



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Development Authorization

HEARING DATE: JULY 26, 2012

Date: July 19, 2012
Case No.: **2011.1410B**
Project Address: **275 Brannan Street**
Zoning: MUO (Mixed Use Office) Zoning District
South End Historic District
65-X Height and Bulk District
Block/Lot: 3789/009
Project Sponsor: Reggie Hanna, Hudson Pacific Properties
101 Spear Street, Ste. 200
San Francisco, CA 94105
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The proposal includes a conversion of approximately 48,500 gross square feet (gsf) on the first, second and third floors of the existing building at 275 Brannan Street into office use. The building possesses approximately 52,500 gsf, and previously converted approximately 4,000 gsf into office use in 1964. In addition to the change in use, the proposal includes exterior alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade.

SITE DESCRIPTION AND PRESENT USE

Constructed in 1905, the subject property is located at the southwest corner of Brannan and Colin P. Kelly, Jr. Streets, and was historically known as the Rosenberg Brothers' Warehouse. The subject building is a three-story brick warehouse with a stucco clad exterior façade, double-hung wood-sash windows, and a flat roof. The building is capped by a tabbed parapet and a plain horizontal cornice, and possesses a loading dock area along the Colin P. Kelly facade. The building is a contributing resource to the South End Historic District, which is designated in Article 10 of the San Francisco Planning Code. Most recently, the building possessed office and light manufacturing uses. Currently, the building is vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the MUO Zoning District along a largely commercial corridor within the East SoMA Area Plan. The immediate neighborhood consists of three-to-six story tall, older brick warehouses (converted into office or commercial space) to the west and south, and new mixed use (residential over

commercial) buildings to the north and east. Adjacent to the project site across Colin P. Kelly, Jr. Street is a large-scale residential complex. Across Brannan Street are a six-story former warehouse, a parking lot, and a three-story tall brick warehouse/office. Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).

ENVIRONMENTAL REVIEW

The Project is categorically exempt from the California Environmental Quality Act (“CEQA”) per Section 15301(d) as an existing facility undergoing rehabilitation of a deteriorated or damaged structure.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 6, 2012	July 6, 2012	20 days
Posted Notice	20 days	July 6, 2012	July 6, 2012	20 days
Mailed Notice	N/A	N/A	July 6, 2012	20 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the office allocation process.

PUBLIC COMMENT

- To date, the Department received no public comment on this project.

ISSUES AND OTHER CONSIDERATIONS

- 275 Brannan Street has approximately 52,500 gsf of usable space. In 1964, the subject building converted approximately 4,000 gsf into office use. Most recently, the subject building contained light manufacturing and office uses.
- Within the MUO (Mixed Use Office) Zoning District, office use is permitted as of right (See Planning Code Sections 842.65 and 842.66).
- On June 20, 2012, the Historic Preservation Commission (HPC) reviewed and approved the exterior alterations related to the proposed project, as noted in HPC Motion No. 164 (See Attached).
- As of July 2012, there is approximately 1.2 million square feet of “Small” San Francisco Office Development available under the Section 321 office allocation program.
- The table below shows the estimated amount of each fee due for 48,500 gsf of office space proposed for authorization in this Project.

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT DUE
Transit Impact Development ¹	411 (@ \$2.41)	\$116,885
Jobs-Housing Linkage (PDR to Office)	413 (@ \$5.87)	\$284,695
Eastern Neighborhoods (Tier 1; PDR to Office)	423 (@ \$3.18)	\$154,230
	TOTAL	\$555,810

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must authorize the allocation of office space for the 48,500 gross square feet on the first, second and third floors pursuant to Planning Code Sections 321, 842.65, and 842.66.

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project represents an allocation of approximately four percent of the small cap office space currently available for allocation.
- The authorization of the office space will allow for new businesses in the area, which will contribute to the economic activity in the neighborhood.
- At current rates, the project will produce approximately \$555,810 in fees that will benefit the community and City.
- The Project will result compatible exterior alterations to a contributing resource in a designated historic district.
- The Project is located in a zoning district where office use is principally permitted.
- The Project is consistent with the Planning Code and General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map, Sanborn Map, Aerial Photographs, Zoning Map, Draft Motion, Architectural Drawings, HPC Motion No. 164, Categorical Exemption

¹ This fee is an estimate and the final fee shall be determined in consultation with SFMTA.

Attachment Checklist:

- | | |
|---|---|
| <input type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor Submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Zoning Administrator Action Memo |

Exhibits above marked with an "X" are included in this packet

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input checked="" type="checkbox"/> Other (Eastern Neighborhoods-Sec. 423 & 426) |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Admin Code) | |

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Planning Commission Draft Motion

HEARING DATE: JULY 26, 2012

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ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2011-2012 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR THE PROPOSED PROJECT LOCATED AT 275 BRANNAN STREET THAT WOULD AUTHORIZE THE CONVERSION OF THE FIRST, SECOND AND THIRD FLOORS OF THE EXISTING BUILDING FOR A TOTAL OF 48,500 GROSS SQUARE FEET OF OFFICE USE PURSUANT TO PLANNING CODE SECTIONS 321, 842.65, AND 842.66 ON ASSESSOR'S BLOCK 3789, LOT 009, IN THE MUO (MIXED USE OFFICE) ZONING DISTRICT, SOUTH END HISTORIC DISTRICT AND WITHIN THE 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 21, 2012, Reggie Hanna of Hudson Pacific Properties (hereinafter "Project Sponsor"), on behalf of Hudson 275 Brannan LLC (Property Owner), filed Application No. 2011.1410B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to establish the first, second and third floors (48,500 gross square feet) of the existing building at 275 Brannan Street for office use.

The Project is categorically exempt from the California Environmental Quality Act ("CEQA") per Section 15301(d) as an existing facility undergoing rehabilitation of a deteriorated or damaged structure.

On July 26, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2011.1410B.

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 authorizes the Office Development requested in Application No. 2011.1410B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** Constructed in 1905, the subject property is located at the southwest corner of Brannan and Colin P. Kelly, Jr. Streets, and was historically known as the Rosenberg Brothers' Warehouse. The subject building is a three-story brick warehouse with a stucco clad exterior façade, double-hung wood-sash windows, and a flat roof. The building is capped by a tabbed parapet and a plain horizontal cornice, and possesses a loading dock area along the Colin P. Kelly facade. The building is a contributing resource to the South End Historic District, which is designated in Article 10 of the San Francisco Planning Code. Most recently, the building possessed office and light manufacturing uses. The building is vacant for approximately ten years.
3. **Surrounding Properties and Neighborhood.** The project site is located in the MUO Zoning District along a largely commercial corridor within the East SoMA Area Plan. The immediate neighborhood consists of three-to-six story tall, older brick warehouses (converted into office or commercial space) to the west and south, and new mixed use (residential over commercial) buildings to the north and east. Adjacent to the project site across Colin P. Kelly, Jr. Street is a large-scale residential complex. Across Brannan Street are a six-story former warehouse, a parking lot, and a three-story tall brick warehouse/office. Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).
4. **Project Description.** The proposal includes a conversion of approximately 48,500 gross square feet (gsf) on the first, second and third floors of the existing building at 275 Brannan Street into office use. The building possesses approximately 52,500 gsf, and previously converted approximately 4,000 gsf into office use in 1964. In addition to the change in use, the proposal

includes exterior alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade.

5. **Historic Preservation Commission.** On June 20, 2012, the Historic Preservation Commission (HPC) reviewed and approved the exterior alterations associated with proposed project, and provided their determination in HPC Motion No. 164.
6. **Public Comment.** The Department received no public comment on this project.
7. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:

- A. **Development Fees.** The Project is subject to the following development fees: Transit Impact Development Fees per Planning Code Section 411, the Jobs-Housing Linkage Fee per Planning Code Section 413, and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

The Project Sponsor shall pay the appropriate Transit Impact Development, Jobs-Housing Linkage, and Eastern Neighborhoods Community Impact fees, pursuant to the aforementioned Planning Code Sections, at the appropriate stage of the building permit application process.

- B. **Open Space.** Planning Code 135.3 outlines the open space requirement for office uses within Eastern Neighborhoods Mixed Use Districts. The proposed project would convert 48,500 gsf into office use. Therefore, the project is required to provide approximately 1,050 sf of open space for the total office use.

The Project Sponsor will satisfy the open space requirement through the construction of a new roof deck that will contain approximately 1,500 gsf.

- C. **Parking.** Planning Code Section 151.1 outlines the schedule of permitted off-street parking spaces in an Eastern Neighborhood Mixed Use Zoning District. In general, off-street accessory parking shall not be required for any use and the quantities specified in the aforementioned Planning Code Section shall serve as the maximum amount of off-street parking spaces.

As a contributing resource in a designated historic district listed in Article 10 of the San Francisco Planning Code, there is no minimum off-street parking requirement for the subject building, per Planning Code Section 161(k). Per Planning Code Section 151.1, off-street parking is limited to seven percent of the gross floor area or 3,675 gsf. However, the proposed project does not include any off-street parking.

- D. **Freight Loading.** Planning Code Section 152.1 outlines the requirements for off-street freight loading spaces within Eastern Neighborhoods Mixed Use Districts. Since the

project would add approximately 48,500 sf of office use, one off-street freight loading space would be required.

As a contributing resource in a designated historic district listed in Article 10 of the San Francisco Planning Code, there is off-street freight loading requirement for the subject building, per Planning Code Section 161(k).

- E. **Office Use in MUO Zoning Districts.** Planning Code Sections 842.65 and 842.66 state that office use is a permitted use within the MUO Zoning District.
8. **Office Allocation.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

A small portion of the existing building has been used as office space for more than a decade. There is currently more than 1.2 million gross square feet of available "Small Cap" office space in the City. Additionally, the Project is subject to various development fees that will benefit the surrounding community and the city. The Project is located in close proximity to many public transportation options, including a number of Muni and transit lines. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The Project is consistent with the General Plan, as outlined in Section 8 below.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

The proposed office space is located within an existing historic building in a designated historic district. The proposed authorization of the office use includes interior or exterior alterations to the existing historic building, which have been reviewed and approved by the Historic Preservation Commission in HPC Motion No. 164.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project is located within the MUO (Mixed Use Office) Zoning District, which permits office use pursuant to Planning Code Sections 842.65 and 842.66. The subject*

property is designated as a contributing resource to the South End Historic District, and is located in an area primarily characterized by commercial and light industrial development. There are several office use buildings on the subject block, and on blocks to the west and south of the project site.

