



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0223 Permit to Alter MAJOR ALTERATION

HEARING DATE: FEBRUARY 5, 2014

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Filing Date: August 29, 2013
Case No.: **2013.0628H**
Project Address: **300 POST STREET (aka 345 STOCKTON STREET)**
Category: Category V (Unrated)
Zoning: C-3-R (Downtown-Retail)
80-130-F Height and Bulk District
Block/Lot: 0295/016
Applicant: Daniel Frattin
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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY V (UNRATED) BUILDING, INCLUDING RECONSTRUCTION OF AN EXISTING RETAIL STORE ("LEVI'S") TO ACCOMMODATE A NEW RETAIL TENANT ("APPLE, INC.") AND THE ASSOCIATED RENOVATION AND RECONFIGURATION OF AN OUTDOOR PUBLIC PLAZA AT 300 POST STREET (AKA 345 STOCKTON STREET), FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE STANDARDS OF ARTICLE 11 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 016 IN ASSESSOR'S BLOCK 0295. THE SUBJECT PROPERTY IS WITHIN A C-3-R (DOWNTOWN RETAIL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on August 29, 2013, Daniel Frattin of Reuben Junius & Rose ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to replace the existing retail store ("Levi's") with a three-story 23,470 sf retail structure ("Apple, Inc.") and reconfigure and renovate the Grand Hyatt Hotel plaza located on the subject property on Lot 016 in Assessor's Block 0295. The work includes reconstructing and recladding the existing retail store at 300

Post Street and reconfiguring and renovating the existing raised plaza facing Stockton Streets between the existing Levi's store and the Grand Hyatt Hotel. As the existing Levi's Store is structurally part of a larger building (with below-grade levels connecting to, and shared by, the Hyatt tower), the proposed project is considered an alteration rather than demolition.

The proposed scope of work, based on the informational packet prepared by Foster + Partners and Page & Turnbull, dated February 5, 2014, would include:

- Reconfiguring the triangular structure to an L-shaped plan with the retail store holding the street corner and the back of house space as a narrow wing between the retail store and the adjacent building to the west along Post Street.
- Reducing the height of the retail store portion of the structure from four- to two-stories (from approximately 63 feet to approximately 47.5 feet) and recladding the exterior. The retail portion of the structure will have a clear span and cantilevered structural system to allow for a column-free area above grade and will be clad with bead blasted stainless steel panels and structural glass. At the Post Street (front) façade, stairs clad with gray terrazzo will lead to the slightly raised entrance; entrances will be at each end of the façade, and in the center of the façade when the operable glazing is in the open position. Full-height, powder-coated steel framing members will separate the large butt-glazed glass panels into six bays at the Post Street (front) façade. The center bays of the façade will be operable so they will slide open to create a full-height opening at the center of the façade. The steel-framed glazing is setback from a chamfered projecting frame clad with bead blasted stainless steel panels that extends to the property line at Post Street.

The Stockton Street façade will be clad with vertically-oriented, bead blasted metal panels with minimal construction joints. One full-height, slightly inset glazed bay articulates the wall. The rear elevation (facing into the reconfigured plaza) consists of full-height butt-glazed structural glass with interior glass support fins and full-height powder-coated steel framing members that divide the glazing into bays.

- Recladding the back of house portion of the structure. The back of house portion of the structure will be clad with cast stone panels articulated with regular horizontal joints suggesting belt or string coursing over the body of the structure and more closely-spaced joints at the roofline to suggest a cornice detail. The back of house portion of the structure will have a solid gate at Post Street to provide vehicular access to existing loading docks, will be unfenestrated, and will support a water feature/wall at the east elevation facing onto the reconfigured plaza. A narrow inset wall, clad with metal louvers, transitions the retail store to the taller back-of-house portion of the structure.
- Reconfiguring the triangular plaza into a rectangle and renovating it with new landscaping, lighting, seating, and paving.
- Retaining and relocating the fountain, designed by local artist Ruth Asawa. The fountain would be moved to a new location in the center of the stairs leading from Stockton Street to the renovated and expanded plaza.

WHEREAS, on January 28, 2014 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 2 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

WHEREAS, on February 5, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0628H (“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 with conditions the Major Permit to Alter, in conformance with the architectural plans dated February 5, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0628H based on the following findings:

CONDITIONS OF APPROVAL

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design for the retail structure. The final design – including the final glazing details – shall be reviewed and approved by the Planning Department prior to issuance of the architectural addenda.
2. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the site permit application.
3. **Signs.** The Project Sponsor shall submit an exterior signage plan to the Planning Department prior to Planning Department approval of the site permit application. The proposed signage plan shall be reviewed by the Planning Department as a Minor Permit to Alter pursuant to the delegation for such review outlined by the Historic Preservation Commission in Motion No. 0212 unless the scope exceeds parameters of said delegation.
4. **Fountain.** The Project Sponsor shall submit a Conditions Assessment and Treatment Plan, and Specification, prepared by a qualified professional Objects and/or Architectural Conservator, for the Grand Hyatt Hotel fountain prior to Planning Department approval of the site permit application. The Project Sponsor shall work closely with the family of artist Ruth Asawa to obtain additional information regarding the history of the development and construction of the Grand Hyatt Hotel fountain for inclusion in the Conditions Assessment and Treatment Plan. The Treatment Plan shall include recommendations and full technical specification for protection, removal, storage, reinstallation, and conservation. The technical specification shall include all parts, including materials proposed for protection and treatment of the fountain.

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 11:

The Historical Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the Conservation District and meets the requirements of Article 11 of the Planning Code:

- That the proposed project is compatible in scale and design with the District as set forth in Sections 6 and 7 of the Appendix which describes the District. Specifically, the proposed project appears to be consistent with, and responsive to, the guidance regarding the Composition and Massing, Scale, Materials and Colors, and Detailing and Ornamentation that characterize the District as outlined in Appendix E of Article 11.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

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

3. **General Plan Compliance.** The proposed Major Permit to Alter 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 Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Kearny-Market-Mason-Sutter Conservation 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.

- 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 Conservation District in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed uses.

- 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 will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code, complies with the *Secretary of the Interior's Standards for Rehabilitation*, and addresses the 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 Major Permit to Alter** for the property located at Lot 016 in Assessor's Block 0295 for proposed work in conformance with the renderings and architectural plans dated February 5, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0628H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Major Permit to Alter: This Major Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on February 5, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Hasz, Johnck, Johns, Pearlman, Matsuda, and Wolfram

NAYS: Commissioner Hyland

ABSENT: None

ADOPTED: February 5, 2014