



MAJOR PERMIT TO ALTER EXECUTIVE SUMMARY

HEARING DATE: AUGUST 4, 2021

Record No.: 2021-001636PTA
Project Address: 161 Steuart Street
Category: Category II (Significant)
Zoning: C-3-O (Downtown-Office) Zoning District
84-X Height and Bulk District
Block/Lot: 3715/007
Project Sponsor: Megan Padalecki, Stanton Architecture
1501 Mariposa Street, Suite 328
San Francisco, CA 94107
Staff Contact: Jonathan Vimr - 628-652-7319
Jonathan.Vimr@sfgov.org

Recommendation: Approval with Conditions

Property Description

161 Steuart Street is located on the west side of The Embarcadero (and the east side of Steuart Street) between Mission and Howard Streets (Assessor's Block 3715; Lot 007). The subject building is a Category II (Significant) property individually designated under Article 11, Appendix B of the Planning Code.

Designed in the Renaissance-Revival style by Carl Werner, the 8-story building was completed c. 1925 and has long served, at least in part, as home to a Y.M.C.A location. It features a heavily ornamented masonry (terra cotta and brick, predominantly) exterior with arched window openings, ornate balconies, and decorative concrete crests. Although the subject lot extends to Stuart Street, its frontage at Steuart consists of non-historic structures interconnected with the 1925 revivalist building.

Project Description

The proposed project entails installation of a new inclined lift meeting accessibility requirements at the existing, exterior stair alcove for the primary, Embarcadero building entry. The lift will be attached to existing stair treads with a partial lift run and lower landing at the sidewalk. 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, permits from the Department of Building Inspection and the Port of San Francisco are 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 open volume of the alcove will be fully retained;
- no attachments will be made to the original stonework, with all lift attachments confined to the terrazzo and concrete steps and landing;
- a previous, similar insertion was made when the central handrail was installed;
- attachments at grade will be limited to the sidewalk rather than the face of the building;
- work is limited to the proposed lift at the main entry and all other aspects of the large structure will go unaltered;
- 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 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work is confined strictly to the primary entry alcove at the Embarcadero (eastern) façade and would result in no alterations to any other portion of the property. Physical changes to existing conditions are also limited in nature, with attachments being made to the terrazzo and concrete steps and landing rather than any of the original stonework. The lift will be slim in profile and open in design in order to retain the alcove's open volume, and with a black powder-coated finish will be differentiated from the historic materials while receding into shadows during the day and from view in general. The Department finds that the historic character of the building will be retained and preserved, and the project will not result in the removal of historic fabric.

Public/Neighborhood Input

The Department has not received any correspondence in support of or expressing opposition to the project.

Conditions of Approval

Although Department staff believe a black powder-coated finish is optimal and the proposal has been analyzed accordingly, the following condition of approval has been included in the event the Historic Preservation Commission finds an alternative color preferable.

- 1) Prior to approval of the building permit, the project sponsor shall provide a paint swatch or equivalent of the proposed powder-coated finish color to Department staff for review and approval.

Environmental Review Status

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

Basis for Recommendation

The Department recommends approval WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category II (Significant) Property and the *Secretary of the Interior's 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 and Context Photos



PERMIT TO ALTER MAJOR ALTERATION DRAFT MOTION

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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 007 IN ASSESSOR'S BLOCK 3715 IN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT AND A 84-X HEIGHT AND BULK DISTRICT.

Preamble

On February 16, 2021, Megan Padalecki of Stanton Architecture (hereinafter "Project Sponsor") filed Application No. 2021-001636PTA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Permit to Alter to install an a new inclined lift to meet accessibility requirements at the subject building located on Lot 007 in Assessor's Block 3715, which is a Category II (Significant) building historically known as the Army-Navy Y.M.C.A (hereinafter "Project Site") and locally designated under Article 11, Appendix B of the Planning Code.

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

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2021-001636PTA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

On August 4, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Permit to Alter Application No. 2021-001636PTA.

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

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Permit to Alter, as requested in Application No. 2021-001636PTA in conformance with the architectural plans dated February 17, 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 entails installation of a new inclined lift meeting accessibility requirements at the existing, exterior stair alcove for the primary, Embarcadero building entry. The lift will be attached to existing stair treads with a partial lift run and lower landing at the sidewalk. Please see photographs and plans for details.
- 3. Property Description.** 161 Steuart Street is located on located on the west side of The Embarcadero (and the east side of Steuart Street) between Mission and Howard Streets (Assessor’s Block 3715; Lot 007). The subject building is a Category II (Significant) property individually designated under Article 11, Appendix B of the Planning Code. The subject building is designed in the Renaissance-Revival style by Carl Werner. The 8-story building was completed c. 1925 and has long served, at least in part, as home to a Y.M.C.A. location. It features heavily ornamented masonry (terra cotta and brick predominantly) exterior with arched window openings, ornate balconies, and decorative concrete crests. Although the subject lot extends to Stuart Street, its frontage at Steuart consist of non-historic structures interconnected with the 1925 revivalist building.
- 4. Surrounding Properties and Neighborhood.** The eastern façade of the subject building fronts along The Embarcadero and is interconnected with other structures fronting along Steuart Street to the west. A 1980s office building is immediately south, while mixed-use structures of various heights are found to the north, most all of which feature high volumes of glazing to maximize views out to the bay. While ground floor

retail is prominent, the upper levels buildings in the surrounding area are largely utilized for office uses. A variety of hotels and the nearby Ferry Building also contribute to the makeup of the surrounding neighborhood.

5. **Public Outreach and Comments.** The Department has not received any correspondence in support of or expressing 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 confined strictly to the primary entry alcove at the Embarcadero (eastern) façade and would result in no alterations to any other portion of the property. Physical changes to existing conditions are also limited in nature, with attachments being made to the terrazzo and concrete steps and landing rather than any of the original stonework. The lift will be slim in profile and open in design in order to retain the alcove's open volume, and with a black powder-coated finish will be differentiated from the historic materials while receding into shadows during the day and from view in general. Overall, the proposed project is compatible with the size, scale, color, materials and character of the existing building and its surroundings.

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 will result in no changes to the overall composition and massing of the eight-story building.*
- b. *Scale. The proposal will result in no change to the scale of the existing building.*
- c. *Materials and Color. The proposal is compatible but differentiated from the materials and color of the existing building. The lift will be composed of steel, which is distinct from the various masonry materials found at/around the entry alcove, but will have a black powder-coated finish to allow it to vanish in the shade during the day and in general recede from view. This finish also differentiates the new lift from the existing, non-historic handrail, while the use of a metallic material simultaneously creates a relation between these contemporary alterations.*
- d. *Detailing and Ornamentation. All detailing and ornamentation that characterize the building will be preserved.*

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.

The project will not result in any change of use.

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be

avoided.

The proposed project is confined strictly to the primary entry alcove at the Embarcadero (eastern) façade and would result in no alterations to any other portion of the property. Physical changes to existing conditions are also limited in nature, with attachments being made to the terrazzo and concrete steps and landing rather than any of the original stonework. The lift will be slim in profile and open in design in order to retain the alcove's open volume, and with a black powder-coated finish will be differentiated from the historic materials while receding into shadows during the day and from view in general. This approach also reflects a previous, similar insertion that was made when the central brass handrail was installed.

- (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; no conjectural features or elements from other historic properties are proposed.

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

Changes that have acquired their own significance will be retained and preserved.

- (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. No change to the original stone walls, ceiling, and trim profiles are proposed with connections confined to the terrazzo and concrete steps and landing. These attachments will be as limited as feasible in number and size (1/2 inch) and will connect solely to the sidewalk as the lift rail extends down to the lower landing.

- (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.

