



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization & Office Development Authorization

HEARING DATE: MAY 1, 2014
CONTINUED FROM: MARCH 27, 2014 AND APRIL 3, 2014

Date: April 21, 2014
Case No.: 2013.0627BC
Project Address: 660 3rd Street
Zoning: SLI (Service/Light Industrial) Zoning District
South End Landmark District
65-X Height and Bulk District
Block/Lot: 3788/008
Project Sponsor: David Silverman, Reuben, Junius & Rose LLP
1 Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is a change in use of up to 80,000 gsf from PDR (Production, Distribution and Repair) to office use.

As outlined in Planning Code Section 803.9(a), the Project Sponsor created a Historic Building Maintenance Plan (HBMP) to assist in the feasibility of preserving the historic resource and justify the conversion to office use. To further support the preservation of the subject building, the HBMP outlines a maintenance and preservation program for: regular maintenance and repair of the roof, skylights, windows, and brick, as well as the creation of a uniform sign program and interpretative exhibit.

SITE DESCRIPTION AND PRESENT USE

The proposed project is located on a generally rectangular lot (measuring approximately 137.5-ft by 160-ft for a lot area of 21,997± sq ft) on the west side of 3rd Street between Brannan and Townsend Streets. Currently, the subject lot contains a four-story with basement, red brick masonry, light industrial property, which is occupied by office tenants. Originally constructed circa 1900, 660 3rd Street was originally designed for Lotta Farnsworth by noted architect/builder, William Koenig of Koenig and Pattigren. The building features a brick exterior, double-hung wood-sash window, a steel-sash transom level, and a tabbed brick parapet. The property is a contributing resource to the South End Historic District, which is listed in Article 10 of the San Francisco Planning Code.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the SLI (Service/Light Industrial) Zoning District along a largely commercial corridor within the East SoMA Area Plan and is approximately one block south of South Park. The immediate neighborhood consists of two- to-six-story tall, older brick or reinforced-concrete warehouses (largely converted into office or commercial space). Other properties in the area are residential, commercial or light industrial in nature. To the north of the project site is a narrow two-story commercial building and an older four-story former brick warehouse (now office), while to the south is a similar five-story reinforced concrete former warehouse and a smaller two-story commercial building. Other zoning districts in the vicinity of the project site include: MUO (Mixed Use Office); SPD (South Park District); and MB-RA (Mission Bay South Redevelopment Plan).

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 6, 2014	March 6, 2014	60 days
Posted Notice	20 days	March 13, 2014	March 11, 2014	51 days
Mailed Notice	20 days	March 6, 2014	March 6, 2014	60 days

The proposal does not require Section 312 Neighborhood notification, since the subject property is located within the SLI Zoning District.

PUBLIC COMMENT

As of April 21, 2014, the Department has only received one public correspondence regarding the proposed project. This correspondence requested information on the proposed development impact fees.

ISSUES AND OTHER CONSIDERATIONS

- General Plan: The Urban Design Element of the General Plan contains objectives and policies, which encourage the retention and reuse of notable landmarks and areas of historic, architectural, or aesthetic value. The proposal would retain and reuse an existing historic resource with a compatible new use.
- East SoMa Plan: The Land Use Chapter of the East SoMa (South of Market) Area Plan contains objectives and policies that encourage the retention of smaller-scale, flexible office spaces throughout East SoMa. Although the East SoMa Area Plan did not revise the land use controls for the SLI Zoning District, the plan does permit limited office space throughout East SoMa, in order to support a flexible space for all types of office users. The proposal would establish new office use within a landmark property. This office use would be consistent with the immediate area’s mixed use character, and would promote a flexible space for all types of office users.

- Central SoMa Plan: 660 3rd Street is located within the proposed Central SoMa Area Plan, which is currently under review and development by the San Francisco Planning Department. According to the Draft Central SoMa Area Plan, the project site would be rezoned from SLI to MUO (Mixed-Use Office). Within the MUO Zoning District, office use is a principally permitted use.
- Preservation of Historic Buildings within South of Market Mixed Use Districts: The subject building is able to use Planning Code Section 803.9(a), since the subject building is a contributing resource to the South End Historic District (which is locally designated as noted in Article 10 of the San Francisco Planning Code) and is located outside of the SSO (Service/Secondary Office) Zoning District, and since the proposal would include an aggregate gross square footage in excess of 25,000 gsf.
- Historic Preservation Commission: The Project was reviewed by the Historic Preservation Commission (HPC) on February 19, 2014. The HPC determined that the proposed project would enhance the feasibility of preserving the existing building, as noted in HPC Resolution No. 0731.
- Office Development Authorization: The Project would change the use of up to 80,000 gsf of PDR use to office use. Within the SLI (Service/Light Industrial) Zoning District, office use is only permitted within landmark properties, pursuant to Planning Code Section 803.9(a) and 817.48. As of April 21, 2014, there is approximately 2.09 million square feet of “Large” Cap Office Development available under the Section 321 office allocation program.
- Existing Use: As noted by the Project Sponsor, 660 3rd Street is currently occupied by office tenants on all levels and was formerly used as an auction space (PDR use) with accessory office and storage, and ground floor retail.
- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Impact Development Fee (80,000 gsf – Change In Use from PDR to Office)	411 (@ \$6.10)	\$ 488,000
Jobs-Housing Linkage (80,000 gsf – Change in Use from PDR to Office)	413 (@ \$7.02)	\$561,600
Child Care Development In-Lieu Fee (80,000 gsf – New Office Development)	414 (@ \$1.16)	\$92,800
Eastern Neighborhoods Impact Fee (Tier 1-Change In Use from PDR to Non-Residential - 80,000 gsf)	423 (@ \$3.47)	\$277,600
Alternative Means of Satisfying Open Space Requirement in SoMa Mixed-Use Districts (Approx. 888 sq ft of open space required for 80,000 of office use)	425 (@ \$0.92)	\$817
	TOTAL	\$1,420,817

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 grant Conditional Use Authorization to allow office use (up to 80,000 gsf) within a designated historic building in the SLI Zoning District, pursuant to Planning Code Sections 303, 803.9(a), and 817.48.

In addition, the Commission must authorize an Office Development Authorization of up to 80,000 gsf of office space pursuant to Planning Code Section 321.

BASIS FOR RECOMMENDATION

- The Project maintains and promotes office use, which is encouraged throughout the East SoMa area of the City.
- The Project would be consistent with the historic character of the immediate neighborhood, would be consistent with the uses found within the immediate vicinity, and would assist in maintaining the area's diverse economic base.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The Project has the support of the Historic Preservation Commission, as documented in HPC Resolution No. 0731.
- The Project represents an allocation of approximately four percent of the large 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 \$1,420,817 in fees that will benefit the community and City.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motions – Conditional Use Authorization & Office Development Authorization

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photos
- Site Photos

Architectural Drawings:

- Floor Plans
- Historic Building Maintenance Plan

Historic Preservation Commission Resolution No. 0731

Project Sponsor Submittal

Public Correspondence

Categorical Exemption

Attachment Checklist

- | | |
|---|---|
| <input checked="" 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 checked="" 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 | |

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

RS_____

Planner's Initials

RS: G:\Documents\Office Allocation\2013.0627B 660 3rd St\ExecutiveSummary_660 3rd St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- Transit Impact Development Fee (Sec. 411)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fees)

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Planning Commission Draft Motion

HEARING DATE: MAY 1, 2014

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ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2013 – 2014 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTION 321 THAT WOULD AUTHORIZE UP TO 80,000 GROSS SQUARE FEET OF OFFICE USE AT 660 3RD STREET, LOT 008 IN ASSESSOR’S BLOCK 3788, WITHIN THE SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 16, 2013, David Silverman of Reuben, Junius & Rose, LLP (hereinafter “Project Sponsor”), on behalf of Gorr Partners, LLC (Property Owner) filed an application with the Planning Department (hereinafter “Department”) for an Office Development Authorization to establish up to 80,000 gsf of office use at 660 3rd Street (Block 3788 Lot 008) in San Francisco, California.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

On May 1, 2014, the Commission adopted Motion No. **XXXXX**, approving a Conditional Use Authorization for the Proposed Project (Conditional Use Application No. 2013.0627C). Findings

contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On May 1, 2014, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2013.0627B.

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 Authorization requested in Application No. 2013.0627B, 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.** The proposed project is located on a generally rectangular lot (measuring approximately 137.5-ft by 160-ft for a lot area of 21,997± sq ft) on the east side of 3rd Street between Brannan and Townsend Streets. Currently, the subject lot contains a four-story with basement, red brick masonry, light industrial property, which is occupied by office tenants. Originally constructed circa 1900, 660 3rd Street was originally designed for Lotta Farnsworth by noted architect/builder, William Koenig of Koenig and Pattigren. The building features a brick exterior, double-hung wood-sash window, a steel-sash transom level, and a tabbed brick parapet. The property is a contributing resource to the South End Historic District, which is listed in Article 10 of the San Francisco Planning Code.
3. **Surrounding Properties and Neighborhood.** The project site is located in the SLI (Service/Light Industrial) Zoning District along a largely commercial corridor within the East SoMA Area Plan and is approximately one block south of South Park. The immediate neighborhood consists of two- to-six-story tall, older brick or reinforced-concrete warehouses (largely converted into office or commercial space). Other properties in the area are residential, commercial or light industrial in nature. To the north of the project site is a narrow two-story commercial building and an older four-story former brick warehouse (now office), while to the south is a similar five-story reinforced concrete former warehouse and a smaller two-story commercial building. Other zoning districts in the vicinity of the project site include: MUO (Mixed Use Office); SPD (South Park District); and MB-RA (Mission Bay South Redevelopment Plan).
4. **Project Description.** The proposed project is a change in use of up to 80,000 gsf from PDR (Production, Distribution and Repair) to office use.

As outlined in Planning Code Section 803.9(a), the Project Sponsor created a Historic Building Maintenance Plan (HBMP) to assist in the feasibility of preserving the historic resource and justify the conversion to office use. To further support the preservation of the subject building, the HBMP outlines a maintenance and preservation program for: regular maintenance and repair of the roof, skylights, windows, and brick, as well as the creation of a uniform sign program and interpretative exhibit.

5. **Public Comment.** The Department has received one correspondence regarding the proposal. This correspondence requested information on the proposed development impact fees.
6. **Office Development Authorization.** 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.

Currently, there is approximately 2.09 million gross square feet of available "Large Cap" office space in the City. Additionally, the proposed 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 proposed 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 project offers high quality design for the proposed office development, which is consistent and compatible with the neighborhood's overall massing and form. In particular, the proposed project is sensitive to the surrounding South End Landmark District, and provides maintenance and preservation plan to ensure the preservation of the subject property, as noted in Historic Preservation Commission Resolution No. 0731.

