



# CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

**HEARING DATE: APRIL 7, 2021**

**Record No.:** 2020-004724COA  
**Project Address:** 1045 SANSOME STREET  
**Landmark:** Contributor, Northeast Waterfront Landmark District  
**Zoning:** C-2 (COMMUNITY BUSINESS) Zoning District  
84-E Height and Bulk District  
Telegraph Hill-North Beach Residential Special Use District  
Waterfront Special Use District No. 3  
**Block/Lot:** 0134/001  
**Project Sponsor:** Daniel Frattin, Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
**Staff Contact:** Michelle Langlie - 628-652-7410  
[Michelle.Langlie@sfgov.org](mailto:Michelle.Langlie@sfgov.org)

**Recommendation:** Approval

## Property Description

1045 Sansome Street is located on the west side of Sansome Street between Green Street and Vallejo Street (Assessor's Block 0134; Lot 001). The subject building is a contributor to the Northeast Waterfront Landmark District, locally designated under Article 10, Appendix D of the Planning Code.

Designed by T. Rønneberg in a simple industrial style with Neo-Gothic detailing, particularly around the main entrance and upper parapets, the three-story building was constructed in 1926. Originally built as a printing facility for the Sunset Press, it has since been converted for office use.

## Project Description

The proposed project includes work at the top floor and roof, specifically: (a) the construction of a new roof deck on the southern portion of the roof, setback from the Sansome Street facade and featuring open railing; (b) the construction of a new stair penthouse vestibule along the southern portion of the roof deck that will connect to an existing stair penthouse structure and serve as a second means of egress; and (c) minor exterior modifications at the south elevation leading to the proposed roof terrace. This work is limited to a new code compliant exit door and transom with panic hardware, exterior light sconces, and painting the façade.

## 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 respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained, and the roof modifications will not affect the building's overall appearance or have a significant impact on the appearance of the Sansome Street facade;
- the proposal respects the character-defining features of the subject building; and,
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved.

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 a new roof terrace, a new stair vestibule connecting with the existing stair penthouse structure and minor exterior modifications at the entrance to the roof terrace, limited to a new code compliant exit door and transom with panic hardware, exterior light sconces, and painting the façade. 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 comments from the Telegraph Hill Dwellers about the proposed project.

## 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*.

## **Attachments**

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval (as applicable)  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D - Maps



# CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

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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 AT 1045 SANSOME STREET ON LOT 001 IN ASSESSOR'S BLOCK 0134 IN THE NORTHEAST WATERFRONT LANDMARK DISTRICT, A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT AND A 84-E HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).



## Preamble

On April 24, 2021, Daniel Frattin of Reuben, Junius & Rose, LLP (hereinafter “Project Sponsor”) filed Application No. 2020-004724COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for work at a subject building located on Lot 001 in Assessor’s Block 0134, which is a contributing resource to the Northeast Waterfront Landmark District and locally designated under Article 10, Appendix D 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 3, 2021 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-004724COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-004724COA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2020-004724COA in conformance with the architectural plans dated January 28, 2021 and labeled Exhibit A 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 includes work at the top floor and roof, specifically: (a) The construction of a new roof terrace on the southern portion of the roof that will be approximately 64' wide by 45' deep. The roof terrace will be setback 5' from the Sansome Street facade and feature a 42" open railing; (b) the construction of a new 5'-9" wide by 10' high stair penthouse vestibule along the southern portion of the roof terrace that will connect to an existing stair penthouse structure and serve as a second means of egress. The new stair penthouse will be setback 32 feet from the Sansome Street facade; and (c) minor exterior modifications at the south elevation between Suite 400 and the proposed roof terrace. This work is limited to a new code compliant exit door and transom with panic hardware, exterior light sconces, and painting the facade.

3. **Property Description.** 1045 Sansome Street is located on the west side of Sansome Street between Green Street and Vallejo Street (Assessor's Block 0134; Lot 001). The subject property is a contributory structure located within and at the western edge of Northeast Waterfront Landmark District, locally designated under Article 10, Appendix D of the Planning Code. 1045 Sansome Street is a three- and four-story building designed by Norwegian architect and engineer Trygve Rønneberg; it was constructed in 1926. Designed in a simple industrial style with Neo-Gothic detailing, particularly around the main entrance and upper parapets, the exterior of the building is composed of concrete with glass windows spanning each bay. The center of the building has a tripartite bay system that extends up to a fourth floor. This center portion contains Neo-Gothic detailing, particularly at the entrance on the ground floor with modest details running the length of the central bay to the upper parapet. The remainder of the building consists of piers with horizontal banding, with the end bays capped with a decorative parapet. Originally built as a printing facility for the Sunset Press, it has since been converted for office use.
4. **Surrounding Properties and Neighborhood.** The surrounding neighborhood is characterized by warehouse and industrial buildings between two and six stories tall, dating from early brick Gold Rush-era structures (rebuilt after the Fire) to later reinforced concrete buildings; many were once tied to maritime actives and waterfront storage. The subject property was one of several other similar operations established in the adjacent area in the 1920s and 1930s, creating a small district tied to typography and lithography.
5. **Public Outreach and Comments.** The Department has received comments from the Telegraph Hill Dwellers about 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](#) 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 Project will retain and preserve the historic character of the property. While there are minor alterations proposed, they are all located at the roof level and at a minimally visible and set back fourth floor south façade. No distinctive materials or alterations of features, spaces, and spatial relationships will be modified. The Project does not include permanent removal or alteration of historic materials or features.*

- (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 scope of work is limited to the construction of a minimally visible roof terrace and associated stair vestibule connecting to an existing stair penthouse structure, with finishes and color to match the existing stair enclosure.*

- (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 essential form and integrity of the building and its environment would not be impaired if the proposed work were to be removed in the future.*

- C. **Historic Districts.** 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 D, as the work shall not adversely affect the Historic District.*

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, particularly those pertaining to roof treatment.

*The project is in conformance with Article 10 and as outlined in Appendix D, as the work is compatible with the Landmark district. The roof work is contained to flat sections of the roof and will not affect the regularly spaced industrial style skylights found at lower roof sections of the building; seen from Telegraph Hill, these are a distinctive feature of the district.*

7. **Waterfront Special Use District.** The subject property is located within the Waterfront Special Use

District No. 3. Planning Code Section 240.3(c)(3) states that the following criteria be met when considering any new development:

(3) Assurance of view corridors along public streets between Telegraph Hill or other inland areas and the waterfront and Bay;

*The Project has a low profile and maintains the view corridors along public streets. The Project would not be impactful to any view corridors encompassing the building.*

8. **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.*

9. **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 proposed 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.*

10. 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 **0134** for proposed work in conformance with the architectural submittal dated January 28, 2021 and labeled Exhibit A on file in the docket for Record No. **2020-004724COA**.

**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. XXXXX. 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 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

**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 April 7, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 7, 2021



# EXHIBIT A

## Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 1045 Sansome Street, Block 0134, and Lot 001 pursuant to Planning Code Section(s) **1006.6 (c)** within the **C-2 (COMMUNITY BUSINESS) Zoning District** and a 84-E Height and Bulk District; in general conformance with plans, dated **January 28, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-004724COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **April 7, 2021** 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.

