



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: MARCH 18, 2020
CONSENT CALENDAR

Record No.: 2019-017569COA
Project Address: 735 MONTGOMERY STREET
Landmark: Jackson Square Landmark District
Zoning: C-2 COMMUNITY BUSINESS Zoning District
65-A Height and Bulk District
Block/Lot: 0195/001
Project Sponsor: Albert Costa
Costa Brown Architecture
1620 Montgomery Street, Ste. 300
San Francisco, CA 94111
Staff Contact: Rebecca Salgado - 415-575-9101
Rebecca.Salgado@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

735 MONTGOMERY STREET is located on the southwest corner of Montgomery Street and Jackson Street (Assessor's Block 0195; Lot 001). The subject building is a potentially compatible property within the Jackson Square Landmark District, locally designated under Article 10, Appendix B of the Planning Code.

The four-story, office and retail building was built in 1924. The concrete building has stucco and brick-veneer cladding.

PROJECT DESCRIPTION

The proposed project involves removing non-historic gates and entrance/storefront infill from the three deeply recessed main building entrances (one each at Jackson and Montgomery Streets, and one at the corner of Jackson and Montgomery Street) and installing new recessed aluminum and glass entrance infill that is less recessed than the existing entrances, slightly increasing the gross square footage of the property by approximately 410 square feet. The new entrance infill will match the configuration and details of the existing storefront infill found at other portions of the building. The project also includes:

- replacing deteriorated non-historic brick veneer at the ground floor with stucco matching the predominant cladding material of the building,
- repainting the entire façade,
- installing new light fixtures at the ground floor of the building, and
- related interior alterations at the ground floor.

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.

The subject property has an unrelated open Planning Department enforcement case, 2019-004580ENF, for wireless antenna that are not in compliance with Planning Department approvals. This enforcement case must be resolved before any additional building permit approvals may occur at this property.

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 proposed modifications to the entrances and façade will not alter or remove any historic features or materials from the building, which has been heavily modified since it was initially constructed in 1924;
- the new aluminum and glass entrance infill will match the predominant details and configuration of existing storefront infill at the property;
- the new entrance infill, while less recessed than the current entrances, will still be sufficiently recessed to align with this character-defining feature of the landmark district;
- the new stucco cladding at the ground floor will match the predominant cladding material of the subject property, and is compatible with historic cladding materials found within the landmark district;
- the architectural character of the subject building will be maintained and replacement elements will not affect the building's overall appearance.

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

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for general information about the proposed project.

CONDITIONS OF APPROVAL

Prior to issuance of the Architectural Addendum to the Site Permit, the project sponsor shall provide shop drawings of the proposed entrance infill, cut sheets for the proposed light fixtures, and a paint sample of the proposed new façade paint color to Planning Department staff for review and approval, per the Conditions of Approval outlined in Exhibit A of the Draft Motion.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

HEARING DATE: MARCH 18, 2020

CONSENT CALENDAR

Record No.: 2019-017569COA
Project Address: 735 MONTGOMERY STREET
Landmark: Jackson Square Landmark District
Zoning: C-2 COMMUNITY BUSINESS Zoning District
65-A Height and Bulk District
Block/Lot: 0195/001
Project Sponsor: Albert Costa
Costa Brown Architecture
1620 Montgomery Street, Ste. 300
San Francisco, CA 94111
Staff Contact: Rebecca Salgado - 415-575-9101
Rebecca.Salgado@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 0195 IN A C-2 COMMUNITY BUSINESS ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 30, 2019, Albert Costa of Costa Brown Architecture (hereinafter "Project Sponsor") filed Application No. 2019-017569COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior storefront work and façade alterations and ground floor interior alterations at a subject building located on Lot 001 in Assessor's Block 0195, which is a potentially compatible property within the Jackson Square Landmark District and locally designated under Article 10, Appendix B 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 March 18, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-017569COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-017569COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2019-017569COA in conformance with the architectural plans dated February 24, 2020, 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 removing non-historic gates and entrance/storefront infill from the three deeply recessed main building entrances (one each at Jackson and Montgomery Streets, and one at the corner of Jackson and Montgomery Street) and installing new recessed aluminum and glass entrance infill that is less recessed than the existing entrances, slightly increasing the gross square footage of the property by approximately 410 square feet. The new entrance infill will match the configuration and details of the existing storefront infill found at other portions of the building. The project also includes replacing deteriorated non-historic brick veneer at the ground floor with stucco matching the predominant cladding material of the building and repainting the entire façade. In addition, the project includes the installation of new light fixtures at the ground floor of the building, as well as related interior alterations at the ground floor. Please see photographs and plans for details.
3. **Property Description.** 735 MONTGOMERY STREET is located on the southwest corner of Montgomery Street and Jackson Street (Assessor's Block 0195; Lot 001). The subject building is a potentially compatible property within the Jackson Square Landmark District, locally designated under Article 10, Appendix B of the Planning Code. The four-story, office and retail building was built in 1924. The concrete building has stucco and brick-veneer cladding.
4. **Surrounding Properties and Neighborhood.** 735 Montgomery Street is located at an intersection facing other similar buildings across Jackson and Montgomery Streets. Across the street to the east, 499 Jackson Street is a five-story office and retail building constructed in 1965, clad with stucco. Across the street to the north, 801 Montgomery Street is a five-story office and retail building constructed in 1987 with brick and concrete cladding.
5. **Public Outreach and Comments.** To date, the Department has not received any public correspondence regarding this 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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Not Applicable

- (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 non-historic brick-veneer cladding at the ground floor of the building with new stucco cladding matching the predominant cladding material at the property, and to replace non-historic aluminum and wrought-iron storefront and entrance infill with new entrance and storefront infill matching the predominant details and configuration of existing storefront infill at the property. No historic materials or features will be altered or removed as part of the proposed work. 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, shall not be undertaken.