Proposed work will not destroy historic materials or features that characterize the building. No alterations will be made to the original stonework, with attachments confined to the terrazzo and concrete steps and landing and being limited as feasible in both number and size (1/2 inch). The lift will be slim in profile and open in design in order to retain the alcove's open volume, and with a black powder-coated finish will be differentiated from the historic materials while receding into shadows during the day and from view in general. This finish also differentiates the new lift from the existing, non-historic central handrail, while the use of a metallic material simultaneously creates a relation between these contemporary alterations. At most all times the platform will be folded up, thereby contributing to the proposed work's minimal intrusion into the historic alcove.

- (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.

Physical changes to existing conditions are limited to the minimal number of 1/2 inch attachment points into the terrazzo and concrete steps and landing. If reversed in the future, the concrete could be patched, and the terrazzo could be repaired or replaced fully in kind without any impairment to the essential form and integrity of the historic property and its surroundings.

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 provide an inclined lift meeting accessibility requirements that will serve users of both the existing ground floor restaurant as well as the Y.M.C.A. and hotel.

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

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

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

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

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project is limited to installation of an inclined lift with no associated change in or new uses. There will be no commercial office development or displacement of industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code.

- 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 WITH CONDITIONS a Permit to Alter for the subject property located at Lot 007 in Assessor's Block 3715 for proposed work in conformance with the architectural submittal dated February 17, 2021 and labeled Exhibit B on file in the docket for Record No. 2021-001636PTA.

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 August 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: August 4, 2021

EXHIBIT A

Authorization Update

This authorization is for a permit to alter to allow alterations to the property located at 161 Steuart Street, Block 3715, Lot 007 pursuant to Planning Code Section 1111.6 within the C-3-O (Downtown-Office) Zoning District and a 84-X Height and Bulk District; in general conformance with plans, dated February 17, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-001636PTA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on August 4, 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.

Conditions of Approval

1. Prior to approval of the building or site permit, the project sponsor shall provide a paint swatch or equivalent of the proposed powder-coated finish color to Department staff for review and approval.

1. ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE CITY OF SAN FRANCISCO AND STATE OF CALIFORNIA REGULATIONS.
2. THESE DRAWINGS AND NOTES ARE INTENDED TO GENERALLY DESCRIBE THE EXTENT OF THE CONSTRUCTION REQUIRED TO COMPLETE THIS PROJECT AND TO HIGHLIGHT SOME OF THE SPECIFIC CONDITIONS. THESE DRAWINGS AND NOTES DO NOT CONSTITUTE A FULL DESCRIPTION OF THE WORK REQUIRED TO ACCOMPLISH THIS PROJECT.
3. COORDINATE ALL WORK WITH THE EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, ADJACENT STRUCTURES AND MECHANICAL, ELECTRICAL, AND OUTSIDE SERVICES.
4. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL CEILING AND SOFFIT FRAMING CONDITIONS.
5. THE CONTRACTORS SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE AND CONDITION OF (E) SITE UTILITIES PRIOR TO CONSTRUCTION COMMENCING.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS NOTED "VERIFY" AND "(V/F)" SHALL BE CHECKED BY THE CONTRACTOR; REPORT IMMEDIATELY ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION. DIMENSIONS NOTED AS "CLEAR" ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT.
7. ALL DIMENSIONS OF NEW CONSTRUCTION ARE AS INDICATED TO CENTERLINE OR FACE OF FINISH.
8. CONTRACTOR SHALL VERIFY CLEARANCES FOR DUCTS, FLUES, VENTS, CHASES, FIXTURES, ETC.
9. TRANSITION OF THE FLOORING MATERIAL OCCURS AT THE CENTERLINE OF THE DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
10. SUBSURFACE CONDITIONS DIFFERING FROM THOSE SHOWN ON THE DRAWINGS AND ANY CHANGES IN THE NATURE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK.
11. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
12. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE AND INTEGRITY OF ANY TEMPORARY STRUCTURE.
13. CONTRACTOR SHALL PROTECT ANY SITE CONDITIONS TO REMAIN, INCLUDING LANDSCAPING, PAVING, ETC.
14. LOCATION OF ALL DOORS ADJACENT TO WALLS IS AS 4" FROM FACE OF JAMB TO FACE OF FINISH ADJACENT WALLS U.O.N.
15. CONTRACTOR SHALL COORDINATE ALL WORK WITH ANY OWNER FURNISHED AND INSTALLED FINISHES, EQUIPMENT, APPLIANCES, AND FURNITURE.
16. CONSTRUCTION INCLUDING THE INSTALLATION OF A N.F.P.A. 13-R FIRE SPRINKLER AND NFPA 72 FIRE ALARM SYSTEM COMPLYING WITH LOCAL AMENDMENTS. SEPARATE PERMIT REQUIRED FOR UNDERGROUND FIRE SERVICE. FIRE SPRINKLER AND FIRE ALARM SYSTEMS TO BE OBTAINED BY CONTRACTOR.
17. SPRINKLER SYSTEM MUST PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, LINEN STORAGE & CHUTE ROOMS, INTERIOR LINEN CHUTE AT SECOND FLOOR AND TOP OF THE CHUTE, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES, OR DECKS GREATER THAN FOUR FEET IN DEPTH, AND FLOOR LANDINGS IF WHOLLY OR PARTIAL FENCED, OR OTHER AREAS AS REQD. PRIOR TO INSTALLATION, PLANS & SPECIFICATIONS FOR UNDERGROUND FIRE SERVICE LINE MUST BE SUBMITTED TO THE CITY OF SAN FRANCISCO FIRE AUTHORITY & BLDG DEPT FOR REVIEW & APPROVAL. MUST INCLUDE CATHEDRUM PROTECTION SOLUTION REPORT STATING WHY PROTECTION IS NOT REQUIRED. STANDARD REQUIRED: N.F.P.A. 24 & LOCAL ORDINANCE #2485.
18. FIRE DEPARTMENT CONNECTIONS FOR ALL SPRINKLER SYSTEMS MUST BE LOCATED NO MORE THAN 100 FEET FROM A FIRE HYDRANT. N.F.P.A. 14. ALL INLETS SHALL HAVE KNOX TYPE CAPS & SIGNS/ ADDRESS PLACARDS INSTALLED AT THE CONNECTION.
19. COMPLETED CONSTRUCTION MUST PROVIDE FIRE HYDRANT REQUIRED FIRE FLOW ON SITE PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. IFC 603.2 & APPENDIX 1A. FIRE HYDRANT JUMPER LINES MUST BE AT LEAST 8 INCHES IN DIAMETER. MUST BE COMPLETELY INSPECTED BEFORE ANY CONSTRUCTION OR MATERIAL STORAGE IS ALLOWED.
20. A KNOX BRAND KEY BOX MUST BE LOCATED OUTSIDE BUILDINGS/GATES. KEYS MUST BE PROVIDED TO THE FIRE DEPARTMENT SO THEY MAY GAIN ACCESS. ELECTRIC VEHICLE GATES IF REQUIRED OR INDICATED ON DRAWINGS SHALL USE KNOX BLOCK OR KEYED OVERRIDE SWITCH.
21. DUST SUPPRESSION MEASURES SHALL BE IMPLEMENTED IN THE FIELD BY THE CONTRACTOR IN THE FOLLOWING MANNER: DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING GRAVATION, AND ESPECIALLY DURING CLEANSING AND GRADING OPERATIONS. ADDITIONAL WATERING ON WINDY OR HOT DAYS IS REQUIRED TO REDUCE DUST EMISSIONS. STOCKPILES OF SAND, SOIL, AND SIMILAR MATERIALS SHALL BE COVERED WITH A TARP. COVER TRUCKS HAULING DIRT OR DEBRIS TO AVOID SPILLAGE. PAVING AND/OR LANDSCAPING SHALL BE COMPLETED AS SOON AS FEASIBLE TO REDUCE THE TIME BARE SURFACES AND SOILS ARE EXPOSED. DUST EMISSIONS DURING CONSTRUCTION WILL BE MINIMIZED THROUGH THE APPLICATION OF WATER REQUIRED BY THE PROJECT SPECIFICATIONS.
22. CONSTRUCTION HOURS WILL BE LIMITED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO MUNICIPAL CODE AND THE SPECIFIC PROJECT CONDITIONS OF APPROVAL.
23. CONTRACTOR SHALL PROVIDE FIRE ALARM SYSTEM UPGRADES NECESSARY TO MEET APPLICABLE CODES.
24. CONTRACTOR TO MAINTAIN ALL REQUIRED FIRE RATED ASSEMBLIES.