- b) Transit Accessibility. *The area is served by a variety of transit options. The project site is within a quarter-mile of various Muni routes, including the 10-Townsend Muni bus line at 2nd and Brannan Streets. Further, the project site is located within two blocks of the Caltrans station on King and 4th Streets.*
- c) Open Space Accessibility. *The Project provides a roof deck to comply with the non-residential open space requirements and is located within two blocks of open space at South Park.*
- d) Urban Design. *The proposed office space is located in a contributing resource to the South End Historic District. Constructed in 1905, 275 Brannan Street was originally a two-story brick masonry warehouse. The third floor was added to the warehouse in 1909. It has been sensitively altered over the years, remains in good condition, and is an excellent example of an intact brick masonry warehouse. The Project would assist in restoring the property's historic integrity by removing non-historic elements and rehabilitating the existing windows, thereby contributing to the character of the surrounding historic district*
- e) Seismic Safety. *The Project would bring the existing building in conformance with current seismic and life safety codes.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *The Project includes a total of 48,500 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage will allow for significantly more office tenants, and will create new opportunities for employment.*
- b) Needs of Existing Businesses. *The Project will supply office space in the East SoMa area, which allows office use within MUO Zoning District. The Project will provide office space with high ceilings and large floor plates, which are characteristics desired by emerging technology businesses. This building type offers flexibility for new businesses to further grow in the future.*
- c) Availability of Space Suitable for Anticipated Uses. *The Project will provide large open floor plates on three floors, which will allow for quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The Project Sponsor has not determined the anticipated tenants.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

The Project does not include any Transfer of Development Rights.

9. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- a) That Existing Neighborhood-Serving Retail Uses be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced.

The existing building contains no neighborhood-serving retail uses, nor does the proposal include any retail. Additionally, the building appears to have functioned in part as office space for more than a decade, and the tenants/owners would create and sustain a demand for neighborhood-serving retail use in the surrounding neighborhood.

- b) That Existing Housing and Neighborhood Character be Conserved and Protected in Order to Preserve the Cultural and Economic Diversity of Our Neighborhoods.

The Project conserves and protects the overall neighborhood character, since the Project includes exterior additions that are compliant with the Secretary of the Interior's Standards for Rehabilitation. The Project is located in the East SoMa Area Plan and is located within a zoning district that allows office use. Other nearby properties function as either commercial or light industrial spaces.

- c) The City's Supply of Affordable Housing be Preserved and Enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is consistent with this priority policy.

- d) That Commuter Traffic not Impede Muni Transit Service or Overburden our Streets or Neighborhood Parking.

The area is served by a variety of transit options, including MUNI and Caltrans. It is also near several streets that are part of the City's growing bicycle network. The existing building has never included any off-street parking, nor does the proposal include any new off-street parking spaces. Therefore, the Project should have no significant impact on transit or neighborhood parking.

- e) That a Diverse Economic Base be Maintained by Protecting our Industrial and Service Sectors from Displacement due to Commercial Office Development, and that Future Opportunities for Resident Employment and Ownership in these Sectors be Enhanced.

The Project will not display any current industrial or service uses, or foreclose opportunities for those uses. The Project will establish office use within the subject property. The Project will continue to provide quality flexible office space that is suitable for a variety of office uses and sizes. This office space will help maintain the local resident employment and demand for neighborhood-serving businesses in the area.

- f) That the City Achieve the Greatest Possible Preparedness to Protect Against Injury and Loss of Life in an Earthquake.

The Project will upgrade the historic property to meet current seismic safety standards.

- g) That Landmarks and Historic Buildings be Preserved.

275 Brannan Street is a contributing resource to the South End Historic District. The HPC reviewed and approved the project as noted in HPC Motion No. 164. The project was found to be consistent with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code.

- h) That our Parks and Open Space and their Access to Sunlight and Vistas be Protected from Development.

The Project does include construction of new rooftop penthouses; however, these penthouses will not impact any nearby park or open space, nor access to sunlight or vista views.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project will preserve a building that is a historic resource and will establish office use at the subject property. This authorization of office space will allow for new office tenants, and will support the economic vibrancy of the area. Authorization of the office space will also result in the collection of significant development fees that will benefit the community.

EAST SOMA AREA PLAN

Land Use - Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.2:

Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.

OBJECTIVE 1.4:

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN EAST SOMA.

Policy 1.4.1:

Permit limited office space throughout East SoMa to support a flexible space for all types of office users.

Historic Resources - Objectives and Policies

OBJECTIVE 8.2:

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN.

Policy 8.2.3:

Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the East SoMa area plan.

Generally, the East SoMa Area Plan encourages the reuse of the historic buildings and the production of small, flexible office space. The proposed project is consistent with the policies and objectives of the East SoMa Area Plan. The proposed project will contribute to the economic diversity and commercial/light industrial character of the neighborhood and will reuse a contributing building in a designated historic district.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission finds that granting the Project Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

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 Office Development Application No. 2011.1410B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated June 21, 2012, on file in Case Docket No. 2011.1410B.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 26, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 26, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for an office allocation to establish 48,500 gross square feet on the first, second, and third floors for office use at 275 Brannan Street, located at Block 3789, Lot 009, pursuant to Planning Code Section(s) **321, 842.65 and 842.66** within the **MUO** Zoning District, South End Historic District and a **65-X** Height and Bulk District; in general conformance with plans, dated **June 21, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.1410B** and subject to conditions of approval reviewed and approved by the Commission on **July 26, 2012** 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.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 26, 2012** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning 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 the Office Development Authorization 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 Planning Commission approval of a new Office Development authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity and Expiration. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Office Development is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within eighteen months of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Development Timeline - Office. Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Office Allocation authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

Transit Impact Development Fee. Pursuant to Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Department with certification of fee payment.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Jobs Housing Linkage. Pursuant to Planning Code Sections 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

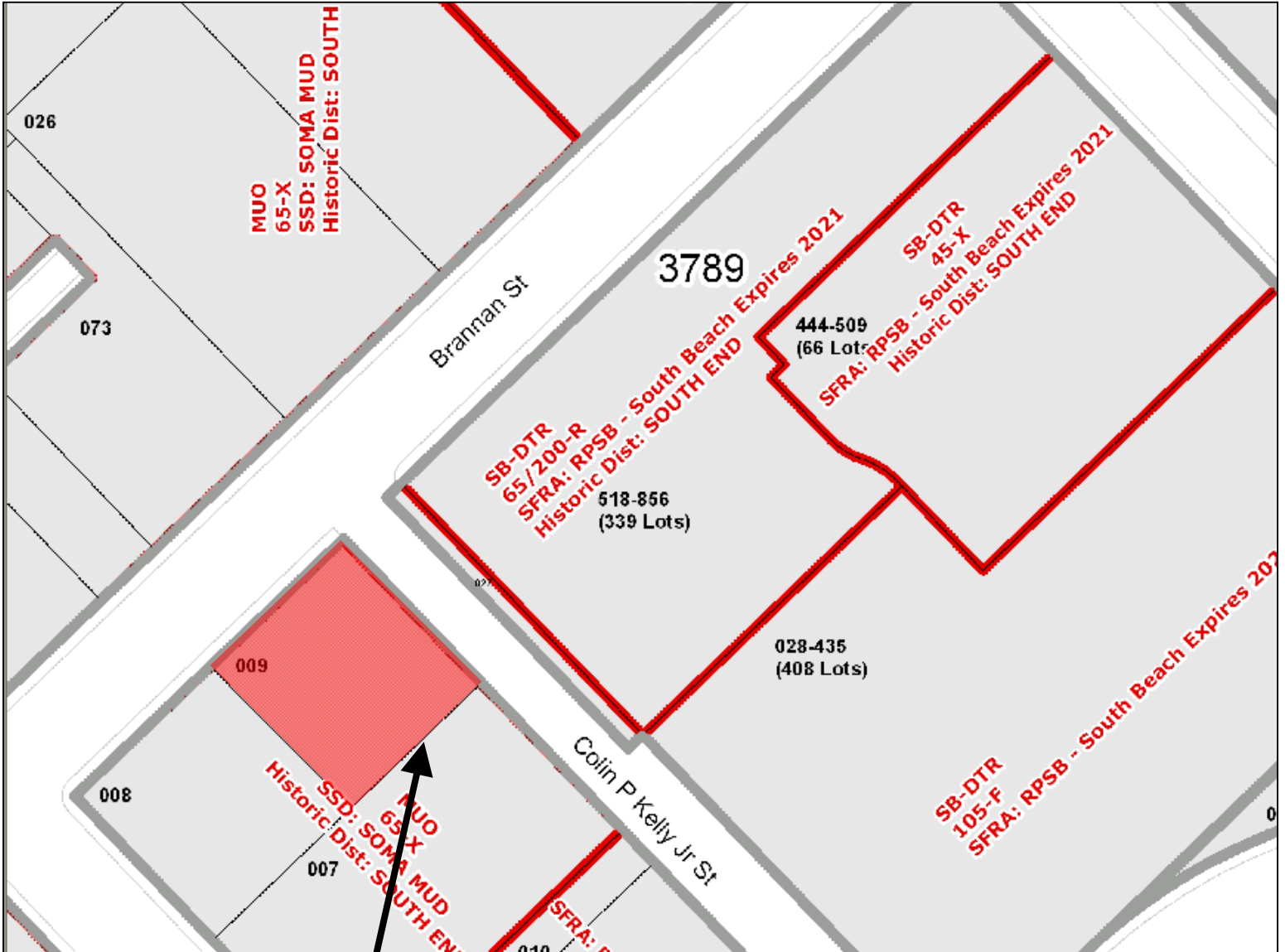
Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,
www.sf-planning.org*