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 proposed project is located within the SLI (Service/Light Industrial) Zoning District, which permits office use in landmark properties pursuant to Planning Code Sections 803.9(a) and 817.48. The subject lot 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 east 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, 30-Stockton, 45-Union/Stockton, and 76X-Marin Headlands Express, as well as the N-Judah and KT-Ingleside/Third Street Rail Lines. Further, the project site is located within two blocks of the Caltrain Station on King and 4th Streets, and the proposed Central Subway.
- c) Open Space Accessibility. The Project will pay the in-lieu fee for the required on-site useable open space, and is located within one block of open space at South Park.
- d) Urban Design. The proposed project reinforces the surrounding landmark district by providing a Historic Building Maintenance Plan for 660 3rd Street. This HBMP provides a program for regular maintenance and rehabilitation and assists in rectifying inappropriate alterations to the subject property, thus providing a benefit to the larger city through appropriate historic preservation. The Historic Preservation Commission approved this HBMP, as noted by the Historic Preservation Commission Resolution No. 0731.
- e) Seismic Safety. The proposed project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection. In 1987, the subject property was seismically upgraded.

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 80,000 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage 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 in landmark properties within SLI Zoning District. The existing building 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. Currently, almost all of the existing office space is already occupied by existing businesses.
- c) Availability of Space Suitable for Anticipated Uses. The Project will provide large open floor plates, 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.

Currently, the existing building is leased to a variety of office 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.

7. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. **XXXXX**, Case No. 2013.0627C (Conditional Use Authorization, pursuant to Planning Code Sections 303, 803.9(a), and 817.48) apply to this Motion, and are incorporated herein as though fully set forth.
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 does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would not significantly affect any neighborhood serving retail uses, as numerous retail uses would still be present in the area. Most of the surrounding retail serves the adjacent business community. Currently, the ground floor retail space is vacant.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal will not impact the existing housing or neighborhood character. The surrounding neighborhood has a mixed character composed of residential, commercial, office, and light industrial uses.

- C. That the City's supply of affordable housing be preserved and enhanced.

The proposal will not impact any of the existing housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal will not alter the existing commuter traffic patterns. The existing building is well-served by public transportation options. The location of the site will enable employees and visitors to the building to walk or use public transit. Parking or loading is not required per Planning Code Sections 151.1 and 161(k).

- 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 proposed project will assist in maintaining a diverse economic base by enhancing a commercial use.

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

The project will conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing building is located in the South End Landmark District, and the proposal would enhance the feasibility to preserve the existing building by allowing office use and engaging within a Historic Building Maintenance Plan.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

9. 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.
10. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

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. 2013.0627B** 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 March 4, 2014, on file in Case Docket No. 2013.0627B.

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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 1, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 1, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Development Authorization to authorize up to 80,000 gross square feet of office use located at 660 3rd Street, Lot 008 in Assessor's Block 3788 pursuant to Planning Code Section 321 within the SLI (Service Light Industrial) Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated March 3, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0627B and subject to conditions of approval reviewed and approved by the Commission on May 1, 2014 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit B of Motion No. XXXXX, Case No. 2013.0627C (Conditional Use Authorization Under Sections 303 and 803.9(a)) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

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 April 4, 2014 under Motion No. XXXXX.

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

1. Development Timeline - Office. Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen 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 conditional use authorization.

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

2. 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 construction 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 the Planning Department at 415-558-6378, www.sf-planning.org.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 803.9(A), AND 817.48 OF THE PLANNING CODE TO CONVERT UP TO 80,000 GSF OF PDR USE TO OFFICE USE AT 660 3RD STREET, LOT 008 IN ASSESSOR'S BLOCK 3788 WITHIN THE SLI (SERVICE/LIGHT INDUSTRIAL) DISTRICT, SOUTH END LANDMARK DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 16, 2013, David Silverman of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor"), on behalf of Gorr Partners, LLC (Property Owner) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 803.9(a) of the Planning Code to change the use of up to 80,000 gsf of PDR space to office use within the SLI (Service/Light Industrial) Zoning District, South End Landmark District, and a 65-X Height and Bulk District.

On February 19, 2014, the San Francisco Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0627C, in order to provide a recommendation to the San Francisco Planning Commission on the project's feasibility to preserve the subject building. The HPC determined that the proposed project would enhance the feasibility of preserving the existing building, as noted in HPC Resolution No. 0731.

On April 3, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0627C.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

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 Conditional Use requested in Application No. 2013.0627C, 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.** The proposed project is located on a generally rectangular lot (measuring approximately 137.5-ft by 160-ft for a lot area of 21,997± sq ft) on the east side of 3rd Street between Brannan and Townsend Streets. Currently, the subject lot contains a four-story with basement, red brick masonry, light industrial property, which is occupied by office tenants. Originally constructed circa 1900, 660 3rd Street was originally designed for Lotta Farnsworth by noted architect/builder, William Koenig of Koenig and Pattigren. The building features a brick exterior, double-hung wood-sash window, a steel-sash transom level, and a tabbed brick parapet. The property is a contributing resource to the South End Historic District, which is listed in Article 10 of the San Francisco Planning Code.
3. **Surrounding Properties and Neighborhood.** The project site is located in the SLI (Service/Light Industrial) Zoning District along a largely commercial corridor within the East SoMA Area Plan and is approximately one block south of South Park. The immediate neighborhood consists of two- to-six-story tall, older brick or reinforced-concrete warehouses (largely converted into office or commercial space). Other properties in the area are residential, commercial or light industrial in nature. To the north of the project site is a narrow two-story commercial building and an older four-story former brick warehouse (now office), while to the south is a similar five-story reinforced concrete former warehouse and a smaller two-story commercial building. Other zoning districts in the vicinity of the project site include: MUO (Mixed Use Office); SPD (South Park District); and MB-RA (Mission Bay South Redevelopment Plan).
4. **Project Description.** The proposed project is a change in use of up to 80,000 gsf from PDR (Production, Distribution and Repair) to office use.

As outlined in Planning Code Section 803.9(a), the Project Sponsor created a Historic Building Maintenance Plan (HBMP) to assist in the feasibility of preserving the historic resource and justify the conversion to office use. To further support the preservation of the subject building, the HBMP outlines a maintenance and preservation program for: regular maintenance and repair of the roof, skylights, windows, and brick, as well as the creation of a uniform sign program and interpretative exhibit.

5. **Public Comment.** The Department has received one correspondence regarding the proposal. This correspondence requested information on the proposed development impact fees.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Commercial Uses in Mixed Use Districts.** Planning Code Section 803.9(a) states that any use which is permitted as a principal or conditional use within the SSO (Service/Secondary Office) Zoning District, excluding nighttime entertainment, may be permitted as a conditional use in “a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district.” For all such buildings the following conditions shall apply:

- (1) the provisions of Sections 316 through 318 of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections 303(c)(6) and 316 through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

660 3rd Street is a contributing resource to the South End Landmark District, which is listed in Article 10 of the San Francisco Planning Code. It is located within the SLI Zoning District, which is outside of the SSO (Service/Secondary Office) Zoning District, and includes a proposal which will result in a conversion to office use of an aggregate gross floor area in excess of 25,000 sf.

Further, the proposal has been reviewed by the Historic Preservation Commission on February 19, 2014, and was determined to enhance the feasibility of preserving the subject building, as documented in HPC Resolution No. 0731.

B. **Useable Open Space.** Planning Code Section 135.3 states that 1 sq. ft. per 90 sq. ft. of occupied floor area of new, converted or added square footage will be required for office uses, as defined in Planning Code Section 890.70, in South of Market Mixed Use Districts.

The Project is required to provide 888 sq ft of useable open space for the 80,000 gsf of new office use. Pursuant to Planning Code Section 425, the proposed project will provide a payment to the Open Space Fund, as authorized by the Zoning Administrator.

- C. **Off-Street Parking.** Within the SLI Zoning District (which is part of the SOMA Mixed Use Districts), Planning Code Section 151.1 states there is no required off-street parking.

Currently, the subject building does not possess any off-street parking spaces. As a contributing resource to a designated local 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).

- D. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires 0.1 off-street freight loading spaces for every 10,000 square feet of gross floor area of office use.

As a contributing resource to a designated local historic district listed in Article 10 of the San Francisco Planning Code, there is no minimum off-street freight loading requirement for the subject building, per Planning Code Section 161(k).

- E. **Bicycle Parking Requirement.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking space for every 5,000 occupied square feet of office space and a minimum of two Class 2 bicycle parking spaces for any office uses greater than 5,000 gross square feet plus one Class 2 bicycle parking space for each additional 50,000 occupied square feet.

The proposed project includes up to 80,000 gsf of office use, which triggers at least sixteen (16) Class 1 bicycle parking spaces, and three (3) Class 2 bicycle parking spaces. The proposed project includes sixteen (16) Class 1 bicycle parking spaces and three (3) Class 2 bicycle parking spaces; therefore, the project meets this requirement.

- F. **Shower Facility and Clothes Locker Requirement.** Planning Section 155.4 of the Planning Code requires at least four showers and twenty-four clothes lockers when gross square footage exceeds 50,000 square feet of the office use floor area.

As outlined within Planning Code Section 155.4(d), the Project Sponsor shall seek an exemption from the Zoning Administrator to provide arrangements for shower and locker facilities at a health club or other facility within three blocks of the building, which will be available to tenants at no cost to the building employees; therefore, the proposed project would comply with Planning Code Section 155.3.

- G. **Office Development Authorization.** Planning Code Section 321 outlines the requirements for an Office Development Authorization from the Planning Commission for new office space in excess of 25,000 gsf.

The proposed project has submitted an application for an Office Development Authorization. The proposed project will seek an office development authorization for up to approximately 80,000 gsf of office space from the Planning Commission. See Case No. 2013.0627B.

- H. **Jobs-Housing Linkage Program.** Planning Code Section 413 applies the Jobs-Housing Linkage Fee to any project that increases by at least 25,000 gross square feet the total amount of any combination of entertainment use, hotel use, Integrated PDR use, office, research and development use, retail use, and/or Small Enterprise Workspace use.

The proposed project includes a change in use of up to 80,000 gsf from PDR to office use and is subject to the Jobs-Housing Linkage Program, as outlined in Planning Code Section 413. The Project Sponsor may elect between the Housing Requirement option, the Payment to Housing Developer option, the In-Lieu Fee Payment option or compliance by combination payment to Housing Developer and payment of In-Lieu Fee at the time of building permit issuance. The Project Sponsor has elected to satisfy this requirement through payment of an in-lieu fee.

- I. **Child Care Requirements for Office Development Projects.** Planning Code Section 414 applies the Child Care Requirements for Office Development Projects to any project that increases by at least 50,000 gross square feet the total amount of office space.

