



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0164

HEARING DATE: JUNE 20, 2012

Filing Date: March 29, 2012
Case No.: **2011.1410A**
Project Address: **275 BRANNAN STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
65-X Height and Bulk District
Block/Lot: 3789/009
Applicant: Reggie Hanna
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 3789, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

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

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

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

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

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

CONDITIONS OF APPROVAL

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

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

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

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

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

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

The proposed project will not have any impact on neighborhood serving retail uses. The proposed project will provide new office space, which will enhance the business and employment opportunities within the neighborhood.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The proposed project will have no impact to housing supply.

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

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

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

The proposed project will not have any impact on industrial and service sector jobs. Although the subject building has been used for manufacturing and as a warehouse in the past, the subject building is currently vacant. The proposed project does not displace any existing industrial or service section business. The proposed project will enhance the opportunity for resident employment and ownership within the neighborhood.

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

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3789 for proposed work in conformance with the project information dated June 8, 2012, labeled Exhibit A on file in the docket for Case No. 2011.1410A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

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

Linda D. Avery
Commission Secretary

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

NAYS:

ABSENT: Chase

ADOPTED: June 20, 2012