Parcel Map



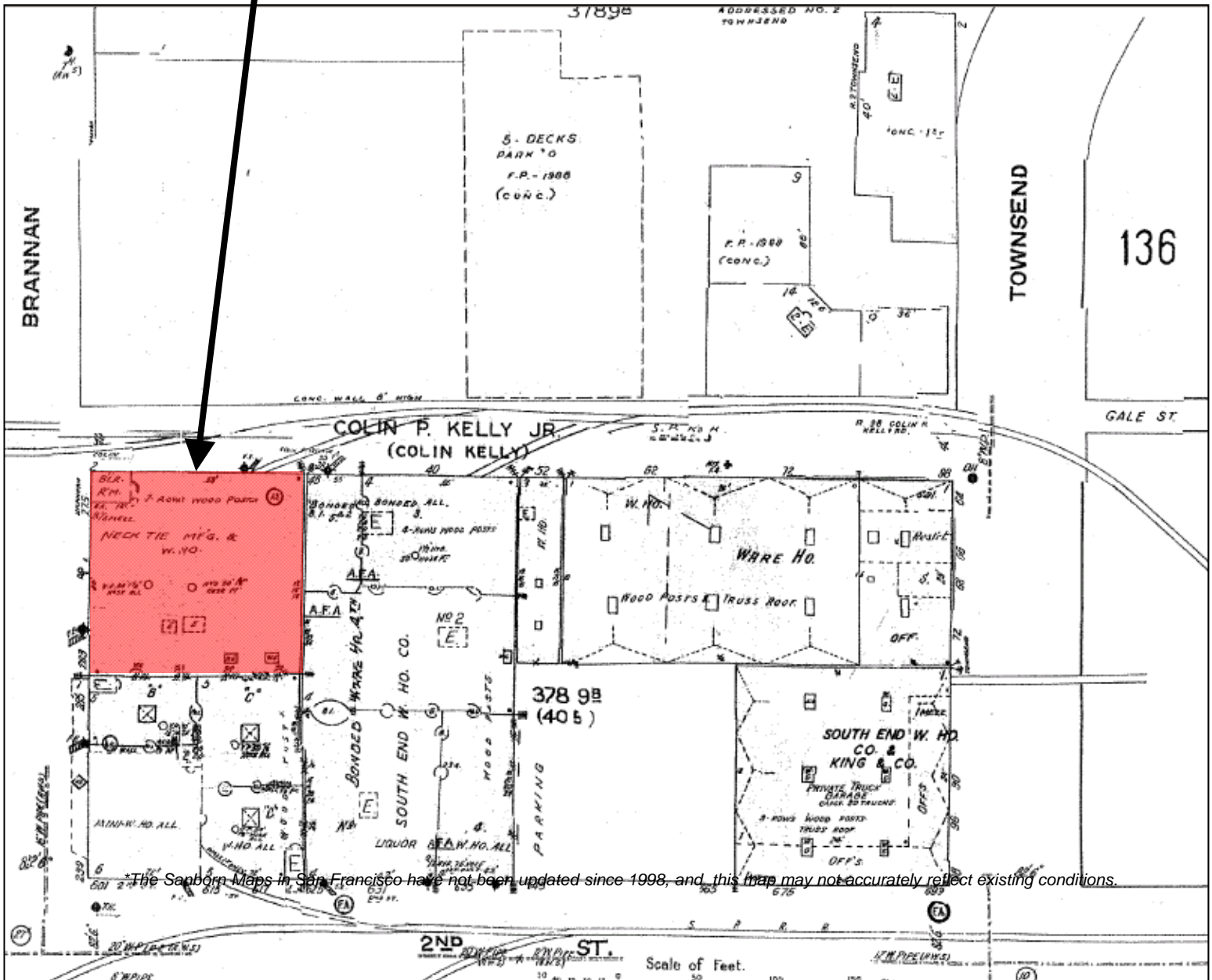
SUBJECT PROPERTY



Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Sanborn Map*

SUBJECT PROPERTY

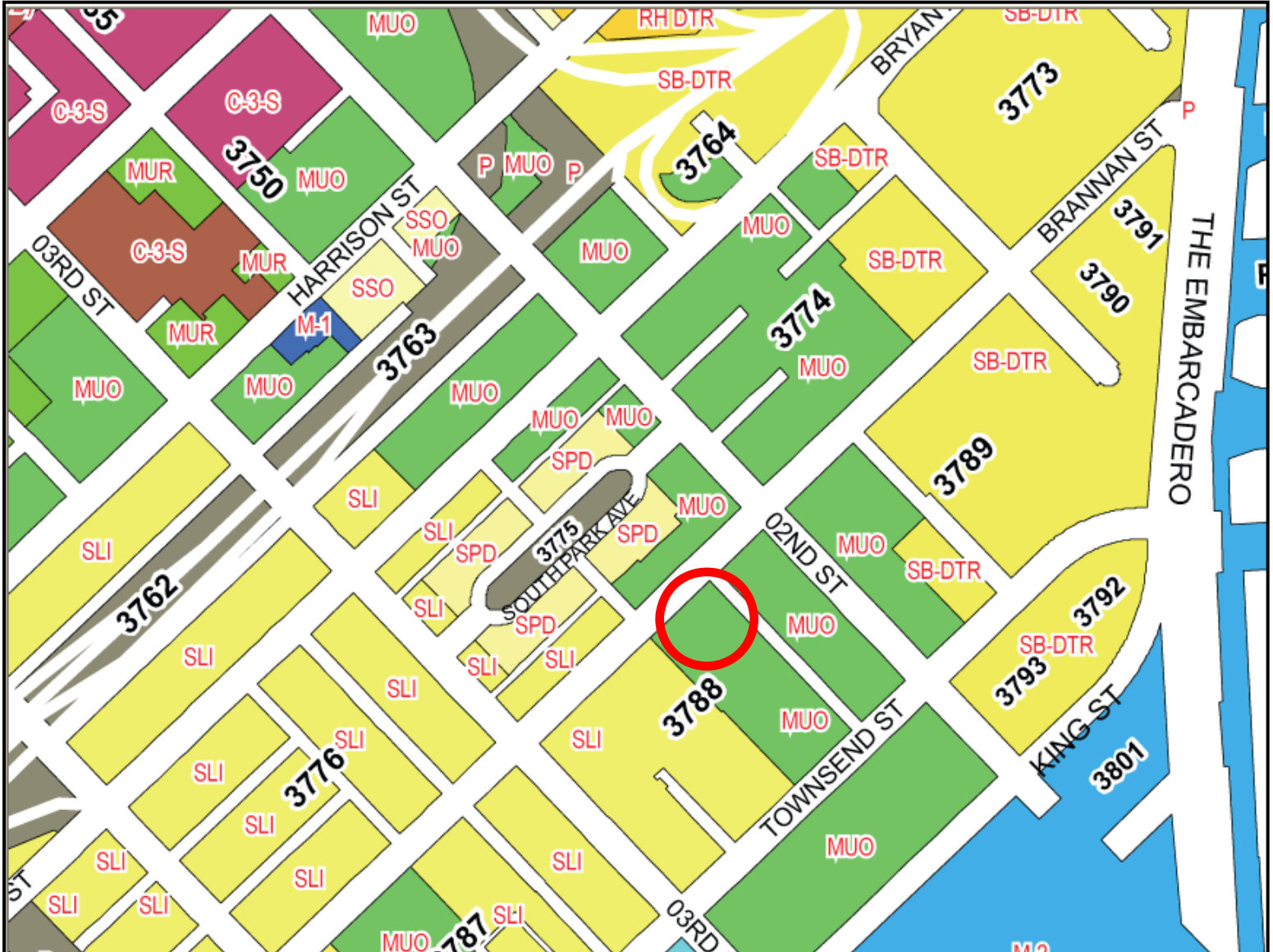


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

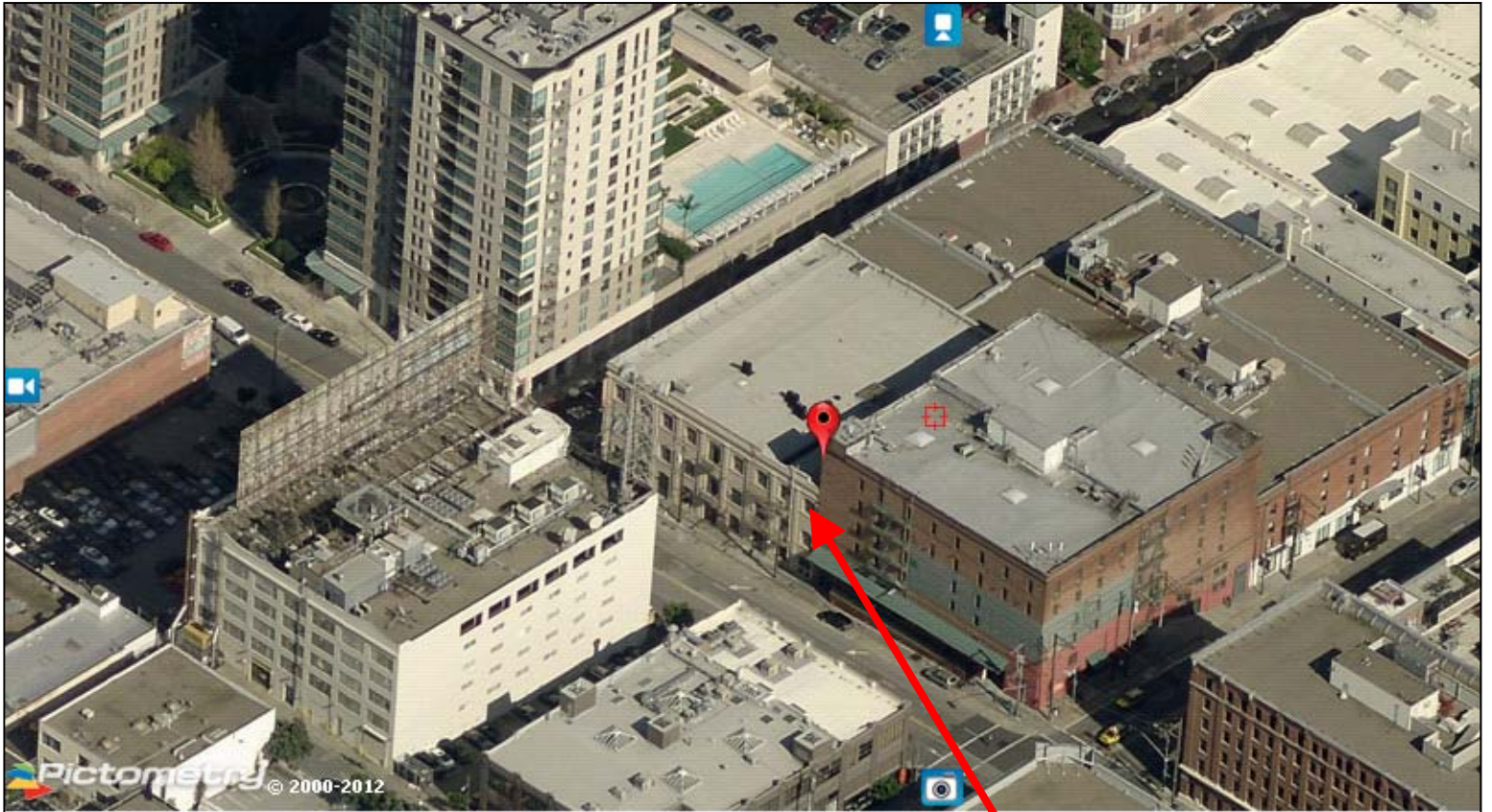


Zoning Map



Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Aerial Photo



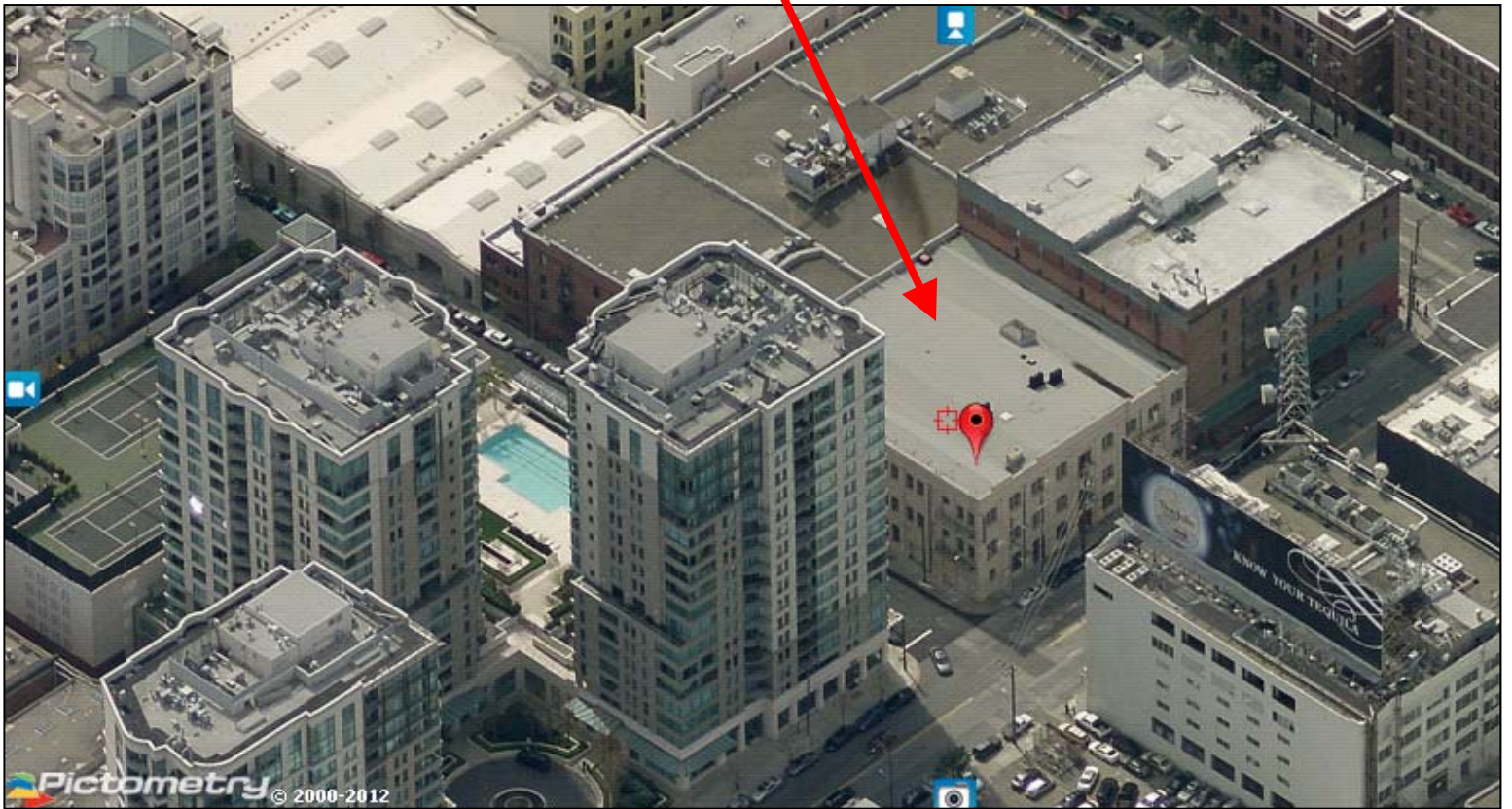
SUBJECT PROPERTY



Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Aerial Photo

SUBJECT PROPERTY



Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Site Photo



275 Brannan St, View along Brannan Street

Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Site Photo



275 Brannan St, View of Colin P. Kelly St Façade

Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

Site Photo



275 Brannan St, View of Colin P. Kelly Street Facade

Office Development Authorization Hearing
Case Number 2011.1410B
275 Brannan Street

275 BRANNAN STREET

SAN FRANCISCO, CALIFORNIA

SHEET INDEX

- A0.1 SITE PHOTOGRAPHY
- A0.2 SITE PHOTOGRAPHY
- A0.3 HISTORIC PHOTOGRAPHY

- A2.1 FIRST FLOOR PLAN/SITE PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN

- A4.1 BUILDING ELEVATIONS

SF PLANNING SEC. 321 OFFICE ALLOCATION

