



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: June 1, 2020
Inspection Date: May 22, 2020; 3:30pm
Filing Date: May 1, 2020
Case No.: **2020-004819MLS**
Project Address: **450 Pacific Avenue**
Block/Lot: 0164/010
Eligibility: Contributor to the Jackson Square Historic District
Zoning: C-2 – Community Business
Height & Bulk: 65-A
Supervisor District: District 3 (Aaron Peskin)
Project Sponsor: Pacific Stables Property Owner LLC
Address: 590 Pacific Avenue
San Francisco, CA 94133
310-756-3478
jesse@brickandtimbercollective.com

Staff Contact: Alexandra Kirby – (415) 575-9133
alexandra.kirby@sfgov.org

Reviewed By: Elizabeth Gordon-Jonckheer – (415) 575-8728
Elizabeth.Gordon-Jonckheer@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRE-INSPECTION

Application fee paid

Record of calls or e-mails to applicant to schedule pre-contract inspection

5/21/20: Email applicant to schedule site visit. Confirm site visit for 5/22/20. Inspection Conducted by Michelle Taylor without project sponsor due to social distancing requirements.

5/26/20: Email applicant to schedule virtual meeting. Confirm meeting for 5/29/20.

5/29/20: Discuss proposed Rehabilitation and Maintenance Plan and Mills Act timeline and terms with Page & Turnbull and applicant.

INSPECTION OVERVIEW

Date and time of inspection: Friday, May 22, 2020, 3:30pm

Parties present: Michelle Taylor

- Provide applicant with business cards – n/a, contact information provided via email.
- Inform applicant of contract cancellation policy – completed during follow up conference call on 5/29/20
- Inform applicant of monitoring process – completed during follow up conference call on 5/29/20

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
- Representative
- Limited
- Review any recently completed and in progress work to confirm compliance with Contract.
- Review areas of proposed work to ensure compliance with Contract.
- Review proposed maintenance work to ensure compliance with Contract.
- Identify and photograph any existing, non-compliant features to be returned to original condition during contract period.

- Yes** **No** Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:
- Yes** **No** Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted: See below
- Yes** **No** Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: **HSR provided**
- Yes** **No** Does the property meet priority considerations including necessity, investment, distinctiveness, recently designated city landmark or legacy business?

NOTES

450 Pacific Avenue (District 3) is located on the north side of Pacific Avenue between Montgomery and Sansome streets at the northwest corner of Osgood Place, Assessor's Block 0164, Lot 010. The subject property is located within a C-2 (Community Business District) zoning district and a 65-A Height and Bulk district. The subject property is a contributing building to the Jackson Square Article 10 Historic District. It is a four-story brick-masonry commercial building that was originally constructed as a livery stable prior to 1887 and expanded with a fourth-floor addition at an unknown date.

The subject property is currently valued by the Assessor's Office at over \$5,000,000. Therefore, an exemption from the tax assessment value is required. The applicant has provided a Historic Structures Report ("HSR") prepared by Page & Turnbull.

The applicant completed a seismic upgrade of the property in 2007. The rehabilitation plan proposes to restore the historic storefront; replace parapet flashing; repair roofing and parge; treat all exterior or exposed steel and skylights; and repointing, patching and cleaning of brickwork. The estimated cost of the proposed rehabilitation work is \$1,280,328.

The maintenance plan proposes to inspect and make any necessary repairs to the roofing, flashing, pointing, metal corrosion, drainage points, and biological growth management on an annual basis. The estimated cost of maintenance work is \$17,006 annually.

The application is complete and will be forwarded to the Assessor-Recorder on June 2, 2020.

PHOTOGRAPHS



Mills Act Pre-Approval Inspection Report
May 28, 2020

Case Number: 2020-004819MLS
450 Pacific Avenue