Not Applicable

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not Applicable

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

Not applicable

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

Not applicable

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not Applicable.

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

The proposed work will not destroy historic materials or features that characterize the building. The building, which is listed as a potentially contributing property in the Jackson Square Landmark District, has been modified heavily since it was initially constructed in 1924. The new entrance infill, stucco cladding, and light fixtures at the ground floor will be compatible with the existing features and materials at the building. The new entrance infill, while less recessed than the current entrances, will still be sufficiently recessed to align with this character-defining feature of the landmark district. The new stucco cladding will match the predominant cladding material at the building, and is compatible with historic cladding materials found within the landmark district.

- (10) **Standard 10:** New additions and adjacent or related new construction shall 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 could be easily reversed with no impairment to the essential form and integrity of the subject property or the landmark district.

- C. **Historic 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.

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 B, 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 as outlined in Appendix B, as the work is compatible with the Landmark district.

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 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 WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 001 in Assessor's Block 0195 for proposed work in conformance with the architectural submittal dated February 24, 2020, and labeled Exhibit B on file in the docket for Record No. 2019-017569COA.

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 March 18, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 18, 2020

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow alterations located at 735 Montgomery Street, Block 0195 Lot 001 pursuant to Planning Code Section(s) **1006.6** within the **C-2** District and a **65-A** Height and Bulk District; in general conformance with plans, dated February 24, 2020, and stamped "EXHIBIT B" included in the docket for Record No. **2019-017569COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **March 18, 2020** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

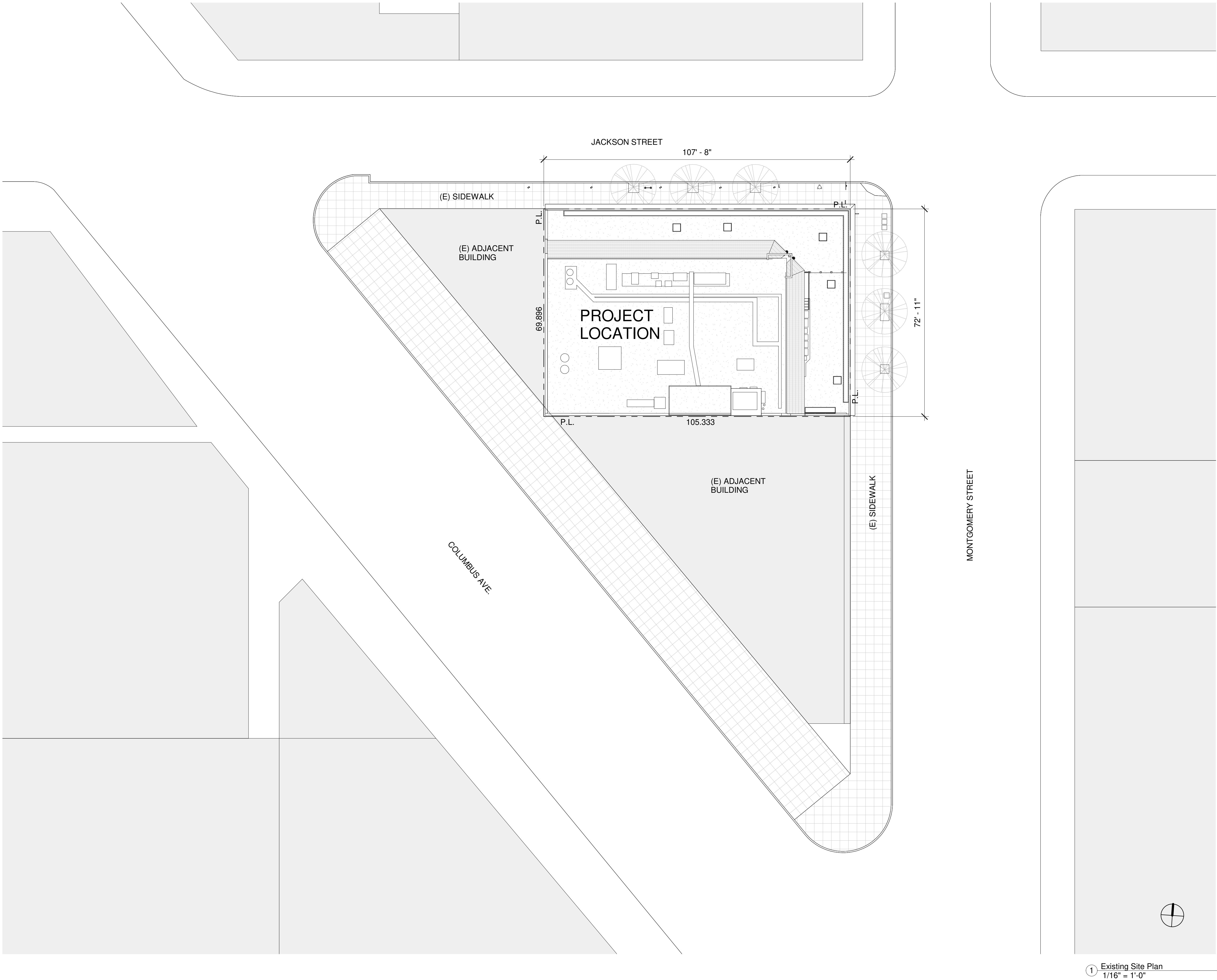
Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional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

