



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 7, 2011

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

Reception:
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Planning
Information:
415.558.6377

Filing Date: October 27, 2011
Case No.: **2011.1217A**
Project Address: **301 BRANNAN STREET**
Historic Landmark: South End Historic District
Zoning: MUO Zoning District
65-X Height and Bulk District
Block/Lot: 3788/037
Applicant: Kathleen Houlehan
1155 El Camino Real, Ste. 170
San Francisco, CA 94066
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

301 BRANNAN STREET is located on the south side of Brannan Street between Stanford and 2nd Streets (Assessor's Block 3788, Lot 0037). Constructed in 1909 by noted architect Lewis B. Hobart, this property (also known as the Crane Company Building) is a six-story masonry warehouse designed in a 19th Century Commercial architectural style. The building has a brick masonry exterior, concrete trim, wood-sash windows and a prominent entryway along the Brannan Street facade. The building is capped by a flat roof and features a stepped brick cornice. The subject property is designated as a contributing resource to the South End Historic District and is located within the MUO (Mixed-Use Office) Zoning District with a 65-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work includes the construction of a freestanding covered parking structure within a private alley located along the southern border of the subject lot. The covered parking structure will function as a cover for the ADA parking space, and will consist of an 18-ft by 17-ft by 13-ft high metal frame covered with galvanized metal panels. This parking space is accessible through a metal roll-up door along 2nd Street. Please see photographs and architectural drawings for details (see attached).

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

Article 10 – Appendix I – South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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.

The proposed project retains and preserves the historic character of the subject property by not impacting any physical features of the subject property, which is a contributing feature to the South End Historic District. The covered parking structure would be a separate ancillary structure located on the rear of the property in a private alley, and would only be visible from

Stanford Street. The covered parking structure would be anchored into the concrete floor, and would be located approximately three feet from the subject building.

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.

The proposed covered parking structure would not destroy historic materials, features and spatial relationships that characterize the subject property or surrounding historic district. This new ancillary building would be minimally visible from the public right of way, and would be finished with galvanized metal panels that are sufficiently differentiated, but compatible with district's historic materials and finishes, which often include concrete, brick, or metal. Overall, the new work protects the integrity of the subject property and the surrounding historic district by not physically impacting the subject property and by remaining subordinate to the larger historic building.

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.

The proposed freestanding covered parking structure would be undertaken in such a manner that if removed in the future, the essential form and integrity of the subject building would be unimpaired. This new addition does not impact any historic material or features of the subject building, and is minimally visible from the public right of way.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the proposed project.

ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

STAFF ANALYSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Covered Parking Structure: The proposed project includes the construction of a covered parking structure (measuring 18' by 17' by 13' tall), which would be covered by a series of galvanized metal panels. This new parking structure would be located in a private alley and would be significantly setback from the street. Along 2nd Street, the parking structure would be obscured from view by the existing roll-up door. Along Stanford Street, the parking structure would be minimally visible due to the width of the alley and proximity of the adjacent building. Overall, this covered parking would not physically impact the subject building or the surrounding historic district, since this new structure is deferential to the historic building and is compatible with the industrial character of the district. The structure is consistent

with the district's industrial character, as evidenced by the metal frame and panels. The structure respects the size and scale of the subject building and is clearly differentiated from the existing historic fabric.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

PL: G:\Documents\Certificate of Appropriateness\2011.1217A 301 Brannan St\CofA Case Report_301 Brannan St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 7, 2011

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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 037 IN ASSESSOR'S BLOCK 3788, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on October 27, 2011, Kathleen Houlehan on behalf of Kilroy Realty LP (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to install a covered parking structure on a private alley on the subject property located on Lot 037 in Assessor's Block 3788.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on December 7, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1217A (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 May 4, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.1217A based on the following findings:

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 freestanding covered parking structure is reversible and is minimally visible from the public right of way.
- That the proposed freestanding covered parking structure will not physically 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 the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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 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 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 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 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 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 unaffected by the proposed work. Any construction or alteration associated with the 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 a Certificate of Appropriateness** for the property located at Lot 037 in Assessor's Block 3788 for proposed work in conformance with the project information dated May 4, 2011, labeled Exhibit A on file in the docket for Case No. 2011.1217A.

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 December 7, 2011.

Linda D. Avery
Commission Secretary

AYES:

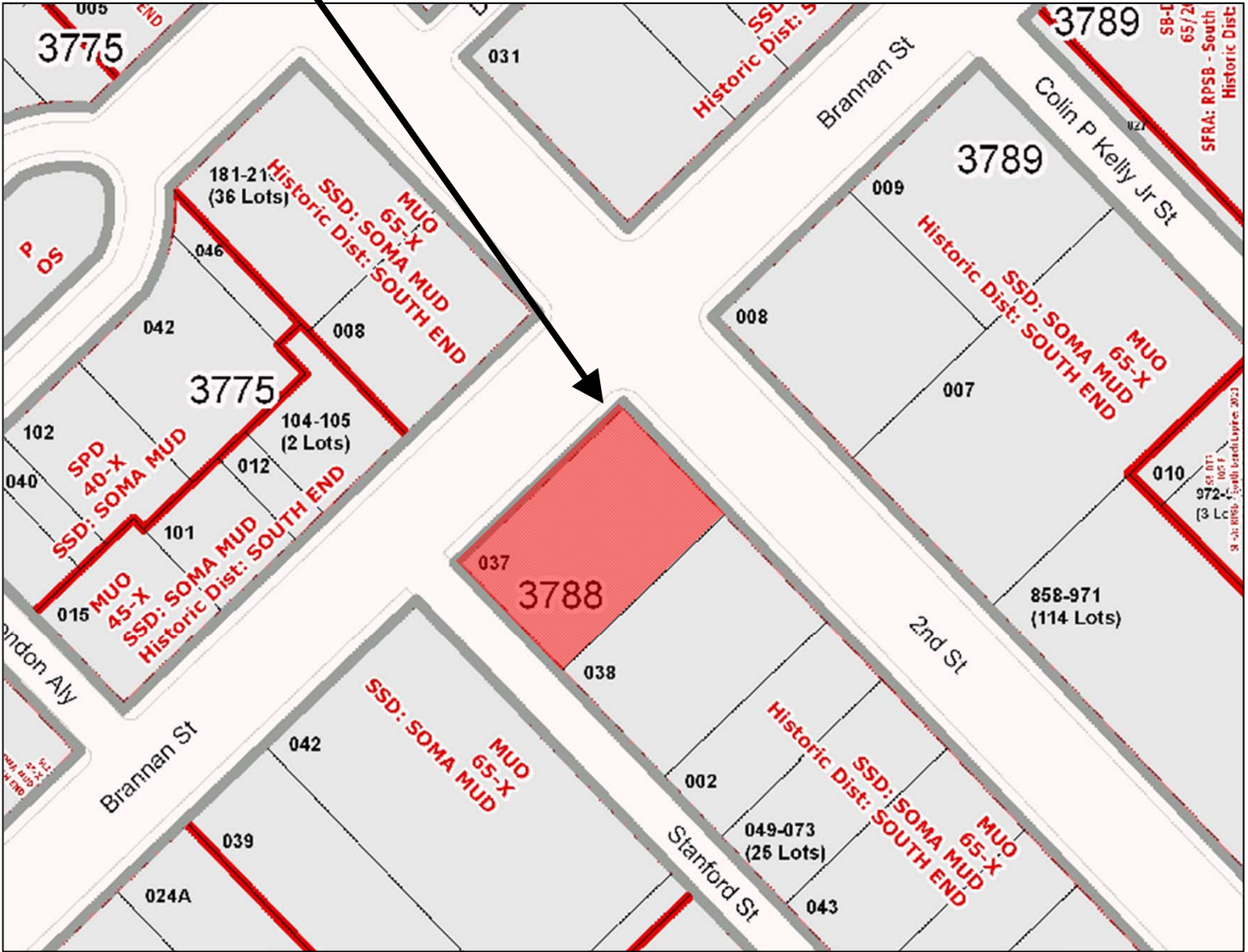
NAYS:

ABSENT:

ADOPTED: December 7, 2011

Parcel Map

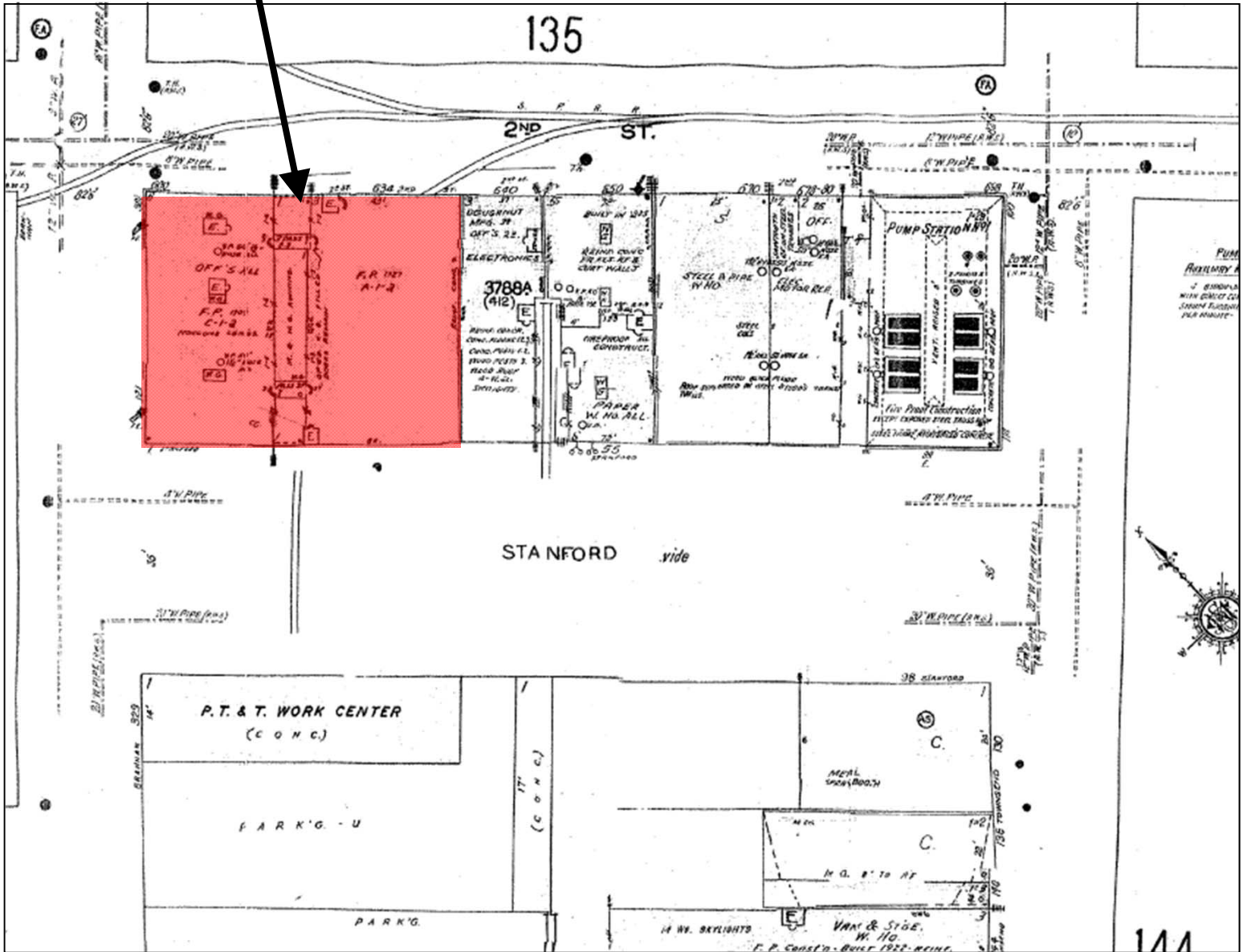
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Sanborn Map*