GENERAL	
G000	COVERSHEET
G001	EXISTING BUILDING PHOTOGRAPHS
G002	CODE INFORMATION
G003	GREEN BUILDING FORM
ARCHITECTURAL	
A100	SITE PLAN
A200	ALCOVE PLANS
A510	EMBARCADERO ELEVATION
A801	DETAILS
A802	ENLARGED ELEVATION
STRUCTURAL	
S1.0	GENERAL NOTES
S2.1	OZUMO LIFT PLANS
S8.1	ANCHORAGE DETAILS

EXHIBIT

B



OZUMO

OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER
FEBRUARY 17, 2021
161 STEUART ST, SAN FRANCISCO, CA 94105

CLIENT

OZUMO CONCEPTS INTERNATIONAL, LLC
161 STEUART STREET
SAN FRANCISCO, CA 94105

ROBIN JORDAN, DIRECTOR OF FINANCE
rjordan@oc-intl
T: 415.936.9338

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STANTON ARCHITECTURE
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SAN FRANCISCO, CA 94107

MICHAEL STANTON, FAIA, LEED AP
mstanton@stantonarchitecture.com
T: 415.865.9600

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444 SPEAR STREET, SUITE 101
SAN FRANCISCO, CA 94105

EUGENE TUAN
Email: etuan@trseinc.com
T: 415.957.2480 x103

MECH. ELEC. PLUMBING

ROBISON ENGINEERING
19401 40TH AVE WEST, SUITE 302
LYNNWOOD, WA 98036

BOB ROBISON
Email: brobison@robisonengineering.com
T: 206.364.3343

PROJECT INFORMATION										3
NTS										
AC	AIR CONDITION(ING) (ED)	CSWK	CASEWORK			PERF	PERFORATED	SUSP	SUSPENDED	
ACB	AT	CSK	COUNTERSINK	N	INCHES	PL	PROPERTY LINE	SSD	SEE STRUCTURAL DRAWINGS	
ACC	ACCESSIBLE	CTR	CENTER	INCL	INCLUDE	PLUM	PLASTIC LAMINATE	SSD	SEE INTERIOR DESIGN DRAWINGS	
ADA	AMERICANS WITH DISABILITIES ACT	CTRL	CONTROL	INSUL	INSULATION	PLB	FLUORING			
ADD	ADDITIONAL	(E)	EXISTING	JAN	JANITOR	PVL	PLYWOOD	TEL	TELEPHONE	
ADDN	ADDENDUM	EA	EACH			PWL	PANEL	THW	THICKNESS	
ADJ	ADJUSTABLE, ADJACENT	EIF	EXTERIOR INSULATION AND FINISH SYSTEM	KIT	KITCHEN	PRVG	PARKING	THRU	THROUGH	
AFF	ABOVE FINISHED FLOOR	ELEV	ELEVATOR	LAV	LAVATORY	PSF	POUNDS PER SQUARE FOOT	T & B	TOP AND BOTTOM	
AHU	AIR HANDLING UNIT	ELEC	ELECTRICAL	LB	POUNDS	PREL	PRELIMINARY	T & G	TONGUE AND GROOVE	
ALC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	ENCL	ENCLOSURE	LF	LINEAR FEET	PSI	POUNDS PER SQUARE INCH	TEMP	TEMPORARY, TEMPERATURE	
ALT	ALTERNATE	EQ	EQUAL	LGT	LIGHTING	QTY	QUANTITY	TELEVISION	TELEVISION	
ALUM	ALUMINUM	EQPM	EQUIPMENT	LTG	LIGHTING	REF	REFRIGERATOR	TV	TYPICAL	
ANOD	ANODIZED	ETC	ET CETERA	EXT	EXTERIOR	REF	REFLECTED CEILING PLAN	UNO	UNLESS NOTED OTHERWISE	
BAT	BATTEN	EXT	EXTERIOR	MAX	MAXIMUM	RECD	REQUIRED	UNO	UNLESS NOTED OTHERWISE	
BATIM	BATTENMENT	MECH	MECHANICAL	MATL	MATERIAL	REQD	REQUIRED	UTL	UTILITY	
BD	BUILDING	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
BDO	BUILDING	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
BDT	BOTTOM	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
BKG	BLOCKING	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
BOT	BOTTOM	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
BW	BETWEEN	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CCV	CLOSED-CIRCUIT TELEVISION	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CL	CEILING	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CL	CENTER LINE	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CP	CLEAR IN-PLACE	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CR	CLEAR	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CMU	CONCRETE MASONRY UNIT	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
COL	COLUMN	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CONC	CONCRETE	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CONF	CONFERENCE	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CONSTR	CONSTRUCTION	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
COORD	COORDINATE, COORDINATION	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CORR	CORROSION	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CONT	CONTINUOUS	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CPT	CARPET	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			
CR	CERAMIC TILE	REQ	REQUIRED	REQ	REQUIRED	REQ	REQUIRED			

ABBREVIATIONS		2
NTS		

BARRIER REMOVAL CONSISTS OF NEW INCLINED LIFT AT EXISTING EXTERIOR STAIR ALCOVE. STRUCTURAL CONNECTION TO EXISTING STAIR TREADS. NEW ELECTRICAL FOR INCLINED LIFT MOTOR IS DEFERRED SUBMITTAL. PARTIAL LIFT RUN AND LOWER LANDING AT SAN FRANCISCO PORT SIDEWALK AT EMBARCADERO.

ASSOCIATED WITH BUILDING PERMIT # 2021 0211 4482

NON - INFRINGEMENT STATEMENT

IT IS THE DESIGN PROFESSIONAL'S JUDGEMENT, WHOSE SIGNATURE APPEARS ON THIS DRAWING THAT THE DESIGN DESCRIBED IN THIS SET OF DRAWINGS AND THE SPECIFICATIONS DOES NOT ADVERSELY INFRINGE ON THE BASIC LIFE SAFETY SYSTEMS OF THE BUILDING.



NON-INFRINGEMENT STATEMENT	4	VICINITY MAP	1
NTS		12" = 1'-0"	

S/A
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NO.	DATE	ISSUE
-----	------	-------

DRAWING TITLE
COVERSHEET

STATUS
OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER - 2/17/2021

JOB NO.	20021
DRAWN BY	MP
SHEET NO.	