The proposed project includes 80,000 gsf of office use and is subject to the Child Care Requirements for Office Development Projects Requirement. Prior to issuance of the first construction document, the Project Sponsor will elect between compliance by providing an on-site child-care facility, compliance in conjunction with the sponsors of other development projects to provide an on-site child care facility at another project, compliance in conjunction with the sponsors of other development projects to provide a child-care facility within one mile of the development projects, compliance by payment of an in-lieu fee, compliance by combining payment of an in-lieu fee with construction of a child care facility or compliance by entering into an arrangement with a non-profit organization. The Project Sponsor shall pay the in-lieu fee to comply with this requirement.

- J. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the Eastern Neighborhoods Area Plan that results in the addition of gross square feet of non-residential space.

The proposed project includes a change in use of up to 80,000 gsf from PDR to office use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees shall be paid prior to the issuance of the building permit application.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed use is in keeping with other uses on the block face. The immediate block along 3rd Street features a variety of uses, including light industrial, general commercial, and multi-story residential, as well as professional office. The office use will complement the mix of goods and services currently available in the surrounding district and will contribute to the economic vitality of the neighborhood by expanding office square footage at this location. Currently, the surrounding district features a number of former light industrial and warehouse properties that have been converted to office use. The project will support the continued maintenance of the historic resource, which is a positive contribution to the neighborhood.

- (2) That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the proposal will not alter the existing appearance or character of the project vicinity. The proposed work includes a maintenance and preservation program, which will eventually include exterior alterations that will remove incompatible alterations to the ground floor. These exterior alterations would be subject to a Certificate of Appropriateness, and would be reviewed by the Historic Preservation Commission at the time of application.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking for the proposed use. The project is in close proximity to numerous transit options, including the proposed Central Subway, Caltrain, and Muni bus lines, which could offer alternatives to private vehicles.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of approval are included to address potential issues.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed change of use does not require any additional exterior tenant improvements. The proposal will not include loading or service areas. The Project Sponsor will not alter the

existing street trees. Screening and open space requirements will be met. Signage will comply with Planning Code requirements.

- (3) That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- (4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is not located within a Neighborhood Commercial District.

8. **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 2:

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

Policy 2.1:

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

The Project will enhance an existing commercial use and will enhance the diverse economic base of the City.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

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

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.

The Project will preserve and reuse a contributing resource to a designated historic district.

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 mixed-use character of the neighborhood and will reuse a contributing building in a designated historic district.

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

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would not significantly affect any neighborhood serving retail uses, as numerous retail uses would still be present in the area. Currently, the project does not include any retail use.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal will not impact the existing housing or neighborhood character. The surrounding neighborhood has a mixed character composed of residential, commercial, office, and light industrial uses.

- C. That the City's supply of affordable housing be preserved and enhanced.

The proposal will not impact any of the existing housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal will not alter the existing commuter traffic patterns. The existing building is well-served by public transportation options. The location of the site will enable employees and visitors to the building to walk or use public transit. Parking is not required per Planning Code Sections 151.1 and 161(k).

- 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 proposed project will assist in maintaining a diverse economic base by enhancing a commercial use.

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

The project will conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing building is located in the South End Landmark District, and the proposal would enhance the feasibility to preserve the existing building by allowing office use and engaging within a Historic Building Maintenance Plan.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

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 Conditional Use Application No. 2013.0627C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plan on file, dated March 3, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 1, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 1, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow office use located at 660 3rd Street, Block 3788, Lot 008, pursuant to Planning Code Section(s) 303 and 803.9(a) within the SLI District and a 65-X Height and Bulk District; in general conformance with plans, dated March 3, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0627C and subject to conditions of approval reviewed and approved by the Commission on May 1, 2014 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 April 4, 2014 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 to the Conditional Use 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 Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

Diligent pursuit. 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

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.

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

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

Additional Project Authorization. The Project Sponsor must obtain an Office Development Authorization under Planning Code Section 321 to allocate office square footage and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 16 Class 1 bicycle parking spaces and 3 Class 2 bicycle parking spaces

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

Showers and Lockers. Pursuant to Planning Code Section 155.4(d), the Project shall seek an exemption from the Zoning Administrator to provide arrangements for shower and locker facilities at a health club or other facility within three blocks of the building, which will be available to tenants at no cost to the building employees.

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 Section 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 Director with certification that the fee has been paid.

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 Section 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

Childcare Requirements for Office and Hotel Development Projects. Pursuant to Section 414 (formerly 314), the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

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.

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

SoMa Mixed-Use Usable Open Space In Lieu Fee. Pursuant to Planning Code Section 425, in South of Market Mixed Use Districts, the open space requirement for non-residential requirements shall be satisfied through payment of a fee in accordance with Article 4.

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

OPERATION

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.sfplanning.org

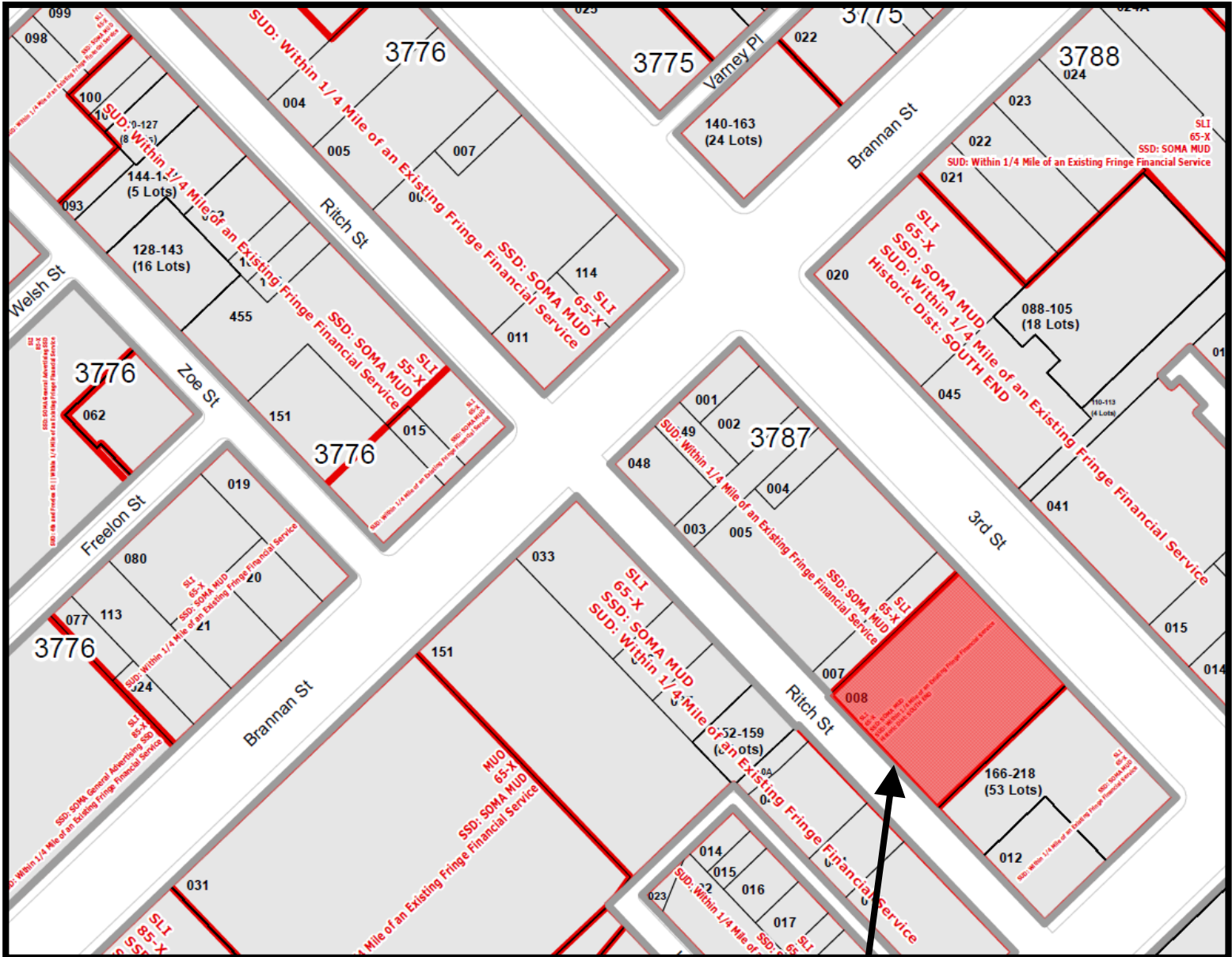
Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

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>

Parcel Map



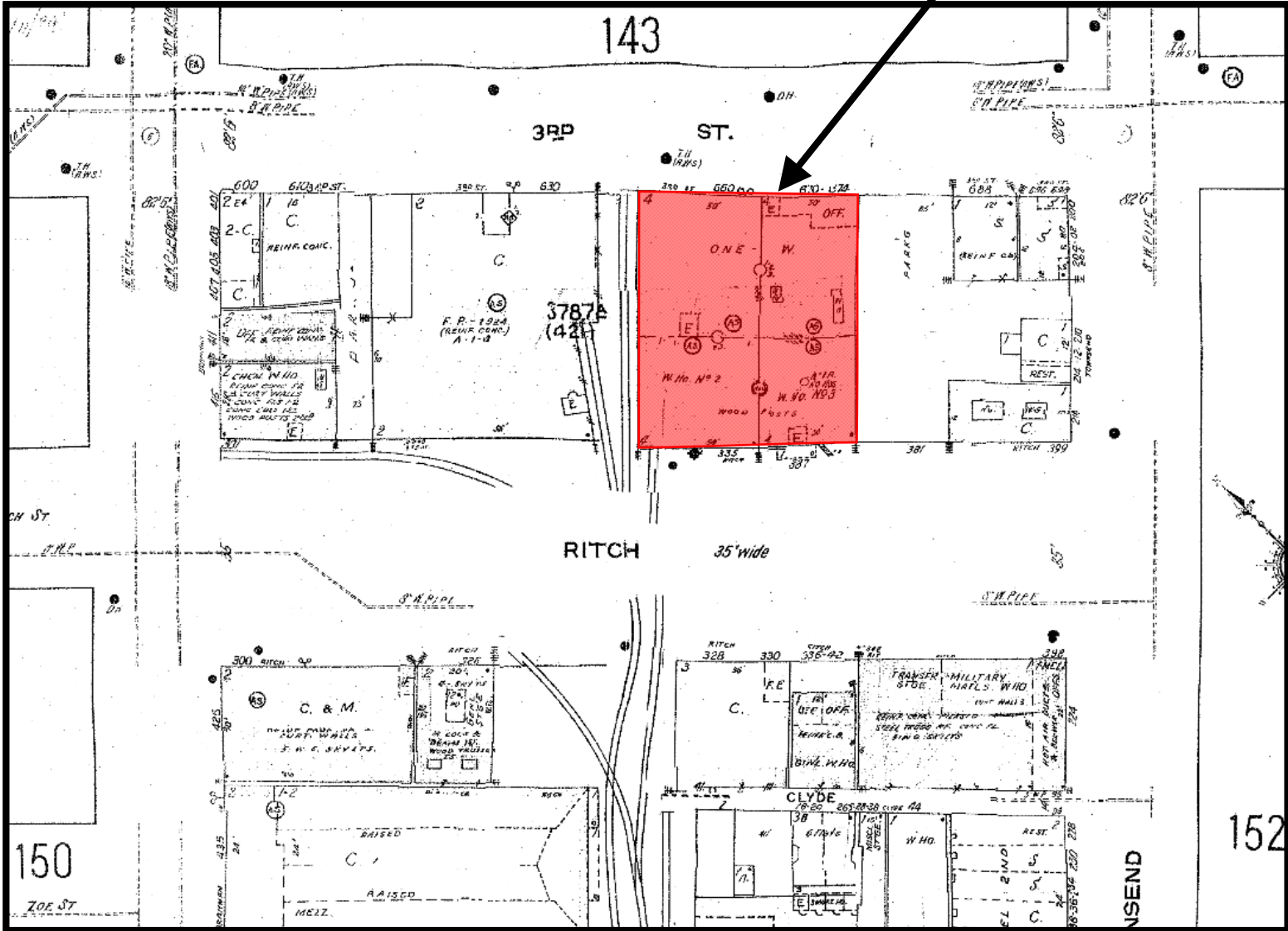
SUBJECT PROPERTY



Conditional Use Authorization
 & Office Allocation
 Case Number 2013.0627BC
 660 3rd 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.