SUBJECT PROPERTY

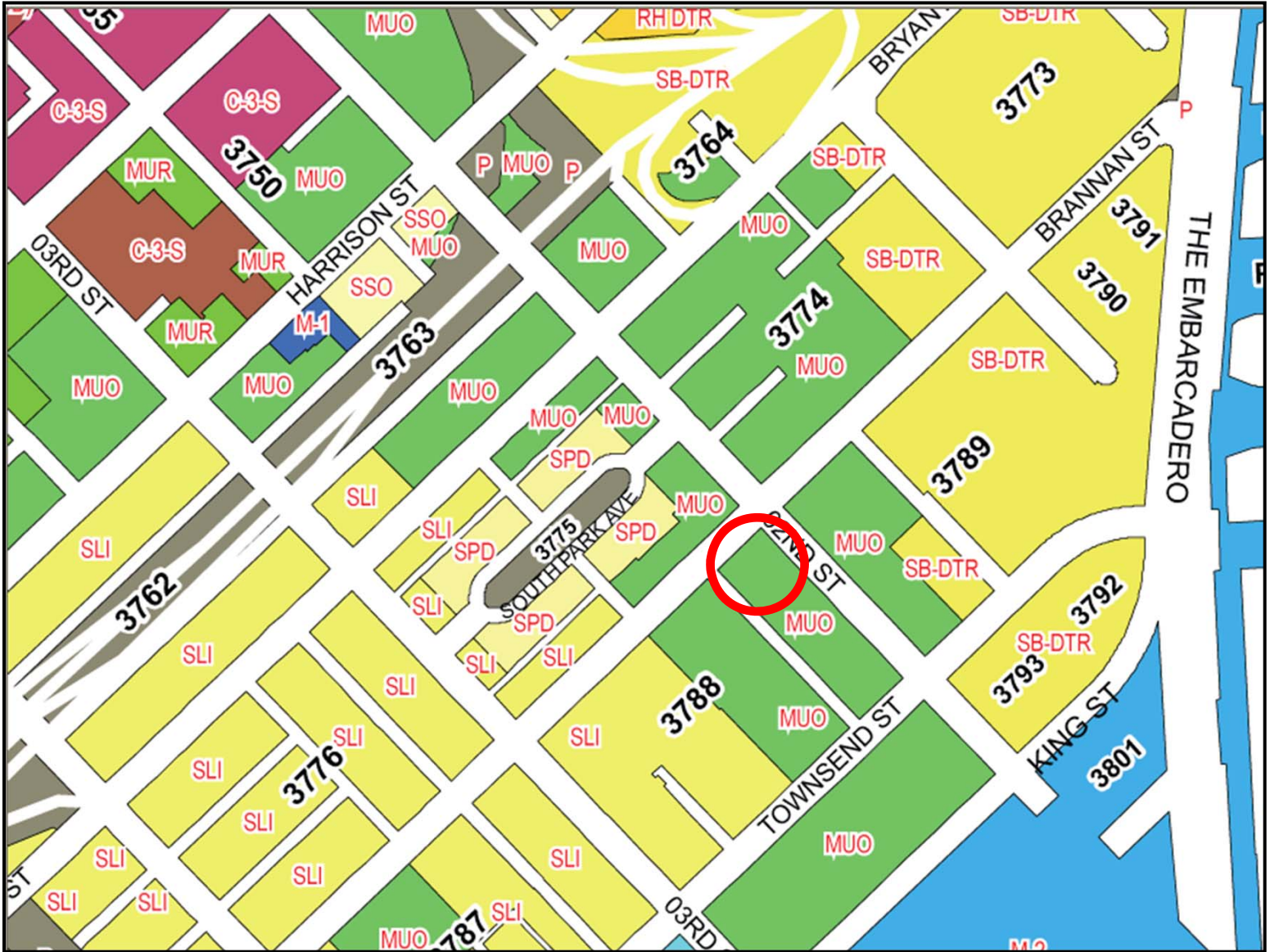


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Aerial Photo

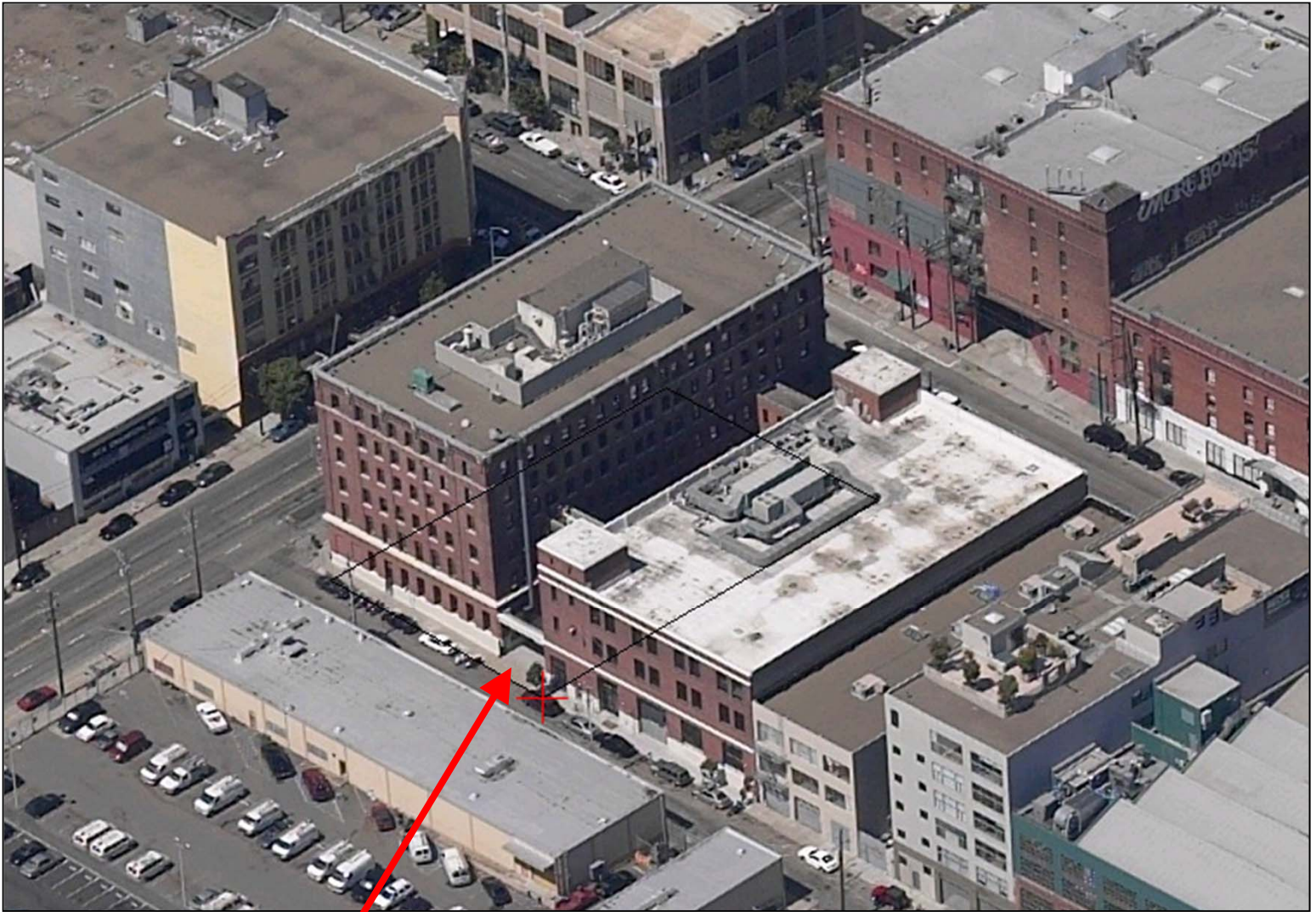


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Site Photo

SUBJECT PROPERTY



View of 301 Brannan Street along Brannan Street (Looking East)

Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Site Photo

PROPOSED CAR
STRUCTURE



301 Brannan Street, View of private alley along south lot line from Stanford Street.

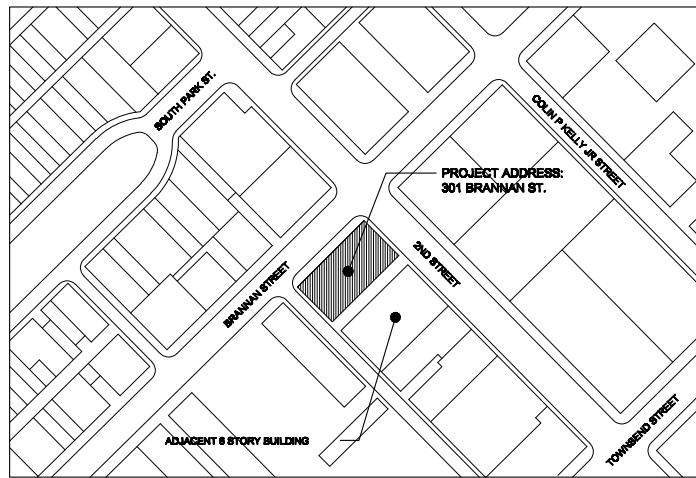
Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