G000



ALCOVE SOUTH WALL



ALCOVE SOUTH WALL



ALCOVE SOUTH WALL



ALCOVE FACING EAST OPENING



EMBARCADERO FACADE LOOKING UP



EMBARCADERO SIDEWALK FACING SOUTH



EMBARCADERO SIDEWALK FACING NORTH



ALCOVE PORTAL (WITH TEMP BARRICADE)



ALCOVE PORTAL (WITH TEMP BARRICADE)



165 STEUART STREET OVERALL BUILDING - VIEW FROM EMBARCADERO (NOTE: CAMERA LENS DISTORTS HEIGHT OF BUILDING)



NOVEMBER 2020: ADJACENT RESTAURANTS EXIT AT GRADE TO ALLOW FOR OUTDOOR DINING (VIEW TO NORTH)

PERRY'S

ANGLER

BOULEVARD

SA
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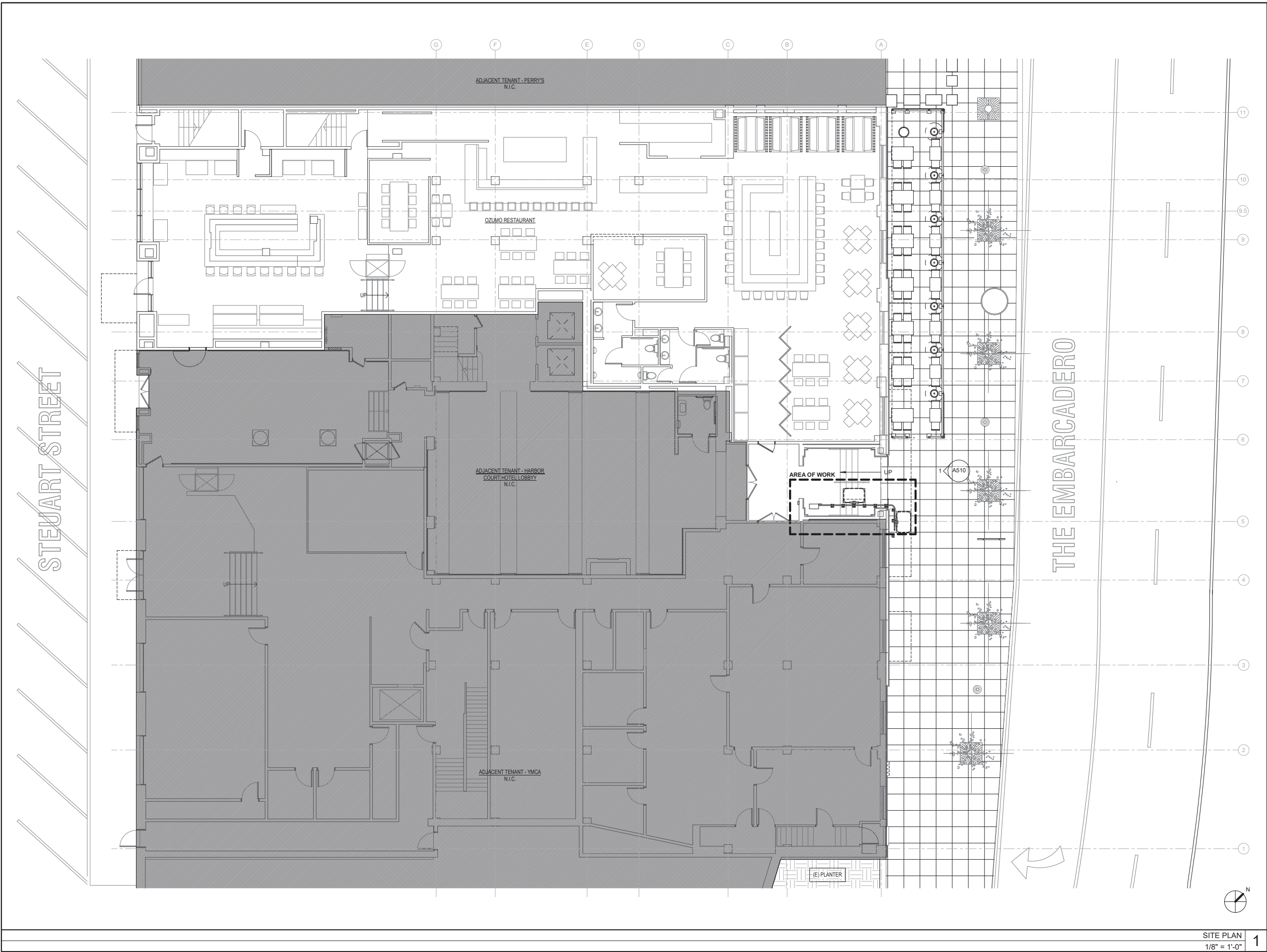
NO. DATE ISSUE

DRAWING TITLE
EXISTING BUILDING PHOTOGRAPHS

STATUS
OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER - 2/17/2021

JOB NO. 20021
DRAWN BY MP
SHEET NO.

G001



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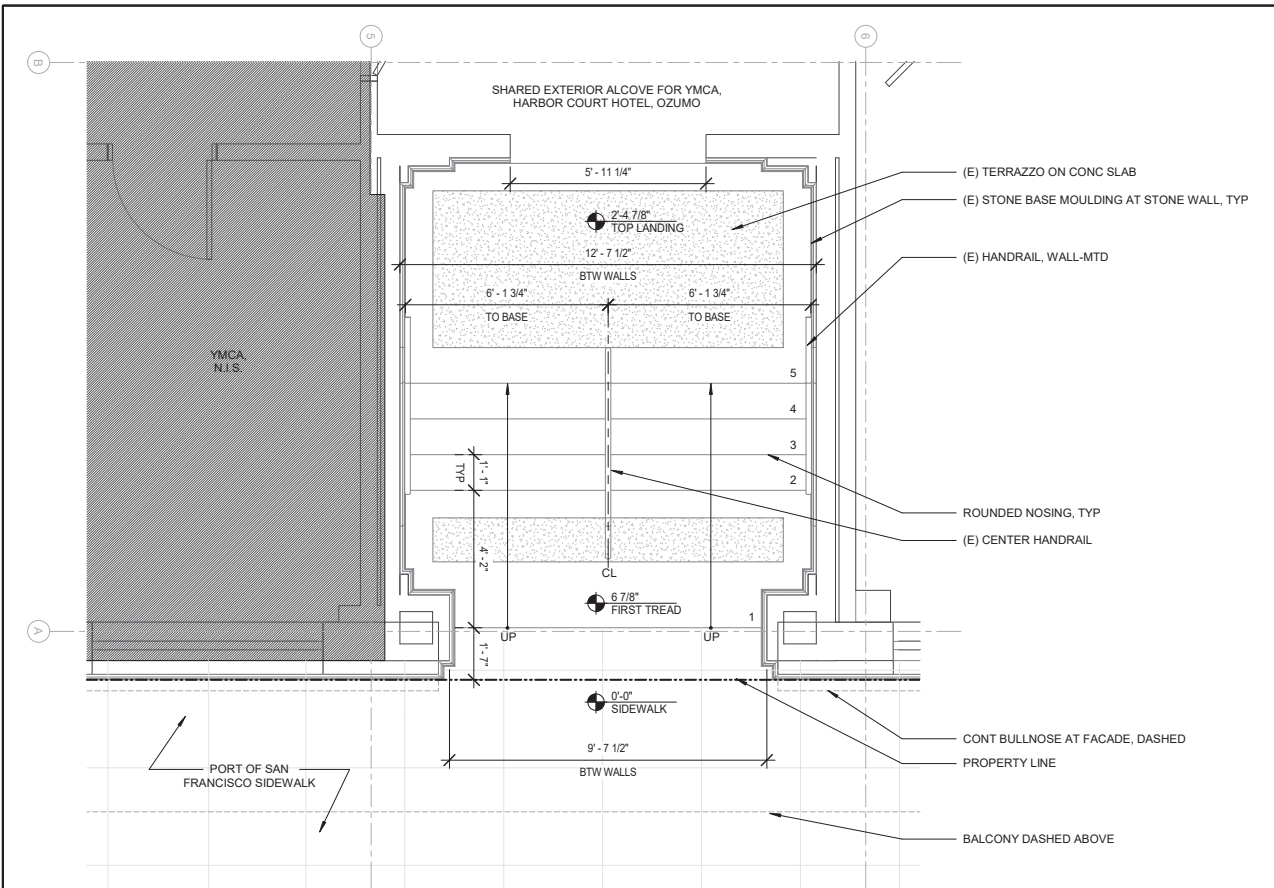
NO.	DATE	ISSUE

