



# MAJOR PERMIT TO ALTER EXECUTIVE SUMMARY

**HEARING DATE: APRIL 7, 2021**

## CONSENT CALENDAR

**Record No.:** 2020-010391PTA  
**Project Address:** 1 Kearny Street  
**Landmark:** Contributor, Kearny-Market-Mason-Sutter Conservation District  
**Category:** Category I (Significant)  
**Zoning:** C-3-O/C-3-R (Downtown-Office/Downtown-Retail) Zoning District  
150-X/80-130-F Height and Bulk District  
**Block/Lot:** 0312/031  
**Project Sponsor:** Derrick Chang, One Kearny, LLC  
23 Geary Street, Suite 1100  
San Francisco, CA 94108  
**Staff Contact:** Rebecca Salgado – 628.652.7332  
[rebecca.salgado@sfgov.org](mailto:rebecca.salgado@sfgov.org)

**Recommendation:** Approval

## Property Description

One Kearny Street is located on the west side of Kearny Street between Market Street and Geary Street (Assessor's Block 0312; Lot 031). The subject building is a Category I (Significant) contributor to the Kearny-Market-Mason-Sutter Conservation District, locally designated under Article 11, Appendix E of the Planning Code.

Historically known as the Citizens Savings Building, the central building on this lot was designed in the French Renaissance Revival style by noted Bay Area architect William Curlett in 1902 and received major additions on either side of the original building by Clark & Buettler and Charles Moore in 1964, and Charles F. Bloszies in 2009. The proposed work is located in the 1964 addition to the building.

## Project Description

The proposed project involves replacing the second-floor door and a portion of the glazing in the window infill at the Geary Street façade with an exhaust louver behind the historic metal window and door framing. Please see photographs and plans for details.

## Compliance with Planning Code

### PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

### APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved;
- the door and window glazing proposed to be replaced are only minimally visible from a public right-of-way, are utilitarian in nature, and do not possess any character-defining features that could be impacted by the proposed work; and,
- the scale and finish of the proposed louvers will be similar to existing louvers found at the 2009 addition to the property at the first and second floors, to allow for visual consistency throughout the property.

The Department has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy 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 not received any public inquiries for 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 appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Property and the *Secretary of the Interior Standards for Rehabilitation*.

## Attachments

Draft Motion –Major Permit to Alter  
Exhibit A – Conditions of Approval (as applicable)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps



# PERMIT TO ALTER MAJOR ALTERATION DRAFT MOTION

**HEARING DATE: APRIL 7, 2021**

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 031 IN ASSESSOR'S BLOCK 0312 IN A C-3-O/C-3-R (DOWNTOWN-OFFICE/DOWNTOWN-RETAIL) ZONING DISTRICT AND A 150-X/80-130-F HEIGHT AND BULK DISTRICT.

## Preamble

On November 11, 2020, Derrick Chang of One Kearny, LLC (hereinafter "Project Sponsor") filed Application No. 2020-010391PTA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter for an exterior alteration at a subject building located on Lot 031 in Assessor's

Block 0312, which is a Category I (Significant) building historically known as the Citizens Savings Building (hereinafter “Project Site”) and locally designated under Article 11, Appendix A 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 April 7, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Permit to Alter Application No. 2020-010391PTA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-010391PTA 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 Permit to Alter, as requested in Application No. 2020-010391PTA in conformance with the architectural plans dated March 3, 2021, 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 replacing the second-floor door and a portion of the glazing in the window infill at the Geary Street façade with an exhaust louver behind the historic metal window and door framing.
- 3. Property Description.** One Kearny Street is located on the west side of Kearny Street between Market Street and Geary Street (Assessor’s Block 0312; Lot 031). The subject building is a Category I (Significant) contributor to the Kearny-Market-Mason-Sutter Conservation District, locally designated under Article 11, Appendix E of the Planning Code. Historically known as the Citizens Savings Building, the central building on this lot was designed in the French Renaissance Revival style by noted Bay Area architect William Curlett in 1902, and received major additions on either side of the original building by Clark & Buettler and Charles Moore in 1964, and Charles F. Bloszies in 2009. The proposed work is located in the 1964 addition to the buildings.
- 4. Surrounding Properties and Neighborhood.** The surrounding neighborhood is characterized by mixed-scale commercial and office use buildings between two and twenty stories tall.

5. **Public Outreach and Comments.** At the date of publication, the Department has received no public correspondence in support of or opposition to the project.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code in the following manner:

- A. **Article 11 of the Planning Code.** Pursuant to Section 1111.6(a) of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

*The proposed project is consistent with Article 11 of the Planning Code.*

- B. **Alterations.** Article 11 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for Alterations/New Construction/Demolition.

Pursuant to Section 1111.6(c) of the Planning Code, for Significant Buildings/Properties (Categories I and II) and for Contributory Buildings (Categories III and IV), proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.
- (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.
- (3) Distinctive architectural features which are to be retained pursuant Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.
- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

*The proposed project is compatible with the architectural character of the building and the conservation district, and is consistent with Section 1111.6(c) of the Planning Code.*

- C. **Appendix E of Article 11: Kearny-Market-Mason Sutter Conservation District.** Section 7 of the Kearny-Market-Mason-Sutter Conservation District includes specific standards and guidelines for the review of new construction and certain alterations. The Commission finds the proposed alterations to be compatible as follows:
- a. **Composition and Massing.** *The proposal is consistent with the Composition and Massing of this Conservation District.*
  - b. **Scale.** *The proposal is consistent with the Composition and Massing of this Conservation District.*
  - c. **Materials and Color.** *The proposal is consistent with the Composition and Massing of this Conservation District.*
  - d. **Detailing and Ornamentation.** *The proposal is consistent with the Composition and Massing of this Conservation District.*
- D. **Secretary of the Interior's Standards.** Pursuant to Section 1111.6(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 the second-floor door and a portion of the glazing in the window infill at the Geary Street façade with an exhaust louver behind the historic metal window and door framing. 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.

*The distinctive features and finishes of the building will be retained and preserved. The door and window glazing proposed to be replaced are only minimally visible from a public right-of-way, are utilitarian in nature, and do not possess any character-defining features that could be impacted by the proposed work.*

- (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 new louvers will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish. The scale and finish of the proposed louvers will be similar to existing louvers found at the 2009 addition to the property at the first and second floors, to allow for visual consistency throughout the property.*

- (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.*

- 7. General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

**URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

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

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

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

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

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

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

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

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

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

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

*The proposed project will 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 11 of the Planning Code and the Secretary of the Interior's Standards.*

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

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

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category I (Significant) buildings.

## Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Permit to Alter** for the subject property located at Lot **031** in Assessor's Block **0312** for proposed work in conformance with the architectural submittal dated March 3, 2021 and labeled Exhibit B on file in the docket for Record No. **2020-010391PTA**

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. 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 Permit to Alter:** This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on 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 permit to alter to allow Alterations located at 1 Kearny Street (0312/031) pursuant to Planning Code Section(s) 1111.6 within the C-3-O/C-3-R Zoning District and a 150-X/80-130-F Height and Bulk District; in general conformance with plans, dated March 3, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-010391PTA 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 Permit to Alter and any subsequent amendments or modifications.

### Severability

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

### Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Permit to Alter. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Permit to Alter 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.

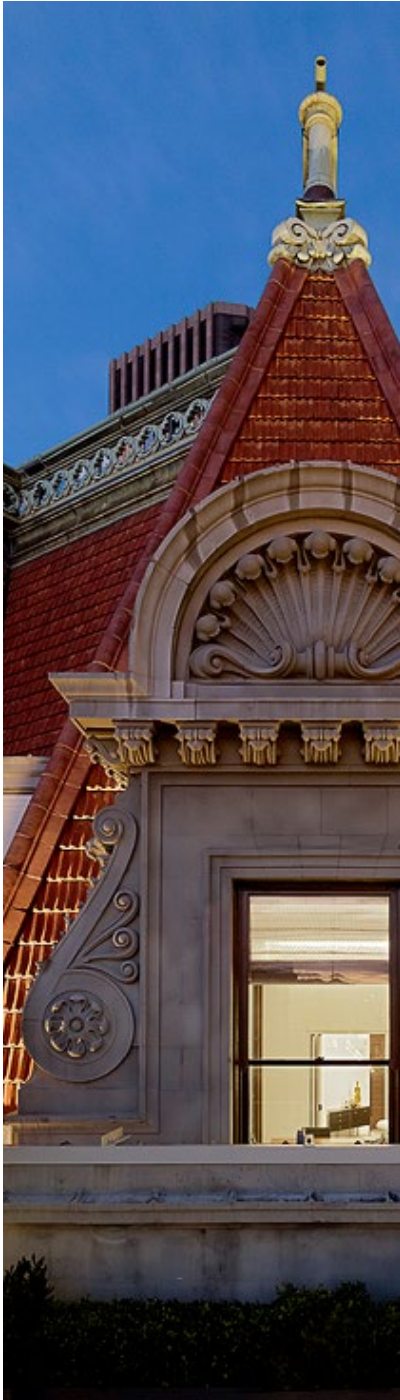
# **Exhibit B:**

## **Plans and Renderings**

ONE KEARNY STREET  
San Francisco, CA

MAJOR PERMIT TO ALTER  
INSTALLATION OF A NEW LOUVER

Prepared for the  
San Francisco Preservation Commission



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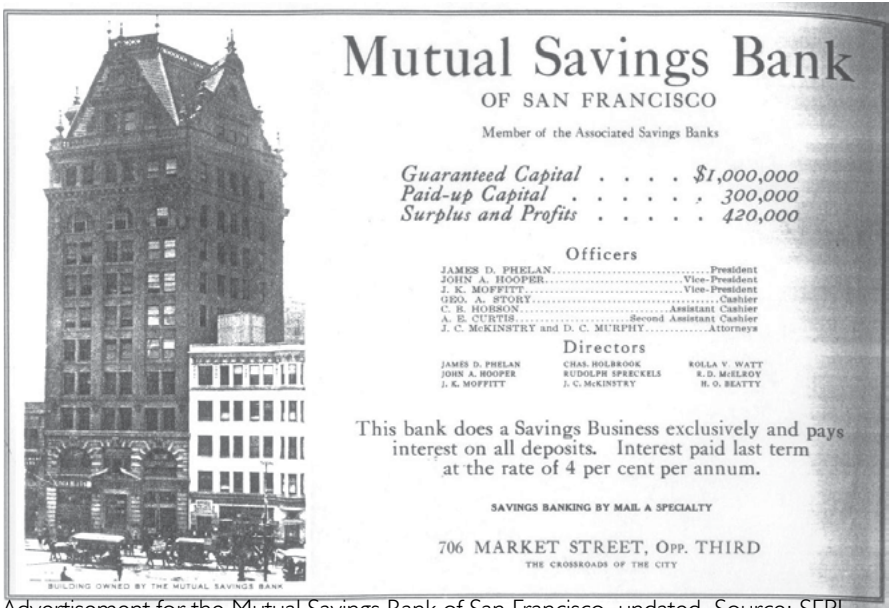
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BUILDING OVERVIEW

BUILDING HISTORY

The Mutual Savings Bank Building at One Kearny Street (also addressed 700 Market Street), is located in the Financial District on the west side of Kearny Street between Geary and Market streets. The building is a twelve-story steel frame office building designed by architect William Curlett in 1902 in the French Renaissance Revival style. The building was partially destroyed and rebuilt following the 1906 Earthquake and Fire. In 1964 a twelve-story annex designed by the firm Clark & Beuttler with Charles Moore as lead architect was completed at the eastern end of the original building. In 2009, a ten-story addition designed by architect Charles F. Bloszies was completed at the western end of the original building.

The 1902 Mutual Savings Bank Building is significant as one of the earliest surviving pre-quake skyscrapers in San Francisco and as an excellent example of the French Renaissance Revival style. The 1964 Annex is significant as the earliest known Postmodern contextual addition to a historic building in the city’s Financial District.



Advertisement for the Mutual Savings Bank of San Francisco, undated. Source: SFPL

HISTORIC STATUS

One Kearny Street is individually listed in both the National Register of Historic Places and California Register of Historical Resources under Criterion C: Architecture. The periods of significance are 1902 and 1964, the construction dates of the original building and annex addition. One Kearny Street is a contributor to the Kearny-Market-Mason-Sutter Conservation District and is also a Category I – Significant Building under Article 11 of the San Francisco Planning Code.