Site Photo



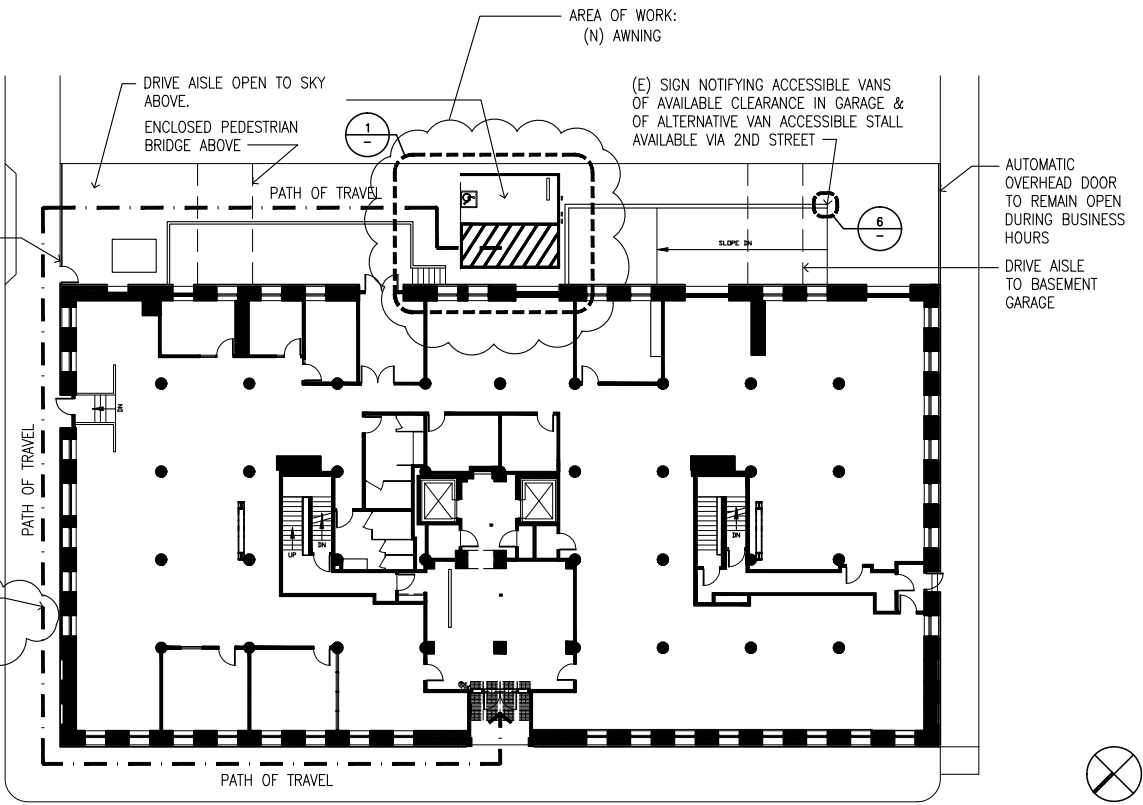
301 Brannan Street, View of private alley from 2nd Street

Certificate of Appropriateness Hearing
Case Number 2011.1217A
301 Brannan Street

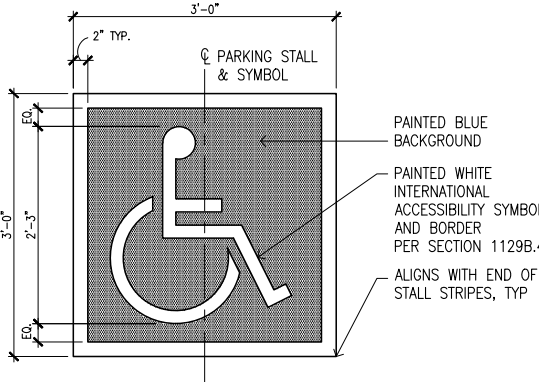


PLOT PLAN
SCALE: 1:150

TOTAL # OF PARKING SPACES FOR BUILDING:
UNDERGROUND GARAGE = 37 NON ACCESSIBLE & 1 ACCESSIBLE CAR
EXTERIOR = 1 VAN ACCESSIBLE



SITE ACCESSIBILITY PLAN - GROUND FLOOR
SCALE: 1/16"=1'-0"

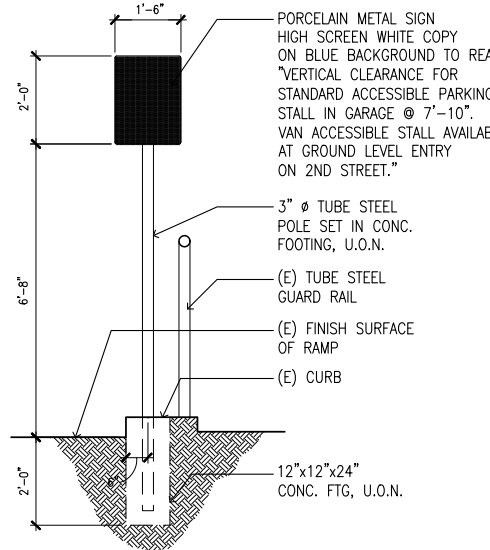


PAINTED BLUE BACKGROUND
PAINTED WHITE INTERNATIONAL ACCESSIBILITY SYMBOL AND BORDER PER SECTION 1129B.4
ALIGNS WITH END OF STALL STRIPES, TYP

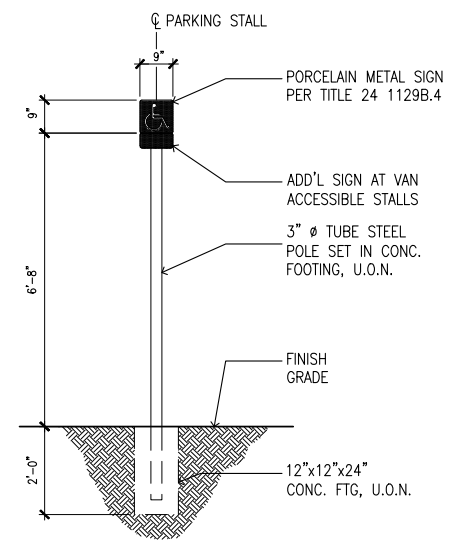
PROJECT INFORMATION
PROJECT: AWNING
LOT AREA: 324 SQ FT
PROJECT ADDRESS: 301 BRANNAN STREET
BLOCK/LOT: BLOCK 3788 / LOT 037
BUILDING TYPE: I
BUILDING CLASS: B
ZONING: MUO
NUMBER OF STORIES: 6+ BASEMENT