## Extension

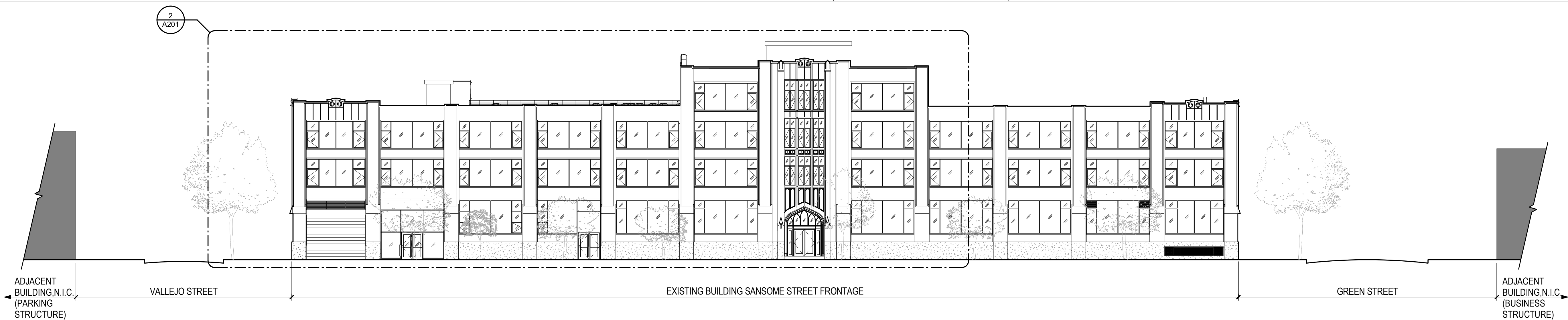
All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

# EXHIBIT B: PLANS





2 ARCHITECTURAL SITE PLAN  
1" = 40'-0"



1 SANSOME STREET ELEVATION  
1/16" = 1'-0"



A. VIEW AT CORNER OF SANSOME/VALLEJO STREETS



B. VIEW AT VALLEJO STREET TOWARD SANSOME STREET



C. SANSOME STREET VIEW



D. ROOF DECK VIEW TOWARD VALLEJO STREET



E. ROOF DECK VIEW TOWARD MONTGOMERY STREET



F. ROOF DECK VIEW TOWARD GREEN STREET

3 PHOTOGRAPHIC SITE EXHIBITS  
1" = 10'-0"

ISSUE INFORMATION	
PROGRESS PRINT	04.01.2020
PROGRESS PRINT R1	04.08.2020
PLANNING DEPT. COFA	04.17.2020
COFA RESUBMITTAL	01.28.2021

REVISION ISSUE INFORMATION		
No.	Description	Date

ARCHITECT

CONSULTANT

4TH FLOOR  
AMENITIES SUITE &  
ROOF TERRACE  
1045 SANSOME STREET  
SAN FRANCISCO, CA 94111

COFA ARCHITECTURAL  
SITE PLAN,  
PHOTOGRAPHIC EXHIBITS  
& ELEVATION

JOB NUMBER  
PLPC1045.2006

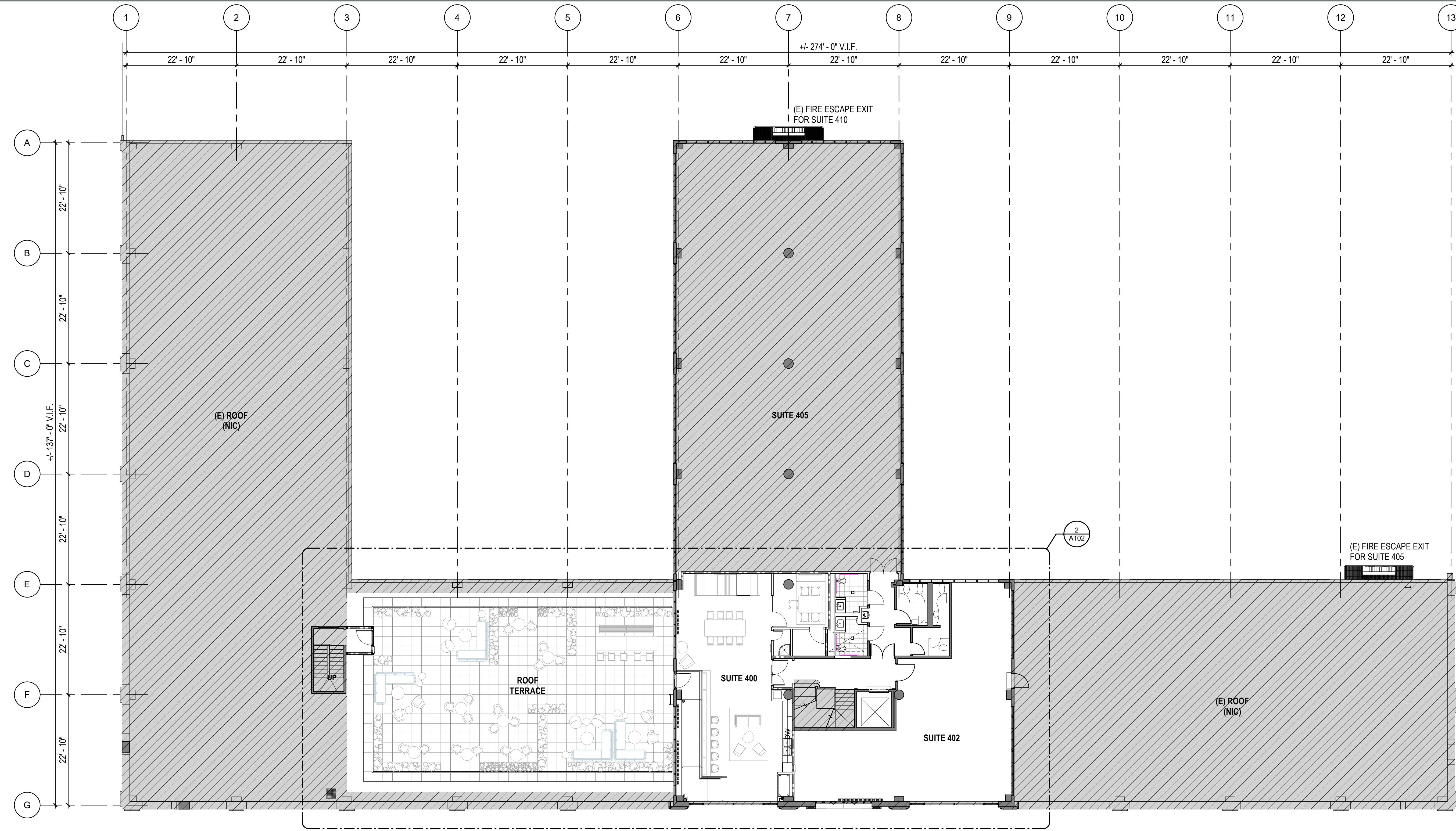
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As indicated

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revision\_claudette@revelers.com.nvt

A100





1 LEVEL 4 OVERALL PLAN  
3/32" = 1'-0"

PARTITION PLAN LEGEND

- NOT IN SCOPE
- NEW WALL
- EXISTING WALL
- NEW 1-HR RATED WALL
- EXISTING DOOR TO REMAIN
- ELEVATOR SMOKE CURTAIN

417 montgomery st.  
7th floor  
san francisco  
california  
94104

architecture  
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ARCHITECT

CONSULTANT

4TH FLOOR  
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1045 SANSOME STREET  
SAN FRANCISCO, CA 94111