CONDITIONS OF APPROVAL

1. That prior to issuance of the Architectural Addendum, the project sponsor will submit cut sheets of the proposed new light fixtures at the ground floor for review and approval by Planning Department Preservation Staff.
2. That prior to issuance of the Architectural Addendum, dimensioned shop drawings for the proposed new aluminum entrance infill will be forwarded for review and approval by Planning Department Preservation Staff.
3. That prior to issuance of the Architectural Addendum the project sponsor will submit further information on the proposed new paint color for the façade for review and approval by Planning Department Preservation Staff.

Exhibit B:

Plans



1 Existing Site Plan
1/16" = 1'-0"

735 Montgomery Street

San Francisco

Job Number: 19040

No.	Issue	Date
1	ISSUED FOR REVIEW	01-17-2020
2	ISSUED FOR REVIEW	01-21-2020



All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2020

Date: 02-24-2020

Scale: 1/16" = 1'-0"

Description:

Site Plan

Sheet Number:

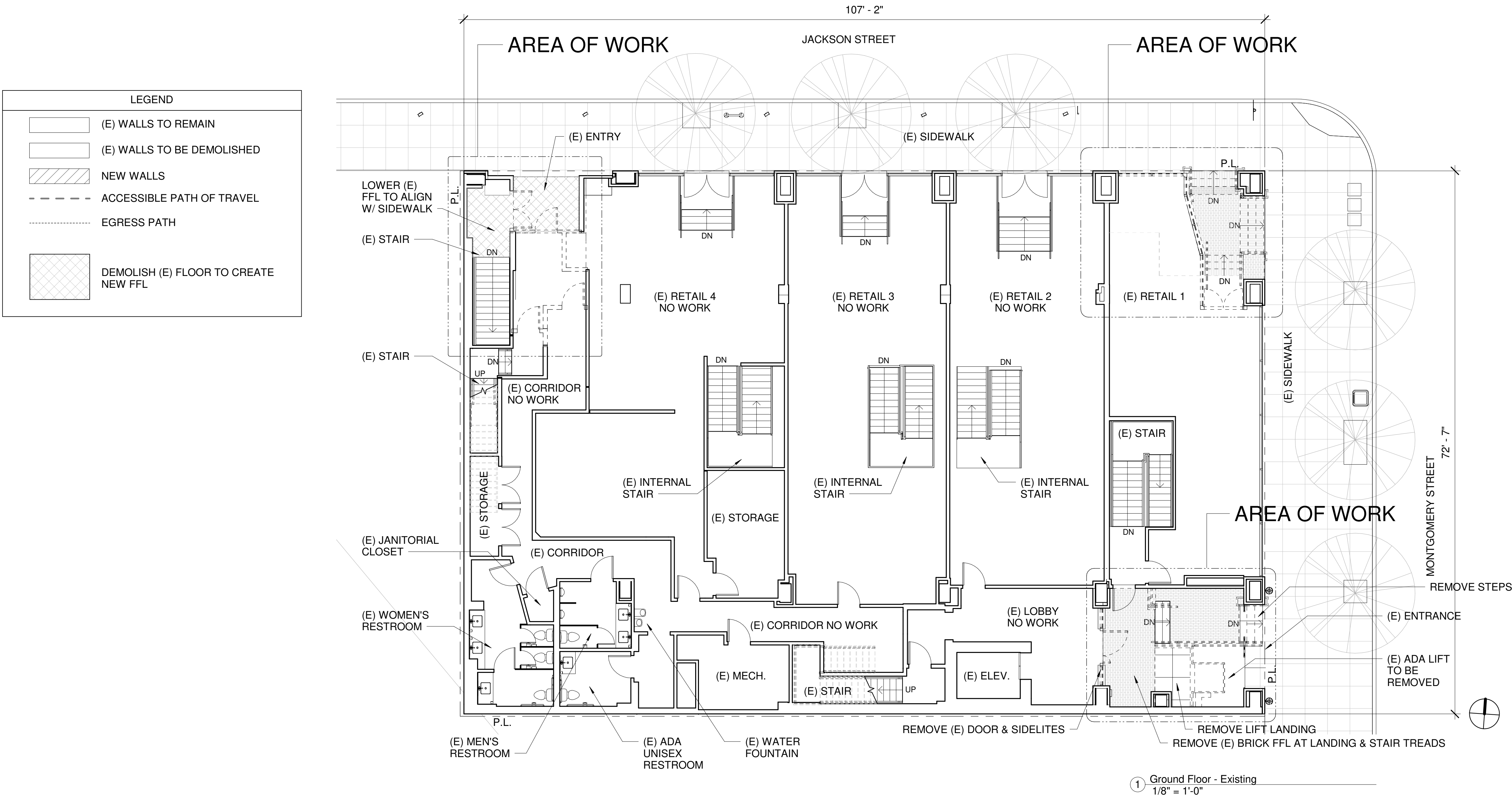
A2-0

735 Montgomery Street

San Francisco

Job Number: 19040

No.	Issue	Date
1	ISSUED FOR REVIEW	01-17-2020
2	ISSUED FOR REVIEW	01-21-2020



All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2020

Date: 02-24-2020

Scale: As indicated

Description:

Ground Floor
Existing &
Demolition

Sheet Number:

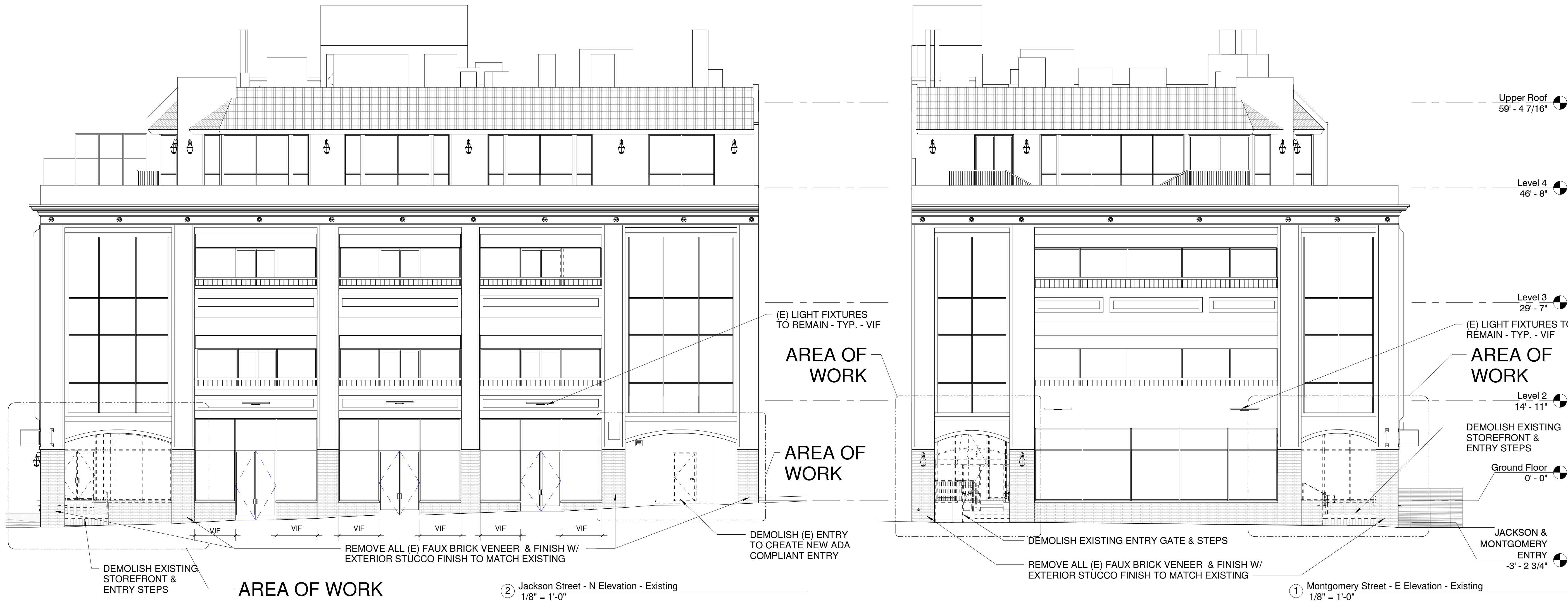
A3-0

735 Montgomery Street

San Francisco

Job Number: 19040

No.	Issue	Date
1	ISSUED FOR REVIEW	01-17-2020
2	ISSUED FOR REVIEW	01-21-2020



- GENERAL NOTES:
- NEW LIGHT FIXTURES TO REPLACE EXISTING WHERE INDICATED ON ELEVATIONS.
 - EXISTING EXTERIOR LIGHT FIXTURES AT UPPER LEVEL TO REMAIN WHERE SHOWN - VIF.
 - ALL EXISTING FAUX BRICK AT GROUND FLOOR TO BE REMOVED AND REPLACED WITH STUCCO TO BE PAINTED, COLOR TO BE DECIDED.
 - EXISTING STUCCO FINISH TO BE PAINTED WITH NEW COLOR.
 - NEW STOREFRONTS TO MATCH EXISTING IN SIZE & SHAPE AND COLOR TO BE MATCHED. BRING ANY DISCREPANCIES TO ARCHITECT'S ATTENTION.