DRAWING TITLE
SITE PLAN

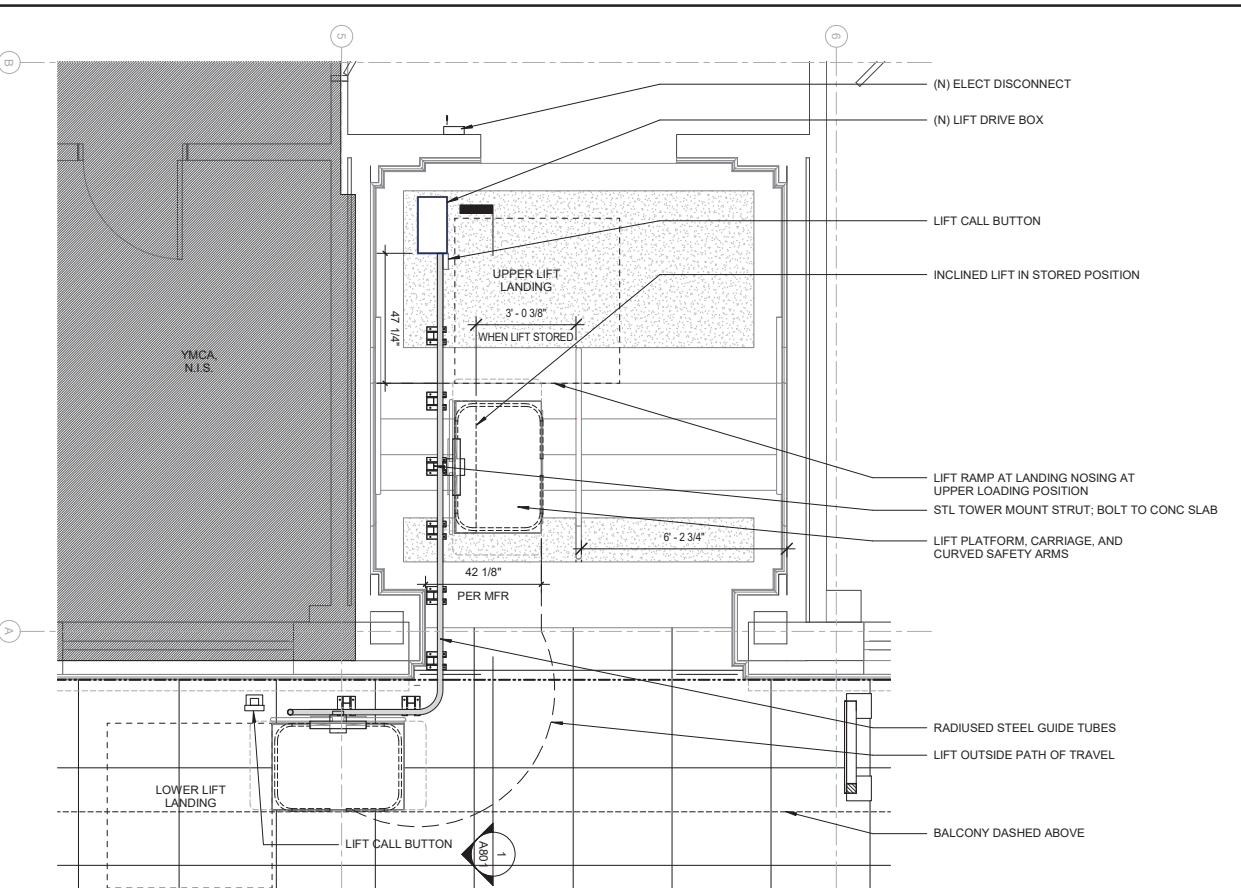
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OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER - 2/17/2021

JOB NO.	20021
DRAWN BY	MP
SHEET NO.	