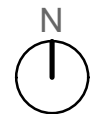
COFA LEVEL 4 OVERALL  
FLOOR PLAN

JOB NUMBER  
PLPC1045.2006

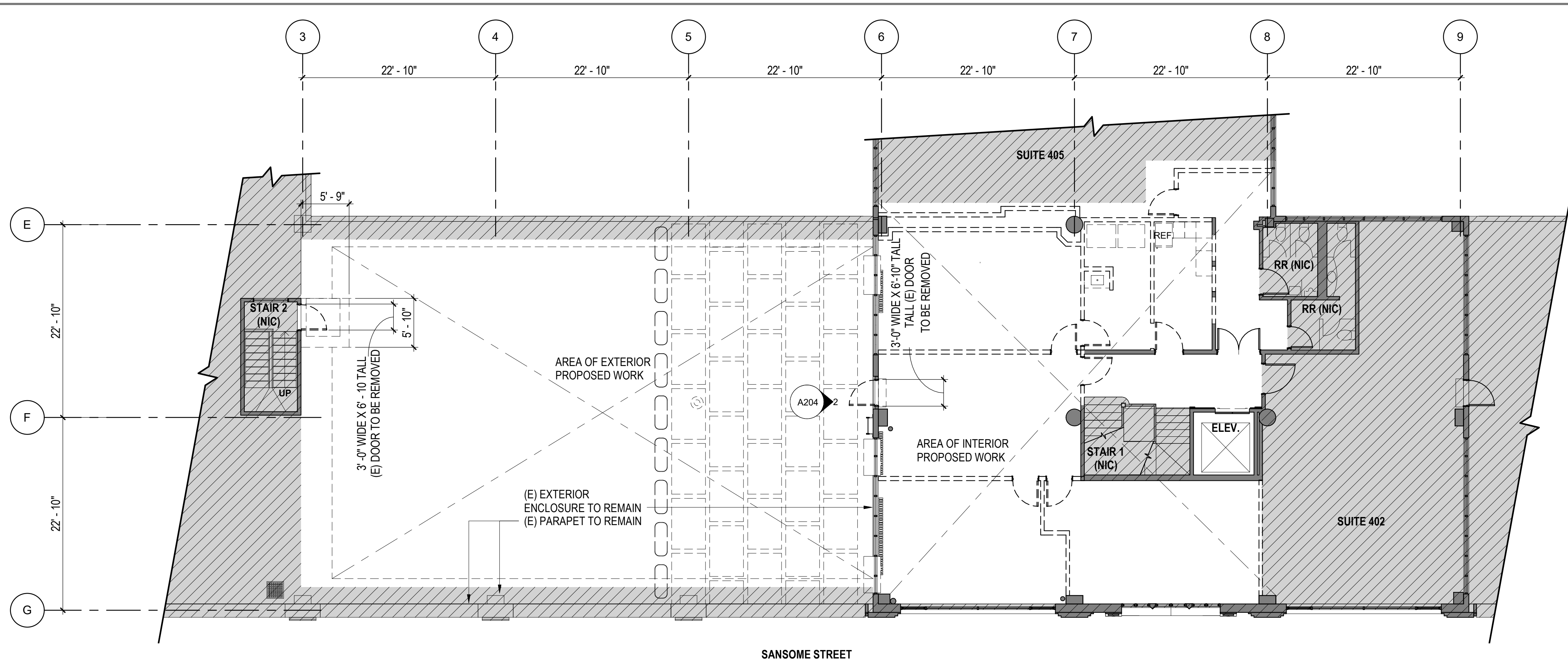
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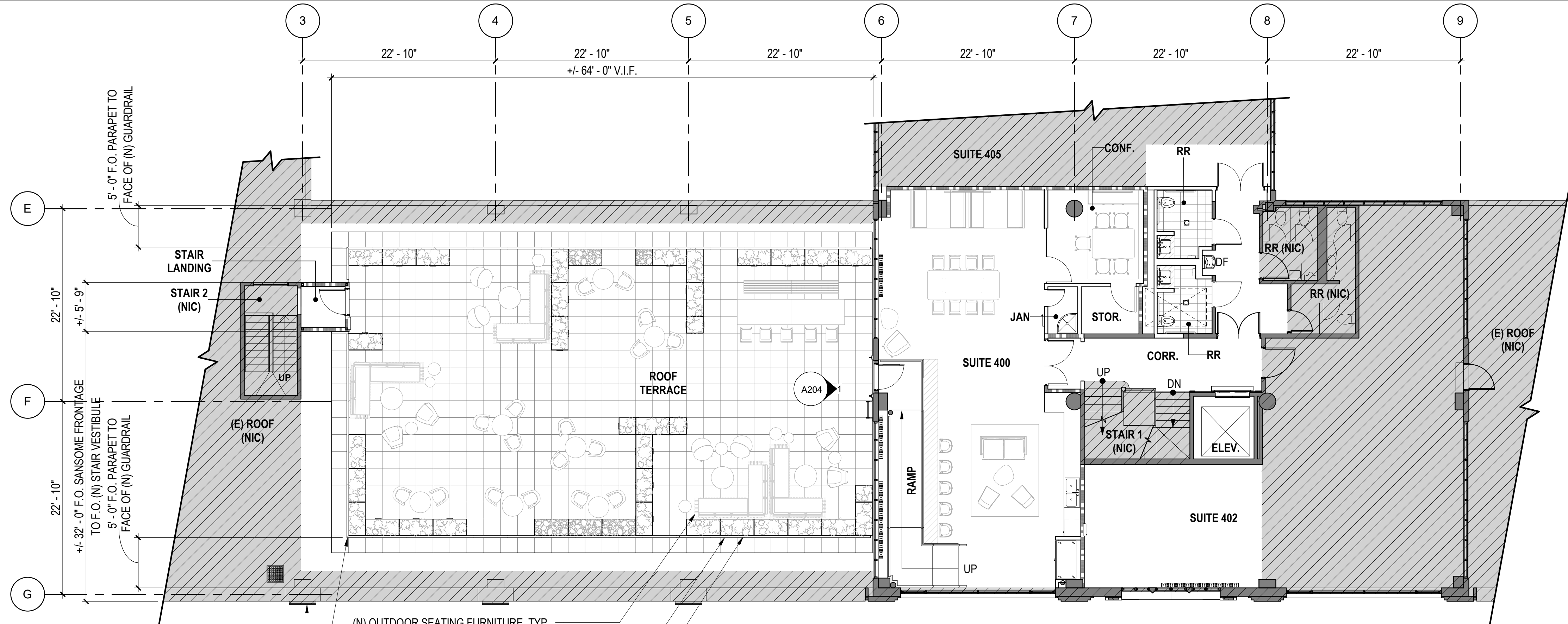
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revision\_claudette@revelers.com.rvt



A101



1 ROOF DECK DEMOLITION PLAN  
1/8" = 1'-0"



2 ROOF DECK PLAN  
1/8" = 1'-0"

## DEMOLITION PLAN LEGEND

- NOT IN SCOPE
- PARTITION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN
- DOOR TO BE DEMOLISHED

## PARTITION PLAN LEGEND

- NOT IN SCOPE
- NEW WALL
- EXISTING WALL
- NEW 1-HR RATED WALL
- EXISTING DOOR TO REMAIN
- ELEVATOR SMOKE CURTAIN

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ARCHITECT

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1045 SANSOME STREET  
SAN FRANCISCO, CA 94111

COFA DEMOITION AND  
PROPOSED FLOOR  
PLANS

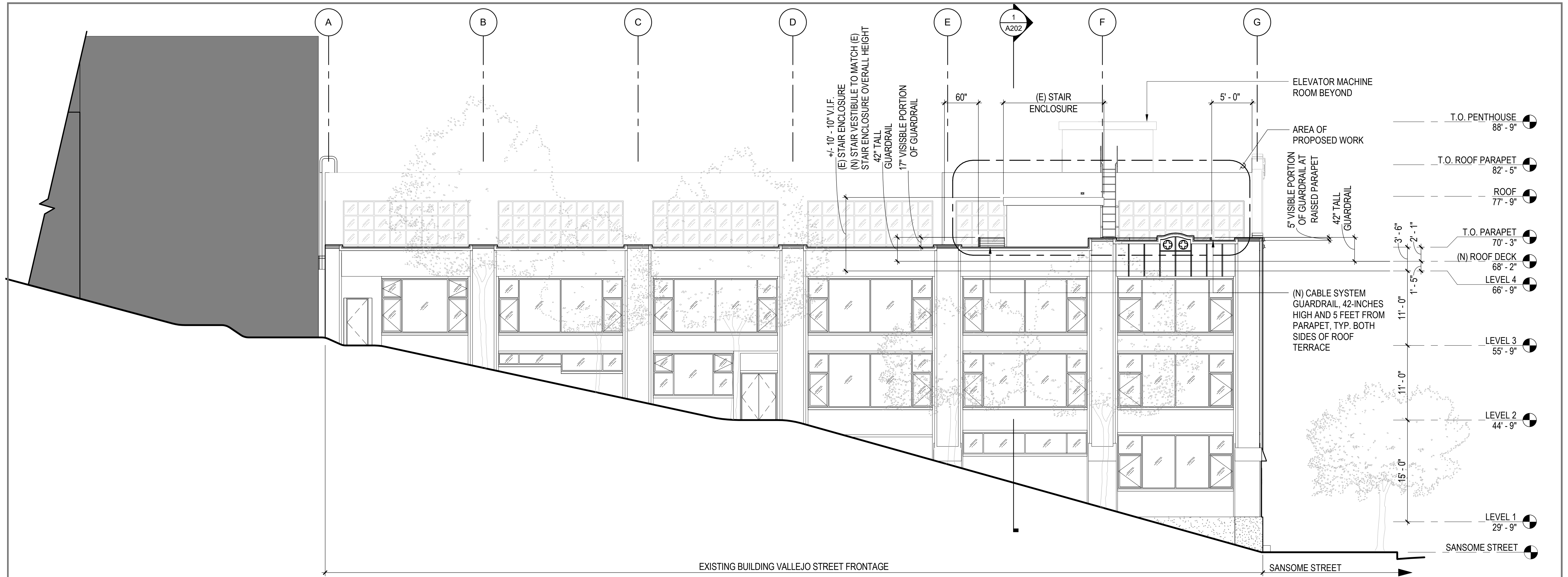
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PLPC1045.2006

