody>
</table>
Parcel Map

SUBJECT PROPERTY

Certificate of Appropriateness
Case Number 2019-004935COA
601 Townsend Street
Block 3799 Lot 001
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.