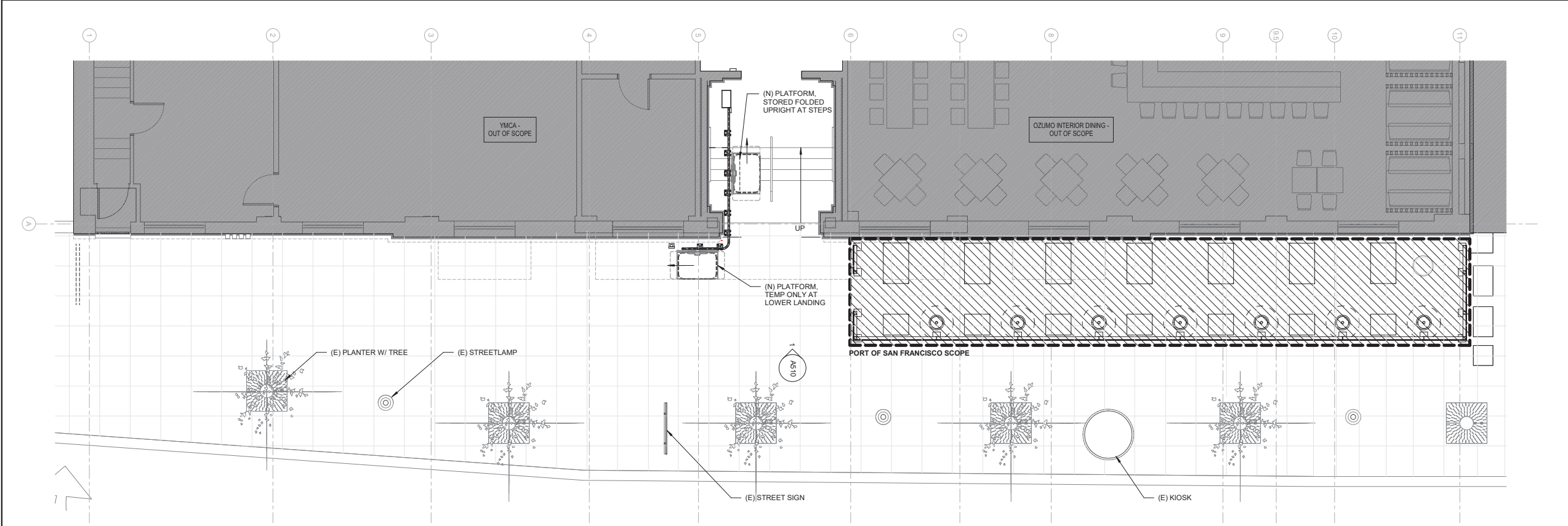
A100



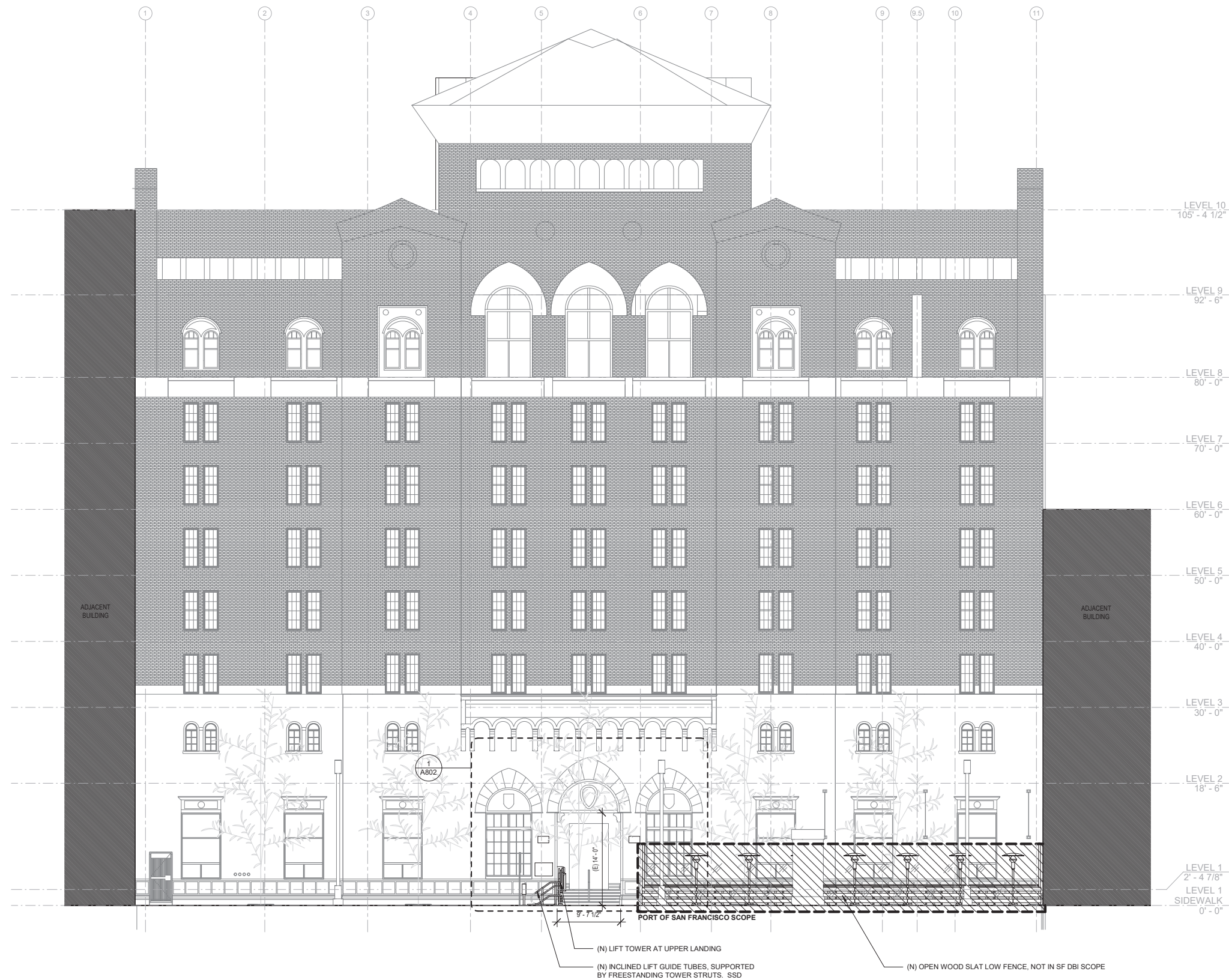
ENLARGED ALCOVE PLAN - EXISTING
3/8" = 1'-0" **3**



ENLARGED ALCOVE PLAN - PROPOSED
3/8" = 1'-0" **2**



ENLARGED ALCOVE PLAN - PROPOSED
3/16" = 1'-0" **1**



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NO. DATE ISSUE

DRAWING TITLE
EMBARCADERO ELEVATION

STATUS
OUTDOOR DINING RENOVATION
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JOB NO. 20021
DRAWN BY MP
SHEET NO.

A510

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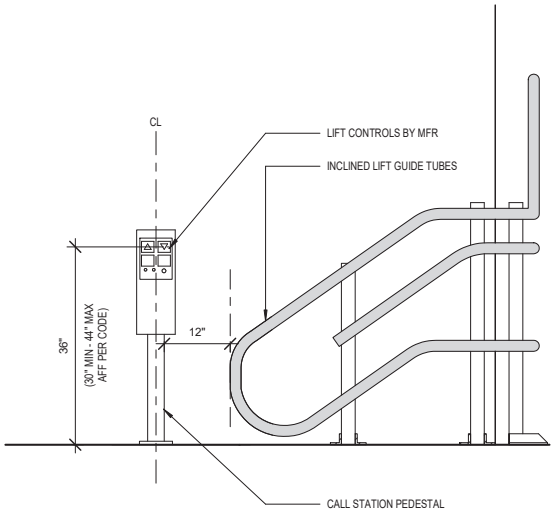
NO. DATE ISSUE

DRAWING TITLE
DETAILS

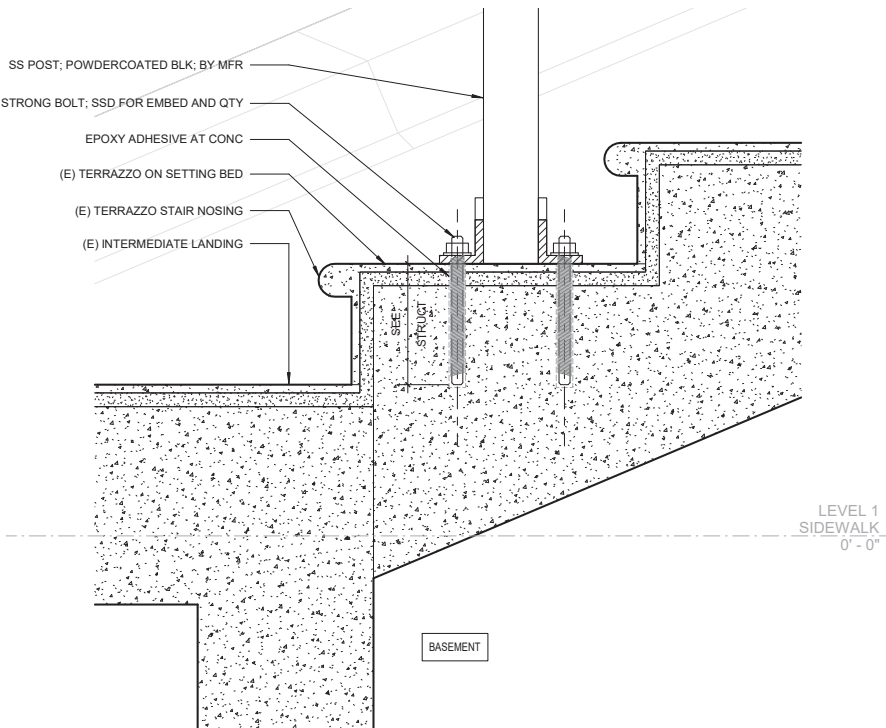
STATUS
OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER - 2/17/2021

JOB NO.	20021
DRAWN BY	MP
SHEET NO.	

A801



DTL - LIFT CALL BUTTON
3/4" = 1'-0" **4**



DTL - ALCOVE STEP
3" = 1'-0" **2**

GSL ARTIRA



Inclined Platform Lift For Straight And Turning Stairways



INSTALLATION BY:



937 INDUSTRIAL AVENUE
PALO ALTO, CA 94303
800.862.9787 FAX 650.494.2005
LICENSE C-11 664633
PUBLIC WORKS REGISTRATION #1000004466

CONTACT:

SCOTT FLORES
CCCM #76598

Lift Division Manager

Office: 650.494.2000
Mobile: 925-723-1610
Email: scott@paclifts.com

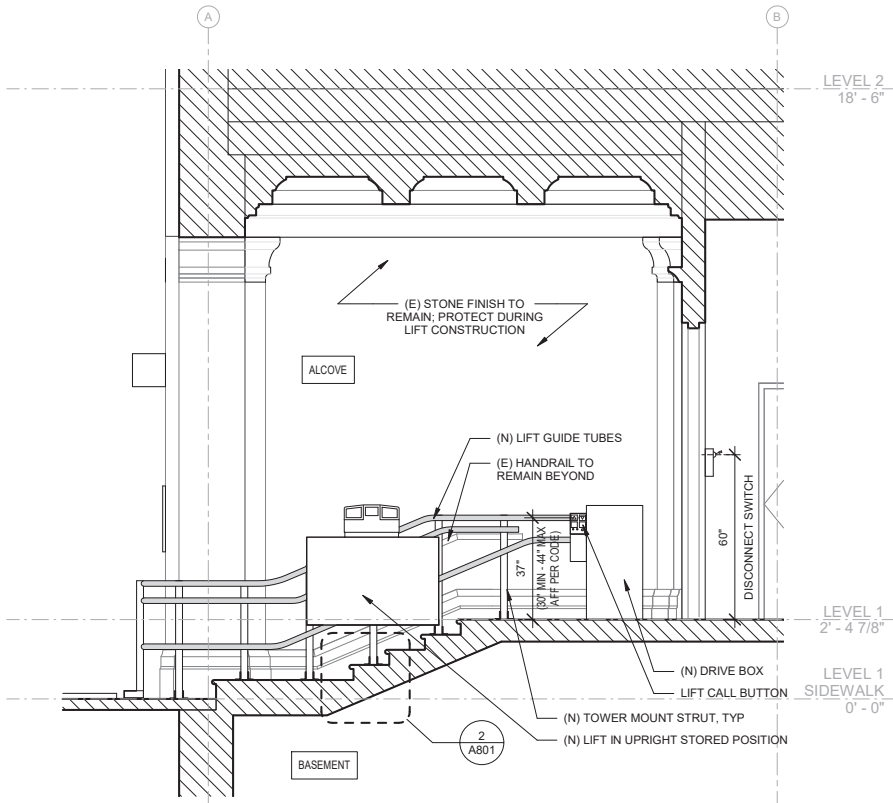
THE FOLLOWING LIFT COMPONENTS WILL BE POWDERCOATED IN RAL 9005 JET BLACK:
- GUIDE TUBES
- DRIVE BOX
- TOWER MOUNT STRUTS

ALL LIFT METAL COMPONENTS TO BE SUPPLIED BY MFR IN POWDERCOATED STAINLESS STEEL FOR EXTERIOR APPLICATION

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN (E) CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY WORK RELATED TO THOSE CONDITIONS IS PERFORMED.

MANUFACTURER INFO
NTS **3**



ALCOVE SECTION
3/8" = 1'-0" **1**

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94105



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NO. DATE ISSUE

DRAWING TITLE
ENLARGED ELEVATION

STATUS
OUTDOOR DINING RENOVATION
MAJOR PERMIT TO ALTER - 2/17/2021

JOB NO. 20021
DRAWN BY Author
SHEET NO.

A802

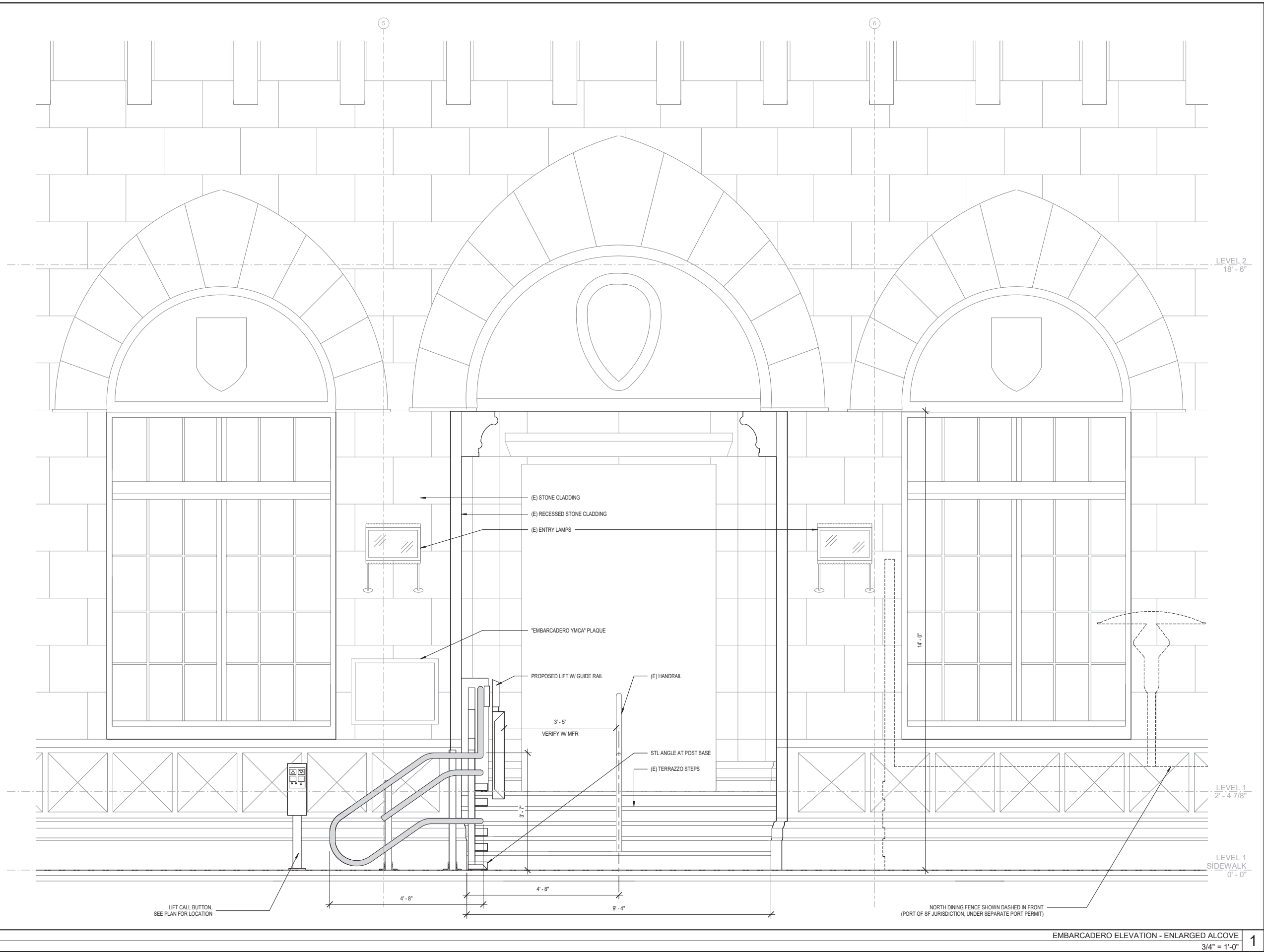




EXHIBIT
C

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
161 Steuart Sreet		3715007
Case No.		Permit No.
2021-001636PRJ		202102114482
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Barrier removal consists of new inclined lift at existing exterior stair alcove. Structural connection to existing stair treads. New electrical for inclined lift motor is deferred submittal. Partial lift run and lower landing at San Francisco port sidewalk at The Embarcadero.		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Mahe or <input type="checkbox"/> Cortese Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher 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> Note that a categorical exemption shall not be issued for a project located on the Cortese List
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: 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 Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: 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 Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Jonathan Vimr	

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

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

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

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

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

Check all that apply to the project.