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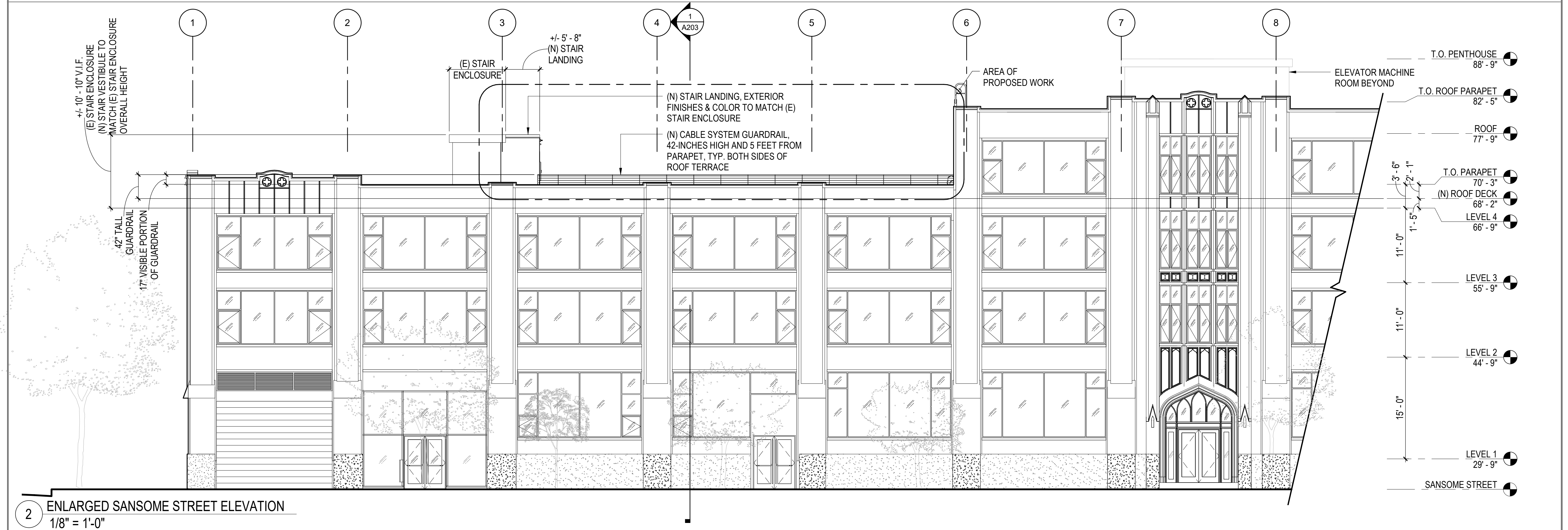
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revision\_claudette@revelers.com.rvt

A102



1 VALLEJO STREET ELEVATION  
1/8" = 1'-0"



2 ENLARGED SANSOME STREET ELEVATION  
1/8" = 1'-0"

417 montgomery st.  
7th floor  
san francisco  
california  
94104

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COFA EXTERIOR  
ELEVATIONS

JOB NUMBER  
PLPC1045.2006

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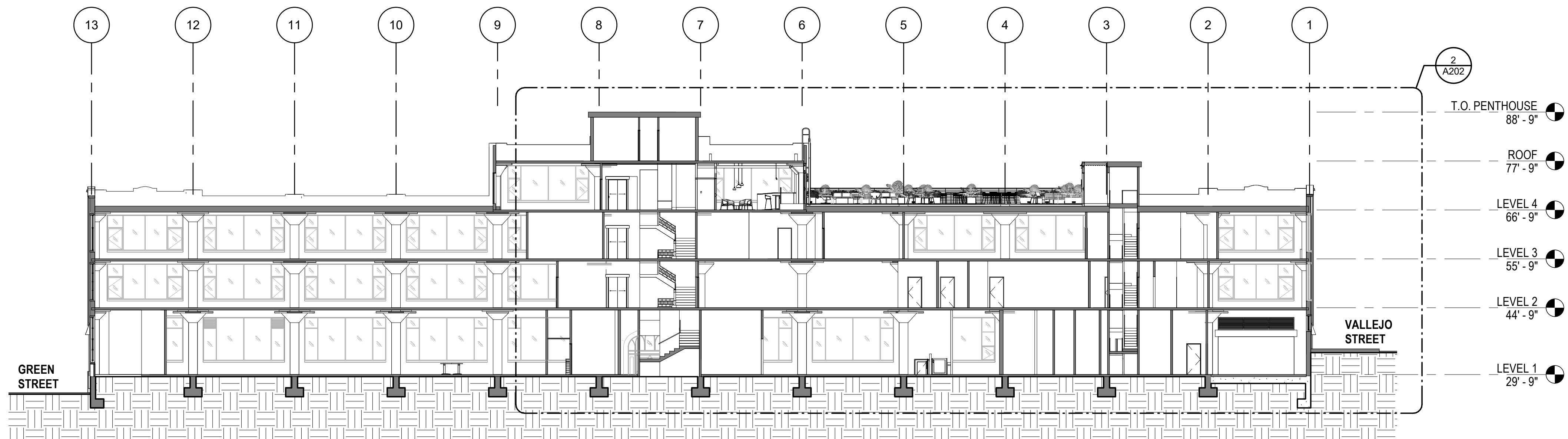
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revision\_claudette@revelers.com.rvt