JUNE 21ST, 2012



**PFAU
GNOT**
ARCHITECTURE

98 Jack London Alley San Francisco CA 94107
415.908.6408 pfaulong.com

PLA JOB# 21112



PROPOSED: ROOF DECK | 5



PROPOSED: BRANNAN STREET LOOKING WEST | 2

275 BRANNAN STREET
San Francisco, CA 94107



BRANNAN STREET LOOKING WEST | 4



COLIN P. KELLY STREET LOOKING NORTH | 6



BRANNAN STREET LOOKING EAST | 3



PROPOSED: BRANNAN STREET LOOKING EAST | 1

No. Date Issues and Remarks
06/21/2012 321 OFFICE ALLOCATION APPLICATION

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: SITE PHOTOGRAPHY

Rev. No. Date
06/21/2012

A0.2

Scale: All drawings and articles, including any text, are the property of Hudson Pacific Properties and may not be reproduced, used or disclosed without the written consent of the architect.

No.	Date	Revisions and Remarks
	06/21/2012	321 OFFICE ALLOCATION APPLICATION

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: FIRST FLOOR PLAN/SITE PLAN

Rev. Num: 06/21/2012

Scale:

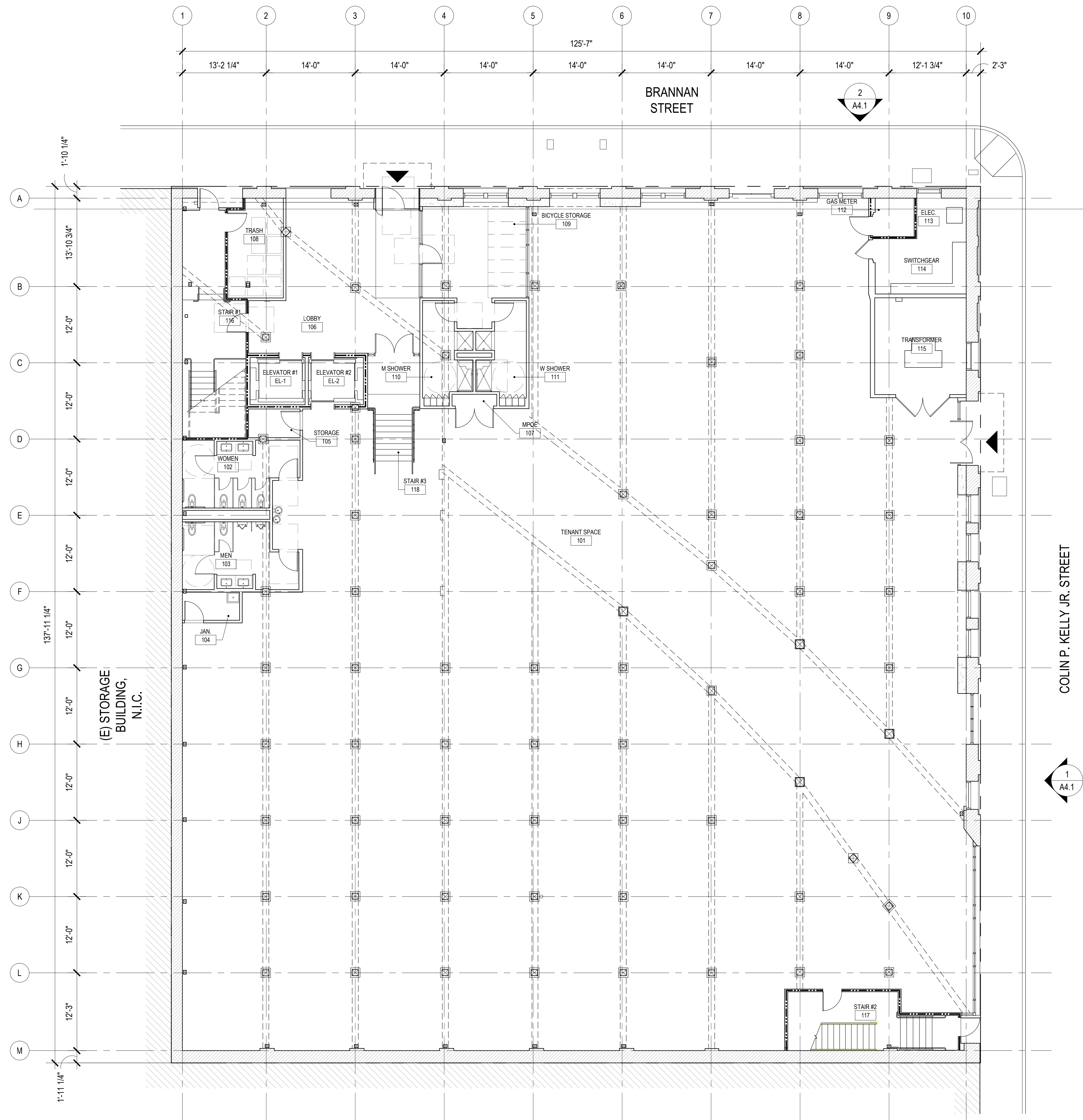
Orientation:

A2.1

All drawings and written material appearing herein constitute original work and shall remain the property of the architect and may not be published, used or disclosed without written consent of the architect.