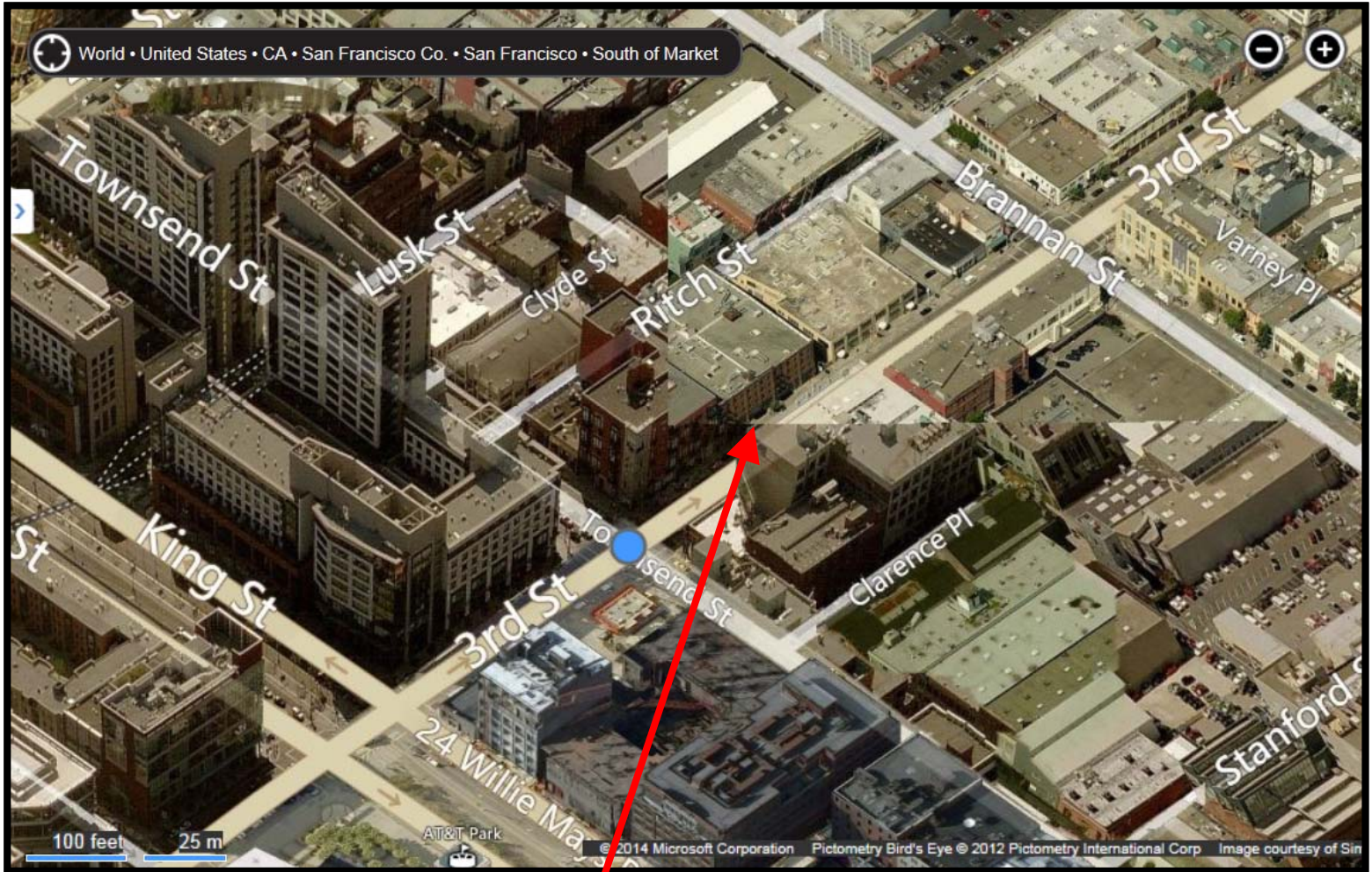
Conditional Use Authorization
& Office Allocation
Case Number 2013.0627BC
660 3rd Street

Zoning Map



Conditional Use Authorization
& Office Allocation
Case Number 2013.0627BC
660 3rd Street

Aerial Photo



660 3rd Street

Conditional Use Authorization
& Office Allocation
Case Number 2013.0627BC
660 3rd Street

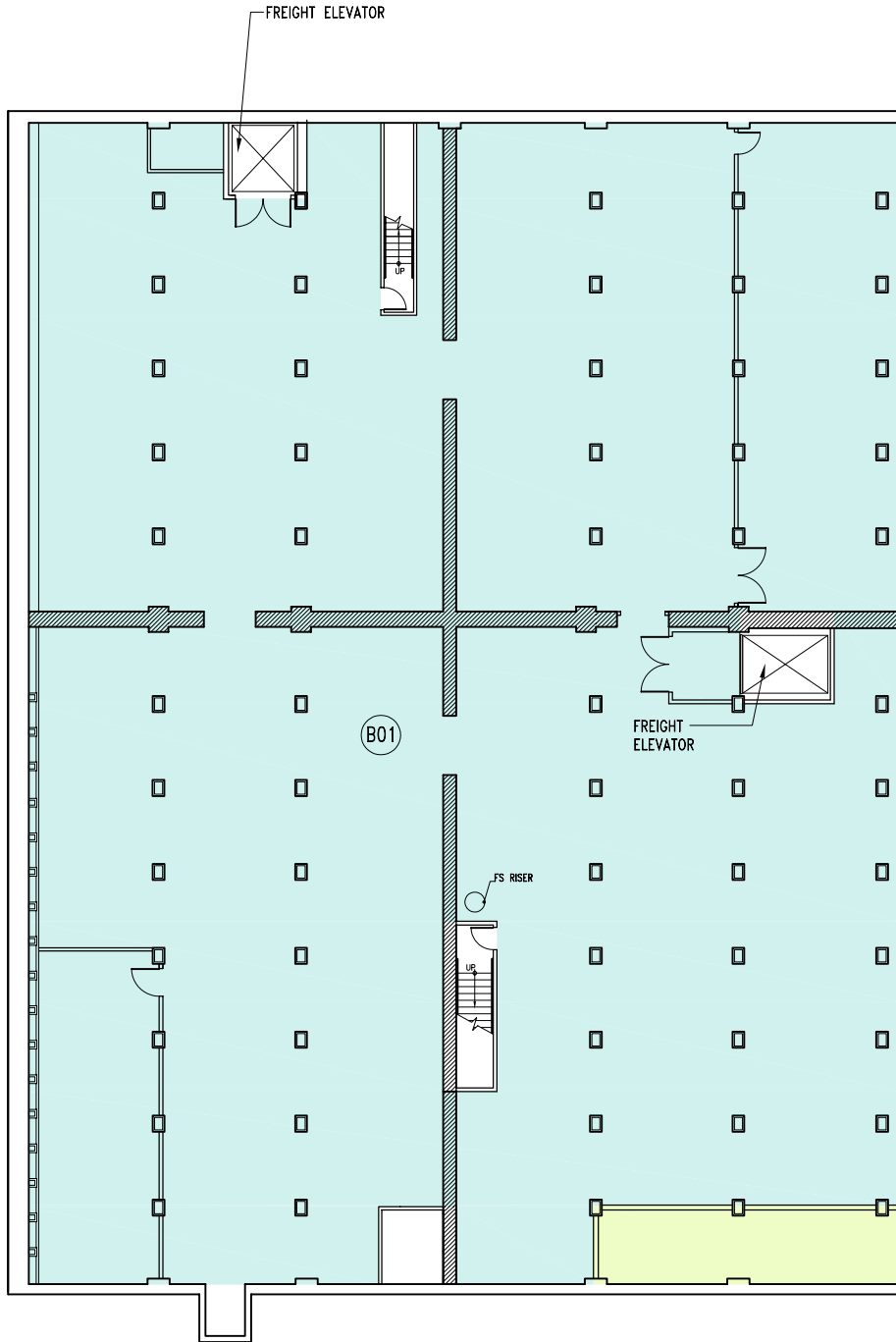


Aerial Photo



665 3rd Street





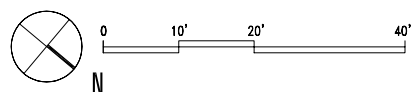
- BUILDING COMMON AREA
- BASEMENT STORAGE #B01