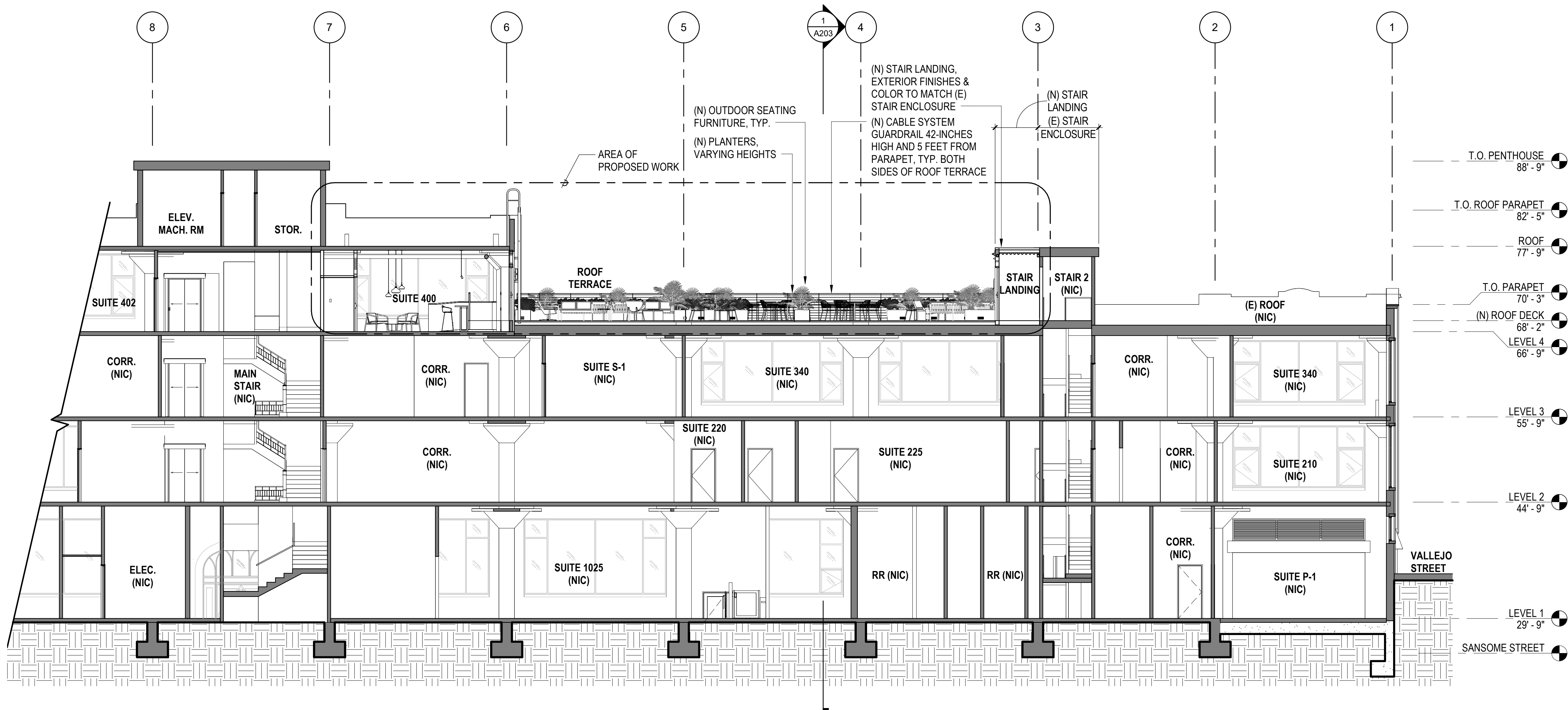


A201





1 LONGITUDINAL BUILDING SECTION  
1/16" = 1'-0"



2 ENLARGED BUILDING SECTION  
1/8" = 1'-0"

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REVISION	ISSUE INFORMATION
No.	Description Date

ARCHITECT

CONSULTANT

**4TH FLOOR  
AMENITIES SUITE &  
ROOF TERRACE**  
1045 SANSOME STREET  
SAN FRANCISCO, CA 94111

**COFA BUILDING  
SECTIONS**

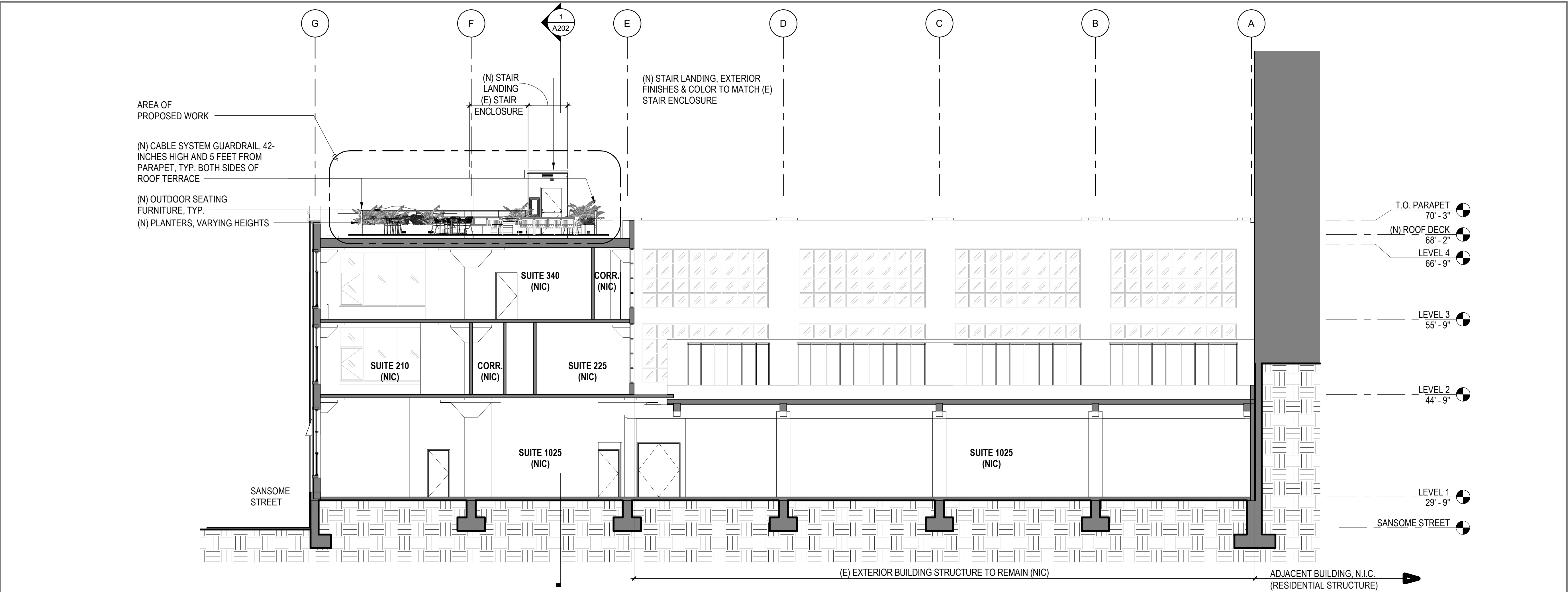
JOB NUMBER  
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SCALE  
As indicated

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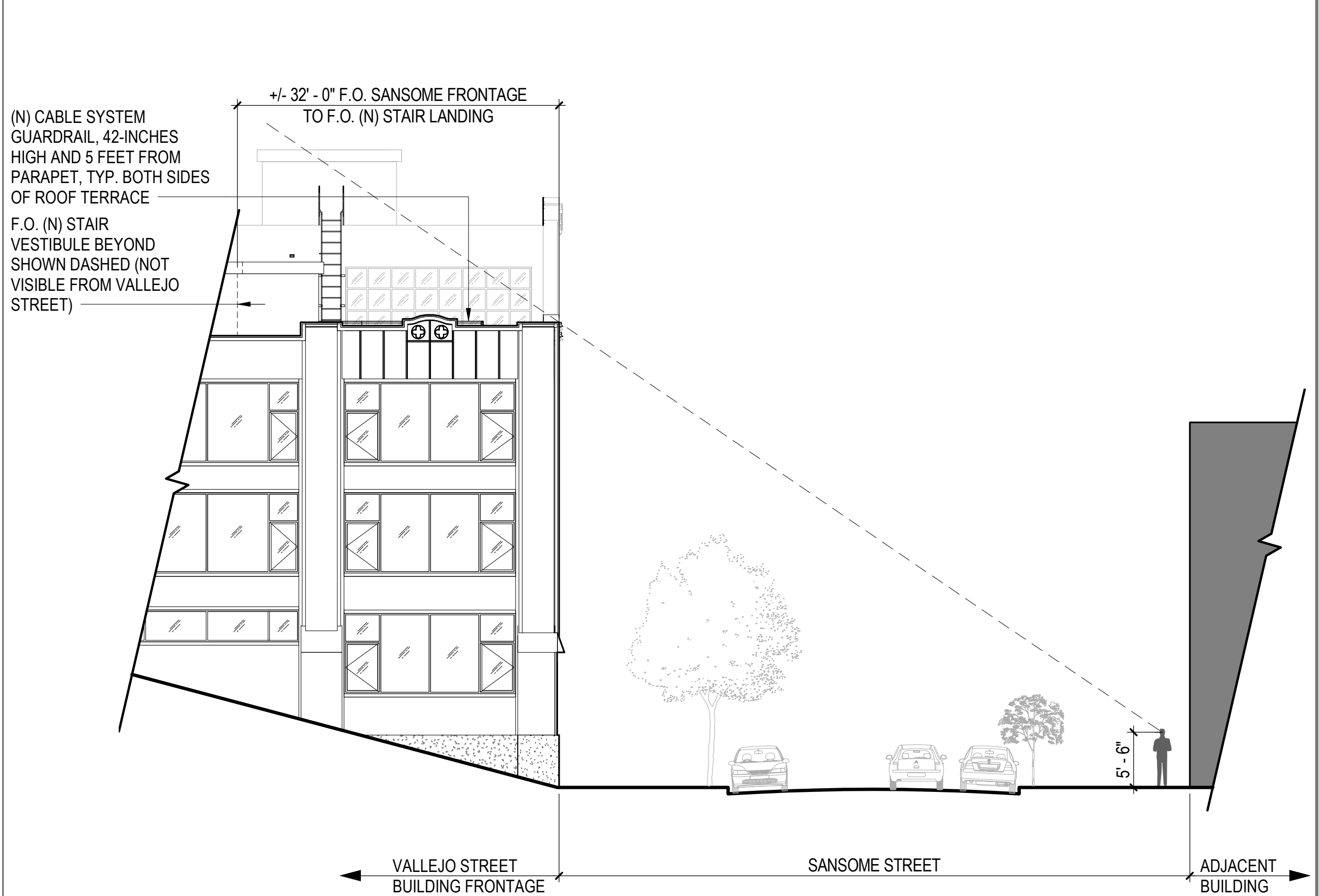
**A202**