SCOPE OF WORK
INSTALL AWNING ABOVE (E) VAN ACCESSIBLE PARKING STALL/LOADING ZONE IN PRIVATE ALLEY BEHIND 301 BRANNAN STREET

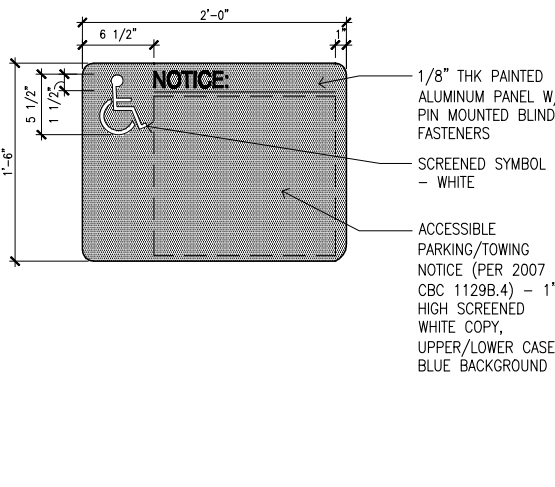
(E) PARKING STALL PAINTED LOGO
SCALE: 1"=1'-0"



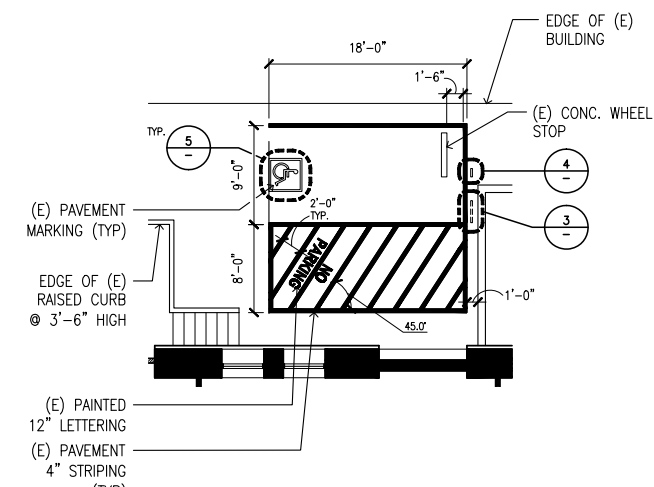
(E) ACCESSIBLE PARK'G GARAGE ENTRY SIGN ELEVATION
SCALE: 1/2"=1'-0"



(E) ACCESSIBLE PARKING STALL SIGN ELEVATION
SCALE: 1/2"=1'-0"



ACCESSIBLE PARKING/TOWING SIGN
SCALE: 1 1/2"=1'-0"



VAN ACCESSIBLE PARKING STALL PLAN
SCALE: 1/8"=1'-0"