CHARACTER DEFINING FEATURES

The character-defining features include, but are not limited to:

- 1902 Mutual Savings Bank Building
- Twelve-story vertical massing and irregular footprint reflecting its historic lot shape
  - Tripartite composition consisting of a base, shaft, and capital
  - French Renaissance Revival style, including rustication, molded and carved ornamentation, and massive mansard roof
  - Rusticated granite and Colusa sandstone cladding, carved sandstone and molded terra cotta ornamentation
- 1964 Annex
- Twelve-story vertical massing with an irregular footprint, reflecting its lot shape
  - Standing seam aluminum-clad mansard roof punctuated by a small dormer window
  - Brick cladding and reinforced-concrete
  - Vertical bands of anodized aluminum frame windows
  - Articulation of structural forms
  - Variation of surfaces and materials

PROJECT OVERVIEW

The proposed project consists of the removal of a single existing door and nine glass panels from the storefront located on the second floor and on the north side (Geary Street) of the Charles Moore addition to the building. The removal of the glass and door will allow for the installation of a louver required to provide adequate exhaust for the building. The storefront framing will remain in place and will be protected so that if the louver is removed in the future, the glass and door could be replaced and result in a reversible alteration.



Market Street Elevation showing the Charles Moore Addition, 2004 (Page&Turnbull)



IMAGES

HISTORIC IMAGES



Before the 1906 Earthquake and Fire, ca. 1902. (San Francisco Architectural Heritage)



Post-earthquake and fire, ca. 1906. (Online Archive of California)



Newly constructed Annex, ca. 1965 (SFPL)



## IMAGES

### EXISTING CONDITION PHOTOS



Bird's eye view of Geary facade, 2020 (Google Earth)



Bird's eye view of Market and Kearny facades, 2020 (Google Earth)

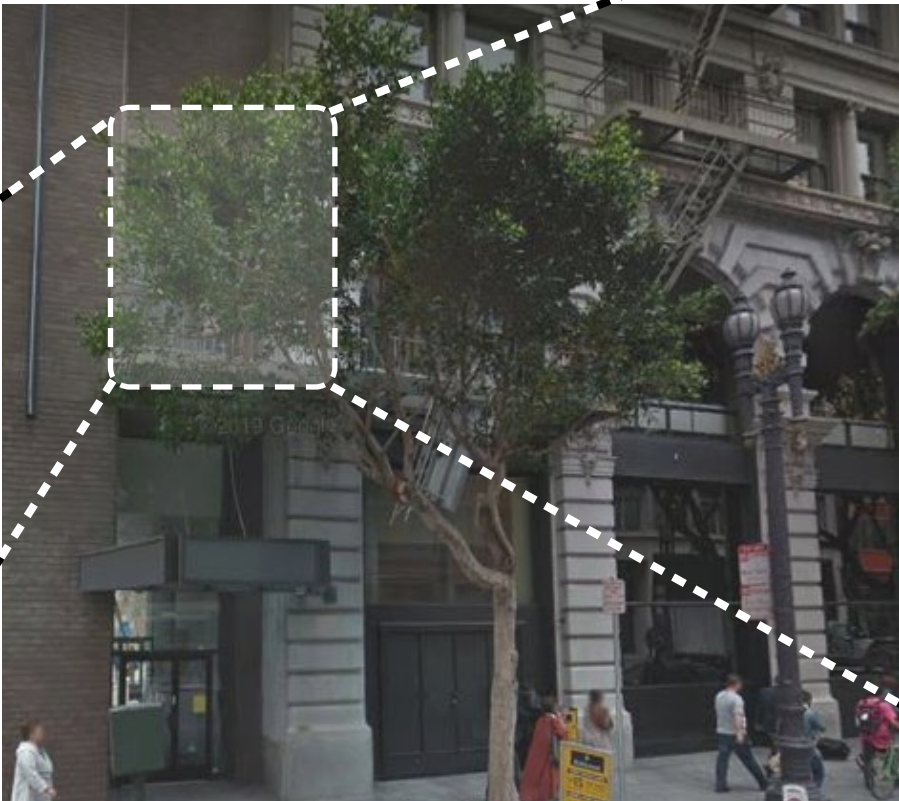


IMAGES

EXISTING CONDITION PHOTOS



View looking southwest



Close up view of area where louver is proposed. Note that the louver will be obstructed by a street tree



Close up view of storefront where louver is to be installed



## IMAGES

### VISIBILITY OF AREA OF WORK

Though the proposed louver will be installed at a primary facade, the area where the new louver is proposed has limited visibility. The storefront proposed to be altered is set back from the face of the building, further diminishing the visibility of the new louver.

Photos 1, 4, 5, and 6:

These photos were taken from across Geary Street and show that the louver would be visible only when standing on the northeast side of Geary Street. When standing directly across or on the northwest side, the proposed louver will not be visible.

Photos 2 and 3:

The proposed louver will not be visible along the adjacent sidewalk.



1. Close up view from across Geary Street, looking southeast



2. View along Geary Street, adjacent to building



3. View along Geary Street, adjacent to building



4. View from across Geary Street, looking southeast



5. View from across Geary Street



6. View from across Geary Street, looking southeast



IMAGES

STOREFRONT FRAMING PHOTOS



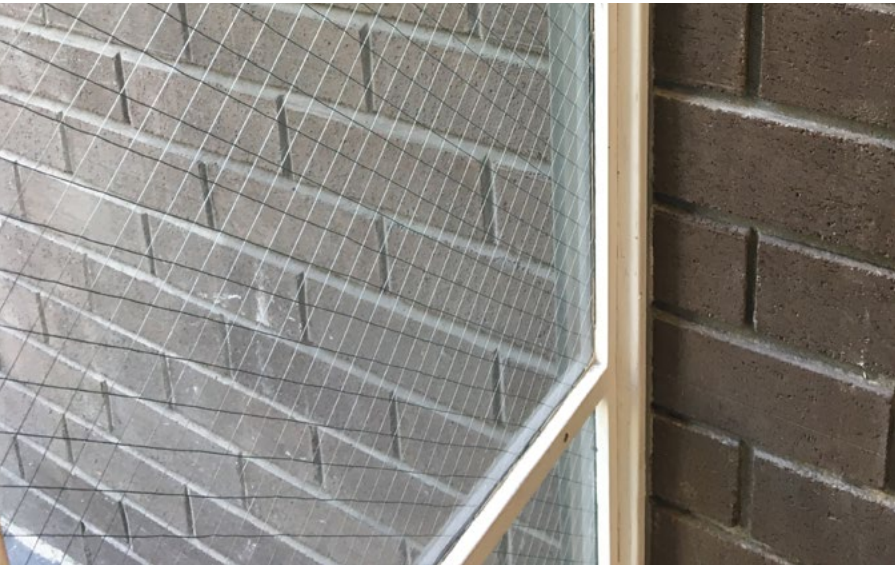
View of storefront from the interior where the louver is proposed.