1 TRANSVERSE BUILDING SECTION  
1/8" = 1'-0"



2 SANSOME STREET SIGHT LINE DIAGRAM  
1" = 10'-0"



3 VALLEJO STREET SIGHT LINE DIAGRAM  
1" = 10'-0"

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CONSULTANT

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**COFA BUILDING SECTION  
& SIGHT LINE DIAGRAMS**

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**A203**



(E) SOUTH FACADE; NO SCOPE OF WORK

AMENITIES SUITE 400 SOUTH FACADE

(E) ROOF ACCESS LADDER  
(E) PARAPET TO REMAIN  
(E) AIR CONDITION TO BE REMOVED, TYP. OF 3  
(E) EXTERIOR CURTAIN WALL SYSTEM

(E) DOOR AND TRANSOM TO BE REMOVED

2 ROOF TERRACE PARTIAL NORTH DEMOLITION ELEVATION  
3/8" = 1'-0"

(E) SOUTH FACADE; NO SCOPE OF WORK

AMENITIES SUITE 400 SOUTH FACADE

(N) FIRE STROBE  
(N) EXIT SIGN  
(N) EXIT DOOR AND TRANSOM WITH PANIC HARDWARE

(E) ROOF ACCESS LADDER TO REMAIN  
(E) PARAPET TO REMAIN  
(N) CABLE SYSTEM GUARDRAIL, 42-INCHES HIGH AND 5 FEET FROM PARAPET, TYP. BOTH SIDES OF ROOF TERRACE  
(E) EXTERIOR CURTAIN WALL SYSTEM

(N) EXTERIOR WALL SCONCE, TYP. OF 2  
(N) ROOF TERRACE INTEGRATED CUBE PLANTER  
(N) PEDESTAL SYSTEM ROOF DECK

(N) EXTERIOR OUTLET, TYP. OF 2

1 ROOF TERRACE PARTIAL NORTH PROPOSED ELEVATION  
3/8" = 1'-0"

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4TH FLOOR  
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COFA LEVEL 4 NORTH  
ELEVATION

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A204



(E) EXTERIOR NORTH  
FACADE; NO SCOPE OF  
WORK AT THIS LOCATION

(E) SOUTH FACADE; NO SCOPE OF WORK

AMENITIES SUITE 400  
SOUTH FACADE  
SEE ELEVATION 1/A204



LOCATION OF **INTERIOR**  
DEMISING PARTITION

AREA OF PROPOSED  
ROOF TERRACE

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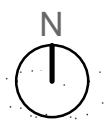
**COFA OVERALL  
AXONOMETRIC**

JOB NUMBER  
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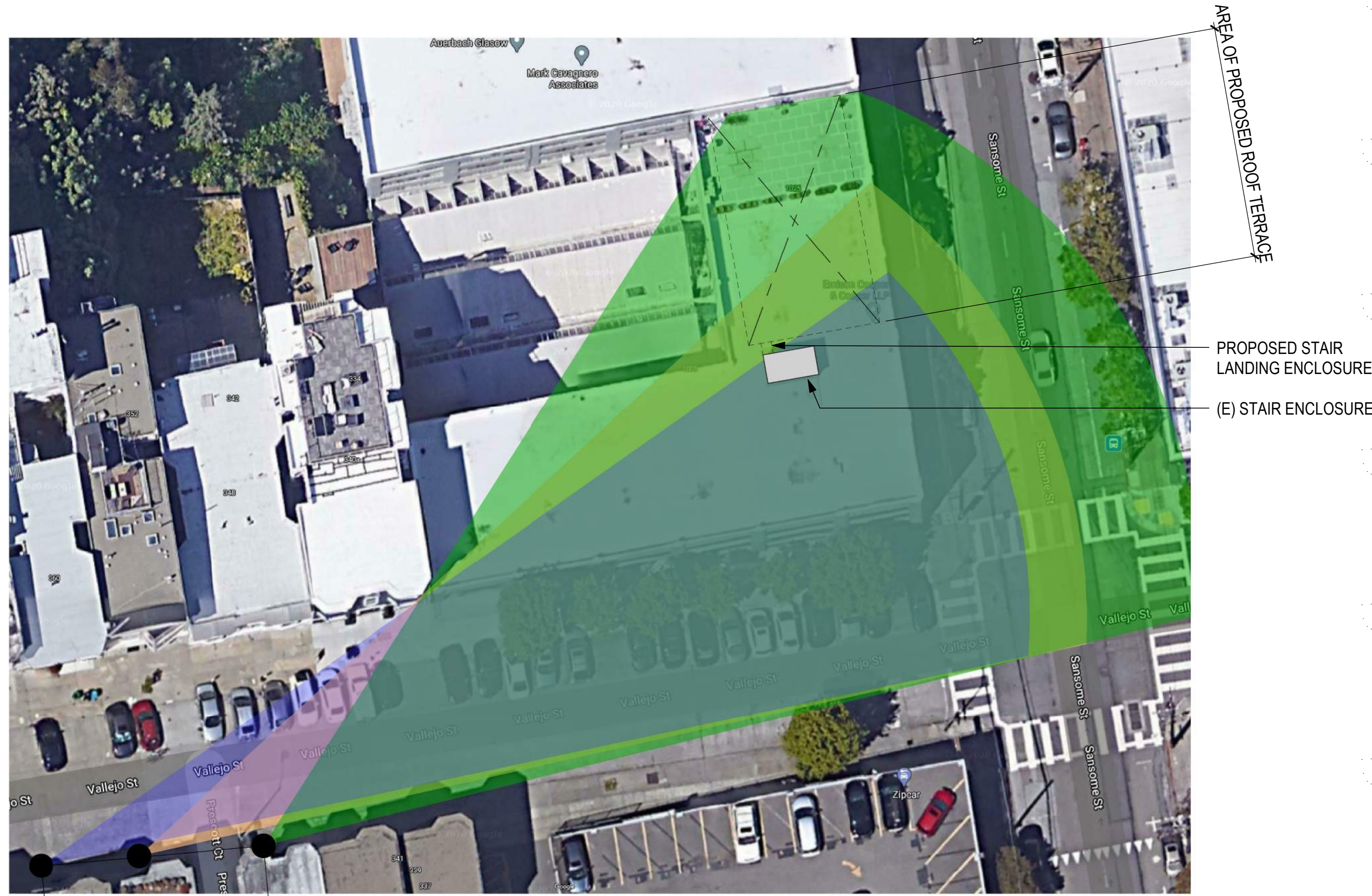
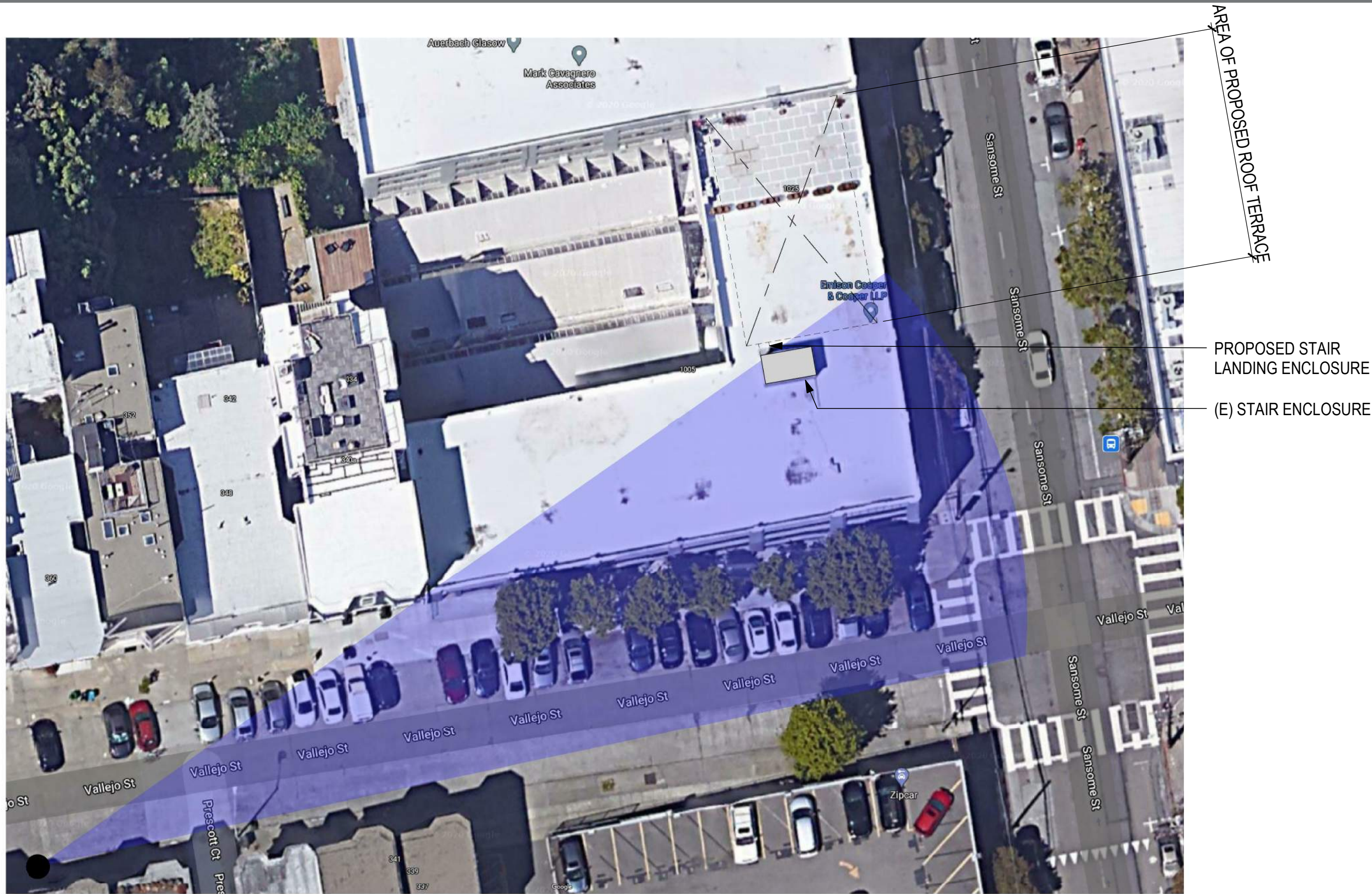
SCALE  
1" = 100'-0"