All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2020

Date: 02-24-2020

Scale: As indicated

Description:

Montgomery &
Jackson Street
Elevation - Existing
& Demo

Sheet Number:

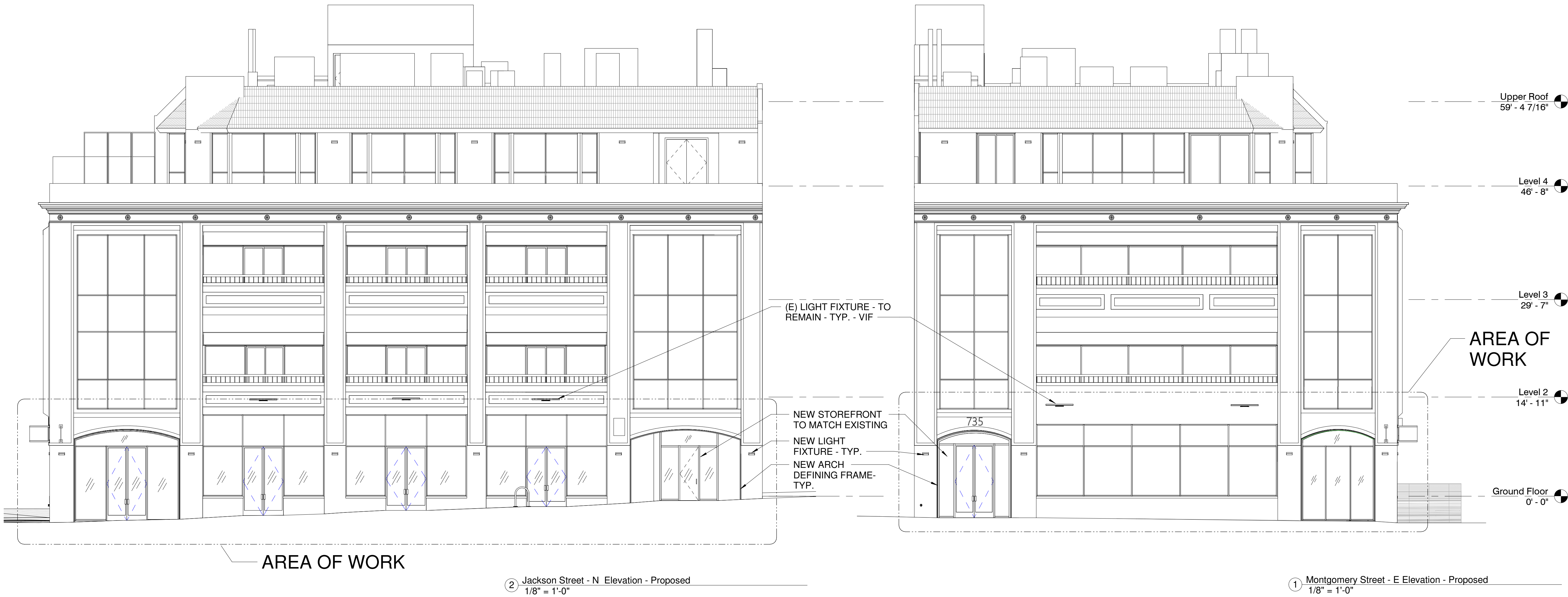
A5-0

735 Montgomery Street

San Francisco

Job Number: 19040

No.	Issue	Date
1	ISSUED FOR REVIEW	01-17-2020
2	ISSUED FOR REVIEW	01-21-2020



- GENERAL NOTES:
- NEW LIGHT FIXTURES TO REPLACE EXISTING WHERE INDICATED ON ELEVATIONS.
 - EXISTING EXTERIOR LIGHT FIXTURES AT UPPER LEVEL TO REMAIN WHERE SHOWN - VIF.
 - ALL EXISTING FAUX BRICK AT GROUND FLOOR TO BE REMOVED AND REPLACED WITH STUCCO TO BE PAINTED, COLOR TO BE DECIDED.
 - EXISTING STUCCO FINISH TO BE PAINTED WITH NEW COLOR.
 - NEW STOREFRONTS TO MATCH EXISTING IN SIZE & SHAPE AND COLOR TO BE MATCHED. BRING ANY DISCREPANCIES TO ARCHITECT'S ATTENTION.



All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2020

Date: 02-24-2020

Scale: As indicated

Description:

Montgomery &
Jackson Street
Elevation -
Proposed

Sheet Number:

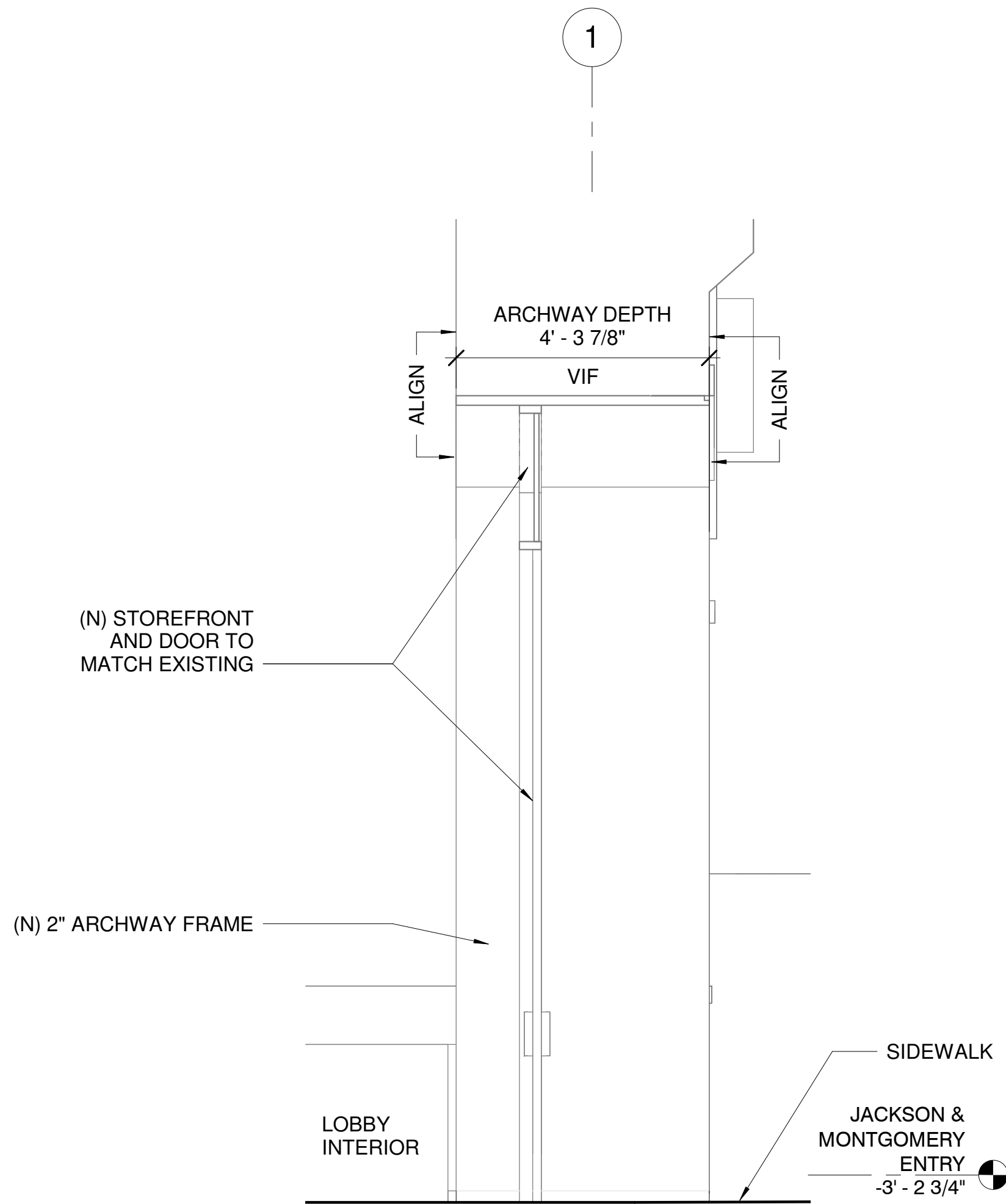
A6-0

735 Montgomery Street

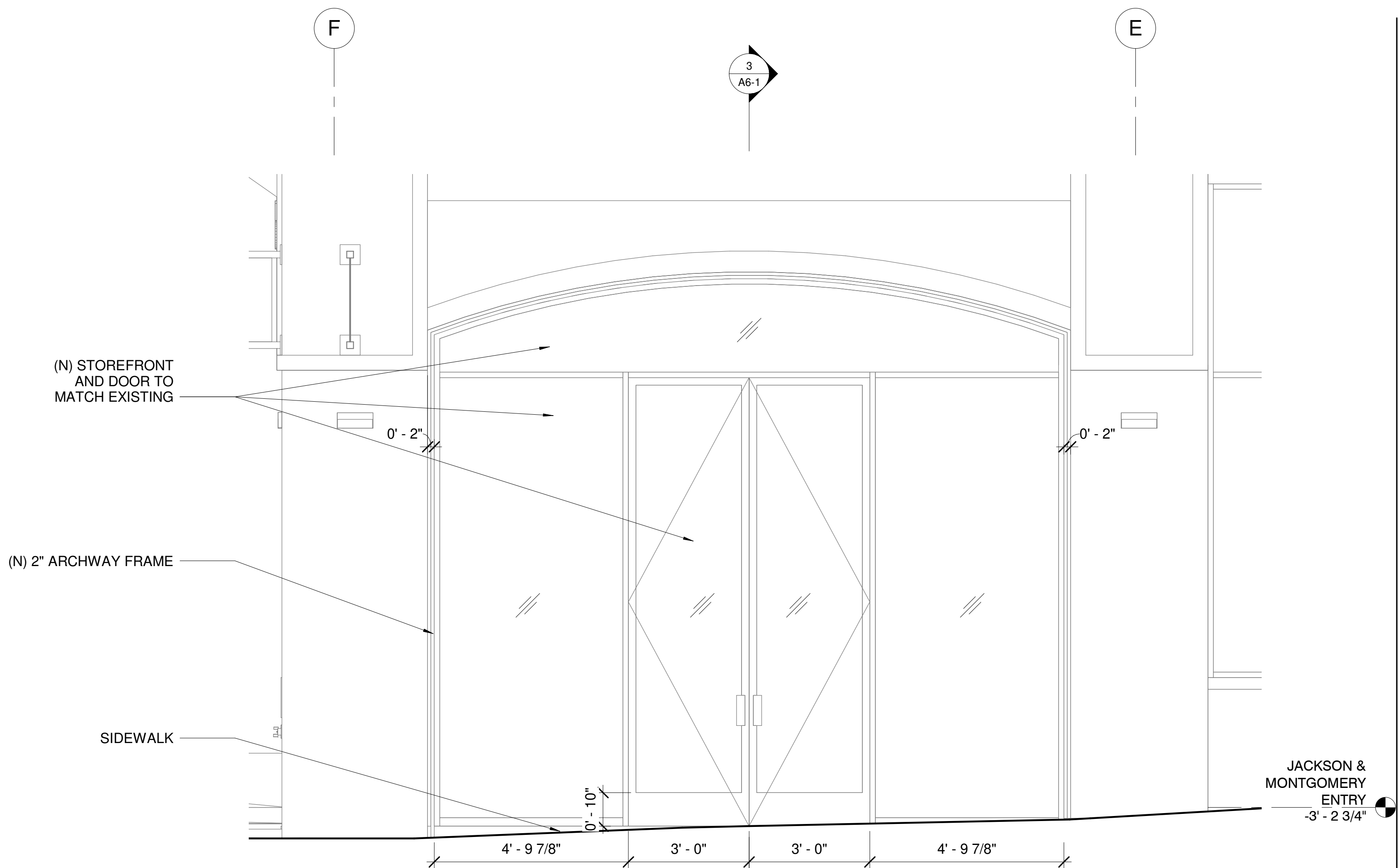
San Francisco

Job Number: 19040

No.	Issue	Date
1	ISSUED FOR REVIEW	01-17-2020
2	ISSUED FOR REVIEW	01-21-2020



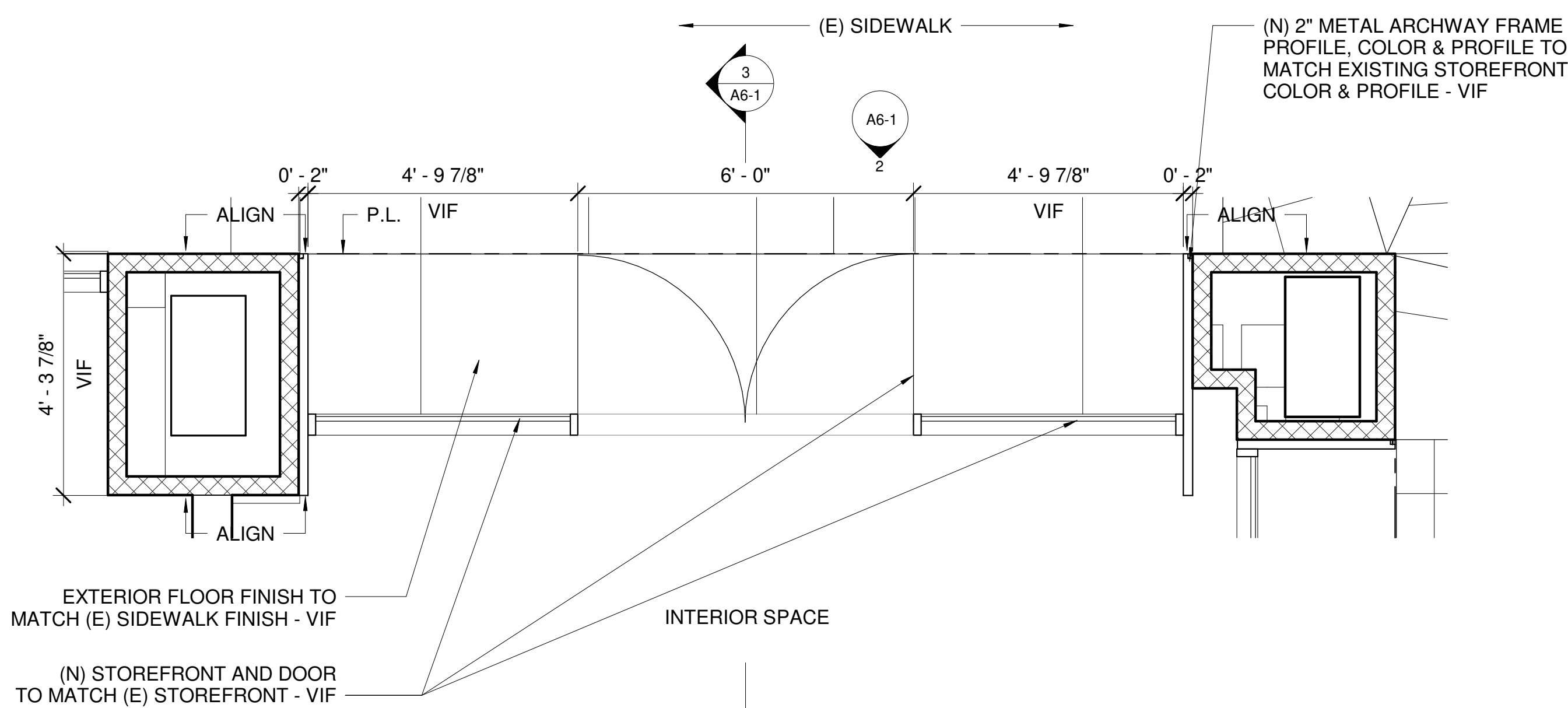
③ Arched Opening Section
1/2" = 1'-0"



② Arched Opening Elevation
1/2" = 1'-0"



④ Corner View - Exterior - Arched Opening



① Arched Opening Plan
1/2" = 1'-0"



All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2020

Date: 02-24-2020

Scale: 1/2" = 1'-0"

Description:

Details for Infill at
Arched Openings -
Typical

Sheet Number:

A6-1

Exhibit C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
735 MONTGOMERY ST		0195001
Case No.		Permit No.
2019-017569PRJ		201909232440
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Ground floor facade alterations, including replacement of non-historic gates and entrance/storefront infill at the three main building entrances with new recessed aluminum and glass entrance infill that is less recessed than the existing entrance; replacing deteriorated non-historic brick veneer at the ground floor with stucco; repainting the entire facade; and installing new light fixtures at the ground floor of the building.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <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 (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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: Rebecca Salgado	

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

<input checked="" type="checkbox"/>	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	Signature: Rebecca Salgado
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/24/2020
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.