NOVEMBER 30, 2010

TENANT AREAS
BASEMENT PLAN
 660 THIRD STREET

THE OFFICE OF
CHARLES F. BLOSZIES AIA
 LTD
 ARCHITECTURE | STRUCTURES

228 Grant Ave., 6th Floor
 San Francisco, CA 94108
 Phone: 415.834.9002
 Fax: 415.834.9007
 e-mail: archenghe.com

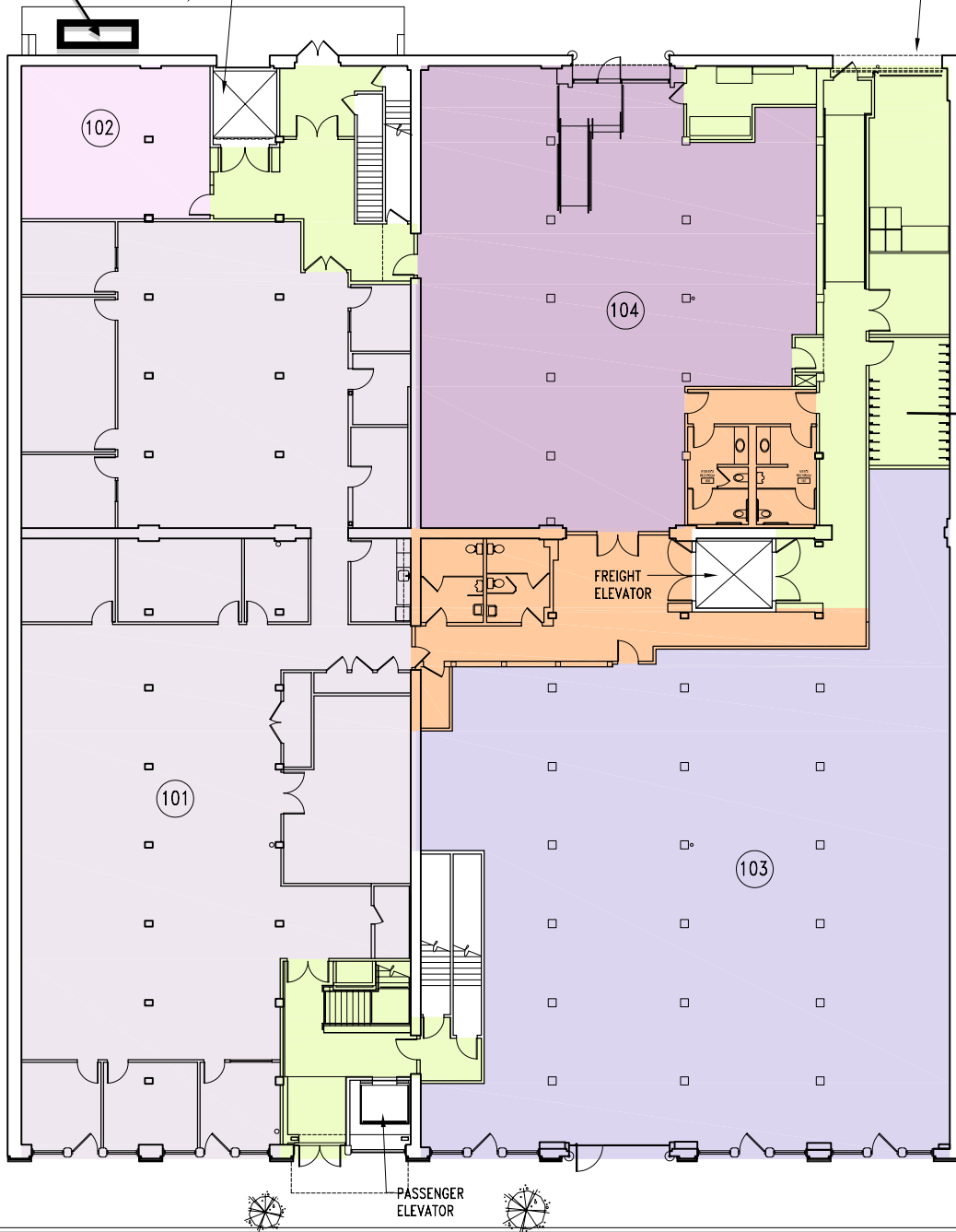


Rack for 3 bicycles

LOADING DOCK
FREIGHT ELEVATOR

R I T C H S T R E E T

LOADING DOCK



Bike Storage Room
16 bicycle spaces

PASSENGER
ELEVATOR

FREIGHT
ELEVATOR

T H I R D S T R E E T

March 3, 2104

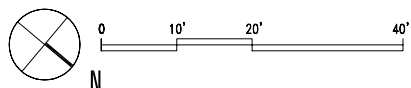
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- FLOOR COMMON AREA
- #101 & #200
- #102
- #103
- #104

GROUND FLOOR PLAN

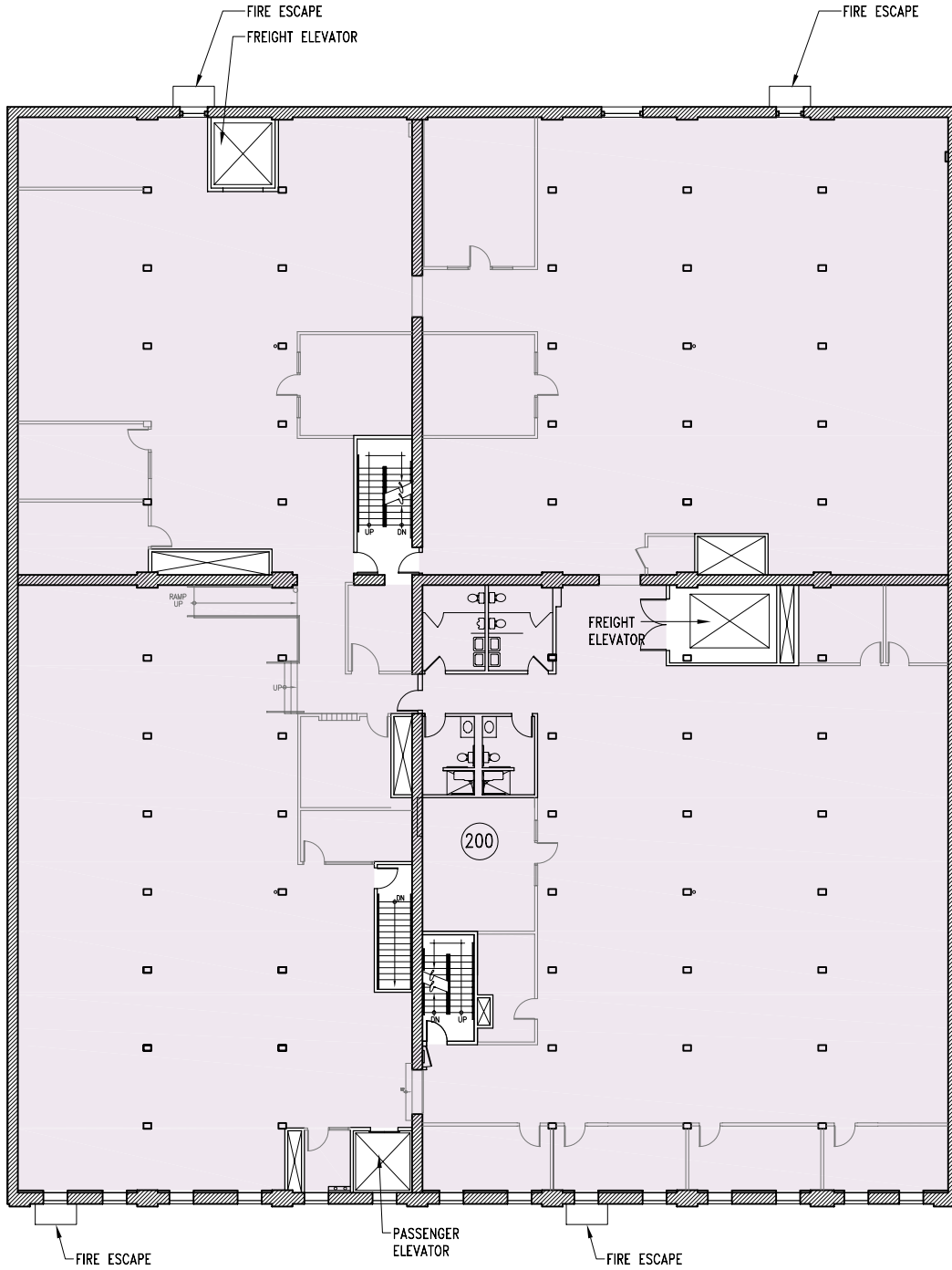
660 THIRD STREET

THE OFFICE OF
CHARLES F. BLOSZIES AIA
 LTD
 ARCHITECTURE | STRUCTURES

228 Grant Ave., 6th Floor
 San Francisco, CA 94108
 Phone: 415.834.9002
 Fax: 415.834.9007
 e-mail: archeng@che.com



R I T C H S T R E E T

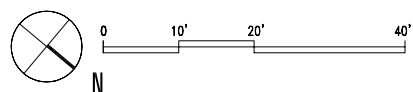


T H I R D S T R E E T

SECOND FLOOR TENANT #101 & #200

NOVEMBER 30, 2010

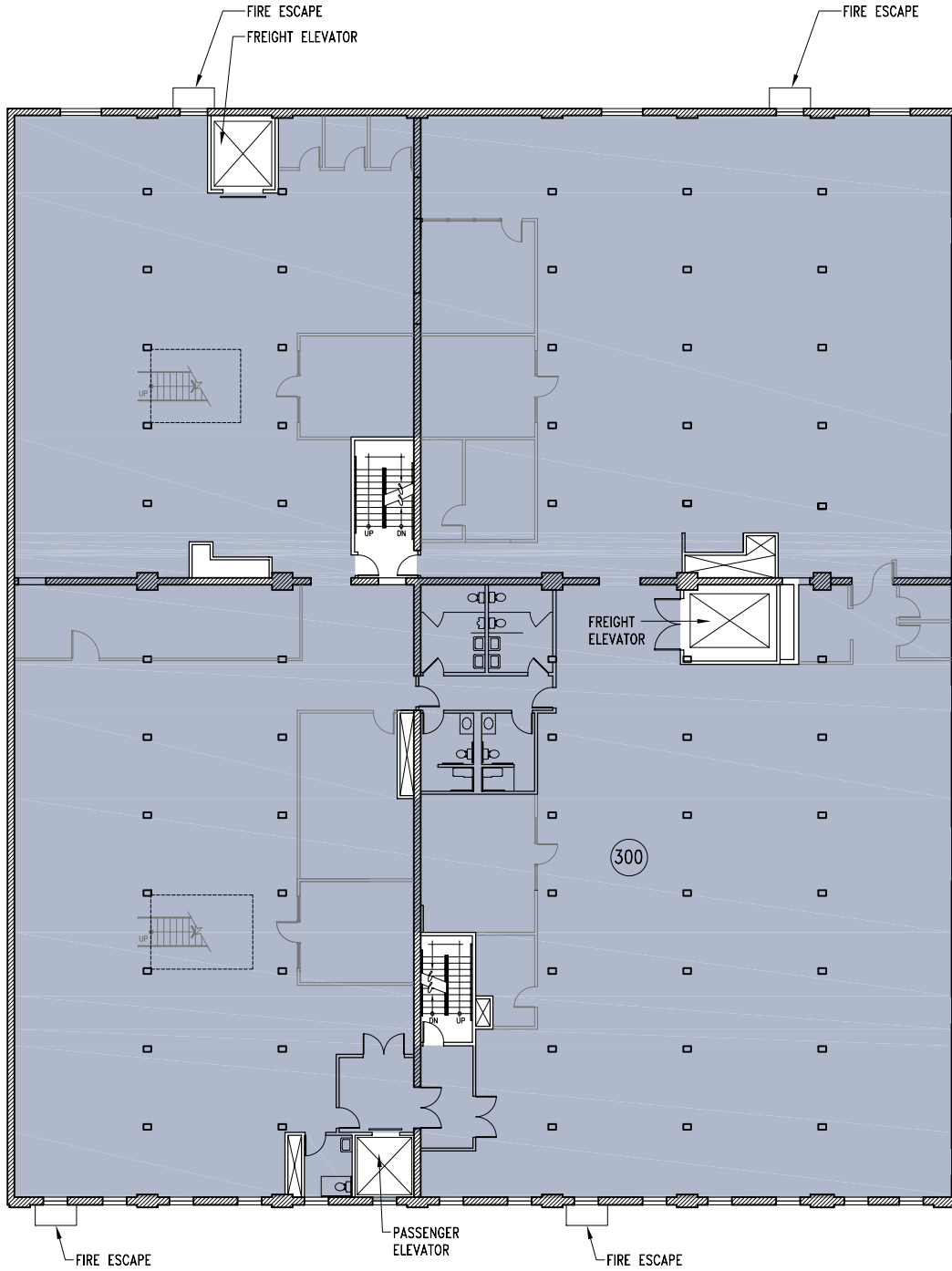
TENANT AREAS
SECOND FLOOR PLAN
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RITCH STREET



