

UC Hastings 100 McAllister Campus Housing – DSA Pre App 1 Meeting Notes

Date: 10.24.2019

Meeting Details

Meeting Date: 8.22.2019

Project Name: UC Hastings 100 McAllister Campus Housing

Meeting Time: 1:30PM

Project Number: 491922.000

Meeting Location: Oakland DSA Office
1515 Clay St # 1201, Oakland, CA

Attendees: Barry Ryan; Kris Wen – DSA; David Seward – UC Hastings; Mike McCone – Greystar; John Long, Abdel Mostafa – Perkins and Will

1. Project Overview

The UC Hastings Law, 100 McAllister Street student housing project includes Greystar/Developer, Clark Construction/General Contractor and Perkins and Will/Architect. The historic building is located at the corner of McAllister and Leavenworth Streets in San Francisco and has a fully entitled environmental impact report. It includes approximately 244 student residential units for students and faculty, amenity space, UCH academic space, leasable retail and office space. The building will receive a full seismic upgrade, new elevators in the tower core and partial MEP systems replacement. The building is approximately 270,000 GSF. The project will be designed to comply with LEED Silver as a baseline.

- Review of historic and existing building plans.
- Review of exterior accessible entrances.
- Review of program and accessibility for spaces in podium levels.
- Review of program and accessibility in mid-rise and high-rise tower.
- Review of location of 8 existing accessible units at mid-rise tower.

2. Project History & Overview

07.10.1928: Building permit #172034 excavation and foundation for William Taylor Hotel.

11.08.1928: Building permit #174986 church and hotel.

01.15.1930: William Taylor Hotel opened; tallest hotel in the West; 270,000 GSF, 320' tall, 28 stories, 500 guest rooms, lobby, coffee shop and church.

1934: William Taylor Hotel went bankrupt.

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- 11.10.1936: William Taylor Hotel sold at auction.
- 10.13.1937: Building permit #30659 for Sky Club added on 14th floor. Name changed to Hotel Empire.
- 07.23.1942: Building sold to US Treasury and by 1944 used for IRS, Department of State, US Army.
- 04.15.1980: GSA sold building to UC Hastings College of the Law. During 1980 – 81, UCH made upgrades to fire life safety systems and strengthened elevator shafts.
- 08.01.1982: Building opened as dormitory housing for graduate students.
- 2004: Fire and life safety upgrades were made throughout the building: partial seismic strengthening with shear wall and removal of clay tile at elevator shafts; MEP upgrades; ADA ramps and elevator upgrades; full fire alarm / fire detection system upgrade. Upgrade to north-east exit stair and addition of accessible units.
- 08.08.2012: Historic Resources Report by Page & Turnbull.

3. Original Building Program

PODIUM LEVELS - GROUND – LEVEL 4:

First Floor: chapel west of the coffee shop and accessible from the northeast end of the church.

Second Floor: ladies parlor and church kitchen.

Third Floor: church library and classrooms and assembly rooms.

Fourth Floor: church classrooms and assembly rooms for Sunday school instruction.

Refer to attachment for proposed floor plans.

HOTEL FLOORS – LEVEL 5 – 28:

Floors 5 – 13: dedicated to basic (smaller) hotel rooms.

Floors 14 – 20: feature larger rooms with only seven rooms/floor.

Floors 21 – 24: feature larger rooms with only four rooms/floor.

Floors 25 – 26: luxury suites.

Floor 27: penthouse and valet room.

Floor 28: mechanical penthouse.

Refer to attachment for proposed floor plans.

4. Applicable Building Codes

(2019) California Historical Building Code (19 CCR §3.04)

(2019) California Existing Building Code (CBC 101.4.7)

(2019) California Building Code

(2019) California Fire Code

1921 City and County of San Francisco Building Laws

1928 City and County of San Francisco Building Laws

1927 Uniform Building Code (First Edition) – Not adopted in San Francisco at time of design.

4. DSA Review and Comment

- The California Building Code (CBC) defines three levels of existing historic building review:
 - Level 1: Renovate with no review
 - Level 2: Renovate with restrictions
 - Level 3: No renovations allowed
- Per CBC, Chapter 11B, 202.4.8, 20% of the construction budget should be used to improve path of travel and building accessibility.
- CBC, Chapter 11B, 202.3.3 defines alteration of single elements that requires the entire room to be made accessible.

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- CBC, Chapter 11B, 224.7 defines requirements for housing in a place of education or transient lodging guest rooms.
- Any bathrooms and /or kitchens disrupted during the structural retrofit should be upgraded to be accessible or adaptable. Refer to attached floorplans for extent.
- Per CBC, 11B, 224.5 and tables 11B, 224.2 and 224.4, the required accessible units should be representative of the unit types and features and dispersed throughout different levels of the building. There are 185 student units in the mid-rise tower, of which 10 (5%) are accessible. There are 59 faculty units in the highrise tower, of which 3 (5%) are accessible.
- The bathrooms in the original hotel rooms may be character defining and could be protected. This needs to be confirmed with SHPO.

5. Next Steps

- DSA to determine if the residential units other than the required 5% fully accessible units and those disturbed by the seismic retrofit can remain as-is and not be made into adaptable units.
- Formally submit documents along with the 2012 Historic Resources Report, by Page & Turnbull.
- Schedule Pre App 2 meeting with DSA.

End of Meeting Minutes