RENDERING
1
A0.2

RENDERING
2, 5
A0.2



(E) OFFICE BUILDING, N.I.C.

SECTION 321 OFFICE ALLOCATION AREA CALCULATION

EXISTING TOTAL FLOOR AREA:	52,411 SF
EXISTING TOTAL OFFICE AREA:	4,411 SF
PROPOSED OFFICE SPACE CONVERSION:	48,000 SF

FIRST FLOOR GROSS FLOOR AREA: 17,493 GSF

OPEN SPACE CALCULATION (SFPC SEC. 135.3)

REQUIRED OPEN SPACE, NON-RESIDENTIAL USE (1:50):	1,048 SF
--	----------

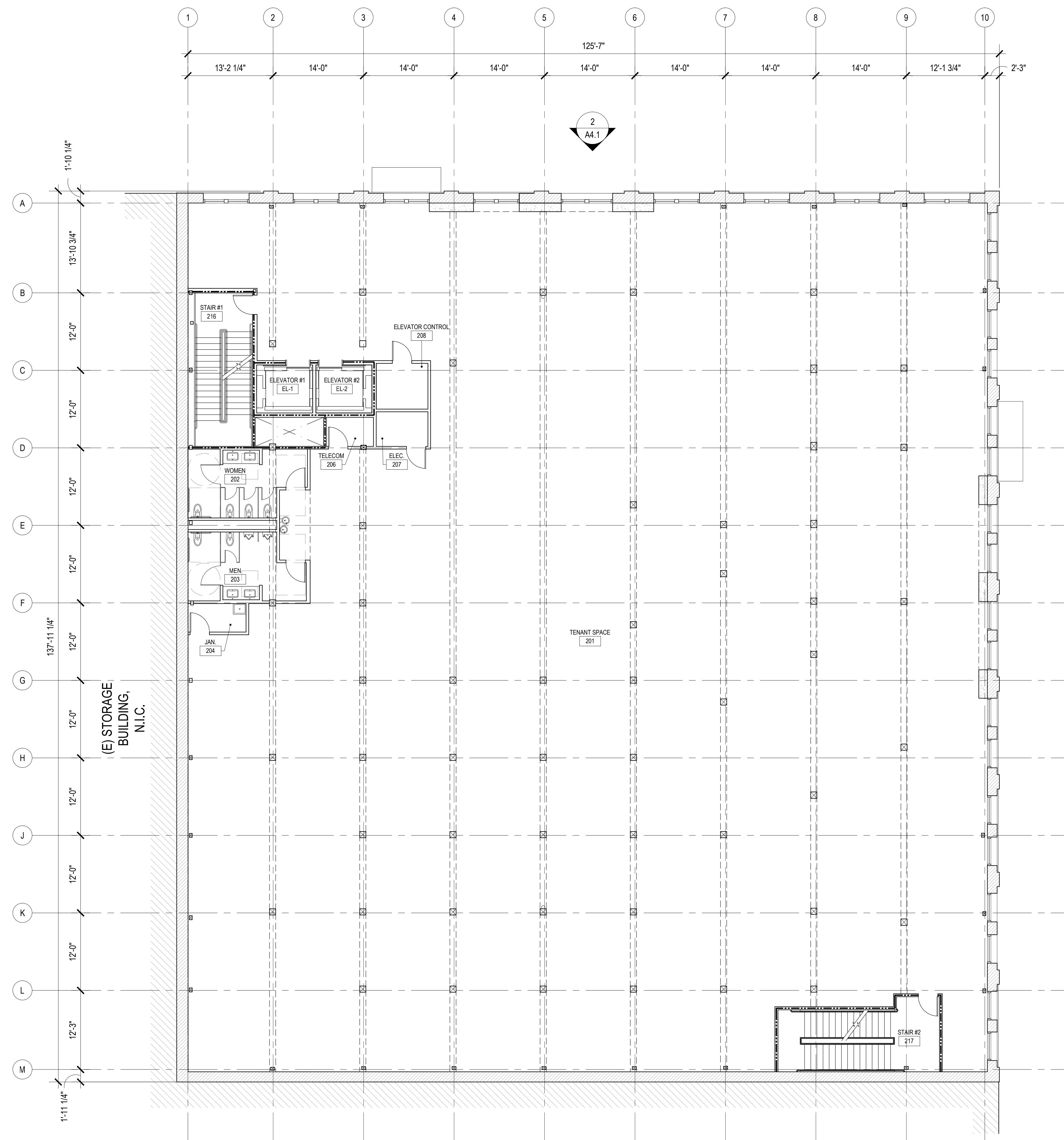


SHEET NOTES

LEGEND

RENDERING
1
A0.2

RENDERING
2, 5
A0.2



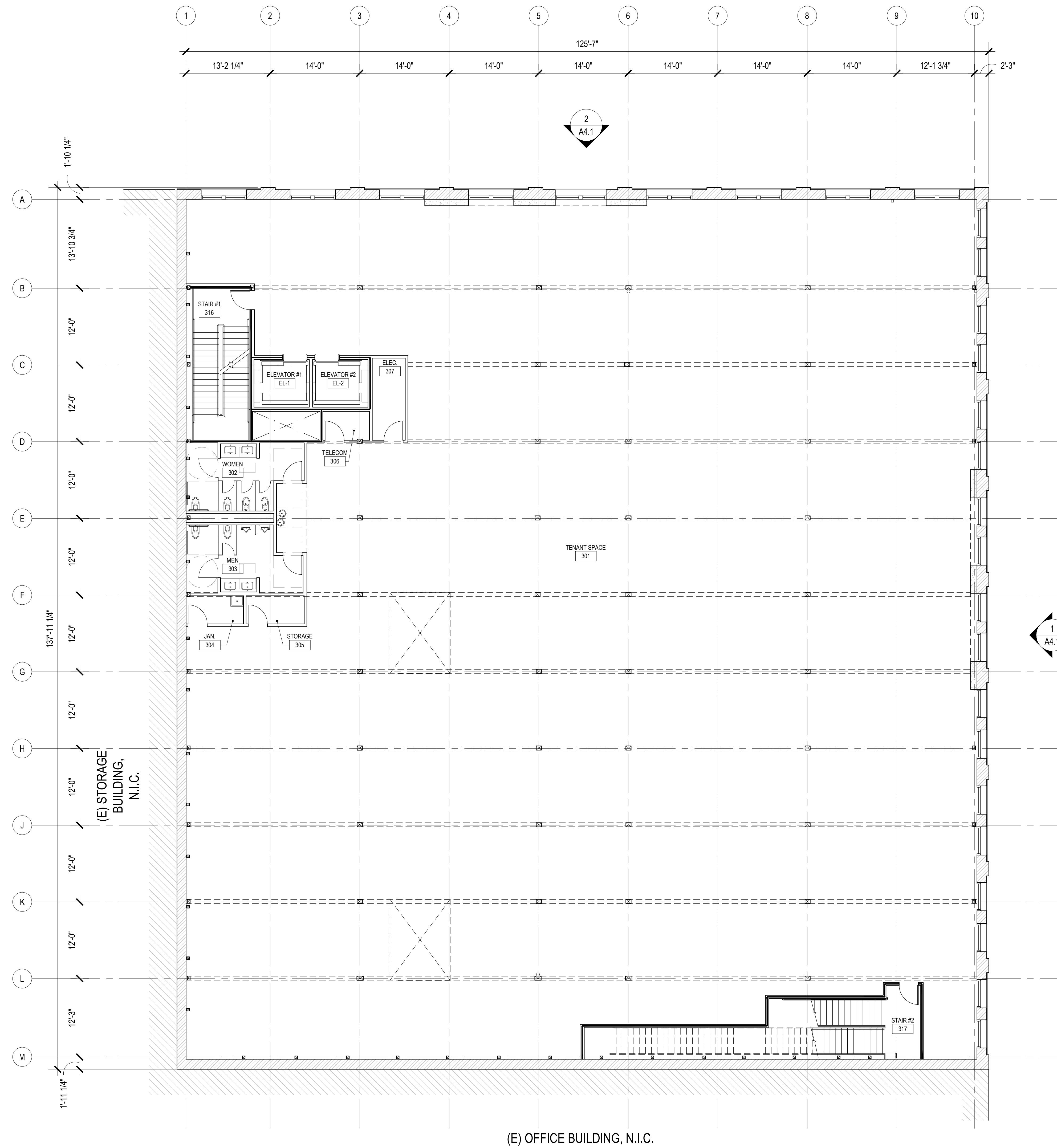
SECOND FLOOR GROSS FLOOR AREA: 17,482 GSF

(E) OFFICE BUILDING, N.I.C.

(E) STORAGE BUILDING, N.I.C.

RENDERING
1
A0.2

RENDERING
2, 5
A0.2



(E) OFFICE BUILDING, N.I.C.