Close up view of storefront from the interior where the louver is proposed



Close up view of existing door jamb

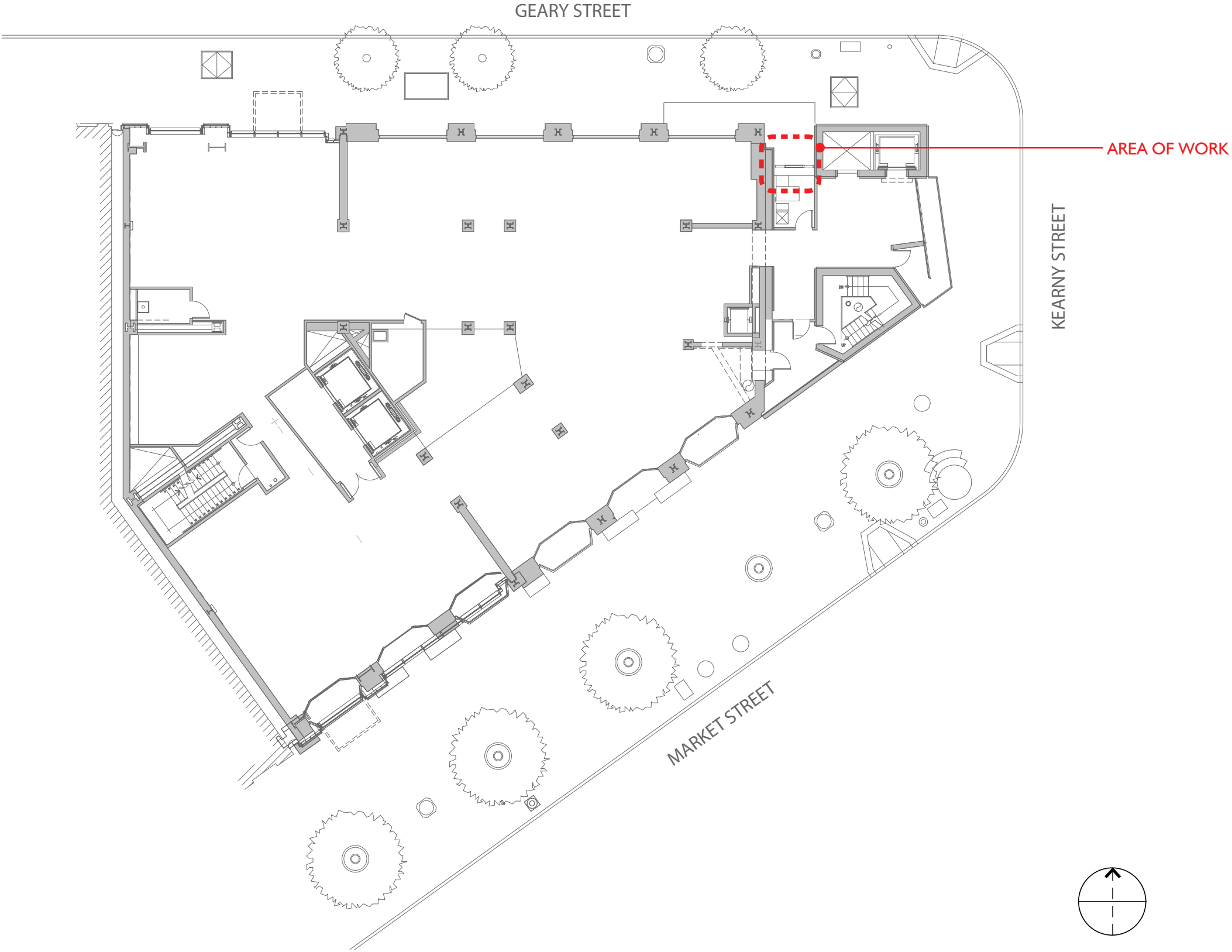


Close up view of storefront framing at sidelight



PROPOSED PROJECT

PLAN



PROPOSED PROJECT

PROJECT DESCRIPTION

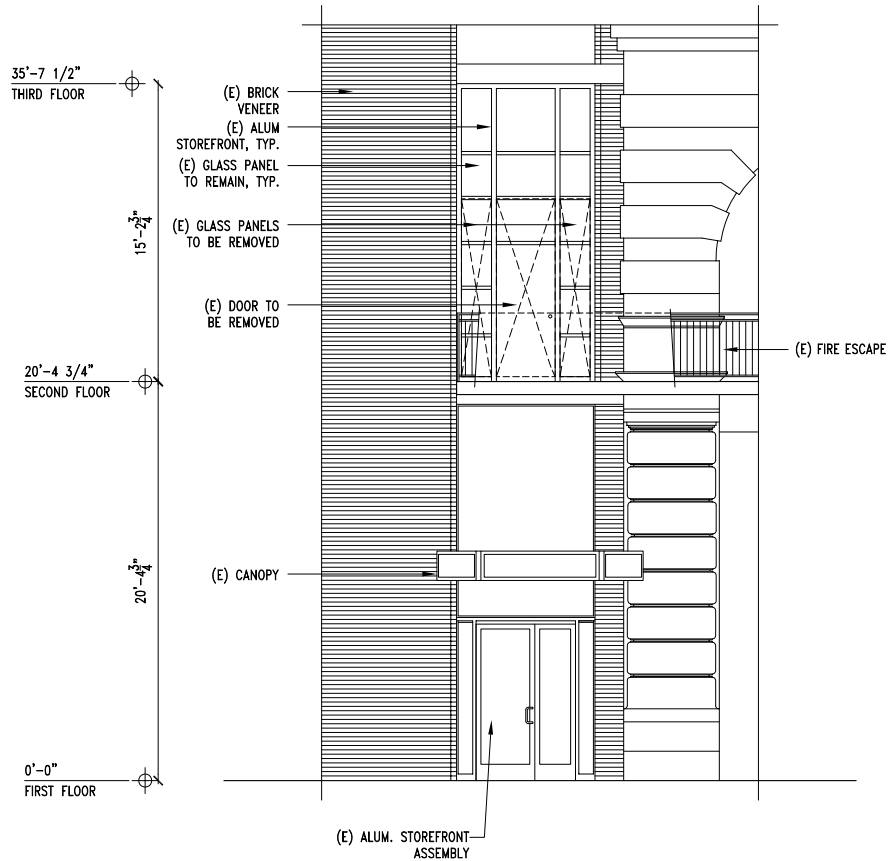
The proposed project will take place at the addition to the original building designed by Charles Moore. Scope is limited to the replacement of nine glass panes and an existing door within the second level storefront on the north side of the building. A mechanical louver that will serve as grease exhaust for the building will be installed behind the storefront. While the storefront is original to the addition, it is not an example of fine craftsmanship. Only the glass and door will be removed. The storefront frame will be retained and protected. Therefore if the louver is removed in the future, new glass could be re-installed making this alteration reversible.