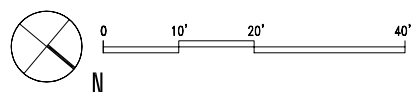
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NOVEMBER 30, 2010

THIRD FLOOR TENANT #300 & #400

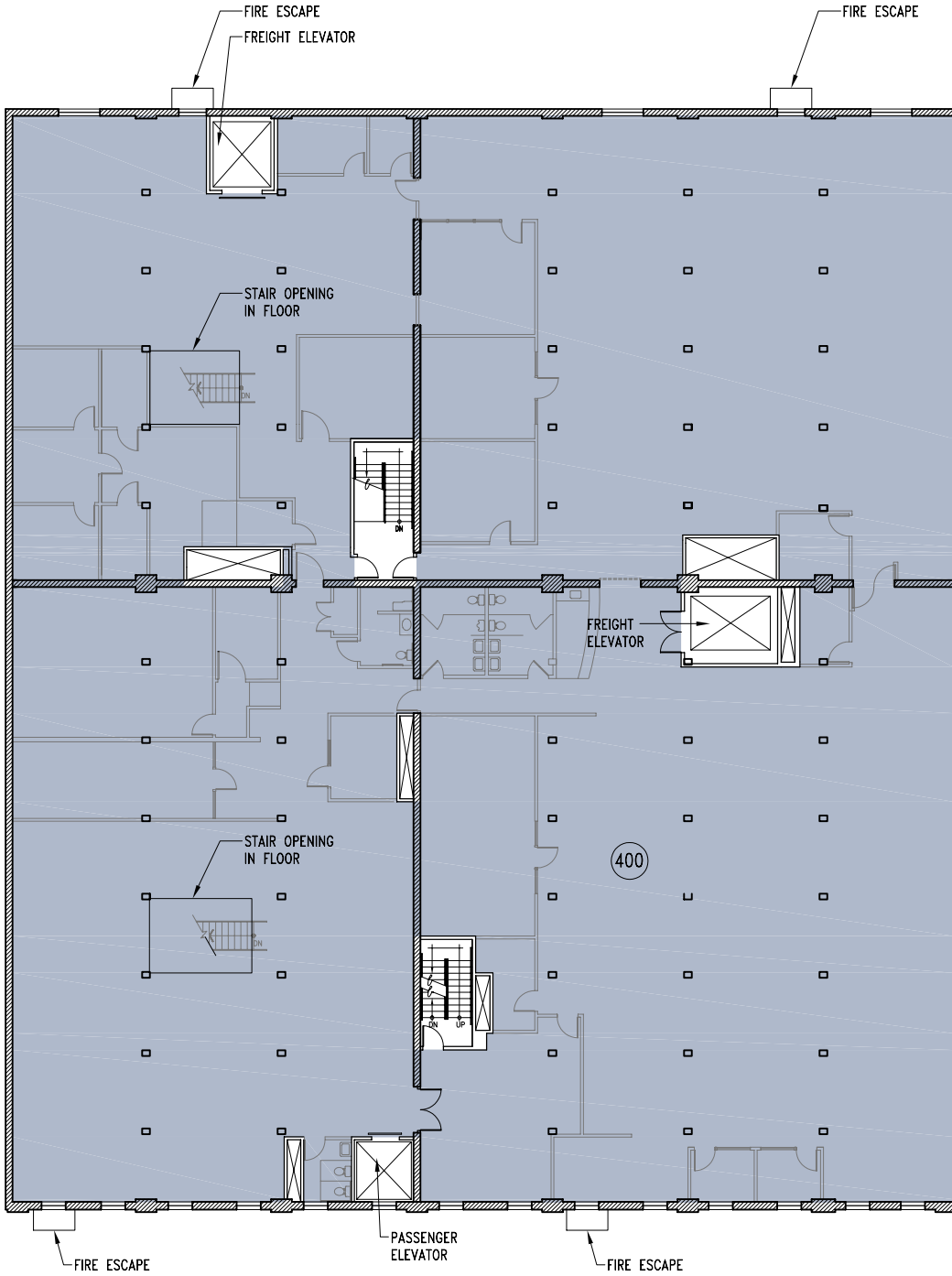
TENANT AREAS
THIRD FLOOR PLAN
 660 THIRD STREET

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R I T C H S T R E E T



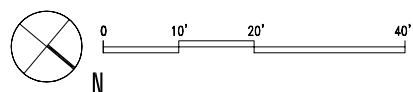
T H I R D S T R E E T

■ FOURTH FLOOR TENANT #300 & #400

NOVEMBER 30, 2010

TENANT AREAS
FOURTH FLOOR PLAN
 660 THIRD STREET

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0731

HEARING DATE: February 19, 2014

Date: February 12, 2014
Case No.: **2013.0627BC**
Project Address: **660 3rd Street**
Zoning: SLI (Service/Light Industrial) Zoning District
Block/Lot: 3788/008
Project Sponsor: David Silverman, Reuben, Junius & Rose, LLP
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
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ADOPTING FINDINGS RELATED TO THE FEASIBILITY OF PRESERVING THE SUBJECT PROPERTY FOR THE PROPOSED CHANGE IN USE FROM PDR TO OFFICE USE AT 660 3RD STREET (ASSESSOR'S BLOCK 3788, LOT 008), LOCATED WITHIN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on May 16, 2013, the Project Sponsor (David Silverman, Reuben, Junius & Rose, LLP) filed a Conditional Use Application and Office Development Authorization with the San Francisco Planning Department for 660 3rd Street (Block 3788, Lots 008).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow a change in use of 80,000 sf from PDR to office use at 660 3rd Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
 - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
 - (a) a landmark building located outside a designated historic district,
 - (b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or

(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303\(c\)\(6\)](#) and [316](#) through [316.8](#), it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
 - (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board (“LPAB”) are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on February 19, 2014, the Department presented the proposed project to the Historic Preservation Commission. The Commission’s comments on the compliance of the proposed project with the Secretary of the Interior’s Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource through implementation of a Historic Building Maintenance Plan (HBMP) would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 660 3rd Street, on Lots 008 in Assessor’s Block 3788, and this Commission has provided the following comments:

- The Historic Building Maintenance Plan appropriately outlines a program for cyclical maintenance, repair and preservation, as well as a uniform sign program and permanent interpretative exhibit, thus reinforcing the building’s contribution to the surrounding landmark district and providing for public dissemination of the building and district’s history.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2013.0627BC to the Planning Commission.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 19, 2014.

Jonas P. Ionin
Commission Secretary

PRESENT: Hasz, Hyland, Johnck, Matsuda, Pearlman and Wolfram
ABSENT: Johns
ADOPTED: October 2, 2013

660 3rd Street San Francisco, CA - Historic Building Maintenance Plan
February 12, 2014

This plan provides a cycle of maintenance to be performed on an annual basis as well as a long term basis for maintaining the historic building located at 660 3rd Street in the South End Landmark District. Annual inspections will be performed to assess the needs for maintenance as well as planning for any future larger capital needs. Tiebacks were constructed in approximately 2000. The building was recently inspected for seismic safety and found to be seismically sound. All proposed work shall follow the appropriate preservation standards, as guided by the Historic Preservation Commission.

ROOF

Inspected and repaired annually to preserve seals and prevent water intrusion. Replacement scheduled every 15 -20 years due to flat roof design.

Timeframe: Annual (Inspection); 15-20 years (Replacement)

SKYLIGHT

Inspected and sealed/caulked/cleaned as needed annually to prevent water intrusion. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary.

Timeframe: Annual (Inspection); As-Needed (Replacement)

WINDOWS

Windows are required to maintain a wood design for historical preservation purposes, especially the windows facing Third Street and Ritch Street. Windows on the north side of the building are metal.

For wood windows, regular sealing is required for maximizing HVAC efficiency. Inspection for damage, warping, water intrusion and proper function to be done annually. Painting of the wood framing done as necessary. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary. All window replacement shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 9: Repair of Historic Wooden Windows*.

Timeframe: As-Needed (Repair/Replacement)

BRICK EXTERIOR

Annual inspection of the integrity of the brick exterior focusing on removing graffiti and vandalism, and repairing mortar to prevent damage, blight, mold and other growths. Inspect for efflorescence and water infiltration, repair and repoint using mortar to match historic mortar compositions as feasible. Any new mortar shall match the existing mortar in material, color and composition. Inspect for spalling and looses, cracked or dislodged brick. Repair as required. If necessary, good faith efforts will be made to replace severely damaged bricks with salvaged brick to the extent feasible. All brick repair shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 1: Cleaning and Water-*

Repellent Treatments for Historic Masonry Buildings and National Park Service Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings.

Timeframe: Annual (Inspection); As-Needed (Repair/Replacement)

EXTERIOR FASCIA (LOWER LEVEL)

Removal of graffiti and vandalism as necessary. Repair or waterproof exterior fascia, as needed. Proposed treatments may include adding sealant to the base of 660 3rd Street, as necessary to prevent water intrusion. Any proposed sealants shall maintain the integrity of the brick, and shall not impact the brick's porosity, color, finish or texture. Proposed work may also include application of a water intrusion product on interior of basement wall, as necessary.

Timeframe: As-Needed (Repair/Replacement)

EXTERIOR LEDGES

Inspected and repaired annually. Cleaning and removal of bird nests done annually. Possible installation of preventative measures to control/prevent nesting issues. Preventative measures shall be temporary in nature, and shall not include the application of any substance or chemical, which may have an impact upon the historic brick or other historic materials. In addition, any anchors or other attachment methods for these preventative measures shall be reversible in nature and not affect or damage any historic materials.