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**A205**





LEGEND:

● CAMERA VIEW POINT

VIEW 7A/AP.302 - LOWEST POINT ON VALLEJO STREET AT WHICH PROPOSED ROOF TERRACE IS VISIBLE

VIEW 11A/AP.303 - HIGHEST POINT ON VALLEJO STREET AT WHICH PROPOSED ROOF TERRACE IS VISIBLE

VIEW 14/AP.303 - POINT ON VALLEJO STREET AT WHICH PROPOSED ROOF TERRACE IS NOT VISIBLE

AREA ALONG VALLEJO STREET DURING WHICH ROOF TERRACE IS VISIBLE (APPROX. 45' - 0")

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VALLEJO STREET  
DIAGRAMATIC VIEW SITE  
MAP

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AP.300





SANSOME/VALLEJO STREET VIEW 1 (EXISTING CONDITION)



SANSOME/VALLEJO STREET VIEW 1A (PROPOSED DESIGN)



SANSOME STREET VIEW 2



SANSOME STREET VIEW 3



SANSOME STREET VIEW 4

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APPENDIX - SANSOME  
STREET VIEWS

JOB NUMBER  
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APPROXIMATE LOCATION OF (E) STAIR  
ENCLOSURE, NOT VISIBLE FROM  
SANSOME/VALLEJO CORNER

RESIDENTIAL BEYOND



VALLEJO STREET VIEW 1

APPROXIMATE LOCATION OF (E) STAIR  
ENCLOSURE, NOT VISIBLE FROM  
VALLEJO STREET VIEW



VALLEJO STREET VIEW 2

APPROXIMATE LOCATION OF (E) STAIR  
ENCLOSURE, NOT VISIBLE FROM  
VALLEJO STREET VIEW



VALLEJO STREET VIEW 3

APPROXIMATE LOCATION OF (E) STAIR  
ENCLOSURE, NOT VISIBLE FROM  
VALLEJO STREET VIEW



VALLEJO STREET VIEW 4

APPROXIMATE LOCATION OF (E) STAIR  
ENCLOSURE, NOT VISIBLE FROM  
VALLEJO STREET VIEW



VALLEJO STREET VIEW 5

LOCATION OF (E) STAIR ENCLOSURE



VALLEJO STREET VIEW 6

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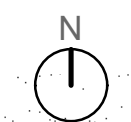
APPENDIX - VALLEJO  
STREET VIEWS

JOB NUMBER  
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SCALE  
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AP.302





VALLEJO STREET VIEW 7 (EXISTING CONDITION)



VALLEJO STREET VIEW 7A (PROPOSED DESIGN)



VALLEJO STREET VIEW 8



VALLEJO STREET VIEW 9



VALLEJO STREET VIEW 10

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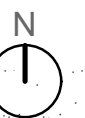
APPENDIX - VALLEJO  
STREET VIEWS