THIRD FLOOR GROSS FLOOR AREA: 17,436 GSF

THIRD FLOOR PLAN | 1
SCALE: 1/8"=1'-0"

GENERAL NOTES

SHEET NOTES

LEGEND



PFAU
GN01
ARCHITECTURE

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415 908 6408 pfaulong.com

275 BRANNAN STREET
San Francisco, CA 94107

No.	Date	Revisions and Remarks
	06/21/2012	321 OFFICE ALLOCATION APPLICATION

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: THIRD FLOOR PLAN

Rev. Num: 06/21/2012

Scale: A2.3

All drawings and written material appearing herein constitute original work and shall remain the property of the architect and may not be published, used or disclosed without written consent of the architect.

RENDERING
1
A0.2

RENDERING
2, 5
A0.2

GENERAL NOTES



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275 BRANNAN STREET
San Francisco, CA 94107

SHEET NOTES

No. Date Revisions
06/21/2012 321 OFFICE ALLOCATION APPLICATION

Project Name: 275 BRANNAN STREET

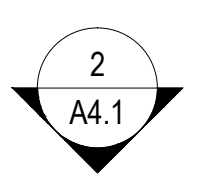
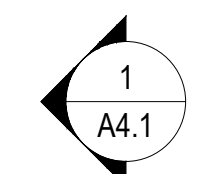
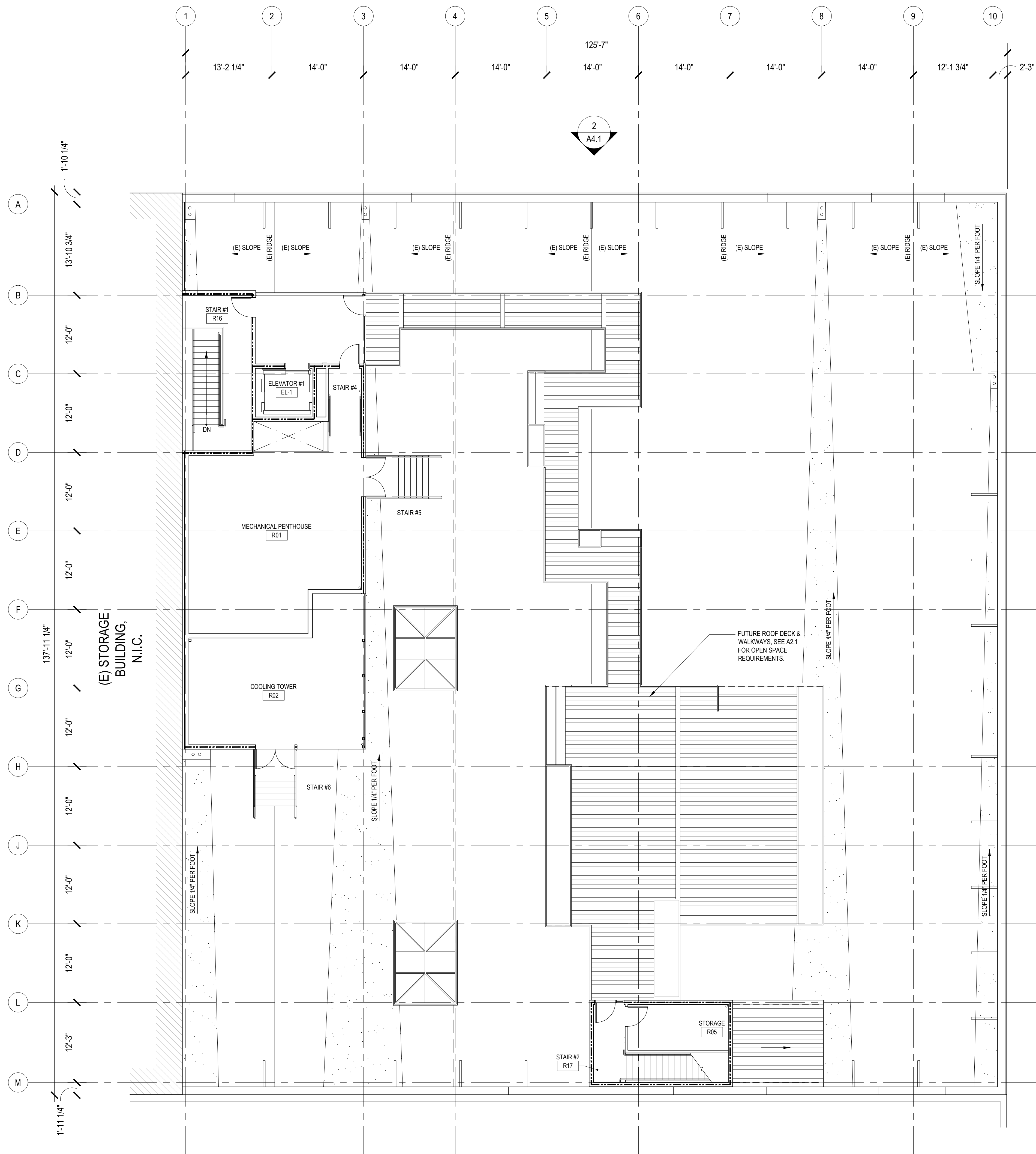
Project Number: 21112

Description: ROOF PLAN

Rev. No. Date
06/21/2012

A2.4

Scale: 0 2 4 8 16
All drawings and written material appearing herein constitute original work and shall remain the property of the architect and may not be published, used or disclosed without written consent of the architect.



ROOF PLAN | 1
SCALE: 1/8"=1'-0"

LEGEND



NORTH ELEVATION - BRANNAN STREET | 2
SCALE: 1/8"=1'-0"

SHEET NOTES

- ① (N) PTD MTL. W/ ILLUMINATED ACRYLIC ENTRY CANOPY. CANOPIES HAVE MINIMAL ATTACHMENT POINTS TO THE HISTORIC FACADE AND ARE COMPLETELY REMOVABLE/REVERSIBLE.
- ② (N) BLIND DOOR @ EGRESS STAIR EXIT. MATCH ADJ. FACADE MATERIAL.
- ③ INFILL (E) DOOR TO MATCH ADJ., REPLACE W/ (N) CONTEMPORARY COMPATIBLE WINDOW, (E) ROUGH OPENING TO REMAIN IN ORDER TO RETAIN POTENTIALLY HISTORIC ELEMENT.
- ④ (N) STAIR/ELEVATOR & MECHANICAL PENTHOUSE BEYOND
- ⑤ (N) STAIR PENTHOUSE BEYOND
- ⑥ (N) CONTEMPORARY COMPATIBLE WINDOW
- ⑦ (N) ALUM STOREFRONT ENTRY W/ BALANCED DOORS. RETAIN/RESTORE (E) FACADE OPENING.
- ⑧ (N) CONTEMPORARY COMPATIBLE CURTAINWALL, RECESSED TO BACK EDGE OF HISTORIC PTD STL BEAM.
- ⑨ (E) LOADING DOCK PLATFORM TO REMAIN.
- ⑩ (N) PTD LOUVER
- ⑪ (N) TRANSLUCENT GLASS ALIGNED WITH (E) PILASTERS ABOVE, SHOWN HATCHED.
- ⑫ (N) GLASS PIVOT DOOR AT (E) BUILDING ENTRY, RETAIN/RESTORE (E) FACADE OPENING.
- ⑬ RESTORE (E) WOOD DOOR.
- ⑭ RESTORE (E) HISTORIC FIRST FLOOR DOORS AND WINDOWS. TYP. UPPER FLOOR DOORS & WINDOWS ARE NON-HISTORIC, BUT WILL BE REPAINTED.
- ⑮ (N) HANDRAIL @ ROOF DECK & WALKWAY BEYOND
- ⑯ (N) ROOF DECK BEYOND
- ⑰ RESTORE PTD STL HISTORIC BEAM.
- ⑱ 2 SF SECONDARY SIGN

275 BRANNAN STREET
San Francisco, CA 94107

No. Date Issues and Revisions
06/21/2012 321 OFFICE ALLOCATION APPLICATION

Project Name: 275 BRANNAN STREET

Project Number: 21112

Description: BUILDING ELEVATIONS

Rev. Num Date
06/21/2012

A4.1

Scale: 1/8"=1'-0"



EAST ELEVATION - COLIN P. KELLY JR. STREET | 1
SCALE: 1/8"=1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0164

HEARING DATE: JUNE 20, 2012

Filing Date: March 29, 2012
Case No.: **2011.1410A**
Project Address: **275 BRANNAN STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
65-X Height and Bulk District
Block/Lot: 3789/009
Applicant: Reggie Hanna
Hudson Pacific Properties
101 Spear Street, Ste. 200
San Francisco, CA 94105
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 3789, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on March 29, 2012, Reggie Hanna of Hudson Pacific Properties on behalf of Hudson 275 Brannan, LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for exterior alterations, located on Lot 014 in Assessor's Block 0794.

WHEREAS, the Project was determined by the Department to be exempt per Section 15301 of the California Environmental Quality Act (CEQA) and California Public Resources Code Section 21083.3. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 20, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1410A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants a Certificate of Appropriateness, in conformance with the project information dated June 8, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1410A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the window rehabilitation/restoration for review and approval by Planning Department Preservation Staff. The Project Sponsor shall provide additional information on the window rehabilitation, including a detailed conditions assessment of each window, a window schedule, and appropriate plan details, as determined by staff.
2. As part of the Building Permit, the new storefronts and canopies shall feature a painted or powder-coated finish to ensure compatibility with the surrounding historic fabric. A material and finish sample of the storefront and canopies shall be provided to Planning Department Preservation Staff for review and approval. The Project Sponsor shall provide updated annotations and details on the architectural drawings, as determined by staff.

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. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed new windows are consistent with the character of the surrounding historic district and are compatible with the historic fabric of the subject building.
- That the proposed window rehabilitation would preserve and restore a character-defining feature of the subject property.
- That the façade alterations are consistent with the character of the surrounding historic district and are compatible, yet differentiated, with the historic fabric of the subject building.

- That the proposed rooftop penthouses are a reversible alteration, are minimally visible from the public rights of way, and will not impact the building's historic fabric and the character of the district.
 - That the essential form and integrity of the historic district and its environment would be unimpaired if the alterations were removed at a future date.
 - That the proposal respects the character-defining features within the South End Historic District.
 - The proposed project meets the requirements of Article 10 – Appendix I.
 - The proposed project meets all of the *Secretary of the Interior's Standards for Rehabilitation*.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

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

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 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 any impact on neighborhood serving retail uses. The proposed project will provide new office space, which will enhance the business and employment opportunities within the neighborhood.