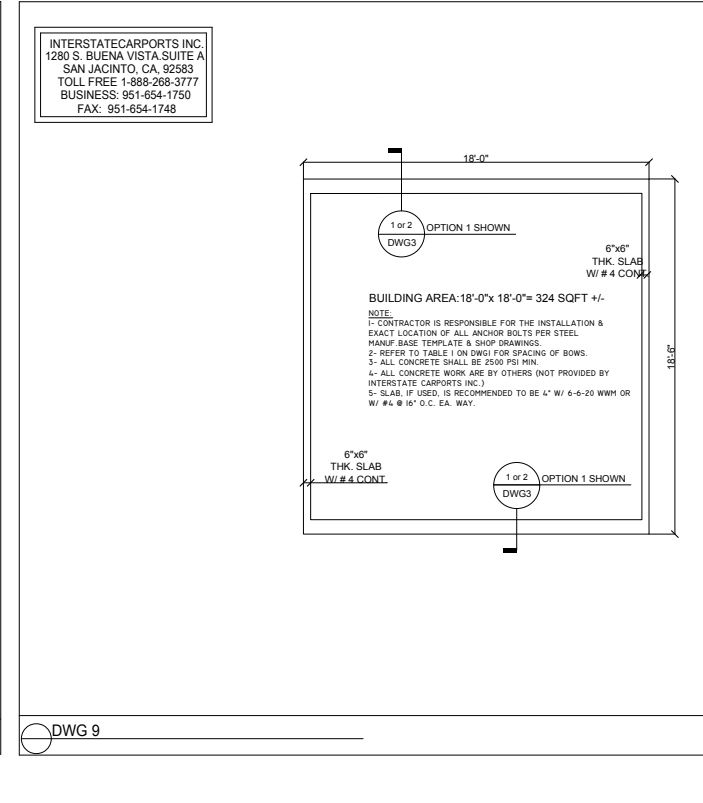
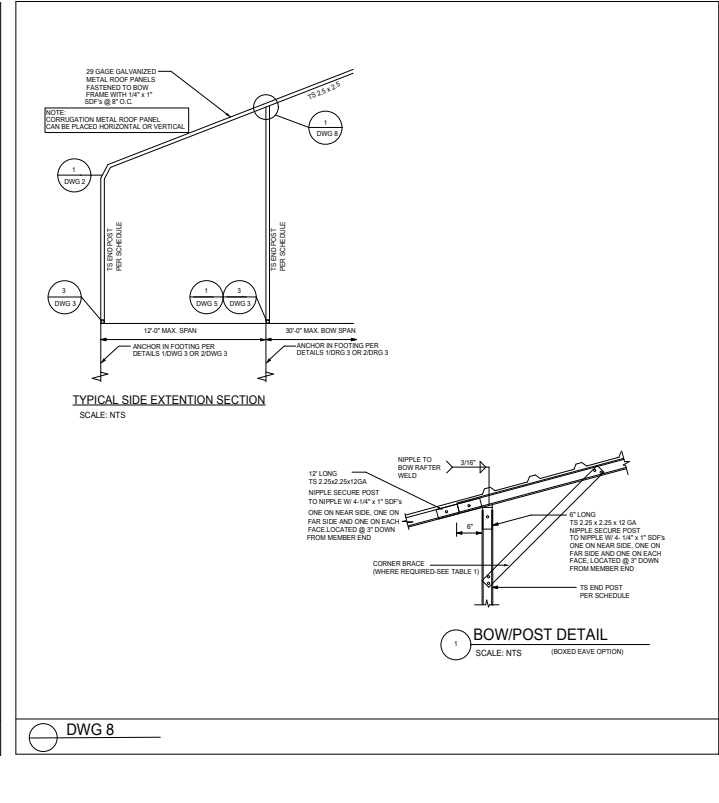
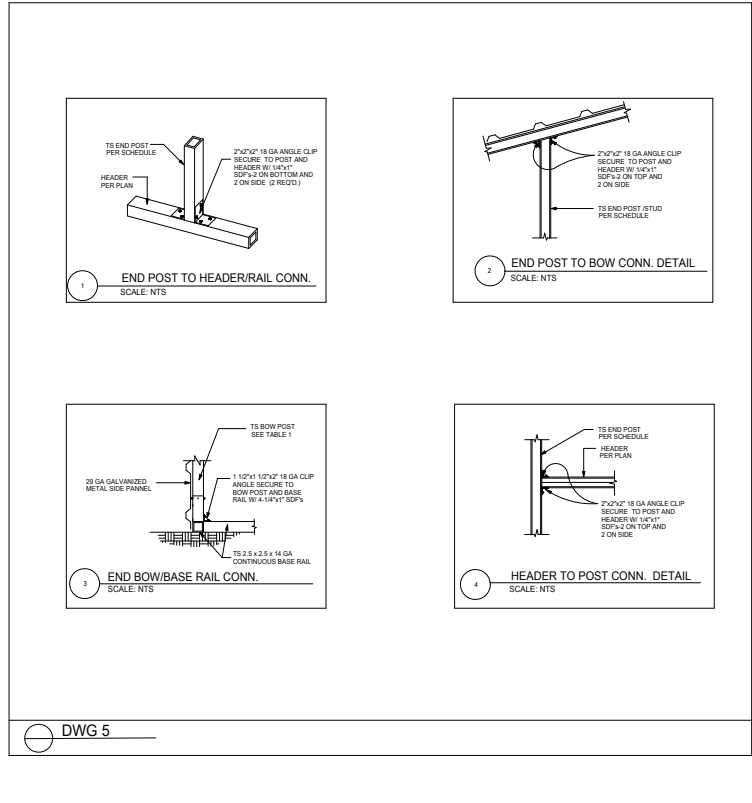