MODIFIED PROJECT DESCRIPTION

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.

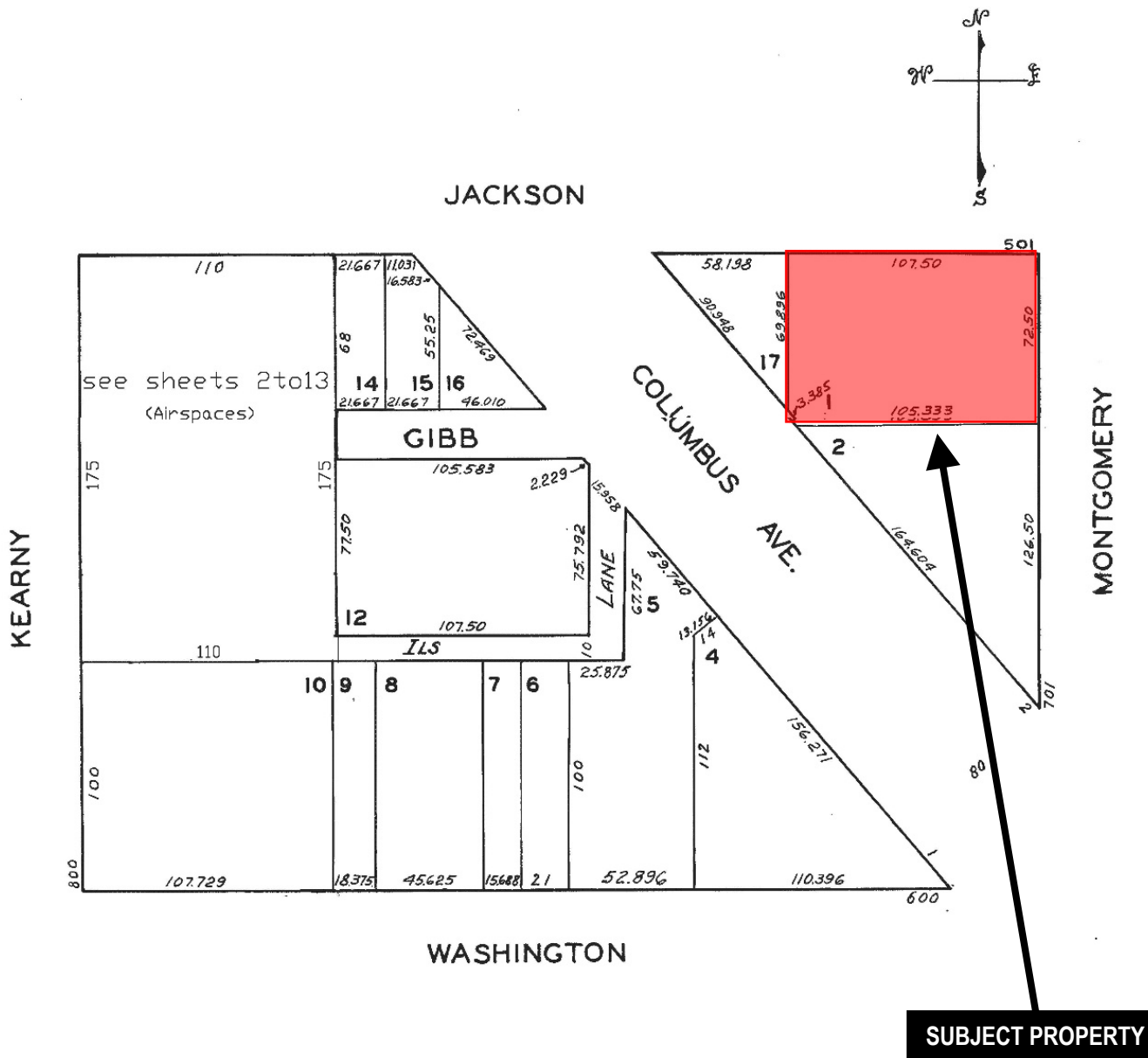
Planner Name:

Date:

Exhibit D:

Maps and Context Photos

Parcel Map



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2019-017569COA
735 Montgomery Street

Landmark District Map



Certificate of Appropriateness
Case Number 2019-017569COA
735 Montgomery Street

735 Montgomery St., San Francisco, CA



View of Corner at Jackson St. and Montgomery St.

735 Montgomery St., San Francisco, CA



View of Corner Retail Entrance from Montgomery St.



View of Corner Retail Entrance from Jackson St.

735 Montgomery St., San Francisco, CA



View from Montgomery St.



Entry Lobby at Montgomery St.

735 Montgomery St., San Francisco, CA



View from Jackson St.



Entry Lobby at Jackson St.