- 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 historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The proposed project will have no impact to 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 any impact on industrial and service sector jobs. Although the subject building has been used for manufacturing and as a warehouse in the past, the subject building is currently vacant. The proposed project does not displace any existing industrial or service section business. The proposed project will enhance the opportunity for resident employment and ownership within the neighborhood.

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

The proposed project will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- 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 parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10-Appendix I, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

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 **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3789 for proposed work in conformance with the project information dated June 8, 2012, labeled Exhibit A on file in the docket for Case No. 2011.1410A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 20, 2012.

Linda D. Avery
Commission Secretary

AYES: Damkroger, Hasz, Johns, Martinez, Matsuda, and Wolfram

NAYS:

ABSENT: Chase

ADOPTED: June 20, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.1410E
 Project Title: 275 Brannan Street
 Zoning: MUO (Mixed Use-Office)
 65-X Height and Bulk District
 Block/Lot: 3789/009
 Lot Size: 17,557 square feet
 Project Sponsor: Reggie Hanna, Hudson Pacific Properties
 (415) 777-4100
 Staff Contact: Brett Bollinger – (415) 575-9024
 Brett.Bollinger@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

The project site is located at the corner of Brannan Street and Colin P. Kelly Jr. Street (midblock alley) on a block bounded by 1st, 2nd, Townsend and Brannan Streets in the South of Market (SoMa) neighborhood. The proposed project would involve renovation of the interior and exterior of the existing three-story, 55 foot tall, 52,411 square foot (sf) office building. The proposed project would involve retaining the office use and would not expand upon the building envelope or building height of 55-feet. The proposed project includes facade alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade. The exterior façade of the building would be restored. The project would remove non-historic building elements, including exterior fire exits made superfluous by the proposed interior stairs.

The first floor lobby is proposed to include bicycle storage and changing rooms with showers. New mechanical, plumbing and electrical systems, including an updated automatic fire sprinkler system, are proposed for the entire building. First floor non-historic storefronts would be removed and replaced with historically compatible windows. First floor historic doors and windows would be restored in place.

(Continued on next page)

EXEMPT STATUS:

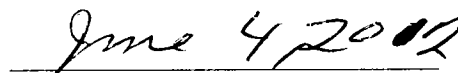
Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301]

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 BILL WYCKO

Environmental Review Officer


 Date

cc: Reggie Hanna, Project Sponsor

PROJECT DESCRIPTION: (CONTINUED)

The upper floor windows are non-historic, but would remain in place. At the loading dock, non-historic walls and roll up doors would be replaced with a new historically compatible curtain wall system. The loading dock platform, façade opening and historic structural framing would be restored in place. Building wall signage is proposed on both street facades to the maximum allowable sign area per the planning code. A mechanical penthouse and tenant accessible deck would be developed on the roof.

REMARKS

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historical resource as defined by CEQA (see attached Historic Resource Evaluation Response [HREER] memorandum)¹. In making its determination, the Planning Department reviewed a consultant-prepared Historic Resource Evaluation (HRE) provided by the project Sponsor.

Constructed in 1905, the subject building at 275 Brannan Street is a contributing resource to the South End Historic District, which is locally designated per Article 10 of the San Francisco Planning Code and is certified as a historic district in the National Register of Historic Places (National Register). The South End Historic District is significant under National Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1867 to 1935. Specifically, the South End Historic District is locally significant for the high concentration of warehouses and light industrial buildings, which developed along San Francisco's southern waterfront. Further, 275 Brannan Street has been assigned a California Historic Resource Status Code of "3B," and was included in the 1976 Department of City Planning Architectural Quality Survey and the Unreinforced Masonry Building (UMB) Survey. Based on its listing in a locally-designated historic district, 275 Brannan Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's CEQA review procedures.

The proposed project includes facade alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade. On the Brannan Street and Colin P. Kelly Street facades, the proposed project would include the repair and restoration of the historic wood-sash windows, and would also include repair of any deteriorated portions of the scored stucco (cement plaster) exterior. In addition to the aforementioned scopes of work, the proposed project would include removal of several non-historic elements on the exterior facades along Brannan Street and Colin P. Kelly Street, including rainwater leaders, conductor heads, dry standpipes, non-historic fire escapes/exits, metal security grilles on the first floor windows, several metal balconies, and metal louvered vents.

Planning Department Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project would not have a significant adverse impact on 275 Brannan Street, which is listed in the South End Historic District. The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).

¹ Architectural Resources Group, *275 Brannan Street Historic Resource Evaluation Report (HREER)*, San Francisco, California (March 7, 2012; Prepared for Pfau Long Architecture).

As currently proposed, the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

Transportation and Circulation: The existing office use would remain as part of the proposed project. Therefore, it is anticipated that vehicle trip generation resulting from the office uses would not be significant, due to the project's transit-rich location and the presence of residents and workers who could potentially walk or bike to the project site. The proposed project would not result in a considerable contribution to traffic conditions, since the existing office use would remain as part of the project and there is no proposed expansion of the existing 52,411 sf office building. Therefore, the project trips would be within the existing daily range of traffic fluctuations. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions. The project site contains no parking spaces and one (1) loading dock space located along Colin P. Kelly Jr. Street. The proposed project would not add parking, and would remove the existing loading dock.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the San Francisco Bay Area. The proposed renovation of the existing office building would primarily consist of construction of a new interior building core on each floor, including new elevators, egress stairs, restrooms and lobbies and an upgrade to the building seismic system. The exterior façade of the building would be restored.

There are no sensitive receptors on the project site and none would be introduced as a result of the proposed office building renovation. The project would not generate emissions during operations, does not include any new stationary sources and would not increase vehicular emissions, except during construction. Based on previous project Health Risk Assessments, interior renovation projects have been found to not result in a significant impact. In review of the project's construction equipment type and phasing, construction activities would not result in significant health risks and hazards to off-site sensitive receptors due to construction being mostly limited to the interior of the existing building and limited in duration. In addition, San Francisco further reduces PM exposure risk during construction through the requirements in the Construction Dust Control Ordinance (Ordinance No. 176-08).

Conclusion: CEQA State Guidelines Section 15301, or Class 1, provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, CEQA State Guidelines Section 15301(d) provides an exemption for the restoration or rehabilitation of deteriorated or damaged structures. The proposed project includes repair and rehabilitation of the existing historic office building. Therefore, the proposed project meets the criteria for exemption under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant effect. The proposed project would not result in a significant environmental impact. For the above reasons, the proposed project is appropriately exempt from environmental review.



Historic Resource Evaluation Response

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Project Address: **275 Brannan Street**
Block/Lot: 3789/009
Case No.: **2011.1410E**

Date of Review: May 23, 2012 (Part II)

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1905, the subject building at 275 Brannan Street is a contributing resource to the South End Historic District, which is locally designated per Article 10 of the San Francisco Planning Code and is certified as a historic district in the National Register of Historic Places (National Register). The South End Historic District is significant under National Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1867 to 1935. Specifically, the South End Historic District is locally significant for the high concentration of warehouses and light industrial buildings, which developed along San Francisco's southern waterfront. Further, 275 Brannan Street has been assigned a California Historic Resource Status Code of "3B," and was included in the 1976 Department of City Planning Architectural Quality Survey and the Unreinforced Masonry Building (UMB) Survey.

Based on its listing in a locally-designated historic district, 275 Brannan Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

Demolition

Alteration

New Construction

PER DRAWINGS DATED:

May 11, 2011, by: Pfau Long Architecture

PROJECT DESCRIPTION

The proposed project includes facade alterations, new signage, construction of two small-scale, rooftop stair/mechanical penthouses, construction of a new roof deck, interior alterations, and a seismic upgrade. On the Brannan Street and Colin P. Kelly Street facades, the proposed project would repair and restore the historic wood-sash windows, and would also repair any deteriorated portions of the scored stucco (cement plaster) exterior.

On the Brannan Street façade, the proposed project would:

- Remove non-historic doors within the center bay and the second bay from the west, and would restore these openings to match the adjacent historic openings. New, compatible windows would be installed in these restored openings to match the existing historic windows;
- Install a new glass pivot entry door and a new painted metal acrylic entry canopy at the ground floor. This new canopy would feature the building's address in standing numbers;
- Install a new blind door for egress within the westernmost bay on the ground floor level, which was previously altered with non-historic vents;
- Restore/repair the original wood door at the ground floor in the third bay from the east;
- Replace the existing vent within the ground floor opening in the easternmost bay; and
- Install new signage within the entablature above the third floor level.

On the Colin P. Kelly façade, the proposed project would:

- Remove non-historic doors within the second bay from the south and the second bay from the north, and restore these openings to match the adjacent historic openings. On the second and third floors, enclosed window openings would be re-opened. Within all of these restored openings, the project would install new, compatible windows to match the existing historic windows;
- Remove the wood door at the ground floor in the fourth bay from the south, and install new, compatible multi-lite windows to match the existing historic windows;
- Remove the metal roll-up door at the ground floor in the third bay from the north, and install a new aluminum storefront entry with a painted metal acrylic entry canopy. This new entry canopy would feature the building's address in standing numbers.
- Remove the overhead door, steel fence, steel gate, and wall opening within the loading dock, and install a new pedestrian entrance and contemporary, curtain wall system with operable transom windows;
- Install new painted louvers within one of the enclosed window openings on the ground floor of the second bay from the north; and
- Install new signage within the entablature above the third floor level.

In addition to the aforementioned scopes of work, the proposed project would remove several non-historic elements on the exterior facades along Brannan Street and Colin P. Kelly Street, including rainwater leaders, conductor heads, dry standpipes, non-historic fire escapes/exits, metal security grilles on the first floor windows, several metal balconies, and metal louvered vents.

On the roof, a new penthouse would be constructed along the western edge of the subject building, and will be setback approximately 13 ft from the Brannan Street façade and approximately 96 ft from the Colin P. Kelly facade. This new penthouse would house new mechanical equipment, a new elevator, and a new stair, and would be approximately 11 ft tall. The proposed project would construct another smaller stair penthouse along the southern edge of the subject building, which would also be 11 ft tall and would be setback approximately 125 ft from the Brannan Street façade and approximately 26 ft from the Colin P. Kelly façade. Other alterations on the roof would include: a new roof deck, which would measure approximately 42 ft by 35 ft; a new boardwalk with steel handrails; and a new skylight. The existing skylight would remain and would be refurbished.

