



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 668

HEARING DATE: November 16, 2011

*Date:* November 16, 2011  
*Case No.:* **2011.0583B**  
*Project Address:* **850-870 Brannan Street**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
*Block/Lot:* 3780/006, 007, 007A and 072  
*Project Sponsor:* 888 Brannan LP c/o SKS Investments  
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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 850-870 BRANNAN STREET (ASSESSOR'S BLOCK 3780, LOT 006, 007, 007A AND 072), LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT.

### PREAMBLE

1. WHEREAS, on June 30, 2011, the Project Sponsor (888 Brannan LP) filed an Office Allocation Application with the San Francisco Planning Department for 850-870 Brannan Street (Block 3780, Lots 006, 007, 007A, and 072).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the first, second and fifth floors of 870 Brannan Street. Pursuant to Planning Code Section 803.9(c), the following provision is intended to support the economic viability of buildings of historic importance within the UMU District:

(1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(2) All uses are permitted as of right, provided that:

(A) The project does not contain nighttime entertainment.

(B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

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 November 16, 2011, 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 would be forwarded to the Zoning Administrator for consideration under Planning Code Section 803.9(c).

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at 850-870 Brannan Street, on Lots 006, 007, 007A, and 072 in Assessor's Block 3780, and this Commission has provided the following comments:

- The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The proposed project enhances the feasibility of preserving the building by repairing deteriorated aspects of the subject building and installing new features (such as windows and doors), which are compatible with the building's historic character. The project would rectify serious material issues, including the painted glazing and window sashes, and rust jacking evident around the window frames. In addition, the project would remove a non-historic canopy and also restore the sense of the original rail spur opening along the Brannan Street façade.
- The building's new uses would provide for the repair and rehabilitation of the exterior, while maintaining the building's historic integrity and eligibility for listing in the National Register of Historic Places.

**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. 2011.0583B to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on November 16, 2011.

Linda D. Avery  
Commission Secretary

**Resolution No. 668**  
**Hearing Date: November 16, 2011**

**CASE NO. 2011.0583B**  
**850-870 Brannan Street**

PRESENT: Chase, Damkroger, Johns, Hasz, Martinez, Matsuda, and Wolfram

ABSENT:

ADOPTED: November 16, 2011