Finally, because the storefront is set back from the face of the building, the proposed louver will have minimal visibility. The proposed louver will only be visible from across Geary Street, along the northeast side.

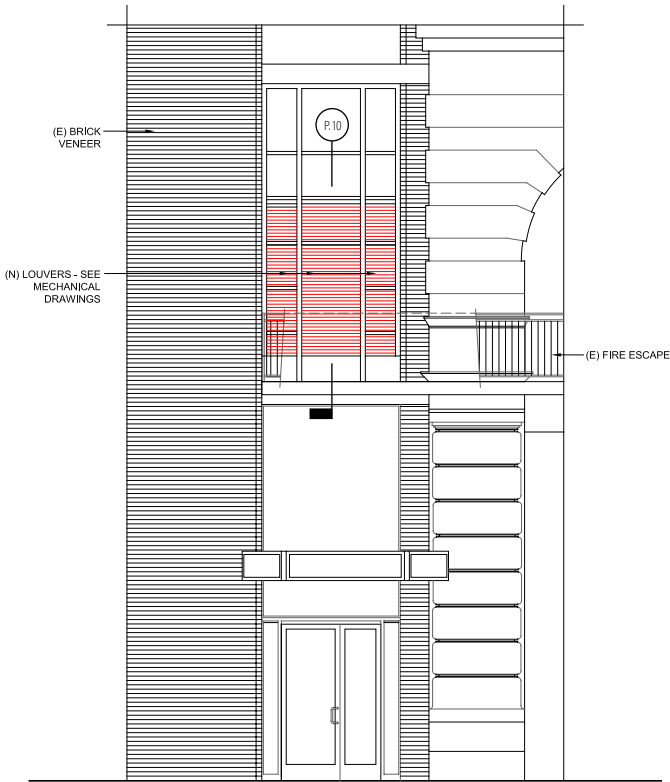
ENLARGED ELEVATIONS



Photo with area of work within the white rectangle



Existing Elevation



Proposed Elevation

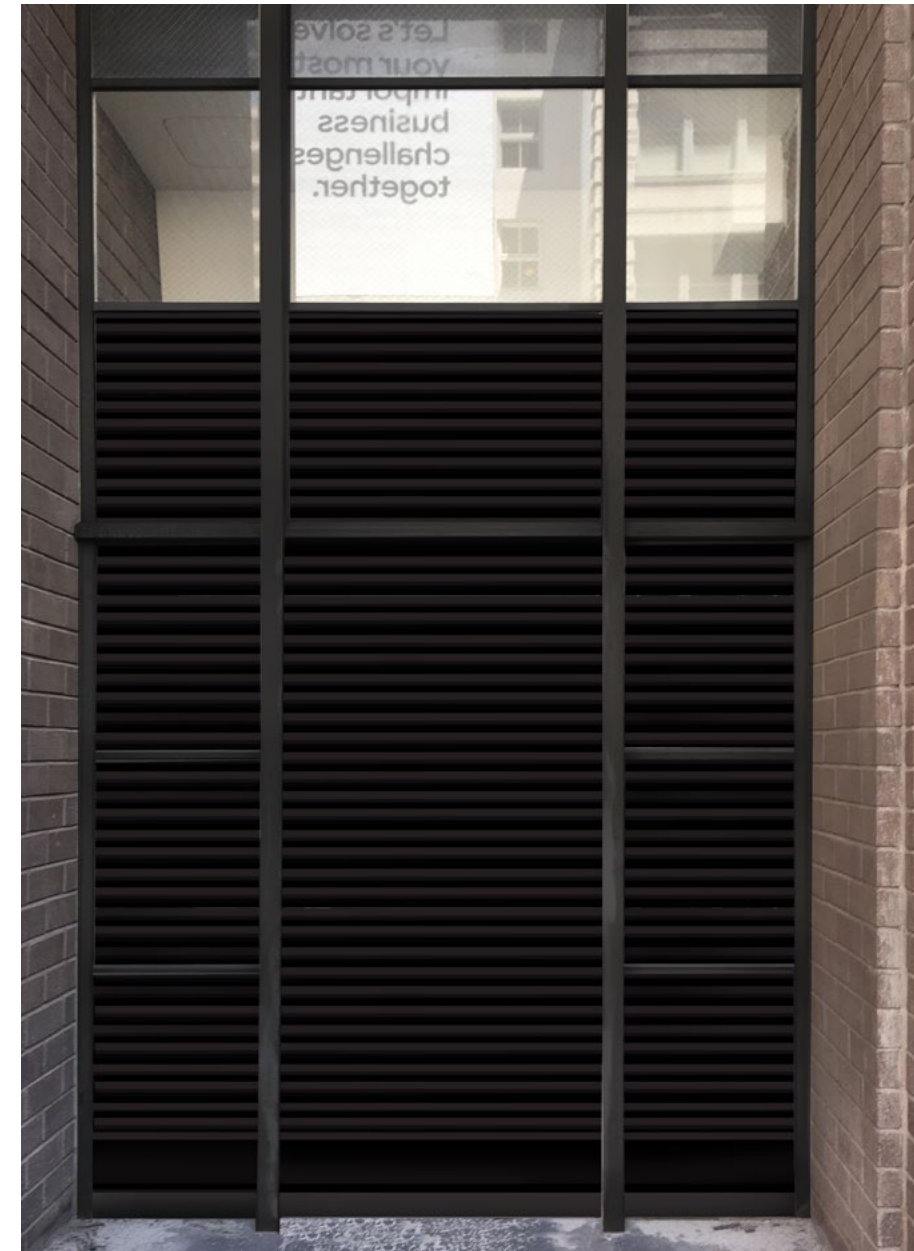
New Louvers

## IMAGES

### EXISTING PHOTO AND PROPOSED RENDERING

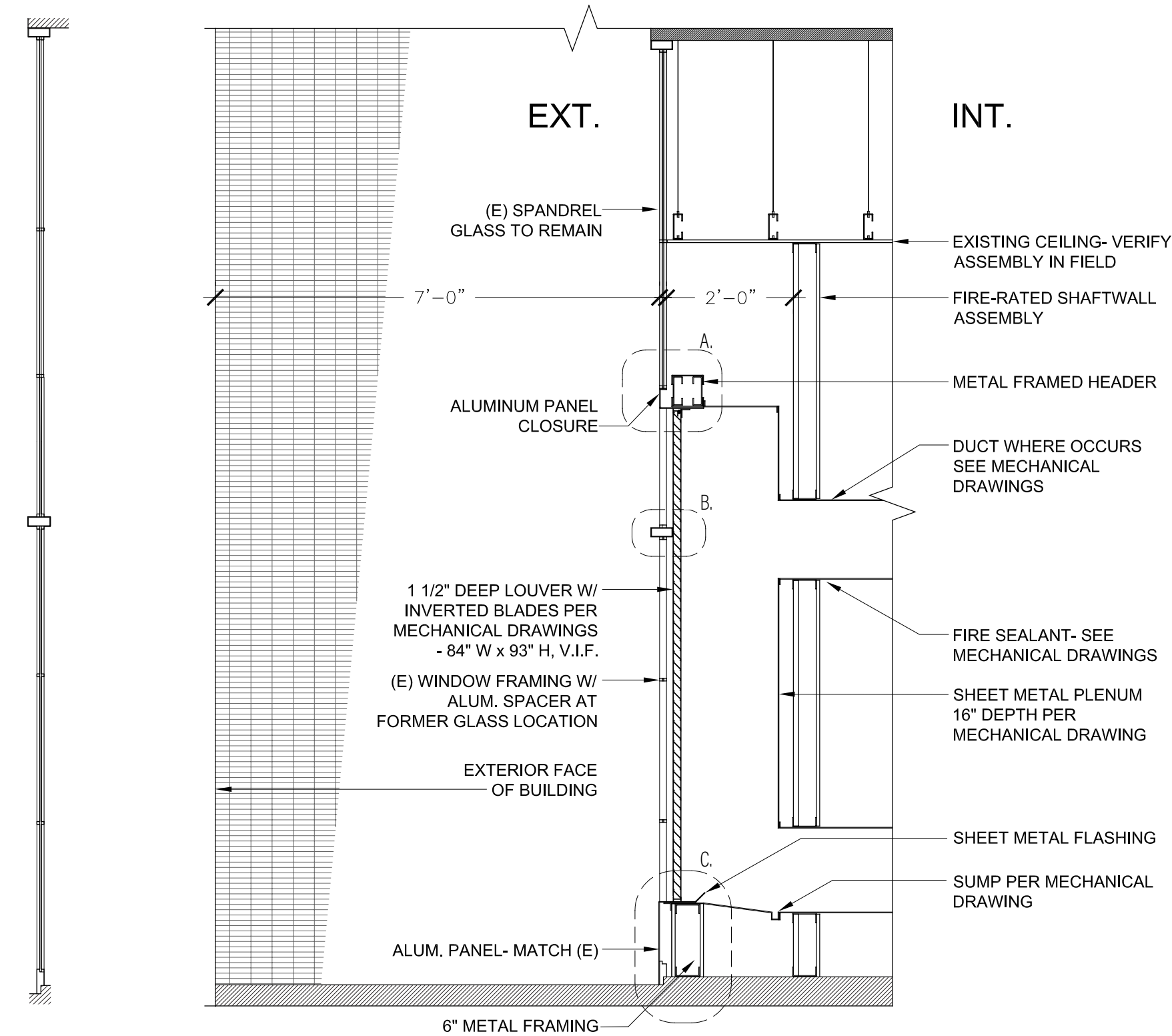