Within the interior, the proposed project would install new elevators and stairs, as well as new bathrooms and mechanical spaces. The seismic upgrade would consist of new shotcrete shear walls, which would be applied to the exterior walls.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Architectural Resources Group, *275 Brannan Street Historic Resource Evaluation Report (HRER)*, San Francisco, California (March 7, 2012; Prepared for Pfau Long Architecture).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 275 Brannan Street, which is listed in the South End Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

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.

Originally, 275 Brannan Street was constructed as a warehouse, and appears to have been later used for office within the past couple of years. The proposed project would continue the office use, which would require minimal change to the defining characteristics of the subject building.

Therefore, the proposed project complies with Rehabilitation Standard 1.

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 will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following: three-story height and massing; prominent corner location; symmetrical composition; brick walls clad in scored stucco; three-story bays divided by pilasters with articulated capitals; cornice and tabbed parapet; arched windows and door openings with scored stucco lintels, projecting sill and arched wood panels; four-over-four, double-hung, wood-sash windows; wood doors; concrete loading dock; and, exposed interior framing, wood columns, exposed roof trusses, and exposed brick walls.

The proposed project would remove a minimal amount of historic materials, including a pair of wood doors in the third bay from the west on the Brannan Street façade and two wood-sash windows on the ground floor of the westernmost bay. Overall, the removal of these materials is minor and the subject property would still possess sufficient representation of historic doors and windows from the period of significance. These alterations are balanced against other aspects of the proposed project, which reinforce the historic character of the subject property by restoring window openings of the Brannan and Colin P. Kelly facades, and by providing compatible new alterations.

In general, the proposed project would remove non-historic elements on the exterior facades, including non-historic doors, louvers, fire escapes/exits, and balconies. All of these materials were added to the subject property after the district's period of significance.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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 architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. On the exterior, reconstructed elements, including the restored windows and openings, would be based upon photographic evidence and existing historic features.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The proposed project maintains the building's historic character from the period of significance (1867 to 1935) of the South End Historic District. All elements removed on the exterior, including the upper floor doorways, balconies, and fire escapes, are not historic and were added to the subject property after 1935.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve distinctive features, finishes and construction techniques, including, but not limited to, the scored stucco exterior, arched wood-sash windows, pilasters, cornice and tabbed parapet. Generally, the exterior scope of work is restorative, and new elements, such as new entry doors and awnings, do not impact distinctive features, finishes or construction techniques.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

Generally, the proposed project adopts an ethos of repair over replacement. The project does not call for the replacement of any historic features; rather, the proposed project would restore several historic openings to their original condition. Within these openings, the project would install new windows to

match the existing historic windows, as based upon photographic evidence. Further, the proposed project does call for the repair and restoration of the historic wood windows, which may include: repair and restoration of deteriorated wood elements; repair of cracks and checks in wood; gluing of splits; adhesive repairs at joints; epoxy consolidation; replacement of glazing stops; replacement of glazing putty; restoration of window sash to proper function; replacement of sash cords; replacement of cracked or broken glazing; dutchman/splicing repairs; repairs of natural defects; reinforcement of joints with dowels; restoration of window hardware; and installation of sealant.

Therefore, the proposed project complies with Rehabilitation Standard 6.

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.

The proposed project does involve a physical treatment to the exterior scored stucco facade, which would patch and repair any deteriorated historic materials. Overall, this treatment assists in repairing the exterior facade and would not damage any historic materials. The proposed project would undertake these treatments using the gentlest means possible, and would institute a program for discrete mock-ups and testing for any specified chemical treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include foundation work or any substantial underground work. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

Therefore, the proposed project complies with Rehabilitation Standard 8.

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 project includes a number of exterior alterations consisting of: restoring original window openings; installing new windows to match existing historic windows; new ground floor doorways and canopies; and installing a new curtain wall system within the loading dock. In general, these alterations are compatible with the building's historic character, since they do not remove or destroy significant

portions of historic materials, including the wood doors, wood-sash windows and scored stucco exterior. Further, these alterations are design to be compatible, yet differentiated, with the overall size, scale and architectural features of the subject property. The restoration of the original window openings and installation of new compatible windows assists in reinforcing the building's historic character by restoring the building back towards its historic condition. The new ground floor doorways and canopies call for a glass pivot door, a new aluminum storefront system, and new projecting painted metal canopies, which are sufficiently differentiated, but compatible with the building's overall size and scale, since these new doorways occur within existing historic openings and since the new canopies have minimal impact upon historic fabric. Finally, the new curtain wall system within the loading dock is designed to reference/adhere to the building's existing pilaster and bay division, while being rendered in a contemporary aluminum and glass material, which is differentiated from the historic materials of the subject property. This curtain wall maintains the character-defining elements of the loading dock, including the concrete platform, steel beam, and overall size/shape, while being differentiated in material and design.

In addition to the exterior alterations, the proposed project includes new construction consisting of a new roof deck and two rooftop penthouses, which would house new staircases and new mechanical equipment. The new roof deck would consist of a raised platform system and new metal handrails. The new rooftop penthouses would have flat roofs, be clad in a perforated metal screen and corrugated aluminum cladding, and would feature an aluminum storefront system. The two rooftop penthouses are setback from the Brannan Street and Colin P. Kelly Street facades. The overall massing and form of these penthouses is compatible with the subject building, since the new construction is small in scale and is differential to the historic massing. The corrugated aluminum and perforated metal screen cladding of the penthouses is compatible with the industrial character of the larger historic district, which does feature smaller-scale rooftop additions rendered in a similar material. Overall, the new construction does not destroy any historic materials, and maintains the overall integrity and form of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would include new construction consisting of two rooftop penthouses and a new roof deck. These elements are distinct and separate from the larger historic property, and are rooftop elements. Generally, the new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired.


Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 5/25/2012

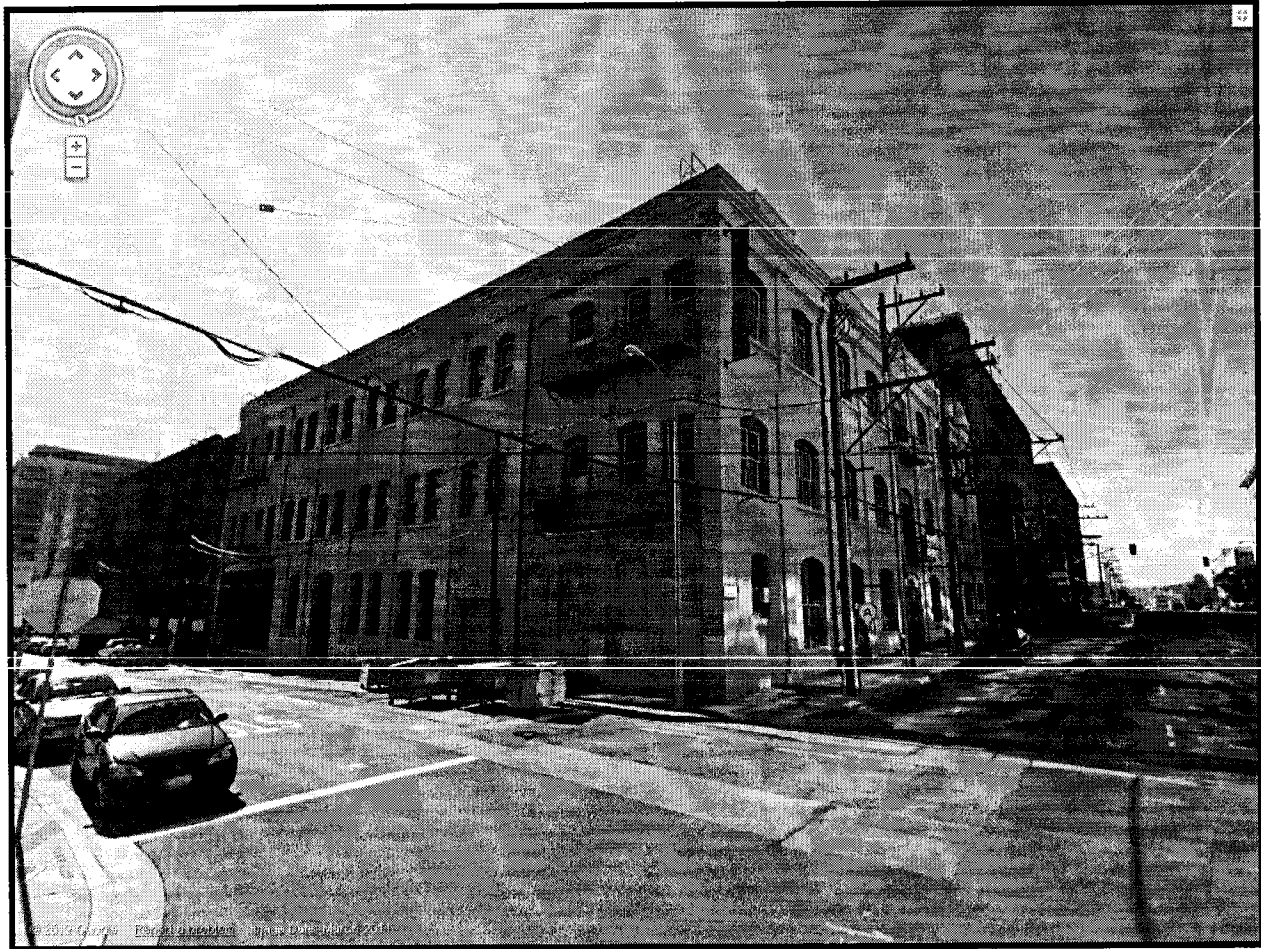
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IMAGES



**275 Brannan Street, View along Brannan Street
(Source: Google Maps, Accessed May 22, 2012)**



275 Brannan Street, View of Brannan and Colin P. Kelly Streets
(Source: Google Maps, Accessed May 22, 2012)