Timeframe: Annual (Inspection); As-Needed (Preventative Measure)

SIGNAGE PROGRAM

A uniform sign program will provide firm guidance for future tenants on the appropriateness of signage on the exterior. This sign program shall provide guidelines on size, material, location, method of illumination, and method of attachment. The sign program shall follow the guidelines established by Appendix I of Article 10 of the San Francisco Planning Code. The sign program shall be reviewed and approved by Planning Department Preservation staff through an Administrative Certificate of Appropriateness as delegated by the Historic Preservation Commission. The sign program shall be developed in coordination with tenant improvements and occupation.

Timeframe: 1 Year (Sign Program)

INTERPRETIVE EXHIBIT

A permanent interpretive exhibit will provide knowledge to the public on the historic features of the building and the South End Landmark District. This exhibit shall be constructed of durable materials, and shall be accessible by tenants and the public. Information will be permanently displayed in the building lobby within the next six months to assist in educating tenants and visitors about the history of the building and the South End Landmark District. Public information will be searched to assist with assembling background information relevant to the building and its setting. A qualified historian or architectural historian will be consulted to create the exhibit. Department staff shall be consulted on the location, content and design. The interpretative exhibit shall be reviewed and approved by Planning Department

Preservation staff.

Timeframe: 6 Months from Approval of Conditional Use Authorization/Office Development Authorization (Interpretative Exhibit)

**Before the
San Francisco Planning Commission**

**Project Sponsor's Submittal in Support of
CONDITIONAL USE APPLICATION
Planning Code Sections 303, 803.9(a) and 817.48**

for

**ADAPTIVE RE-USE OF A
CONTRIBUTORY BUILDING LOCATED IN THE
SOUTH END HISTORIC DISTRICT**

660 THIRD STREET

**PROJECT SPONSOR:
Gorr Partners, LLC**

Attorneys for Project Sponsor:

REUBEN, JUNIUS & ROSE, LLP
One Bush Street, Suite 600, San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

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A. INTRODUCTION

Gorr Partners, LLC (“Owner”) seeks conditional use authorization for the adaptive re-use of 80,000 gross square feet at 660 Third Street (“Project Site” or “Building”) to office use.

The Project Site is located on the west side of Third Street, between Brannan and Townsend Streets, in the SLI (Service/Light Industrial) Zoning District and 65-X Height and Bulk District. The Property is in the East SOMA portion of the Eastern Neighborhoods Plan. The existing Building has been determined by the Planning Department to be contributory to the South End Historic District.

The Building was formerly used predominantly as auction space¹, along with accessory offices and storage space. A retail piano store formerly used a portion of the ground floor. Approximately 16,765 square feet was used for wholesale space. The former auction business has closed down, as has the wholesale dealer and the piano store.

The Project Site is located in the East SOMA planning area. The East SOMA Plan, an element of the General Plan, provides, in Objective 8, Policy 8.2.3, “Promote and offer incentives for the rehabilitation and adaptive re-use of historic buildings in the East SOMA Area Plan.” The authorization of office use will therefore further the objectives and policies of the General Plan, and will satisfy all Planning Code requirements for authorization of office use in buildings that are contributory to established Historic Districts.

B. SITE INFORMATION

Street Address: 660 Third Street
Cross Streets: Brannan and Townsend Streets
Assessor’s Block/Lot: Block 3787, Lot 008
Zoning District: SLI

¹ Classified in Planning Code Section 890.54(b) as wholesale sales, resale of goods including accessory storage space. See also Planning Code Sections 817.64 and 890.102(k).

Height/Bulk District: 65-X

Site Size: 21,997 s.f.

Year Built: 1902

Historic Preservation Status: Contributory Building to the South End Historic District, which is a designated historic district in Article 10 of the Planning Code. Rated "B" by the Foundation for San Francisco's Architectural Heritage.

Building Name: South End Terminal Warehouse

Architect: William Koenig

C. EXISTING SITE CONDITIONS

The Building is comprised of four floors and a basement. Lack of parking is an issue for retail space on Third Street. Most of the nearby parking lots fill up in the morning and cannot take cars mid-day. San Francisco Giants' games create additional parking issues. The historical significance of the Building does not mesh well with retailers who need adequate signage, which is not allowed by the Planning Code for contributory buildings.

The neighborhood is dominated by large office buildings, including the Brown and Toland four-story headquarters, residential buildings, and several parking garages, along with a McDonald's on the corner of Townsend and Third Streets.

The ownership desires to convert the Building to office use without changing or impacting the historical significance of the Building. Public transit, including Muni, Caltrans, and the Third Street Light Rail line allow workers easy access to the Building without using automobiles. The former auction business closed and history has shown that retail use is not viable in this location, especially for a four story building. On the other hand, there is an ongoing need for office space in the South of Market area, located in close proximity to the tech central core, which is a very large job creator for residents, and tax revenue producer for the City. No business will be displaced by the change of use to office.

No retail use could survive on this block because, among other reasons, there are minimal retail uses to attract customers, few windows, and an inability to place signs on the historic Building. The only significant retail store that was formerly located in the vicinity, Borders Books, went out of business and vacated several years ago.

D. PROJECT SUMMARY

Present permitted use: Auction and wholesale sales

Proposed change of use: Convert to office use (four floors, total 80,000 s.f.)

Lot area: 21,997 s.f.

Building square
footage: 80,000 s.f.

Number of stories: Four plus basement, each 20,000 sq. ft.

E. CONDITIONAL USE DETERMINATION

Pursuant to Planning Code Section 817.48, office uses in contributory buildings to Historic Districts are allowed as conditional uses in the SLI Zoning District, and are subject to the criteria set forth in Section 803.9(a).

In order to preserve contributory buildings within Historic Districts, including the South End Historic District, Planning Code Section 803.9(a) allows any use which is permitted as a principal or conditional use within the SSO (Service/Secondary Office) District, excluding nighttime entertainment uses, to be permitted as a conditional use in a contributory building located outside the SSO District and within a designated historic district, such as the South End Historic District. Office uses as defined by Planning Code Section 890.70 are principally permitted in the SSO District. Therefore, the Property is eligible for conditional use authorization for office use.

Where Planning Code Section 803.9(a) is used to allow an office use in a contributory building in the South of Market area under Conditional Use Authorization, the following conditions apply:

- The provisions of Sections 316 of the Planning Code (*Procedures for Conditional Use Application in South of Market Districts*) must be met.
- In addition to the conditional use criteria set out in Code Sections 303(c), the Planning Commission must determine that allowing the use will enhance the feasibility of preserving the contributory building.
- The Building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use to office.

1. Section 803.9(a) Criteria

The proposed Project complies with the criteria of Section 803.9(a) of the Planning Code, authorizing under Conditional Use the conversion of 80,000 square feet of gross floor area of the subject contributory building to office use, a use principally permitted within the SSO (Service/Secondary Office) District, in the subject SLI District, as follows:

a. The provisions of Section 316 of the Planning Code must be met.

The Owner has followed the procedures for application for Conditional Use Authorization in South of Market Districts.

b. Allowing the use will enhance the feasibility of preserving the contributory building.

The proposed conversion to office use will enhance the feasibility of preserving the contributory building through adaptive reuse. The Project will preserve and enhance the architectural features of the Building. Any seismic improvement work will not adversely affect the special character or special historical, architectural or aesthetic or value of the Building. Office use will enhance the feasibility of preserving the contributory building for the following reasons:

- (i) retail use is not feasible at this location;
- (ii) office use will provide revenues to maintain and preserve the 110 year old Building, which requires significant maintenance and repairs due to its age;
- (iii) the stacked, four-story over basement configuration is most suitable for office use; and
- (iv) Project Sponsor will implement the Building Maintenance Plan attached as **Exhibit C**.

The Building's full lot coverage precludes any off-street parking or loading, thereby eliminating many uses that would be principally permitted in this district. The stairways between floors are narrow. There is no open space, thereby eliminating any possible residential use.

The Project Sponsor should be permitted to manage the Building as office and to provide needed space for tech offices in order to encourage job creation in the City. This is an ideal building to implement the General Plan policy to permit conversion to office use in order to facilitate retention of contributory buildings. There are very few buildings that would be eligible for such conversion. Office use is the only use that makes sense in the Building, given the limits and confines of the Building and its surroundings, and the Planning Code requirements that would apply to other uses, such as residential.

2. The Permitted Uses Are Not Suitable For These Buildings.

The Project Site is located within the SLI (Service/Light Industrial/Residential) mixed-use zoning district. None of the principally permitted uses within the SLI district (a sampling of which are described below) are suitable for this property in the absence of demolition of the existing historic structure:

- § 817.14 Dwelling units – Precluded by lack of rear yard, open space, and off-street parking, access impossible, column spacing too narrow.
- § 817.22 Child Care – Precluded by lack of open space.

- § 817.31 Retail sales and services – Discouraged by absence of any significant retail in the neighborhood, as well as restrictions on new window openings and signage on contributory buildings.
- § 817.41 Theater – Precluded by tight column spaces.
- § 817.42 Trade shop – Precluded by lack of parking.
- § 817.43 Catering Service – Could not build a kitchen in a contributory building. In addition, a catering service could not occupy 80,000 square feet of space.
- § 817.45 Business goods and equipment repair service - Precluded by lack of parking and loading.
- § 817.47 Business services - Precluded by lack of parking and loading.
- § 817.65 Light manufacturing – Precluded by column spaces, and lack of parking and loading.
- § 817.66 Storage Facility – Precluded by City Planning and General Plan policies.
- § 817.71 Open Recreation and horticulture – Precluded by lack of open space.

None of these principally permitted uses are suitable for the Building. If the adaptive reuse of the Building for offices is not approved, the Building would likely fall into disrepair. Absent a revenue stream from office tenants, the Owner would struggle to maintain the character of the Building and to keep up maintenance standards. The Building is approximately 110 years old, and requires substantial and costly ongoing maintenance and repair work in order to preserve the Building and in particular its historic features.

The Planning Code specifically encourages preservation of contributory buildings by providing a flexible approach to adaptive reuse pursuant to Section 803.9(a). Section 803.9(a) provides necessary flexibility in order to preserve historic structures by allowing office use upon a showing that the use “will enhance the feasibility of preserving a contributory building.”

Section 803.9(a) specifically addresses the dire circumstances that face 660 Third Street. This contributory building to the South End Historic District must be preserved as part of San Francisco's Architectural Heritage. However, the use restrictions applicable in this zoning district have created obstacles for the adaptive re-use of the Building. Without authorization for general office use, the Building will likely be vacant, with resulting deterioration to the historic features of Building, as well as the likelihood of vandalism and other social problems.