Existing condition photo



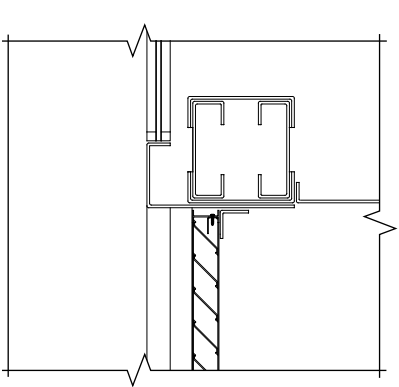
Rendering of proposed alteration: louvers will be installed behind the storefront framing. The storefront framing will be painted to match the other storefronts at One Kearny.

PROPOSED DETAILS

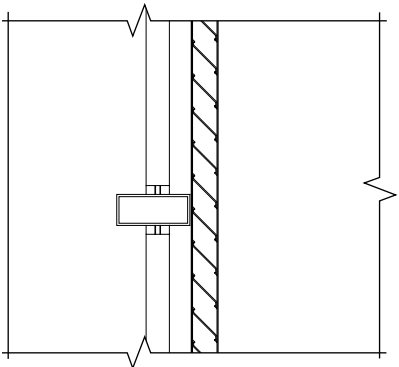


Existing Section  
Scale: 1/2" = 1'-0"

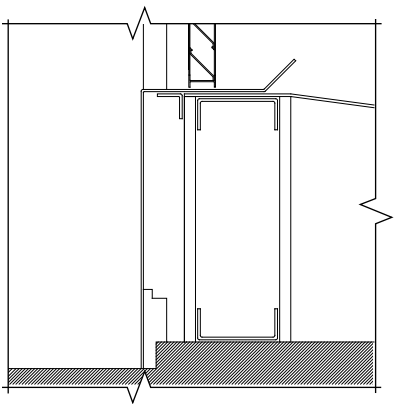
Proposed Section Scale: 1/2" = 1'-0"



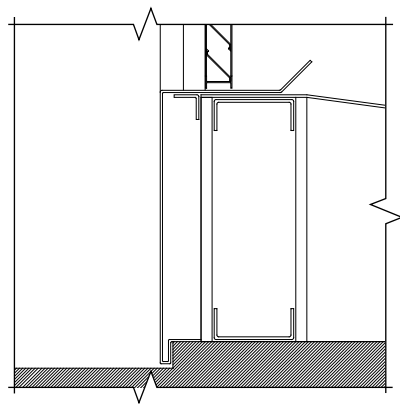
A. Louver Header At  
Storefront  
Scale: 1" = 1'-0"