<input type="checkbox"/>	1. Reclassification of property status. (Attach <i>HRER Part I</i>) <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): </div> <div style="width: 45%; text-align: right;"> <input type="checkbox"/> Reclassify to Category C (No further historic review) </div> </div>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

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

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Jonathan Vimr
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	07/09/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. 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>	

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

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. |
|--------------------------|---|

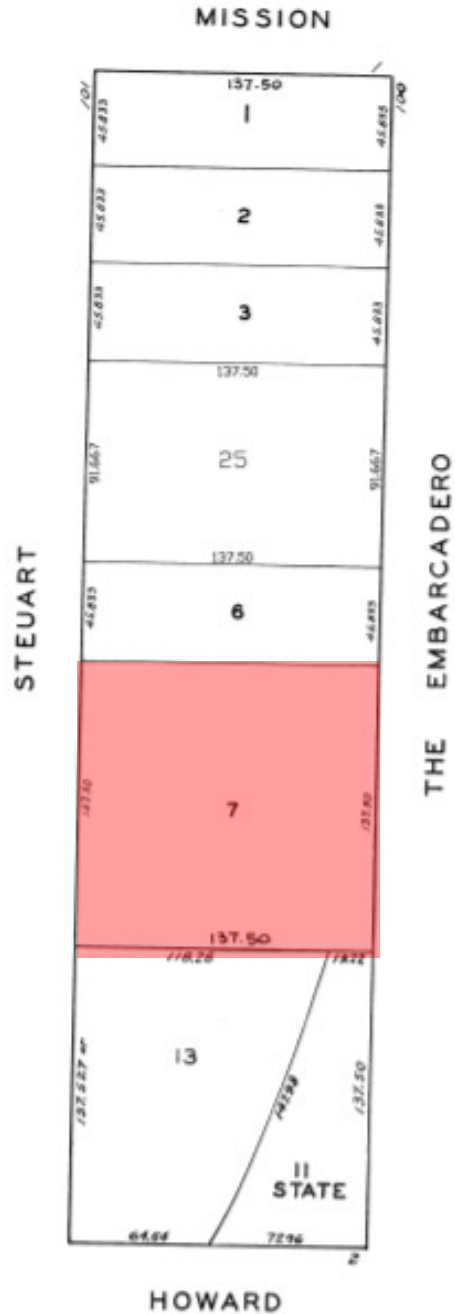
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, 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

Planner Name:

Date:

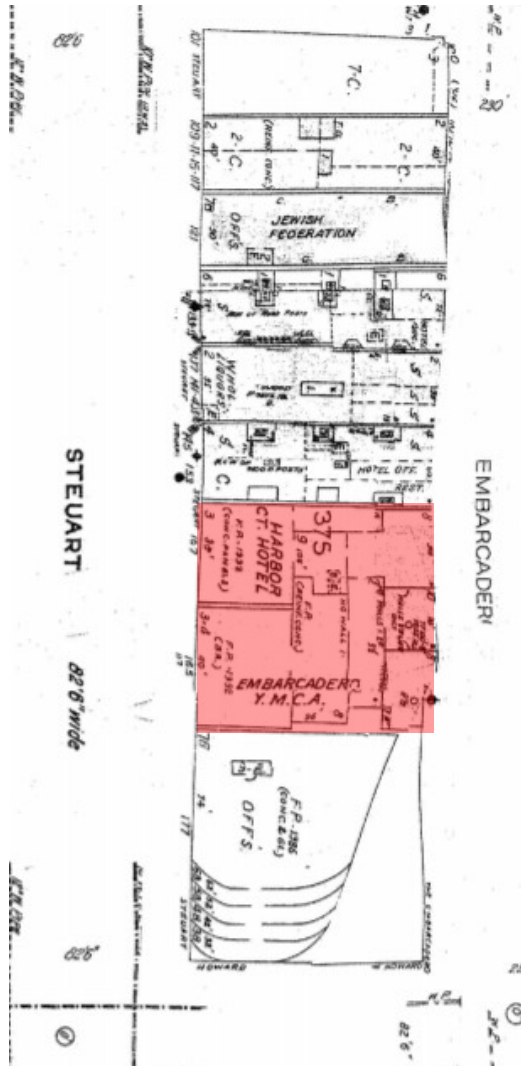
Parcel Map

EXHIBIT D



Major Permit to Alter
Case Number 2021-001636PTA
161 Steuart Street

Sanborn Map*



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



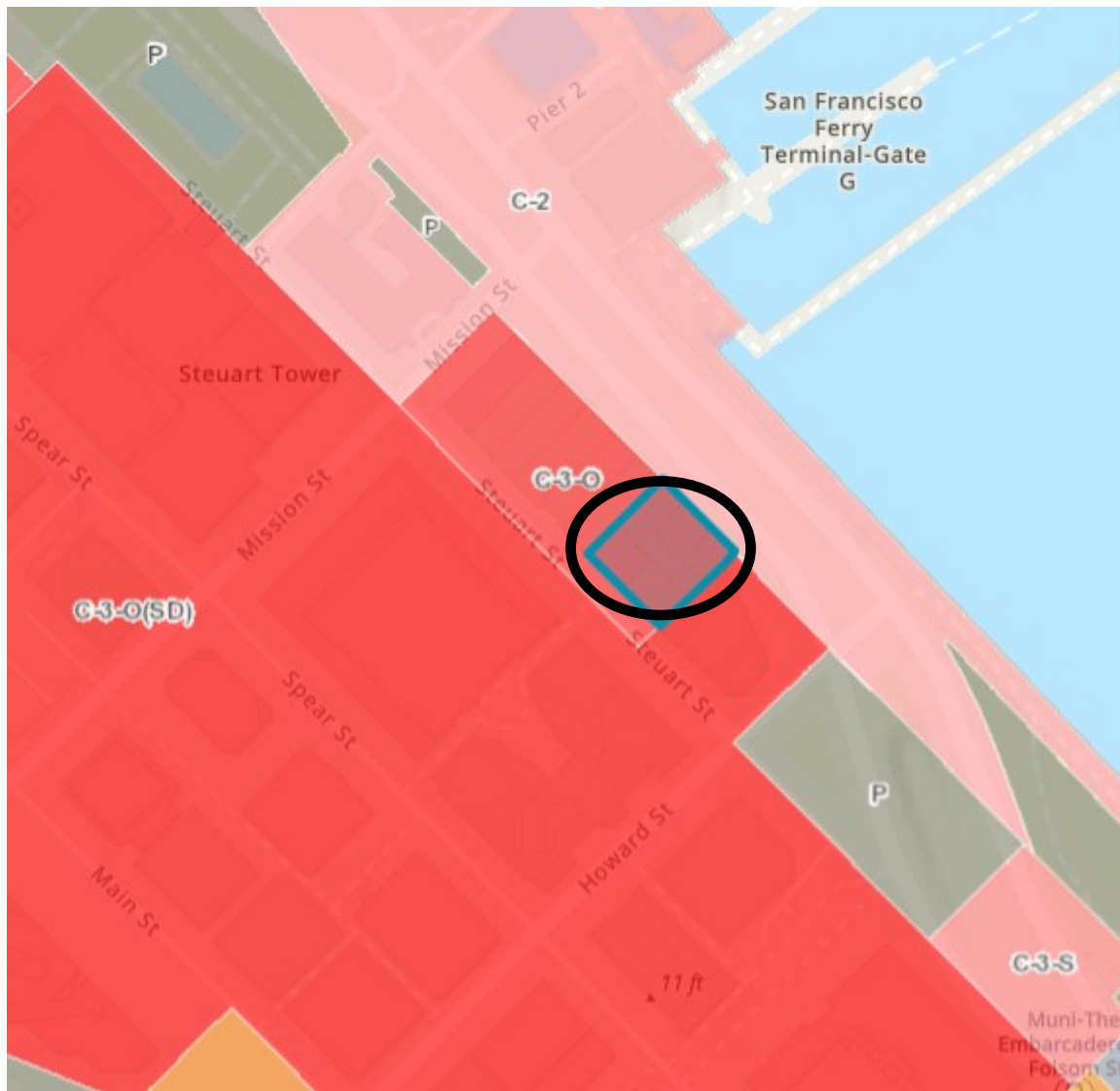
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Aerial Photo



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Zoning Map



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Site Photo*



**Historic, Embarcadero (eastern) façade viewed from directly across the street.*

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Site Photo*



**Detail of the area where proposed work will occur at the base of the Embarcadero facade.*

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Site Photo*



**Non-historic, Steuart Street (western) frontage.*

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