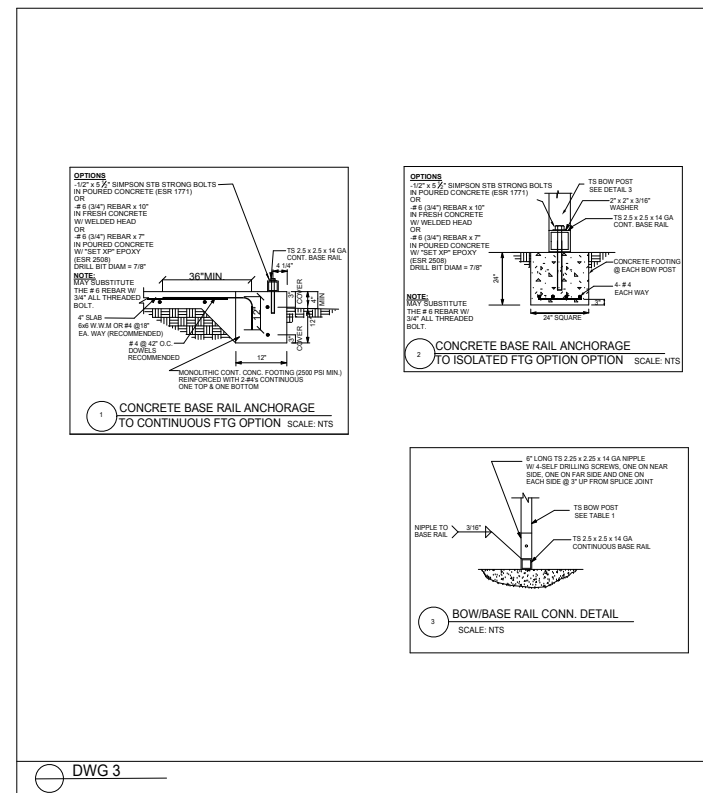
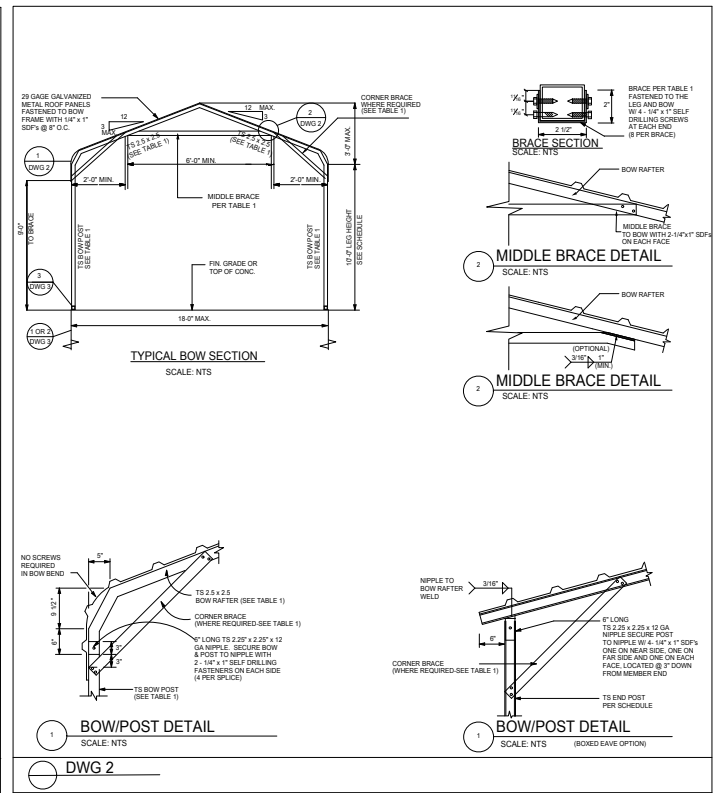
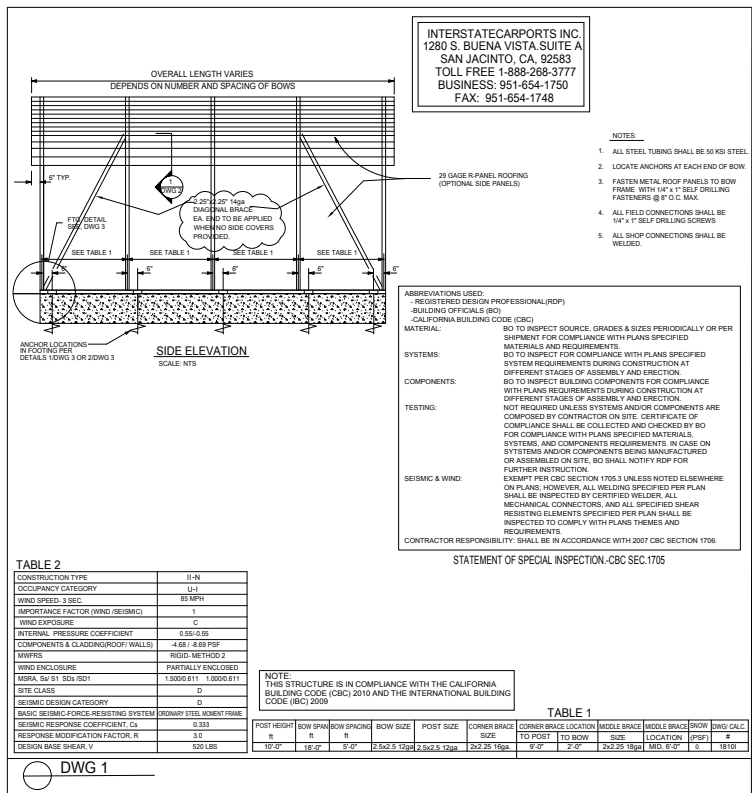