B. Louver at Storefront  
Horizontal Mullions  
Scale: 1" = 1'-0"

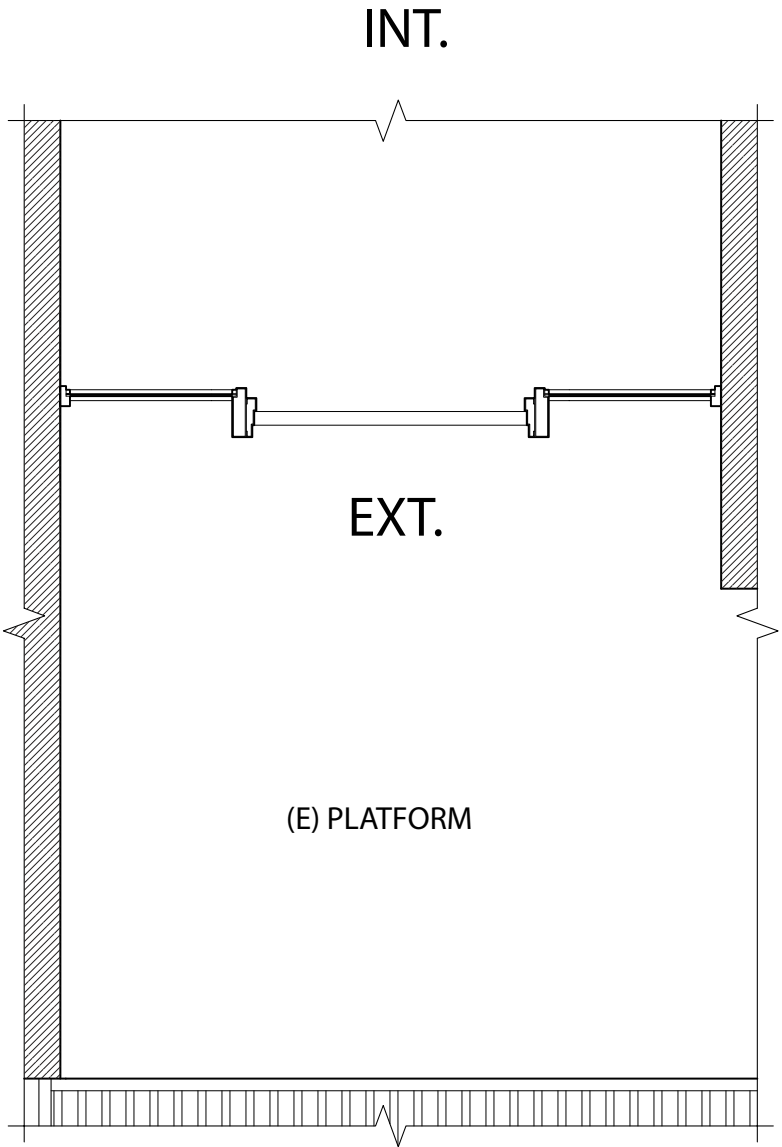


C. Louver at Storefront Sill  
Scale: 1" = 1'-0"

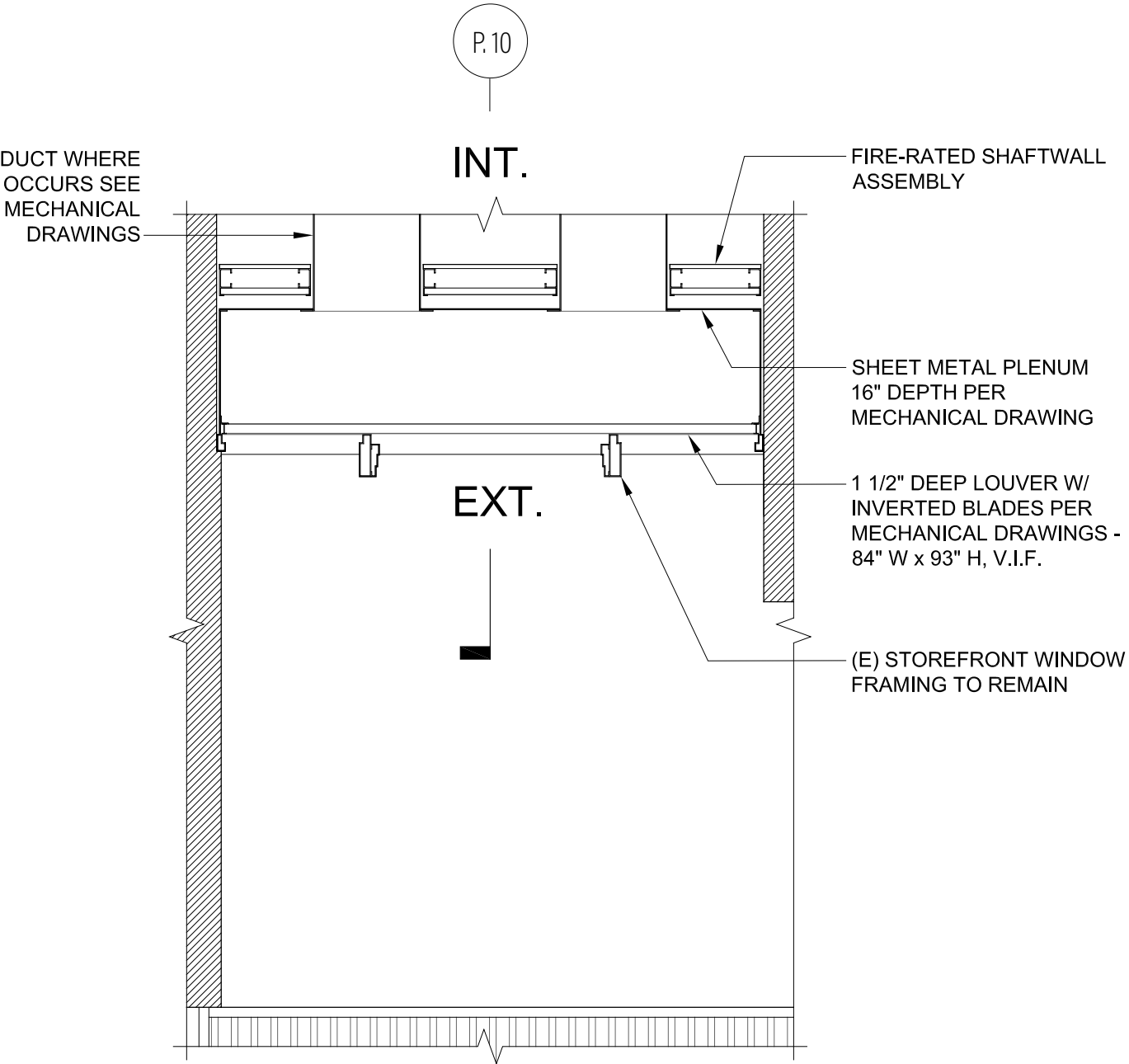


Louver at Door Sill  
Scale: 1" = 1'-0"