This historic Building has physical attributes that make it particularly well suited for office use. As applied to this Building, the current use restrictions are not serving any purpose.

3. Section 303(c) Criteria

Under Planning Code section 303(c), the Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

a. Desirability and Compatibility of Project

Planning Code section 303(c)(1) requires that facts be established that demonstrate the following:

That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project is necessary, desirable and compatible with the neighborhood and the community for the following reasons:

The proposal is to convert the Building to general office use. Office use is compatible with the existing mix of uses in the neighborhood. Since the envelope of the Building will not be modified, the size and intensity of use will be essentially unchanged.

The conversion to office use in the contributory building will provide a necessary and desirable development for this part of the South of Market neighborhood and South End Historic District, as it will allow

this Building to be preserved without compromising the architectural integrity of the Building.

The Project will provide quality jobs to San Francisco residents, and will generate new City tax revenue. The Project is compatible with the neighborhood. The Project is necessary and desirable because it will allow preservation of the contributory Building which may otherwise deteriorate and likely become blighted, thereby creating neighborhood safety issues.

b. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code section 303(c)(2) requires that facts be established that demonstrate the following:

That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- (i) **The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.**

The existing site and structure will not be significantly modified. The change of use will allow for more active maintenance of the Building, which will therefore increase the safety, convenience and general welfare of persons in the neighborhood.

The proposed office use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The structure is located near the Caltrain Station and other public transit facilities including Muni and the Third Street Light Rail line. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working in the area. The proposed conversion of use will allow the Building

to be preserved as a contributory building to the South End Historic District, while maintaining the essential character of the neighborhood.

- (ii) **The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.**

The proposed use change will not significantly affect traffic patterns, the type and volume of traffic generated, or the demand for off-street parking and loading.

The location of the site will enable employees and visitors to the Building to walk, bicycle, and use public transit rather than automobiles.

- (iii) **The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

No significant emissions of noise, glare, dust or odor would be produced by offices.

- (iv) **Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.**

No landscaping, screening, open spaces, parking or loading areas exist. The Building covers the lot.

c. Compliance with the General Plan.

Planning Code Section 303(c)(3) requires that facts be established that demonstrate the following:

That such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the Master Plan.

The Project complies with the applicable provisions of the Planning Code. The Project will not adversely affect the General Plan. In

accordance with Section 803.9(a) of the Planning Code, any use permitted as a principal or conditional use within the SSO district may be permitted in the SLI district as a conditional use in a contributory building. The Building is a contributory building to the South End Historic District and general office is a permitted use in the SSO district. Allowing the proposed use will not adversely affect the Master Plan, since it will allow rehabilitation and adaptive re-use of a contributory building, increase public safety, prevent blight, and enhance the surrounding neighborhood. *The Project will further the policies of the East SOMA Plan, which encourages authorization of office use in contributory buildings to facilitate their retention.*

2. General Plan Policies

The proposed project is consistent with the following Objectives and Policies of the General Plan:

Urban Design Element

OBJECTIVE 2 Conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 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 5 Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 6 Respect the character of older development nearby in the design of new buildings.

East SOMA Plan

OBJECTIVE 8.2 Protect, preserve, and re-use historic resources in East SOMA.

POLICY 8.2.3 Promote and offer incentives for the rehabilitation and adaptive re-use of historic buildings in East SOMA.

This Project is consistent with the intention of the objectives and policies found in the Urban Design Element (Objective 2, Policies 4, 5 and 6) by preserving the contributory building and providing continuity with past development.

The Master Plan contemplates exactly the situation that 660 Third Street faces – a building that can feasibly and realistically be used only for offices and that requires authorization for office use in order to survive as a contributory building.

F. PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project is consistent with each of these policies as follows:

- 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.**

The South End Historic District is not a residential “neighborhood” within the meaning of this policy. The district is geared toward the service business community. Only a very few of the existing businesses near the Project Site are “neighborhood-serving retail uses.” Office uses in the Project will provide opportunities for resident employment. No neighboring-serving retail uses will be displaced.

- 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

This is not a district in which housing is a dominant use. It is primarily commercial in nature. No existing housing will be demolished for this Project. Preservation and rehabilitation of the contributory building will preserve the existing character of the neighborhood.

- 3. That the City's supply of affordable housing to be preserved and enhanced.**

The Project will contribute substantial fees to the City to construct affordable housing (Jobs-Housing Linkage), as well as for public transit (transit impact fee), and child care facilities (child care fee).

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The proposed Project will not alter the existing commuter traffic patterns. The existing Building is well served by public transportation. The location of the site will enable employees and visitors to the Building to walk, bicycle, and use public transit to reach the Building.

- 5. 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.**

No industrial or service businesses will be displaced by the Project.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The Project will comply with all applicable seismic safety Codes.

- 7. That landmarks and historic buildings be preserved.**

The purpose of this Project is to enhance the feasibility of preserving a contributory building by authorizing a use that will allow the Building to be occupied, maintained, preserved, and repurposed. Office use is the only use that will work in the Building.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.**

The proposed Project will not have any negative effect on parks or open space.

The Project is consistent with and would promote the general and specific purposes of the Planning Code provided under Section 101.1(b) in that the Project will advance historic preservation and implement adaptive reuse of a contributory building through rehabilitation and re-purposing, and thereby contribute to the character and stability of the neighborhood.

G. CONCLUSION

The proposed change of use satisfies the Planning Code requirements for Adaptive Re-use of the Building at 660 Third Street. Accordingly, we respectfully request that the Planning Commission approve the change of use to office.

REUBEN, JUNIUS & ROSE, LLP

Dated: March 10, 2014

By: 

David Silverman
Attorneys for the Project Sponsor
Gorr Partners, LLC

LIST OF EXHIBITS

- Exhibit A - Floor Plans
- Exhibit B - Photos of the Project Site and Project Block
- Exhibit C - Building Maintenance Plans

EXHIBIT A

EXHIBIT B

EXHIBIT C

660 3rd Street San Francisco, CA - Historic Building Maintenance Plan
February 12, 2014

This plan provides a cycle of maintenance to be performed on an annual basis as well as a long term basis for maintaining the historic building located at 660 3rd Street in the South End Landmark District. Annual inspections will be performed to assess the needs for maintenance as well as planning for any future larger capital needs. Tiebacks were constructed in approximately 2000. The building was recently inspected for seismic safety and found to be seismically sound. All proposed work shall follow the appropriate preservation standards, as guided by the Historic Preservation Commission.

ROOF

Inspected and repaired annually to preserve seals and prevent water intrusion. Replacement scheduled every 15 -20 years due to flat roof design.

Timeframe: Annual (Inspection); 15-20 years (Replacement)

SKYLIGHT

Inspected and sealed/caulked/cleaned as needed annually to prevent water intrusion. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary.

Timeframe: Annual (Inspection); As-Needed (Replacement)

WINDOWS

Windows are required to maintain a wood design for historical preservation purposes, especially the windows facing Third Street and Ritch Street. Windows on the north side of the building are metal.

For wood windows, regular sealing is required for maximizing HVAC efficiency. Inspection for damage, warping, water intrusion and proper function to be done annually. Painting of the wood framing done as necessary. Replacement of cracked or broken panes due to weather/acts of God/vandalism as necessary. All window replacement shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 9: Repair of Historic Wooden Windows*.

Timeframe: As-Needed (Repair/Replacement)

BRICK EXTERIOR

Annual inspection of the integrity of the brick exterior focusing on removing graffiti and vandalism, and repairing mortar to prevent damage, blight, mold and other growths. Inspect for efflorescence and water infiltration, repair and repoint using mortar to match historic mortar compositions as feasible. Any new mortar shall match the existing mortar in material, color and composition. Inspect for spalling and looses, cracked or dislodged brick. Repair as required. If necessary, good faith efforts will be made to replace severely damaged bricks with salvaged brick to the extent feasible. All brick repair shall follow accepted preservation standards, including *National Park Service Preservation Brief No. 1: Cleaning and Water-*

Repellent Treatments for Historic Masonry Buildings and National Park Service Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings.

Timeframe: Annual (Inspection); As-Needed (Repair/Replacement)

EXTERIOR FASCIA (LOWER LEVEL)

Removal of graffiti and vandalism as necessary. Repair or waterproof exterior fascia, as needed. Proposed treatments may include adding sealant to the base of 660 3rd Street, as necessary to prevent water intrusion. Any proposed sealants shall maintain the integrity of the brick, and shall not impact the brick's porosity, color, finish or texture. Proposed work may also include application of a water intrusion product on interior of basement wall, as necessary.

Timeframe: As-Needed (Repair/Replacement)

EXTERIOR LEDGES

Inspected and repaired annually. Cleaning and removal of bird nests done annually. Possible installation of preventative measures to control/prevent nesting issues. Preventative measures shall be temporary in nature, and shall not include the application of any substance or chemical, which may have an impact upon the historic brick or other historic materials. In addition, any anchors or other attachment methods for these preventative measures shall be reversible in nature and not affect or damage any historic materials.

Timeframe: Annual (Inspection); As-Needed (Preventative Measure)

SIGNAGE PROGRAM

A uniform sign program will provide firm guidance for future tenants on the appropriateness of signage on the exterior. This sign program shall provide guidelines on size, material, location, method of illumination, and method of attachment. The sign program shall follow the guidelines established by Appendix I of Article 10 of the San Francisco Planning Code. The sign program shall be reviewed and approved by Planning Department Preservation staff through an Administrative Certificate of Appropriateness as delegated by the Historic Preservation Commission. The sign program shall be developed in coordination with tenant improvements and occupation.

Timeframe: 1 Year (Sign Program)

INTERPRETIVE EXHIBIT

A permanent interpretive exhibit will provide knowledge to the public on the historic features of the building and the South End Landmark District. This exhibit shall be constructed of durable materials, and shall be accessible by tenants and the public. Information will be permanently displayed in the building lobby within the next six months to assist in educating tenants and visitors about the history of the building and the South End Landmark District. Public information will be searched to assist with assembling background information relevant to the building and its setting. A qualified historian or architectural historian will be consulted to create the exhibit. Department staff shall be consulted on the location, content and design. The interpretative exhibit shall be reviewed and approved by Planning Department

Case No. 2013.0627BC
Conditional Use Authorization & Office Development Authorization

Preservation staff.

Timeframe: 6 Months from Approval of Conditional Use Authorization/Office Development Authorization (Interpretative Exhibit)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
660 3rd Street		3788/008	
Case No.	Permit No.	Plans Dated	
2013.0627BC		March 3, 2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of Use from PDR to Office. Existing Building currently contains office use on all floors-No Physical Change in Environment.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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 checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): No Exterior Alterations.	
Preservation Planner Signature: Richard Sucre <small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2014.04.18 15:44:32 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre Project Approval Action: Planning Commission Hearing <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature or Stamp:  Richard Sucre <small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2014.04.18 15:44:32 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		