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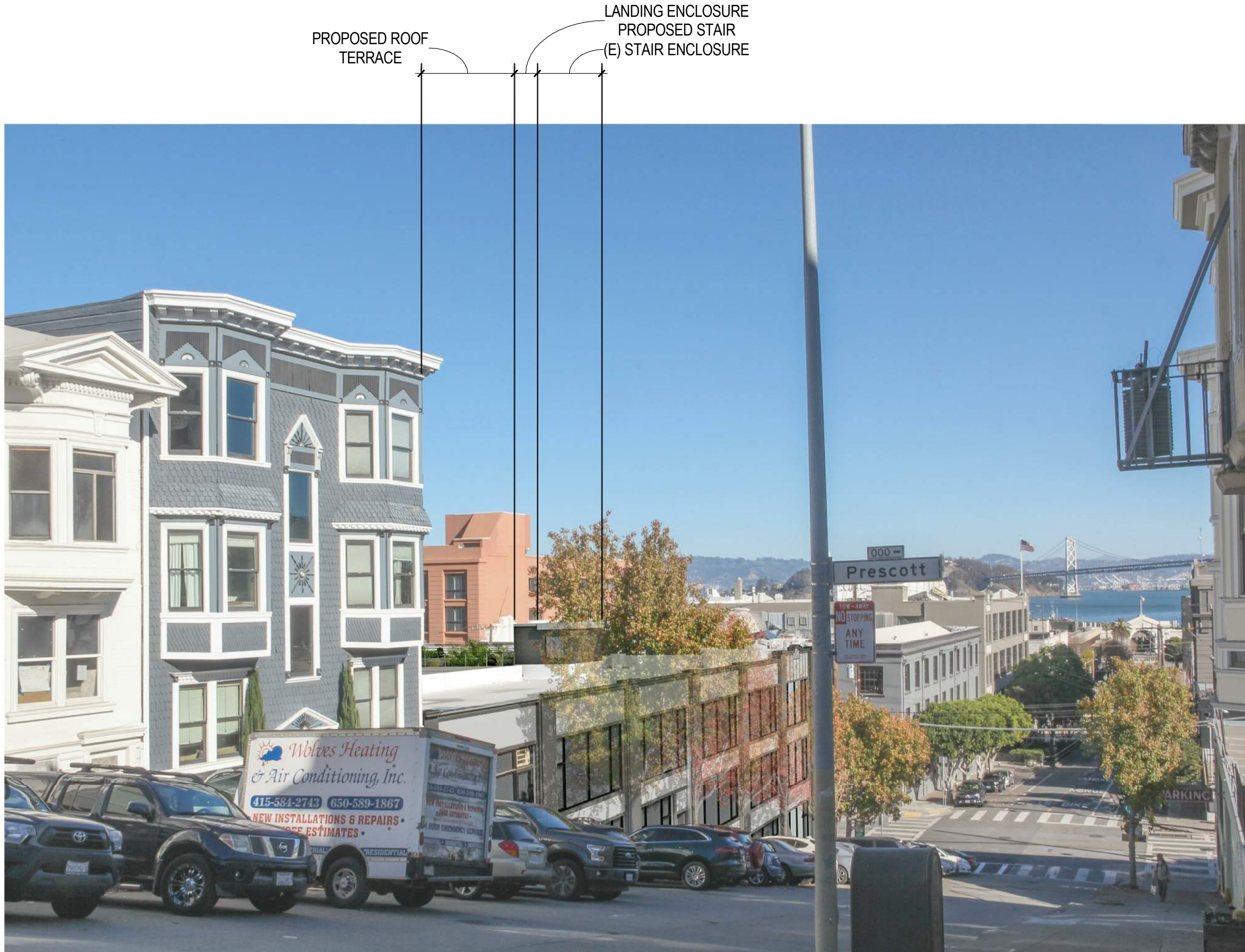


AP.303





VALLEJO STREET VIEW 11 (EXISTING CONDITION)



VALLEJO STREET VIEW 11A (PROPOSED DESIGN)



VALLEJO STREET VIEW 12



VALLEJO STREET VIEW 13



VALLEJO STREET VIEW 14

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ARCHITECT

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**APPENDIX - VALLEJO  
STREET VIEWS**

JOB NUMBER  
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**AP.304**



# **EXHIBIT C: ENVIRONMENTAL DETERMINATION**





## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1045 SANSOME ST		0134001
<b>Case No.</b>		<b>Permit No.</b>
2020-004724PRJ		202010025777
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project includes work at the top floor and roof, specifically: (a) The construction of a new roof deck on the southern portion of the roof, setback from the Sansome Street facade and featuring open railing; (b) the construction of a new stair penthouse vestibule along the southern portion of the roof deck that will connect to an existing stair penthouse structure and serve as a second means of egress; and (c) minor exterior modifications at the south elevation leading to the proposed roof terrace. This work is limited to a new code compliant exit door and transom with panic hardware, exterior light sconces, and painting the façade.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Other</b> ____

☐

**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment . **FOR ENVIRONMENTAL PLANNING USE ONLY**

**TO BE COMPLETED BY PROJECT PLANNER**

**Comments and Planner Signature (optional):**

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input checked="" type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required): Installation of a roof deck and expanded stair penthouse minimally visible from the public right-of-way.
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle Langlie	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle Langlie
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/29/2021
	Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors 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 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 to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**

# EXHIBIT D: MAPS

# DISTRICT MAP

## NORTHEAST WATERFRONT HISTORIC DISTRICT



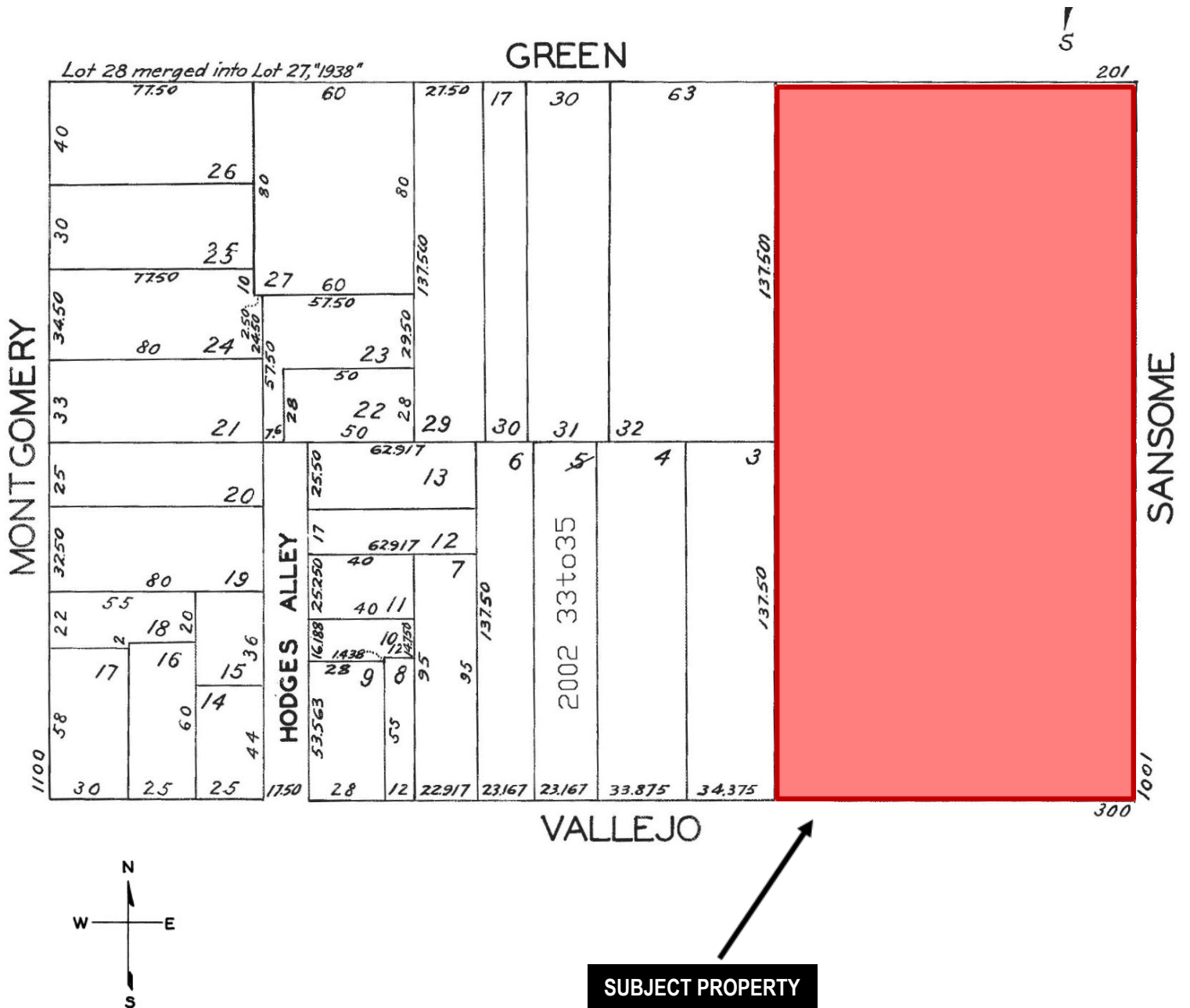
0 250 500 1,000 Feet



Certificate of Appropriateness  
Case Number 2020-004724COA  
1045 Sansome Street



# PARCEL MAP



Certificate of Appropriateness  
Case Number 2020-004724COA  
1045 Sansome Street

# AERIAL MAP



Certificate of Appropriateness  
Case Number 2020-004724COA  
1045 Sansome Street