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31 MAR 2011 PERMIT SUBMITTAL
04 MAY 2011 REVISIONS

PLOT PLAN
SCOPE OF WORK
PROJECT INFORMATION

2808
AS NOTED
IS



CONCRETE: CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

REINFORCING STEEL: THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 9 INCHES OF VERTICAL BAR LENGTH.

Scope of Work: Install covered parking structure over Van accessible parking stall/loading zone in private alley behind 301 Brannan Street.

Project Information:
Project: Covered ADA van accessible parking stall.
Lot Area: 324 sq-ft
Address: 301 Brannan Street Private Alley behind building.
Block/Lot: Block 3788/Lot:037
Bldg Type: 1 Fire Resistive.
Bldg Class: B
Zoning: MUO

Job Address:
301 Brannan Street, SF, CA 94107

Owner:
Park MacArthur Associates, LLC
3600 Birch Street, Suite 250
Newport Beach, CA 92660
Tel: 949-757-7776

Installer:
Interstate carports

Designer:
Raafat Shehata, P.E.
7868 N. Maple Ave.
Clovis, CA 93611
Tel: 559-765-0584

ENGINEER	R.S.
DRAWN BY	R.S.
DATE	06 19 11
REVISIONS:	08 12 11

INTERSTATE CARPORTS
PARK MCARTHUR ASSOCIATES
301 BRANNAN ST.,
SAN FRANCISCO, CA 94107



A.S.C. ENGINEERS & ASSOCIATES
STRUCTURAL ENGINEERS • CIVIL DESIGN
CAD DRAFTING SERVICES

7868 N. MAPLE AVE.
CLOVIS, CA 93611
TEL: (559) 765-0584
FAX: (559) 765-0588

PROJECT NUMBER
1766

SHEET NUMBER
S1