PROPOSED DETAILS



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



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

# **Exhibit C:**

## **Environmental Determination**





## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1 KEARNY ST		0312031
<b>Case No.</b>		<b>Permit No.</b>
2020-010391PRJ		
<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>
<p><b>Project description for Planning Department approval.</b></p> <p>The proposed alteration will take place at the 1962 Charles Moore addition to the original building. The project scope is limited to the removal of nine glass panes and a non-original door within the window located on the second floor above the Geary Street entrance. The subject window is set back from the facade by 7'-0" and therefore, is not clearly visible from the public right of way. The proposed alteration is to accommodate a mechanical louver to be installed behind the original window framing. The louver will provide exhaust for the second floor and basement kitchens.</p> <p>While the window is original to the building, it is not an example of fine craftsmanship. Furthermore, while the glass and door will be removed, the framing will be retained. Therefore, if the louver is removed in the future, new glazing and a door can be installed in the existing framing, making this alteration reversible.</p>		

### 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> ____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Rebecca Salgado</p>	



**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"/>	<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**

**Check all that apply to the project.**

<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.

**Note: Project Planner must check box below before proceeding.**

<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

<input type="checkbox"/>	<b>1. Reclassification of property status.</b> ( <i>Attach HRER Part I</i> )  <div style="display: flex; justify-content: space-between;"> <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 checked="" 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 type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<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> Rebecca Salgado	

**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>	<b>Signature:</b>
	Historic Preservation Commission Hearing	Rebecca Salgado
		03/18/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## 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.

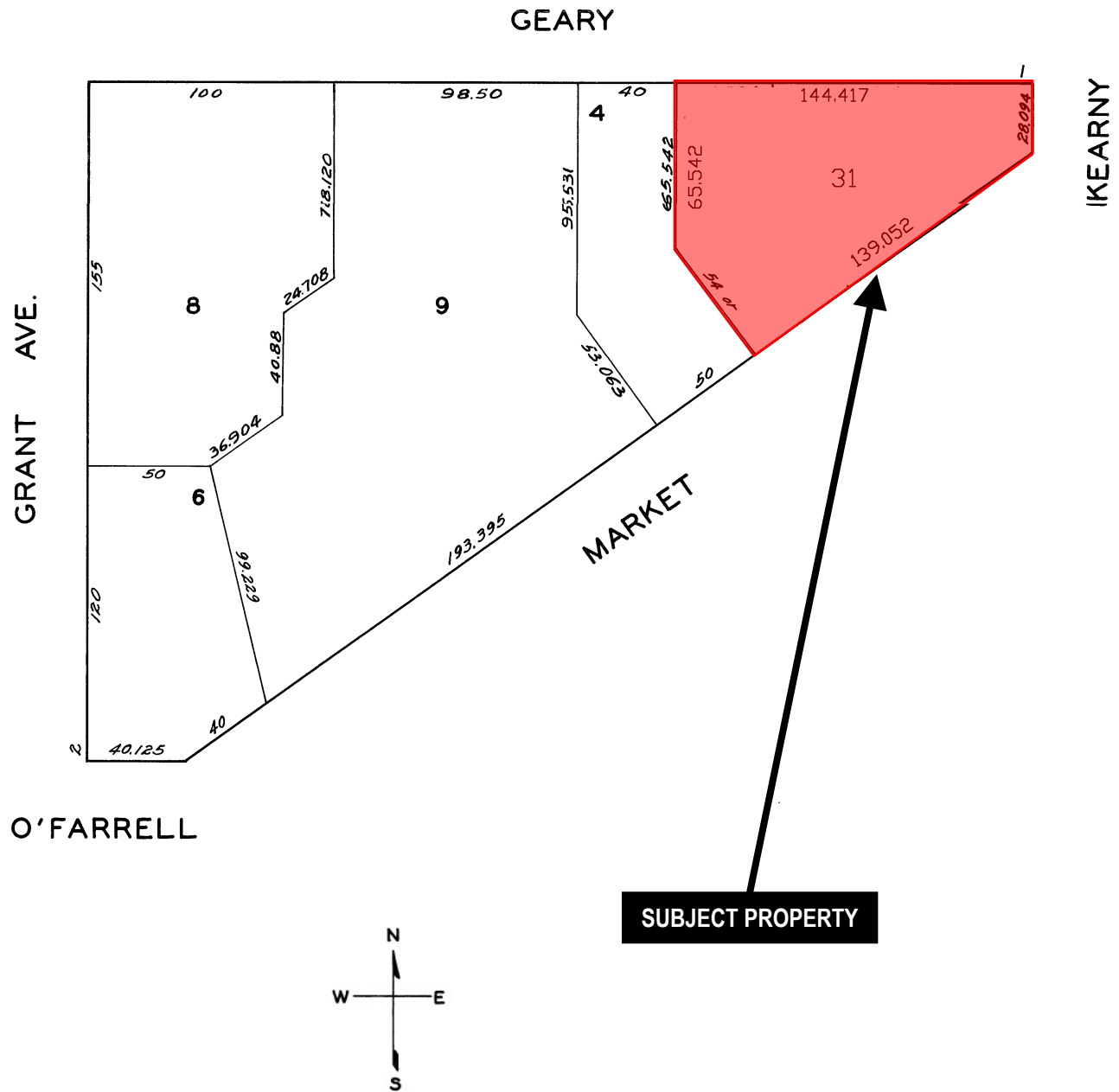
**Planner Name:**

**Date:**

# Exhibit D:

## Maps

# Parcel Map



SUBJECT PROPERTY

Major Permit to Alter  
Case Number 2020-010391PTA  
1 Kearny Street

# District Map

## KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT



Major Permit to Alter  
Case Number 2020-010391PTA  
1 Kearny Street